



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## December 2024 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, December 17, 2024 at 6:30pm at PS 20, 166 Essex Street.

### Public Session:

Eli Suarez – Double bike lane in front of 46 Rivington Street. Bringing awareness to the situation.

Tyler Hefferon – EV Loves NYC – Food Pantry, established 2020. 602 East 12th Street offering free lunch every week, assistance for new migrants. Monday – Friday 9am -5pm Based on small dollar donations, no government funding. Fund Raising includes catering events, migrants currently volunteer.

### Public Officials:

Mayor Eric Adams, Robin Forst: Not presented

Public Advocate Jumaane Williams, Curtis Young: Not present

Comptroller Brad Landers, Evelin Collado: Not present

Borough President Mark Levine: Update on excessive scaffolding- legislation coming up for a vote with City Council to eliminate excessive scaffolding, local law 11 will include newer buildings and extend the inspection period. Capital Funds will be available in January 2025. Manhattan Youth Fellowship will begin next year. Will work on to make sure NYC Health remains strong.

District Attorney Alvin Bragg, Peter Tse: Not present

Congressmember Dan Goldman, Lingxia Ye: Not present

Assemblymember Grace Lee, Laura Rosas: Office is closed, working remotely. City Councilmember will begin her second term. Working Basketball City and Delancy Street elevator. Turkey Drive gave out 2000, turkey. Toy Drive in LaGuardia.

Question – Demand an audit around the event space Basketball has become.

Answer – Working with Basketball City and will Councilmember Marte office.

Question: Appreciate the 100 turkeys from Grace

Assemblymember Deborah J. Glick, Roy Ruiz: Not present

Assemblymember Harvey Epstein, Chanel Elliott: Coat Distribution, call the office by Thursday, adult coats, medium, large and extra-large. Toys available for families. Shout out to Chanel for getting toys and all her work. First Vegan Roast give away, first come first serve. Art Exhibit open in the Councilmember office, of local artist. Governor Hochul, Friday veto the lynch bill. Affordable Housing Mitchel Lama 2.0 hoping the city will reinvest in Mitchel Lama housing.

State Senator Brian Kavanagh, Patricia Olan: Holiday Hour December 25 -27, January 1-2, 2025. New Law outlining Rent Stabilized Rents and its rent increases. Healthcare law about children heart condition.

Councilmember Christopher Marte, Simon Kostelanetz: City of Yes, passed, City Councilmember voted no, City of Yes does not include truly affordable housing, Meeting with Basketball City, the management include to give the community advanced notice of large events. Delancey Street Construction (elevators on Delancey and Essex) starting next 6 to 9 months planning phase.

Question – Will Basketball City be auditing about trade shows etc , Answer – Will take back.

Another hearing is set about the nuclear option for nyc healthcare benefits.

Councilmember Carlina Rivera, Julio Rivas: The law is aiming to better heart health.

Councilmember, Supporting Latinx student studies. Indigenous People Arts and supporting Indigenous Art. American LGBTQI museum is opening

Members Present at First Vote:

David Adams	[P]	Kathryn Freed	[P]	Mollye Liu	[A]
Stephen Ballinger	[P]	Shawn Garcia	[P]	Campbell Munn	[P]
Sarah Rose Batchu	[P]	Ryan Gilliam	[P]	Indrani Nicodemus Rivera	[P]
Lee Berman	[P]	Debra Glass	[A]	Grauen Olivares	[P]
Solomon Blecher	[P]	Charlie Goldensohn	[P]	Damaris Reyes	[A]
Thanh Bui	[P]	Andrea Gordillo	[P]	Jailene Rodriguez	[A]
August Castelli	[P]	Herman Hewitt	[P]	Richard Ropiak	[P]
Karlin Chan	[P]	Trever Holland	[A]	Sherry Ryan	[P]
Ariadna Chua	[P]	Vaylateena Jones	[P]	Arnette Scott	[P]
Vincent Cirrito	[P]	Ana Kakkar	[P]	Clint Smeltzer	[P]
Eric Diaz	[P]	Nancy Kong	[A]	Sandra Strother	[P]
Alistair Economakis	[P]	Michelle Koppersmith	[A]	Daniel Tainow	[P]
Larry Fenn	[P]	Dianne Lake	[P]	Zachary Thomas	[P]
Tahisha Fields	[P]	Mae Lee	[P]	Josephine Velez	[P]
Nagnouma Fofana	[A]	Michael Levario	[P]	Kathleen Webster	[P]
John Fout	[P]	Jaja Liao	[A]	Guillermo Zubillaga	[A]

Minutes:

Minutes of October 2024 were approved, as is.

**38 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

Board Chairperson's Report:

Chairperson Andrea Gordillo

Union Square Tech Hub – Opening a RFP in order to manage next year of funding, focus on the fund is to include people under representative in this field.

Community 1 and 4, January 10th 11:30am, meeting in Manhattan Borough President to discuss the stewardship of the waterfront.

District Manager's Report:

District Manager Susan Stetzer

Holiday Party, monies are still being collected, Micheal and Steven volunteered to help Solomon to continue to collect money

Office closed until January 2, 2025.

We communicate from official email and always feel free to contact the office with any questions.

We are fully staffed in the office.

Reminder from the Fire Department make sure lithium battery are stamped with UL

This year's Santa pub claw was uneventful

Committee Reports:

**Executive Committee**

1. Resolution to Reprimand Alistair Economakis for Inadequate Attendance

**VOTE: TITLE: Resolution to Reprimand Alistair Economakis for Inadequate Attendance**

WHEREAS, according to CB 3 by-laws, members may be removed from the board for missing over 1/3 of their meeting obligations as defined by the procedures contained in CB 3 by-laws as follows:

H. All Board Members are automatically excused from up to one-third of their obligated meetings to cover short-term illness, work, and other everyday issues that come up.

1. If a Board Member is absent from more than one-third of the Board Member's meeting obligations during a six-month period, the Board Chairperson shall propose that the Executive Committee take action. The Executive Committee may decide that a letter shall be sent either electronically or by regular mail to the Board Member advising the Board Member of their substantial lack of attendance with a copy to the elected official who recommended the Board Member and the Borough President. If the letter is sent and if during the next three months, the Board Member continues to be absent from more than one-third of their meeting obligations, the Board Chairperson shall propose the removal of the Board Member as set forth in Section I below. There shall be two periods for measurement of attendance each year (April to September and October to March).

WHEREAS, CB 3 follows a procedure for ensuring board members comply with attendance requirements according to the by-laws as follows:

I. Procedures for Removal or Reprimand of a Board Member for Cause

1. A Board Member may be reprimanded or removed for cause for any of the following reasons:

d. Substantial lack of attendance at Board, committee, subcommittee and/or task force meetings as defined in section H.

WHEREAS, Alistair Economakis missed 50% of his meeting obligations during the three-month probationary period between May – July 2024, and was given a letter providing him an opportunity to be heard at the December 2024 Executive committee meeting,

WHEREAS, Alistair Economakis did attend the December 2024 executive committee meeting and suggested his attendance will improve as he adjusts his schedule.

THEREFORE, BE IT RESOLVED, CB 3 reprimands Alistair Economakis, and he is subject to removal from CB3 if his attendance is deemed inadequate during the next review period.

2. Support for minor renovation in Community Board 3, Manhattan office

**VOTE:** Whereas Community Board 3 has been working with the City, specifically DCAS, for 20 years to either move or renovate the Board office, and

Whereas the City hired a real estate company to locate new office space, and then decided that the Board would not be allowed to move, and

Whereas the City, in the past 20 years has created a design to renovate the office, which the District Manager has verbally agreed to but not signed off until all plans are complete, and

Whereas the plans include removal of a non-loadbearing wall to create an open space that can be used more efficiently, and

Whereas this work can be done quickly with relatively minimal cost, and the District Manager has requested this work be done now since there is no progress in implementing the entire renovation, and

Whereas the City and City-contracted partners responsible for implementing this work have voiced a negative opinion but want to wait for response from DCAS and OMB regarding other matters, which historically has taken a very long time, so

Therefore be it resolved that CB 3 requests that DCAS provide oversight for this project and work with the Community Board to quickly implement removal of the non-loadbearing wall.

**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**Parks, Recreation, Waterfront, & Resiliency Committee**

no meeting scheduled

**Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee**

1. Approval of previous month's minutes  
approved by committee
2. NY Disaster Interfaith Services presentation on club house with mental health services at 48 Henry St  
no vote necessary
3. CAB/CEC reports  
no vote necessary
4. Vote to Adjourn  
approved by committee

**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**Cannabis Control Task Force**

no meeting scheduled

**SLA & DCA Licensing Committee**

1. Approval of previous month's minutes  
approved by committee

### Alterations

2. Joey Bats Cafe (Gama Lounge LLC), 50 Ave B (op/method of operation: to include DJ, karaoke, patron dancing and an increase in hours on Thursday - Saturday, 9am - 4am)  
withdrawn
3. The River (Bar Clark LLC), 102 Bayard St (op/method of operation change: extend hours to 4am daily)  
withdrawn
4. Adore (AOI Kitchen LLC), 320 E 6th St (wb/method of operation change: add DJ, new DBA, new menu)  
withdrawn

### New Liquor License Application

5. Bagel Cafe & Ray's Pizza (Bagel Cafe & Ray's Pizza Corp), 2 St Marks Pl (b)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, Agoriani Inc doing business as Bagel Cafe Ray's Pizza, is seeking a beer license, in the premises located at 2 St. Mark's Place, southeast corner of Third Avenue and St. Mark's Place, New York, New York; and

**WHEREAS**, this is an application for an establishment with 50 people, 15 tables and 30 seats, serving Italian food, pizzeria, and bakery with a full kitchen serving food during 7 days per week 24 hours per day with no televisions; and

**WHEREAS**, there are 16 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

**WHEREAS**, this is licensed location to sell beer; and

**WHEREAS**, the applicant has never previously been a license holder but has been the general manager of this business for the last 10 years; and

**WHEREAS**, there were No commercial 311 complaints at this location with NYPD action necessary since 2018;

**WHEREAS**, 13 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a Beer license for Agoriani Inc, for the premises located at 2 St Mark's Place, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Restaurant, with Italian food, pizzeria, and bakery 7 days per week 24 hours per day,
- 2) its hours of operation will be 24 hours every day, alcohol will not be sold between 4am and 8am Monday – Saturday and 4am and 10am Sunday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) I will not employ a doorman/security personnel,
- 5) it will keep its soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) it will close any front or rear facade doors and windows at 10:00 P.M. every night;
- 7) it will not have live music, DJs, third party promoted events, any event at which a cover fee is charged, or scheduled performances,
- 8) it will play ambient recorded background music only,
- 9) it will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB3,
- 10) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 11) it will not host pub crawls or party buses,
- 12) it will not have unlimited drink specials, including boozy brunches, with food,
- 13) it will not have "happy hours,"
- 14) it will not have wait lines and will have a staff person responsible for ensuring no loitering, noise, or crowds outside,
- 15) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 16) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

6. Laosha BBQ Inc, 11 E 7th St (wb) (item moved to Not heard at Committee)  
administratively approved
7. BSMNTNYC Inc, 45 Mott St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, BSMNTNYC, Inc. doing business as "Basement", is seeking a full on-premises license, in the premises located at 45 Mott Street, between Bayard and Pell Streets, New York, New York – via a transfer application; and

**WHEREAS**, this is an application for an establishment with, 24 tables and 57 seats, including two stand-up bars, full kitchen and food preparation area, serving food during all hours of operation, 4-6 televisions, live music, DJs, and background/ambient music; and

**WHEREAS**, there are 7 full on-premises liquor licenses within 500 feet per the SLA LAMP map and one church/school ("Transfiguration School") located 157 feet away, however in 2023 the SLA dismissed the charge of operating within 200 Feet of a school; and

**WHEREAS**, this location was previously licensed with a full on-premises license (expired Nov. 30, 2024), and has operated as "Basement" under a different owner at this premises since 2014, and

**WHEREAS**, this applicant has held a full on-premises liquor license at this location since 2014; and

**WHEREAS**, there were three SLA reports in 2022: unauthorized use of trade name, failure to file a supplemental statement, and violation of the 200 ft rule (dismissed);

**WHEREAS**, we received a letter in opposition from the Chinatown Core Block Association due to the late hours, live music and DJs; and

**WHEREAS**, we received a letter in support from the Dragon Riders; and

**WHEREAS**, 43 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for BSMNTNYC, Inc., for the premises located at 45 Mott Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an International Casual Cuisine restaurant, with a full kitchen and food preparation area serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 7:00AM (ALL DAYS), and closing by 2:00AM Sunday-Wednesday and 4:00AM Thursday-Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) I will employ a doorman/security personnel, 3 staff members, Thurs-Sat. 8PM-4AM,
- 5) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 6) it will play live music, at background level, no promoted events, scheduled performances or any event at which a cover fee will be charged,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it may have "happy hours" until 7 P.M. each night,
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

8. Don Ceviche NYC Corp, 57 1st Ave (upgrade to op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, Don Ceviche NYC Corp. doing business as Don Ceviche, is seeking a full on-premises liquor license, in the premises located at 57 1st Ave between 3rd and 4th Streets New York, New York; and

**WHEREAS**, this is an application for an establishment with of 20 people, 7 tables and 18 seats with 1 stand-up bar with 3 seats, serving Peruvian food, serving food during all hours of operation with two TVs and background, recorded music; and

**WHEREAS**, there are 4 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the applicant has never been a license holder but has worked in this business for 1 years and been its general manager for 6 years; and

**WHEREAS**, 6 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Don Ceviche NYC Corp, for the premises located at 57 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant, serving Peruvian food during all hours of operation,
- 2) its hours of operation will be opening no later than 11AM and closing by 12AM 7 days/week
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports] OR [it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, any event at which a cover fee is charged, or scheduled performances,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 7 P.M. each night
- 10) it will ensure that there are no wait lines outside, and have a staff person responsible for ensuring no loitering, noise, or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

9. AO Dining Management Inc, 67 Clinton St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, AO Dining Management Inc. is seeking a full on-premises liquor license, in the premises located at 67 Clinton Street, between Rivington and Stanton Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment of 74 people, 10 tables and 27 seats with 1 Stand-Up bar, with a full kitchen, serving food during all hours of operation, the second floor will not be used by customers, with ambient, background music only; and

**WHEREAS**, there are 31 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location was previously operated as Burgary, and Garfunkels Speakeasy upstairs, with a full liquor license from 2016 until November 2024; and

**WHEREAS**, the applicant has operated two other licensed Chinese restaurants, one in Long Island City and one in Brooklyn and has worked in this business for 10 years; and

**WHEREAS**, there were 4 commercial 311 complaints at this location with NYPD action necessary since 2018;

**WHEREAS**, 4 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for AO Management Inc., for the premises located at 67 Clinton Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant, serving Chinese and Japanese food within all hours of operation,
- 2) its hours of operation will be opening no later than 11:00am all days, and closing by 2:00am Sunday – Thursday, and 4:00am Friday – Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night,
- 5) it will play ambient background music only, consisting of recorded music, and it will not have live music, DJs, third party promoted events, any event at which a cover fee is charged, or scheduled performances,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside],
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

10. Duff's Famous Wings (Pomegranate NYC Clinton LLC), 88 Clinton St (op)  
withdrawn

11. Food (FOOOOD LLC), 89B Canal St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, FOOOOD LLC doing business as Food, is seeking Beer/Wine license, in the premises located at 89B Canal Street, between Eldridge and Forsyth, New York, New York; and

**WHEREAS**, this is an application for an establishment of 74 people, 20 indoor tables and 20 seats with 1-15 bar seats, Full Kitchen, serving food during 10am-2am with no TVs, recorded music only, and scheduled performances with no cover fee; and

**WHEREAS**, there are 11 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location is currently unlicensed; and

**WHEREAS**, principals have not previously been licensed for sale of alcohol, this restaurant was originally opened in 1969 in SoHo and they would like to open it here on Canal Street, with the help of one of the original owners; and

**WHEREAS**, there were 2 complaints - Noise: Commercial or Street/Sidewalk commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 47 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a Beer/Wine license for FOOOOD LLC, for the premises located at 89B Canal Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American restaurant, with a full kitchen - serving American Diner food,
- 2) its hours of operation will be opening no later than 10:00 A.M. and closing by 02:00 A.M,
- 3) it will not use outdoor space for commercial use
- 4) it will install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, it may have scheduled performances which will be occasional art shows and creative menu collaborations,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,

- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it will not have "happy hours,"
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

12. 3 Times (3 Times 90 Inc), 90-96 Clinton St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, 3 Times 90 Inc doing business as 3 times, is seeking a full on-premises liquor license, in the premises located at 90-96 Clinton St, between Delancey and Rivington St, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 14 tables and 44 seats indoors, and 3 tables and 12 seats in a sidewalk cafe, with a 13-foot bar with no seats, full kitchen, serving food during all hours of operation, with 1 muted television, and recorded music at background levels; and

**WHEREAS**, there are 14 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the applicant operates three restaurants called "3 Times" with wine/beer licenses. They have been operating at the same 90-96 Clinton St location since Oct 2018; at 818 Broadway in CB 2 since Oct 2018; and at 38 Water St in CB 1 since Oct 2020; and

**WHEREAS**, 11 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for 3 Times 90 Inc, for the premises located at 90-96 Clinton St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant, with Chinese cuisine,
- 2) its hours of operation will be opening no later than 4 P.M. all days, and closing by 1 A.M. Sunday - Thursday, and 2 A.M. Friday and Saturday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

13. Marshall Stack (Bridge & Tunnel LLC), 149 Allen St (upgrade to op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, Bridge and Tunnel LLC doing business as Marshall Stack, is seeking an upgrade to a full on-premises liquor license, in the premises located at 49 Allen, between Allen and Rivington, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 72 people, 8 tables and 51 seats with One 30 foot bar, Less than full kitchen serving food before midnight 2 Televisions, Recorded background music only; and

**WHEREAS**, there are 38 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, applicant has been at this location since 2006, and was previously approved for full OP back in 2018 by CB3, upon the condition of moving the entrance of the storefront. Applicant was unable to complete this work due to the COVID 19 pandemic, failure of its architect and contractor, and due to a family death; and

**WHEREAS**, applicant has been a license holder for 18 years, and have two locations within CB3 the other being Emma Peel Room; and

**WHEREAS**, 25 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Bridge and Tunnel LLC, for the premises located at 149 Allen, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Tavern, with Less than a full kitchen, serving food until midnight,
- 2) its hours of operation will be opening no later than 4:00 P.M. and closing by 2:00A.M. Monday-Wednesday, 4:00P.M. and closing by 4:00 A.M Thursday and Friday, 1:00 P.M. and closing by 4:00 A.M Saturday, 1:00P.M. and closing by 2:00 P.M. Sunday
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours," OR it may have "happy hours" until 7:00 P.M. each night
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

14. Jose Luis Restaurant (JoseLuis Corp), 186 Ave B (South Store) (upgrade to op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, Jose Luis Corp. doing business as Jose Luis Restaurant, is seeking an upgrade to a full on-premises liquor license, in the premises located at 186 Ave B, South Store, between 11th and 12th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with 74 people, 10 inside tables and 28 inside as well as one 12 foot bar with 8 seats and 9 backyard tables with 36 seats, with a full kitchen, serving food during all hours of operation, playing recorded, background music only with no televisions; and

**WHEREAS**, there are 11 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this applicant has operated this location with a Beer/Wine license since 2020; and

**WHEREAS**, 7 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Jose Luis Corp., for the premises located at 186 Ave B, South Store, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant, serving Spanish food between the hours of 11am-12am inside and 11am-10pm in the rear yard,
- 2) its hours of operation will be opening no later than 11am and closing by 12am all days,
- 3) it will close all outdoor dining allowed under the Open Restaurants program and any other

- outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors in use outdoors,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 8P.M. each night,
- 10) it will ensure that there are no wait lines outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

15. Daisy Doodle LLC, 217 Eldridge St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, Daisy Doodle, LLC is seeking a full on-premises liquor license, in the premises located at 217 Eldridge Street, between Stanton Street and Rivington Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with a pending Certificate of Occupancy, 14 tables and 62 seats, including a stand-up bar, a full kitchen and food preparation area, serving food during all hours of operation, no televisions, small speakers playing ambient/background music; and

**WHEREAS**, there are 17 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location is currently licensed with a full, on-premises liquor license, for the since-closed restaurant "Sushi on Jones"; and

**WHEREAS**, applicant owns and operates two cocktail bars in Manhattan, both with full, on-premises liquor licenses: "Mace" in the West Village since 2015 and "Katana Kitten" in Tribeca since 2019;

**WHEREAS**, there was one (1) commercial 311 complaint for noise at this location in the past year; and

**WHEREAS**, 13 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Daisy Doodle, LLC, for the premises located at 217 Eldridge Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Japanese restaurant, with a full kitchen and food preparation area serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12 P.M. and closing by 2 A.M. ALL DAYS,
- 3) it will not use outdoor space for commercial use,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, and not more than 15 private parties per year,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 7 P.M. each night
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

16. Aesthetic Matters LLC, 235 Bowery (op)  
withdrawn

17. Bateman's (Lactose Lounge LLC), 245 Eldridge St (op)

withdrawn

18. Grand Yunnan Inc, 274 Grand St (wb)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, Grand Yunnan Inc. doing business as Grand Yunnan, is seeking a beer and wine license, in the premises located at 274 Grand Street, between Forsyth and Eldridge Streets, New York, New York; and

**WHEREAS**, this is an application for a Chinese restaurant with 17 tables and 43 seats with 1 stand-up bar with 8 seats, a full kitchen, serving food during all hours of operation with no TV's and background, recorded music; and

**WHEREAS**, there are 8 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the space was previously Noree Thai Bazaar, a full-service restaurant that operated under a full op liquor license; and

**WHEREAS**, there were 7 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 11 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a Beer/Wine license for Grand Yunnan Inc for the premises located at 274 Grand Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant, serving Chinese food during all hours of operation,
- 2) its hours of operation will be opening no later than 10A.M. and closing by 2AM all days,
- 3) it will not use outdoor space for commercial use
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not seek a change in class to a full on premises license without first obtaining approval from CB3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it will not have "happy hours,"
- 11) it will ensure that there are no wait lines outside, and will have a staff person responsible for ensuring no loitering, noise, or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

19. Poppy (MM East 12th Inc), 503-505 E 12th St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, MM East 12th Inc. doing business as Poppy, is seeking a full on-premises liquor license, in the premises located at 503-505 E 12th Street, between Avenue A and B, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 29 tables and XX seats with 22' rectangular bar with 10 seats, Full kitchen, serving food during all hours of operation No Televisions, Music from a live musician, DJ, and Streaming device; and

**WHEREAS**, there are 25 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, location is currently licensed and this is a sale of assets; and

**WHEREAS**, the applicants have never been license holders, but have worked at hotels for the last 7 years; and

**WHEREAS**, a representative from EVCC spoke in support, they met with the applicant and the applicant agreed to reduce the hours. Two other residents spoke in support and a resident that lives in the building spoke in opposition because of noise from the HVAC equipment, and the applicant agreed to work with her; and

**WHEREAS**, 36 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for MM East 12th. Inc, for the premises located at 303-305 12th street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a new American Restaurant, with Full Kitchen serving food all hours,
- 2) its hours of operation will be opening no later than 12:00 P.M. and closing by 12:00A.M. Sunday – Wednesday 12:00P.M. and closing by 2:00 A.M Thursday Friday and Saturday
- 3) it will close all outdoor dining allowed under the Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient recorded music and DJs at background level, and will work with a sound engineer to install a limiter on the sound system, and it will have live, acoustic, unamplified music played through the existing sound system ending at 10pm, will not have third party promoted events, any event in which a cover fee is charged or scheduled performances,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 6:00 P.M. each night
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints,
- 13) it will not use the backyard space commercially.

Items not heard at Committee

20. Cha Kee (Cha Kee Inc), 43 Mott St (wb)  
administratively approved
21. The River (Bar Clark LLC), 102 Bayard St (op/corp change)  
administratively approved
22. Dhamaka (Essex Hospitality LLC), 115 Delancey St (op/corp change)  
administratively approved
23. Naks (201 EV LLC), 201 1st Ave (op/corp change)  
administratively approved
24. We Omakase Inc, 37 E 1st St (wb)  
administratively approved
25. Meama Cafe & Restaurant (Meama LLC), 78 2nd Ave (wb)  
withdrawn
26. Moko (Moko Omakase LLC), 138 2nd Ave (wb)  
administratively approved
27. Tonka Chef Kitchen (Matsunori Kitchen Restaurant LLC), 201 Allen St (wb)  
administratively approved
28. Horse with No Name LLC, 223 E 5th St (wb)  
withdrawn
29. Rabbit LES LLC, 286 Broome St (wb)  
administratively approved
30. Go Sushi Inc, 325 Grand St (wb)  
administratively approved

Dining Out NYC - Not heard at Committee

31. 886 (Tasty Taiwan LLC), 26 St Marks Pl (Roadway Cafe)  
administratively approved
32. The Ten Bells (Flora & Jasper Inc), 247 Broome St (Roadway Cafe)

- administratively approved
- 33. Rosie's (Second Street Restaurant LLC), 29 E 2nd St (Roadway Cafe)  
administratively approved
- 34. Le Dive (French 37 LLC), 37 Canal St (Roadway Cafe & Sidewalk Cafe)  
administratively approved
- 35. Reception Bar (Reception Bar Inc), 45 Orchard St (Sidewalk Cafe)  
administratively approved
- 36. C & B (Coffee And Breakfast LLC), 178 E 7th St (Roadway Cafe)  
administratively approved
- 37. Kalye (Kalye NYC LLC), 251 Broome St (Roadway Cafe)  
administratively approved
- 38. Barrio Chino (Barrio Chino LLC), 253 Broome St (Roadway Cafe)  
administratively approved
- 39. Vote to adjourn  
approved by committee

**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 7, 9, 11, 18)**  
**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (SLA item 7)**  
**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (SLA item 9)**  
**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (SLA item 11)**  
**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (SLA item 18)**

**Land Use, Zoning, Public & Private Housing Committee**

- 1. Approval of previous month's minutes  
approved by committee
- 2. Griffon Q LLC: Pre-certification presentation for land use action of special permit for transient hotel use at 120 Allen St  
no vote necessary
- 3. Vote to adjourn  
approved by committee

**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**Transportation, Public Safety, Sanitation & Environment Committee**

no meeting scheduled

Vote to adjourn

**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**Members Present at Last Vote:**

David Adams	[P]	Kathryn Freed	[P]	Mollye Liu	[A]
Stephen Ballinger	[P]	Shawn Garcia	[P]	Campbell Munn	[P]
Sarah Rose Batchu	[P]	Ryan Gilliam	[P]	Indrani Nicodemus Rivera	[P]
Lee Berman	[P]	Debra Glass	[A]	Grauen Olivares	[P]
Solomon Blecher	[P]	Charlie Goldensohn	[P]	Damaris Reyes	[A]
Thanh Bui	[P]	Andrea Gordillo	[P]	Jailene Rodriguez	[A]
August Castelli	[P]	Herman Hewitt	[P]	Richard Ropiak	[P]
Karlin Chan	[P]	Trever Holland	[A]	Sherry Ryan	[P]
Ariadna Chua	[P]	Vaylateena Jones	[P]	Arnette Scott	[P]
Vincent Cirrito	[P]	Ana Kakkar	[P]	Clint Smeltzer	[P]
Eric Diaz	[P]	Nancy Kong	[P]	Sandra Strother	[P]
Alistair Economakis	[P]	Michelle Koppersmith	[A]	Daniel Tainow	[P]
Larry Fenn	[P]	Dianne Lake	[P]	Zachary Thomas	[P]
Tahisha Fields	[P]	Mae Lee	[P]	Josephine Velez	[P]
Nagnouma Fofana	[A]	Michael Levario	[P]	Kathleen Webster	[P]
John Fout	[P]	Jaja Liao	[A]	Guillermo Zubillaga	[A]

Meeting Adjourned