



THE CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

January 2025 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, January 21, 2025 at 6:30pm at PS 20, 166 Essex Street.

Public Session:
Rob Ong (resident): Opposing SLA 3 (Motel No Tell)
Deborah Cooke (resident): Opposing SLA 3
Justin Cooke (resident): Opposing SLA 3
Laura Sewell (EVCC): Opposing SLA 3
Jack Crown (Motel No Tell): Supporting SLA 3
Megan Tartar (resident): Supporting SLA 3
Lorraine Sweet (neighbor): Supporting SLA 3
Michael Paleudis (attorney) Supporting SLA 3

Public Officials:
Mayor Eric Adams, Robin Forst: Not present

Public Advocate Jumaane Williams, Curtis Young: Not present

Comptroller Brad Landers, Evelin Collado: Not present

Borough President Mark Levine, Yiyi Wang: Not present

District Attorney Alvin Bragg, Sherman Goldblum: Not present

Congressmember Dan Goldman, John Blasco: Introducing new CB3 representer New Director of Community Affairs- working out what the new executive orders mean for our community. Email links were sent to all constituents subscribed to their newsletter, sources that help with immigration issues were on the email.
From the floor – Requesting assistance the District Office with resources to help with emergency immigration calls, What to do if ICE is at someone’s place of business? ...
Answer: Working on ensuring creditable resources are being referred to constituents and will send the link to the District Office.

Assemblymember Grace Lee, Fannie Lp: Stop Hating Hate, law was passed any social media companies submit terms of services reports and how they define hate speech etc. This is the 1st New Year Lunar Holiday celebrate in New York State

Assemblymember Deborah J. Glick, Roy Ruiz: New Season has begun. Holding hearing tentative January 28th joint hearing with Senate, budgeting hearing.

Assemblymember Harvey Epstein, Chanel Elliott: Not present

State Senator Brian Kavanagh, Patricia Olan: Legislative priorities: Housing Access Program, Child Poverty reduction, Rent Freeze programs for Seniors (must be rent burdened in order to be eligible),

Councilmember Christopher Marte, Simon Kostelanetz: Not present

Councilmember Carlina Rivera, Julio Rivas: 100% affordable housing on 5th Street. Current proposal includes parking for police officers. Adding 21 Co-ops added to the lottery, Hosting a committee meeting added arts and culture.

Members Present at First Vote:

David Adams	[P]	Vincent Cirrito	[P]	Shawn Garcia	[A]
Stephen Ballinger	[P]	Eric Diaz	[A]	Ryan Gilliam	[A]
Lee Berman	[P]	Alistair Economakis	[P]	Debra Glass	[A]
Solomon Blecher	[A]	Larry Fenn	[P]	Charlie Goldensohn	[P]
Thanh Bui	[P]	Tahisha Fields	[A]	Andrea Gordillo	[P]
August Castelli	[P]	Nagnouma Fofana	[P]	Herman Hewitt	[P]
Karlin Chan	[A]	John Fout	[P]	Trever Holland	[A]
Ariadna Chua	[P]	Kathryn Freed	[P]	Vaylateena Jones	[P]

Ana Kakkar	[P]	Campbell Munn	[A]	Clint Smeltzer	[P]
Nancy Kong	[P]	Indrani Nicodemus Rivera	[P]	Sandra Strother	[A]
Michelle Kuppersmith	[P]	Grauen Olivares	[P]	Daniel Tainow	[P]
Dianne Lake	[P]	Damaris Reyes	[P]	Zachary Thomas	[P]
Mae Lee	[P]	Jailene Rodriguez	[A]	Josephine Velez	[P]
Michael Levario	[P]	Richard Ropiak	[A]	Kathleen Webster	[P]
Jaja Liao	[P]	Sherry Ryan	[P]	Guillermo Zubillaga	[P]
Mollye Liu	[P]	Arnette Scott	[P]		

Minutes:
Minutes of November 2024 were approved, as is.

35 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:
Chairperson Andrea Gordillo
Conflict of Interest training is upcoming, tentative February 26th 6pm via zoom
Next month, deliberating goals and objective with each committee
Looking on how federal laws will affects the community

District Manager's Report:
District Manager Susan Stetzer
Due to Lunar New Year, there will be changes on meeting date. We post one week before each meeting.
Code Blue – Unhoused persons will be checked hourly, 311 will
This board Outreach for unhoused person, to treat people with dignity and supportive housing.
Holding meeting of food providers, the meeting allows providers to network and discuss best practice to mitigate rat issues
City has responded to the Community Board budget request.

Committee Reports:
Executive Committee
no votes necessary

Transportation, Public Safety, Sanitation & Environment Committee

1. Approval of previous month's minutes
approved by committee
2. Request for loading zone expansion on Clinton Street between Stanton and Rivington Streets or alternate means to accommodate box truck deliveries serving Clinton Street businesses

VOTE: TITLE: Expand loading zone on Clinton Street between Stanton and Rivington Streets to accommodate box truck deliveries serving Clinton Street businesses.

Whereas Clinton Street has many hospitality businesses that receive deliveries from box trucks, and

Whereas there is a loading zone on Clinton Street between Stanton and Rivington Streets, but this zone is not long enough to accommodate the frequent deliveries by box trucks, causing the trucks to double park to unload, or park on the sidewalk, creating unsafe conditions for pedestrians, and

Whereas the double parking on Clinton Street, which is a narrow street, causes traffic backups, and

Whereas businesses on Clinton Street have requested that the current loading zone be expanded to accommodate box truck deliveries, thereby mitigating traffic problems, so

Therefore, be it resolved that Community Board 3 requests that the Department of Transportation expand the delivery zone on Clinton Street to accommodate box truck deliveries up to 35 feet.

3. Department of Transportation: Informational presentation about The Arches – public space at the base of Brooklyn Bridge
no vote necessary

4. Support for transportation infrastructure for food delivery workers and initiatives by Workers Justice Project

VOTE: TITLE: Request for Enhancing Infrastructure for App-Based Delivery Workers and support for Worker Justice Advocacy for Transportation and Infrastructure and Safety Initiatives

Whereas Community District 3 has been experiencing a substantial demand for app delivery by its residents, resulting in high volume of delivery workers "deliveristas" on e-bikes delivering food as well

as other deliveries. This results in areas of the community with many bikes but a lack of infrastructure to accommodate the bikes or workers, including infrastructure for workers to wait, rest, and eat, and

Whereas High volume of delivery workers with a lack of transportation infrastructure leads to unsatisfactory conditions for both delivery workers and pedestrians, local residents and businesses. Insufficient parking space for delivery workers makes it difficult for workers to comply with proper bike parking. The lack of infrastructure also results in bikes being stolen. Workers often must eat and rest on the sidewalk to watch the bikes or lock many bikes together to prevent them from being stolen. The bikes are often on the sidewalk restricting access and making it difficult to clean garbage, and

Whereas Community Board 3 has received multiple concerns from residents, property owners, businesses, and PS 19, and

Whereas areas with crowded delivery workers and lack of bike parking infrastructure in some areas result in NYPD confiscating bikes that can cost up to thousands of dollars and pose threats to the livelihood of the delivery workers, and

Whereas Deliveristas face challenges that include limited workplace protections, unsafe street conditions, and lack of adequate infrastructure which impacts their safety, financial stability, and overall well-being; and

Whereas companies employ deliveristas through a smart phone app and use algorithms to assign delivery work and monitor delivery worker location. The app company algorithms cause the workers to deliver at high speeds and not comply with safety and traffic regulations, creating safety issues for both pedestrians and workers traveling at high speeds, and

Whereas The Workers Justice Project has identified key areas to address to improve the conditions for delivery workers including street safety and micromobility infrastructure. Their recommendations outlined below align with the community's priorities for equity and safety for all workers in our community:

- 1) Implement stricter oversight of e-micromobility vendors
- 2) Hold app companies accountable for unsafe working conditions
- 3) Develop a comprehensive street safety education plan
- 4) Establish safe charging hubs for e-bike batteries
- 5) Create designated waiting areas for delivery workers
- 6) Develop rebate programs for certified e-bikes

Therefore, be it resolved that Community Board 3 strongly supports the recommendations from the Workers Justice Project to ensure that the needs and voices of delivery workers are centered in infrastructure improvement discussions and that progress is made toward achieving worker equity and safety.

Therefore, be it also resolved that Community Board 3 requests the DOT create an infrastructure plan that will address rising needs of app deliveries and the workers. Community Board 3 also requests that DOT install bike corrals in areas where parking is needed for delivery bikes, including 11th Street between Avenue A and First Avenue and 14th Street between Second and Third Avenues.

5. Seward Park Cooperative - Request support for neighborhood loading zones at 208-212 E Broadway, 264-268 E Broadway, 383-387 Grand St, and 413-417 Grand St or alternate means

VOTE: TITLE: Support for Neighborhood Loading Zones at 208-212 East Broadway, 264-268 East Broadway, 383-387 Grand Street, and 413-417 Grand Street

Whereas Seward Park Cooperative comprises four residential buildings and multiple commercial spaces bordered by Grand Street, East Broadway and Essex Street; and

Whereas here are approximately 1,700 units and 5,000 residents of Seward Park Housing Corporation; and

Whereas with the rise in the use of all kinds of delivery services, including Fresh Direct, Amazon, UPS, and Fedex, delivery trucks increasingly park in moving traffic lanes impeding the flow of vehicular traffic leading to honking and unsafe pedestrian conditions; and

Whereas currently commercial delivery trucks and Seward Park Cooperative residents must load and unload in the travel lane in front of buildings, and also rideshares and taxis waiting for residents must idle in the travel lane causing traffic congestion and noise pollution; and

Whereas the Seward Park Cooperative general manager and board of directors has asked Community Board 3 to support the implementation of permanent Neighborhood Loading Zones in the vicinity of 208-212 East Broadway, 264-268 East Broadway, 383-387 Grand Street, and 413-417 Grand Street which would limit traffic impacts because commercial delivery trucks and residents would no longer need to use travel lanes for loading and unloading; so

Therefore, be it resolved that Manhattan Community Board 3 supports the proposal for the addition of 60'-0" long (approximately 3 to 4 car lengths) permanent Neighborhood Loading Zones in the vicinity of 208-212 East Broadway, 264-268 East Broadway, 383-387 Grand Street, and 413-417 Grand Street.

Therefore, it be further resolved that Community Board 3 requests DOT to work with Seward Park General Manager on locations for convenience to deliveries and in accordance with DOT regulations.

- 6. Vote to adjourn
approved by committee

35 YES 0 NO 0 ABS 0 PNV **MOTION PASSED (excluding Transportation items 2, 4)**
34 YES 0 NO 0 ABS 1 PNV **MOTION PASSED (Transportation item 2)**
33 YES 1 NO 1 ABS 0 PNV **MOTION PASSED (Transportation item 4)**

Parks, Recreation, Waterfront, & Resiliency Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Parks Manager Update
no vote necessary
- 3. Modifications in park design of sandbox area at Hester Street Playground
VOTE: TITLE: Support for Improvements to the Sandbox Area at Hester Street Playground

WHEREAS, Hester Street Playground, located in Sara D. Roosevelt Park, serves as a vital recreational and community space for children in the neighborhood, promoting enjoyment and safety for all users; and

WHEREAS, Community Board 3 is located in an area underserved by park space, making it critical to prioritize and maintain all available park resources, particularly high-use playgrounds like Hester Street Playground; and

WHEREAS, the current condition of the sandbox area in the Hester Street Playground raises significant concerns regarding safety, inefficient usage, and maintenance challenges; and

WHEREAS, the sandbox has been identified as underutilized, with community members expressing concerns about misuse by adults, health risks associated with rodent activity, and general maintenance difficulties; and

WHEREAS, the proximity of the sandbox to a staircase creates additional safety hazards, as loose sand increases the risk of slipping and falling; and

WHEREAS, maintaining the sandbox is resource-intensive, requiring frequent replenishment of sand due to displacement and instances of sand being removed for personal use; and

WHEREAS, the current sandbox area and its surrounding elements are not ADA-accessible, limiting equitable use of the playground space for children with disabilities and their families; and

WHEREAS, while the sandbox area is not in such poor condition as to require immediate closure, there is consensus that improvements to the area could significantly benefit the community; and

WHEREAS, engaging with natural elements like sand provides valuable sensory and developmental benefits for young children, helping them connect with nature and fostering creativity and exploration; and

WHEREAS, the community has expressed interest in exploring alternative uses for the space, including the potential installation of a small patch of synthetic turf with a shade sail, with a potential donor expressing interest in funding these changes; however, no commitments will be made without first consulting the community;

THEREFORE, BE IT RESOLVED, that Community Board 3 requests the NYC Department of Parks and Recreation to conduct a study and engage with the community to gather feedback on:

- Whether the sandbox should be retained or replaced;
- What alternative uses, if any, could enhance the sandbox area, including but not limited to the installation of synthetic turf and a shade sail; and
- How any proposed improvements can ensure ADA accessibility, including the removal of the staircase and reconfiguration of the area;

BE IT FURTHER RESOLVED, that Community Board 3 requests that any improvements to the area incorporate natural elements or sensory features, such as sand or other tactile components, to address the developmental needs of young children and foster their connection with nature;

BE IT FINALLY RESOLVED, that any proposed changes or improvements to the sandbox area will align with the goal of maintaining the space as a resource for young children and their families, ensuring it remains a welcoming and inclusive part of the Hester Street Playground, and will be reviewed with input from Community Board 3 to ensure they reflect the community's priorities and needs.

- 4. DDC: ESCR / BMCR Update
no vote necessary
- 5. Vote to adjourn
approved by committee

35 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks item 3)

34 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Parks item 3)

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

- 1. Approval of previous month's minutes
approved by committee
- 2. Public Health Solutions and Educational Alliance Center for Recovery & Wellness: Informational presentation of Social Care Networks program initiative
no vote necessary
- 3. CAB/CEC reports
no vote necessary
- 4. Vote to adjourn
approved by committee

35 YES 0 NO 0 ABS 0 PNV MOTION PASSED

SLA Licensing & Outdoor Dining Committee

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

Alterations

- 2. Sugar Mouse (Sugar Mouse LLC), 47 3rd Ave (op/method of operation: extend Friday-Saturdays hours to 3am)

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

WHEREAS, Sugar Mouse LLC is seeking a change to their method of operation for full on-premises liquor license, to extend their hours to 3am Friday – Saturday, in the premises located at 47 Third Avenue (cellar level), at East 10th Street, New York, New York; and

WHEREAS, this is an application for an establishment with certificate of occupancy of 270, 20 tables and 80 seats with one stand up bar with 15 seats, serving pizza and fried snacks prepared in a full kitchen open during all hours of operation, 3 televisions, ambient music, live DJ, and live performances of music; and

WHEREAS, the applicant operates a game hall where patrons can rent table games such as shuffle board, ping pong, billiards, and foosball; and

WHEREAS, there are 20 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the applicant operated the Black cat on Rivington street, and operates a similar operation in Community District 3 called Sour Mouse at 110 Delancey Street, which was approved by Community Board 3 for a wine beer license in July 2019 and approved for an upgrade to a full on-premises license in August 2021 provided that it would 1) operate as a tavern game hall or room with ping pong tables and shuffleboard, with less than a full service kitchen serving food during all hours of operation, 2) its hours of operation will be opening no later than 12:00 P.M. to 4:00 A.M. all days, 3) not use outdoor space for commercial use, 4) 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) play entertainment level music, consisting of recorded music and live music, and may have scheduled performances seven days a week consisting of amplified live music, standup comedy nights, and karaoke, and it may have DJs on Thursdays, Fridays, and Saturdays, and it may not have third-party promoted events or any event at which a cover fee would be charged; and

WHEREAS, this applicant also operated Black Cat LES at 172 Rivington where there were zero commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, the applicant stated he would open to accommodate students coming after school and has agreed to use the entrance on 3rd Ave for entrance/egress instead of the entrance on East 10th Street; and

WHEREAS, a representative of the 10th St and Stuyvesant Street Block Association wrote a letter and In opposition to the extension of hours, 6 residents submitted letters in opposition, citing existing crowds and lines, as well as noise, and

WHEREAS, 6 residents, including a representative from the 10th St and Stuyvesant Street Block Association and a representative from the East Village Community Coalition spoke against the applicant because they are concerned about extending the hours, and causing additional late-night noise and crowds on the street, they state that the applicant is not opening at 2pm every day as stipulated in his original application that the community board approved, as well as the short amount of time that he has been open (approximately 7 months), and

WHEREAS, the District Manager added that this applicant has been very responsive any time there have been any complaints,

WHEREAS, 39 residents who live within two blocks of the location, including several residents that live above the premises at 101 East 10th Street, signed a petition in favor of the application; and

WHEREAS, due to the complaints in regards to the current stipulations, as well as the somewhat limited time that the operation has been in operation, the committee would support moving the opening hours to 3:30 pm, and the applicant agreed to come back in 3 months for an extension of the closing hours,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Sugar Mouse LLC, for the premises located at 47-53 Third Avenue (cellar level), New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a bar and game hall, with a full kitchen serving pizza and fried snacks during all hours of operation,
- 2) its hours of operation will be opening no later than 3:30 P.M. all days and closing by 1:00 A.M. Sunday to Thursday, closing by 2:00 A.M. Friday to Saturday;
- 3) it will not use all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent 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 only have an entrance on Third Avenue – it may not have an entrance on East 10th Street,
- 6) it may play ambient background level music, consisting of recorded music and live music, and may have scheduled performances seven days a week consisting of amplified live music, standup comedy nights, music jam sessions, jazz open mic nights, and karaoke, and it may have DJs on

Thursdays, Fridays, and Saturdays, and it may have third-party promoted events and events at which a fee might be charged by the event organizer,

- 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 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.
3. Motel No Tell (Alphabet City Group LLC), 210 Ave A (op/method of operation: extend hours to 2am Sunday-Wednesday, extend hours to 3am Thursday-Saturday, add DJ)

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

WHEREAS, Alphabet City Group LLC doing business as Motel NO Tell is seeking an alteration to their full on-premises liquor license to add DJs and extend their hours to 2:00Am sun-Wednesday and 3:00Am Thursday – Saturday, in the premises located at 210 Avenue A, between 13th and 14th New York, New York; and

WHEREAS, this is an application for an establishment with of 130 people, 21 tables and 84 seats with a 23 foot bar, with 14 seats with a full service kitchen open and serving food American Fusion food all hours of operation, with four televisions, ambient recorded background music, DJs and live acoustic jazz music no more than one time a week, on Fridays or Saturdays, no third party promoted events, cover charges; and

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

WHEREAS, the most recent tenant of the premises, Steelbar 180 Inc. doing business as Percy's was approved for the transfer of the full on-premises liquor license without stipulations by Community Board 3 in June 2010, after informing Community Board 3 that it would operate as a restaurant bar playing only recorded background music but subsequently operated contrary to its stated method of operation by employing live bands; and

WHEREAS, Percy's was then heard for a renewal by Community Board 3 in November 2014, because of persistent noise complaints and a nuisance abatement on June 12, 2013, for underage sales and was denied unless the applicant agreed to make as conditions of its license stipulations that it would 1) operate as a full-service American comfort food restaurant, with a kitchen open and serving food to within one (1) hour of closing, 2) close any façade doors and windows at 10:00 P.M. every night and during amplified performances, including but not limited to DJs, live music, and live nonmusical performances, as well as during any televised sporting events, promoted events and trivia nights, 3) post signs on its façade doors informing customers that it would close doors fifteen (15) minutes before events, 4) not apply for any alteration in its method of operation without first appearing before Community Board 3, 5) conspicuously post this stipulation form beside its liquor license inside of its business, and 6) provide a telephone number for residents to call with complaints and immediately address any resident complaints; and

WHEREAS, Steelbar 180 Incor & Downtown Avenue Hospitality dba Percy's was licensed until January 2021, the license was placed into safekeeping in February 2019; and

WHEREAS, an application for a full on-premises license for 210 Avenue A was heard by this committee in December 2021 and the committee approved closing hours of 12:00 A.M. Sunday to Tuesday, 1:00 A.M. Wednesday, 2:00 A.M. Thursday to Saturday, once weekly acoustic Jazz music performances without drums, no DJs, no promoted events, and no events with cover fees (<https://www1.nyc.gov/assets/manhattancb3/downloads/minutes/2021/minutes2021-12.pdf>) however that business did not open, this current applicant agreed to the same stipulations, and

WHEREAS, the applicants have operated this business since September of 2023 and have been licensed within New York, Manhattan, and Community District 3, specifically Ronan Downs has held 14 on-premises licenses and was a principal on the license at 232 East 9th Street (9th Street Ventures, LTD) from 1999 to 2010 and holds several on-premises licenses on Stone Street in neighboring

Community District 1, and all of the applicants have multiple years of industry experience in Manhattan; and

WHEREAS, this applicant came for an extension of hours until 4:00 A.M. and adding Djs, in August of 2024, at that point there was an issue with noise disturbing the neighbor upstairs, the applicant worked with a sound engineer to ensure that sound is not heard in the upstairs apartment, since then there have been no complaints from the upstairs tenant; and

WHEREAS, there currently is a saturation of full liquor licenses and the existing businesses on upper Avenue A are very loud and create frequent quality of life complaints from residents; and

WHEREAS, there were 37 commercial 311 complaints at this location with 19 requiring NYPD action necessary since September 2023, none since June of 2024; and

WHEREAS, we received letters in opposition from the North Avenue A Block Association, and one resident, two residents and a representative of the East Village community Coalition appeared and spoke against the application, specifically the extension of hours, including one that lives directly above the establishment, and

WHEREAS, 10 Residents spoke in favor of the application, including several from the building and a member of the condo board, stating there have been no issues and this business has been a positive addition to the neighborhood,

WHEREAS, 98 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, this area of Avenue A was one of the worst areas in on Community board for many years, and community worked very hard to improve it. They now have diversified some of the nightlife businesses with businesses that do not create late night noise issues, such as an animal hospital, restaurants, and other retail uses. The applicant was made aware of this when buying the assets of the previous business that the hours were specifically set to address these issues and not contribute to late night noise and crowds in the area; and

THEREFORE, BE IT FURTHER RESOLVED that Avenue A continues to be very problematic with late noise and crowds. Extending the hours would have a negative impact on the immediate community and nullify the community efforts of the past 20 years

THEREFORE, BE IT FURTHER RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Alphabet City Group, for the premises located at 210 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American Fusion restaurant with kitchen open and serving food all hours,
- 2) its hours of operation will be opening no later than 4:00P.M. closing by 12A.M. Monday and Tuesday, 4:00P.M. – 1:00A.M Wednesday, 4:00P.M. to 2:00A.M. Thursday and Friday, 11:00 A.M. to 2:00A.M. Saturday and 11:00 AM -12:00AM 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) 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 recorded background music, DJs at background level and live, acoustic Jazz music without drum sets no more than one time a week on Friday or Saturday only, played over speakers without subwoofers, scheduled performances, it will not have third-party promoted events or any event at which a cover fee will be charged, no more than 12 private parties per year,
- 6) it will ensure that no sound is audible in any surrounding residences, and will work with a sound engineer to address any soundproofing deficiencies, as necessary,
- 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 8:00 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
- 14) may have live, acoustic jazz music without drums, no more than one time a week on Friday or Saturday only, over speakers without subwoofers. DJ's, vinyl only through existing system.

New Liquor License Applications

4. Rui Rui LLC, 15-17 Doyers St (op)
withdrawn
5. Meama Cafe & Restaurant (Meama LLC), 78 2nd Ave (wb)

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

WHEREAS, Meama, LLC doing business as "Meama Café & Restaurant", is seeking a wine and beer license, in the premises located at 78 2nd Avenue, between E. 4th and E. 5th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 26 tables and 63 seats including a stand-up bar, full kitchen and food preparation area, serving food during all hours of operation, one small TV at the bar, live acoustic music and streaming music at background level; and

WHEREAS, there are 57 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and two houses of worship within 100 feet: Inglesia Evangelica Hispana (76 2nd Avenue) and Iglesia De Segundo Avenida (56 2nd Avenue); and,

WHEREAS, this location was previously licensed for the sale of wine and beer for the restaurant "Nomad", which operated from 2006 through 2022; and,

WHEREAS, this applicant has never held a license for the sale of alcohol nor has operated an establishment within Community Board 3's area, but has some restaurant experience; and

WHEREAS, 17 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 wine and beer liquor license for Meama LLC, for the premises located at 78 2nd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an authentic Georgian restaurant, with a full kitchen and food preparation area serving food at all hours of operation,
- 2) its hours of operation will be opening no later than 11 A.M. and closing by 11 P.M. ALL DAYS,
- 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 not employ a doorman/security personnel,
- 5) it will not install 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 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,
- 7) it will play live acoustic music and recorded music at background level, no DJs, no promoted events, no scheduled performances or any event at which a cover fee will be charged, live acoustic music will be unamplified, solo guitar performances no more than 2 times a week
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it may have "happy hours" until 6 P.M. each night,
- 12) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

6. Duff's Famous Wings (Pomegranate NYC Clinton LLC), 88 Clinton St (op)
withdrawn
7. At Cave (At Cave LLC), 103 E 2nd St (op)
withdrawn
8. BlueRoad (Double Lobster LLC), 134 Ludlow St (wb)

withdrawn

9. Freedom for Ukraine LLC, 136 2nd Ave (op)

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

WHEREAS, Freedom for Ukraine LLC, is seeking (a full on-premises liquor) license, in the premises located at 136 2nd Avenue , between E 9th Street, and St. Marks , New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 15 tables and 36 seats \ with 3 bars Total Ground floor: L shaped 26' with 18 seats; Ground floor: rectangular 13' with 7 seats and cellar level : rectangular 15' with 15 seats , Ukrainian / French / American food served from a full kitchen , serving food during all hours of operation 6 TVs, Live Music, DJs, and Karaoke both at background level and entertainment level, hours of 11am – 2am Sunday, 11am – 2am Monday – Wednesday, 11am – 4am Thursday - Saturday; and

WHEREAS, there are 15 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

WHEREAS, location is currently licensed full OP, operating as Brasserie Saint Marc with the following stipulations: 1) it will operate as a full-service French American Ukrainian restaurant, with a kitchen open and serving food during all hours of operation, 2) its hours of operation will be 8:00 A.M. to 2:00 A.M. all days, 3) it will operate its sidewalk café with hours of operation of 10:00 A.M. to 10:00 P.M. all days, 4) it will operate its backyard, which will not include the narrow corridor along the back of the building, as an additional dining area for seated diners only, with no more than six (6) tables and twenty-four (24) seats and hours of operation of 10:00 A.M. to 9:00 P.M. all days and will install a canopy, awning or other structure over the backyard and sound baffling materials and vegetations around the perimeter of the backyard to mitigate sound, 5) it will close any front or rear façade 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 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 DJs, live music, promoted events, scheduled performances or any event at which a cover fee will be charged and will have no more than twelve (12) private parties per year, 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 may have "happy hours" to 8:00 P.M. each night, 9) it will not host pub crawls or party buses, 10) it will not have unlimited drink specials with food, 11) it will ensure that there are no wait lines outside and will designate an employee to oversee patrons and noise on the sidewalk, 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

WHEREAS, the principle is currently licensed at this location, under a different corporation. This is an application for a corporate restructuring and changes to method of operation; and

WHEREAS, there were 6 commercial 311 complaints at this location with NYPD action necessary since 2018; and (do not include if no 311 with police action in last 3 years). Applicant has 1 SLA violation in the last 5 years

WHEREAS, there were 12 residents, including 3 from the building, that spoke in opposition to this application, due to the noise and disturbance that the business causes, and that they are not following their current stipulations, and

WHEREAS, the applicant was not sure how many tables he has in the back yard, however his website includes a video that shows 12 tables, the stipulations are for 6 tables. The applicant was not sure if there were DJ's, residents state he has had DJs, there were yelp reviews that mention DJs,

WHEREAS, the applicant did not provide and petition signatures in support of this application, and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Freedom for Ukraine LLC , for the premises located at 136 2nd Avenue , New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service French American Ukrainian restaurant, with a kitchen open and serving food during all hours of operation,
- 2) its hours of operation will be 8:00 A.M. to 2:00 A.M. all days,

- 3) it will operate its sidewalk café with hours of operation of 10:00 A.M. to 10:00 P.M. all days,
- 4) it will operate its backyard, which will not include the narrow corridor along the back of the building, as an additional dining area for seated diners only, with no more than six (6) tables and twenty-four (24) seats and hours of operation of 10:00 A.M. to 9:00 P.M. all days and will install a canopy, awning or other structure over the backyard and sound baffling materials and vegetation around the perimeter of the backyard to mitigate sound,
- 5) it will close any front or rear façade 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 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 DJs, live music, promoted events, scheduled performances or any event at which a cover fee will be charged and will have no more than twelve (12) private parties per year,
- 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 may have "happy hours" to 8:00 P.M. each night,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials with food,
- 11) it will ensure that there are no wait lines outside and will designate an employee to oversee patrons and noise on the sidewalk,
- 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.

10. Banshee (Entity to be Formed), 143 1st Avenue (North Store) (op)

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

WHEREAS, Jennifer Murphy and Jason Corey, are seeking a full on-premises liquor license, in the premises located at 143 First Avenue, North Store, between St, Marks Place and 9th Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 6 tables and 32 seats with one stand up bar, with 12 seats, less than a full service kitchen serving food all hours of operations, no televisions, recorded background music; and

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

WHEREAS, This location was previously licensed for 25 years as Paquito's Restaurant with a full OP license, which closed in 2018. Since then it has been a smoke show, and a vintage clothing store; and

WHEREAS, one of the applicants has operated The Immigrant at 341 E, 9th Street since 2009 with no issues, the other applicant has been a bar tender at International bar for 10 years; and

WHEREAS, The 9th street A-1 Block Association submitted an email that they are not opposed this application; and

WHEREAS, 7 residents spoke in support of this application,

WHEREAS, A representative from the East Village Community Coalition spoke in opposition because although this location was licensed in the past, the most recent uses were not licensed; there is not a need for another tavern in this area, and

WHEREAS, 189 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, although Community Board 3 has concerns about adding a license to an unlicensed location, we would only approve this specific application because of the experience of the applicants, the location on a commercial avenue, and most importantly the lack of complaints for the location and the applicants; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Entity to be formed by Jason Corey and Jenifer Murphy for the premises located at 143 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a tavern with less than a full service kitchen serving food from a prep area, all hours of operation,
- 2) its hours of operation will be opening no later than 4:00 P.M. closing by 1:00 A.M Monday – Thursday, 4:00 P.M. closing by 2:00 A.M Friday, 12:00 P.M. Saturday, and 12:00 P.M. – 12:00 A.M. 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) 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 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,
- 13) there will be no music in the backyard and no more than 7 tables, 14 seats in the backyard, will utilize soundproofing measures in the backyard to prevent disturbance in neighboring apartments.

Items not heard at Committee

11. Las Lap (74 Orchard Street NYC LLC), 74 Orchard St (op)
administratively approved
12. Noreetuh (Noreetuh Restaurant LLC), 128 1st Ave (op/corp change)
administratively approved
13. Oscura NYC (Oscura 247 LLC), 247 Eldridge St (op/corp change)
administratively approved
14. Kikoo Sushi 1st Corp, 141 1st Ave (wb)
withdrawn
15. Babysips LLC, 176 Rivington St (wb)
approved by committee
administratively approved
16. Horse with No Name LLC, 223 E 5th St (wb)
administratively approved

New Liquor License Application

17. Momofuku Noodle Bar (Momofuku 171 First Avenue LLC), 171 1st Ave (upgrade to op)

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

WHEREAS, Momofuku 171 1st Avenue, LLC, doing business as "Momofuku Noodle Bar", is seeking to upgrade its liquor license from a wine and beer license to a full on-premises liquor license, in the premises located at 171 1st Avenue, between E. 10th and E. 11th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 5 tables and 67 seats with a high-top ramen bar, full kitchen and food preparation area, serving food during all hours of operation, live music and DJs playing music at background level; and

WHEREAS, there are 20 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and one house of worship within 200 feet: the Islamic Council of America – Madina Masjid (401 E 11th St);

WHEREAS, this location has housed this establishment since August 2004; and

WHEREAS, the owner, David Chang, has owned this establishment for nearly 20 years, also has a "Momofuku Noodle Bar" located in Columbus Circle, and whose company is reportedly opening a new restaurant in Community Board 3 ("Bar Kabawa") located at 8 Extra Place, NY NY; and

WHEREAS, 20 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, there is a concern that the location may be within two hundred (200) feet of the Islamic Council of America – Madina Masjid at 401 E 11th St; and

THEREFORE, BE IT RESOLVED that Community Board #3 asks that the SLA investigates to determine whether this location is within two hundred (200) feet of a House of Worship, the Islamic Council of America – Madina Masjid at 401 E 11th St and

THEREFORE, BE IT RESOLVED provided that the NY SLA determines that this location is not within 200 feet of the Madina Masjid at 401 E. 11th Street, Community Board 3 recommends the denial of the application for a full on-premises liquor license for Momofuku 171 1st Avenue, LLC, for the premises located at 171 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Ramen 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 11 A.M. and closing by 2 A.M. ALL DAYS,
- 3) it will not use outdoor space for commercial use,
- 4) I will not employ a doorman/security personnel,
- 5) it will not install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) 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,
- 7) 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,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it may have "happy hours" until 5PM – 7PM and 9PM – 11PM each night,
- 12) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints

Dining Out NYC - Not heard at Committee

18. Rosie's (Second Street Restaurant LLC), 29 E 2nd St (Sidewalk Cafe)
administratively approved
19. Little Wayla/Wayla (100 Forsyth Restaurant LLC), 100 Forsyth St (Roadway Cafe)
administratively approved
20. Bar Primi (Pasta Shop LLC), 325 Bowery St (Roadway Cafe)
administratively approved
21. Frank (Kitchen Table Inc), 88 2nd Ave (Roadway Cafe)
administratively approved
22. Golden Diner (123 Madison LLC), 123 Madison St (Roadway Cafe)
administratively approved
23. Ama Raw Bar (Ama Food Group LLC), 190 Ave B (Roadway Cafe)
administratively approved
24. Balade (Great Caterers LLC), 208 1st Ave (Roadway Cafe)
administratively approved
25. Elsewhere Espresso (Elsewhere Espresso LLC), 335 E 6th St (Roadway Cafe)
administratively approved
26. Nowon (Nowon Inc), 507 E 6th St (Roadway Cafe)
administratively approved
27. Vote to adjourn
approved by committee

SLA item 3: 33 YES 2 NO 0 ABS 0 PNV MOTION PASSED
SLA item 3 amendment: 15 YES 19 NO 1 ABS 0 PNV MOTION DID NOT PASS

35 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 2, 3, 9)
34 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 2)
34 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 9)

Land Use, Zoning, Public & Private Housing Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Metropolitan Realty Exemptions - Informational presentation of voluntary inclusionary housing project at 125 Chrystie St
no vote necessary
- 3. Vote to adjourn
approved by committee

35 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Vote to adjourn

35 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

David Adams	[P]	Shawn Garcia	[A]	Campbell Munn	[A]
Stephen Ballinger	[P]	Ryan Gilliam	[A]	Indrani Nicodemus Rivera	[P]
Lee Berman	[P]	Debra Glass	[A]	Grauwen Olivares	[P]
Solomon Blecher	[A]	Charlie Goldensohn	[P]	Damaris Reyes	[P]
Thanh Bui	[P]	Andrea Gordillo	[P]	Jailene Rodriguez	[A]
August Castelli	[P]	Herman Hewitt	[P]	Richard Ropiak	[A]
Karlin Chan	[A]	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	[A]	Nancy Kong	[P]	Sandra Strother	[A]
Alistair Economakis	[P]	Michelle Koppersmith	[P]	Daniel Tainow	[P]
Larry Fenn	[P]	Dianne Lake	[P]	Zachary Thomas	[P]
Tahisha Fields	[A]	Mae Lee	[P]	Josephine Velez	[P]
Nagnouma Fofana	[P]	Michael Levario	[P]	Kathleen Webster	[P]
John Fout	[P]	Jaja Liao	[P]	Guillermo Zubillaga	[P]
Kathryn Freed	[P]	Mollye Liu	[P]		

Meeting Adjourned