



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

February 2025 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, February 25, 2025 at 6:30pm at PS 20, 166 Essex Street.

Public Session:

FDNY: Fire safety presentation – smoke and carbon monoxide alarms, extension cords, space heaters, lithium batteries, alarm response & building type awareness

Public Officials:

Mayor Eric Adams, Robin Forst:

- SYEP applications due soon
- Free tax prep program: Can access online and in locations; for individuals/families below income thresholds
- 20k guns were removed from city streets in 2024
- Board question: What is happening to funds seized from cannabis shops? Will find out
- Board question: Are deputy mayors still in office? Yes – will be until sometime in March

Public Advocate Jumaane Williams, Curtis Young:

Not present

Comptroller Brad Landers, Evelin Collado:

Not present

Borough President Mark Levine, Yiyi Wang:

- CB applications: extended deadline to 3/7 by 5pm
- Volunteer board: Compost and other sustainability issues, more information on BP website
- Workshops: Legal rights in immigration enforcement encounters; Spanish language on Monday 3/3
- State of the Borough: Monday March 3
- Child Care Plan: Child care for infants – 3 years to all families regardless of income, improved salaries and services
- Beth Israel: Will close 3/26/2025 – more information will be shared as available
- Community Board Term Limit information coming out Friday 2/28

District Attorney Alvin Bragg, Sherman Goldblum:

- Recommending reform of discovery laws
- High school summer internship application: deadline 5pm March 10
- Application for gun violence prevention fellowship now available
- Indictments: 2/5 New Year's Union Square incident, subway groping cases

Congressmember Dan Goldman, Wesley for Carlos Rondon:

- Opposes budget resolutions currently in Congress
- Advocating for permanent 9/11 first responder funding
- With other NY congresspersons, urging rejection of ConEd rate hike
- With NY Senators, 2 million grant to fund improvements under Brooklyn Bridge
- Board question: Can we find out what agency is receiving Brooklyn Bridge grant? Will let us know.

Assemblymember Grace Lee, Laura Rosas:

Not present

Assemblymember Deborah J. Glick, Tracy for Lily Yeung:

- Concerned about today's Mt Sinai/Beth Israel closure announcement
- Working on details about proposed urgent care services, including imaging
- Urgent care is scheduled to open 3/27 in current Eye and Ear Infirmary Building; met with Attorney General's office about whether any future sales of property/building by Mt Sinai can be blocked
- Board question: Why is urgent care the only offering from Mt Sinai – it does not replace emergency services/doctors? Are pushing for 24 hour access, imaging, and other services not normally offered by urgent care. Current plan: 3-month trial, no long term commitment.
- Board question: What can the public do? Advocate to governor's office, local elected officials
- Board question: Advocate now for facilities that may have funding/staffing challenges
- Reminder: RealID will be required for domestic travel in US starting 5/7, unless you have a passport

- Hiring for a community liaison

Assemblymember Harvey Epstein, Chanel Elliott:

- Held Lunar New Year and Black History Month celebrations
- In March: Creativity showcase at Girls Club, open mic-style
- 3/8: All electeds: Protecting Immigrant New Yorkers through Community Cares Coalition
- 3/30 Tompkins Square Park: E-waste event
- Working with New York Law once a month: Appointments to help with housing, social security, and other challenges

State Senator Brian Kavanagh, Shuyi Li for Patricia Olan:

- Working to get housing protections into state law
- Bill to raise awareness of additives and chemicals in food
- REST Act: Rent regulation, rental housing
- Upcoming Street Tree Care session
- Board request: Can state electeds please come back to board with next steps on threats to congestion pricing?

Councilmember Christopher Marte, Simon Kostelanetz:

- Land Use: Testified on his opposition borough-based jail contract
- 2/27 Stated Meeting: Will be introducing legislation to ban artificial turf in parks, but are open to amendments
- Will also introduce 2 resolutions: Social housing and new housing agency
- Budget: First round of discretionary funding will be awarded in March; PB ballot will be finalized in the next few weeks
- Hosted Black History Month celebration at African Burial Ground
- Board question: Has the council member reached out to unions about health care protections? Most negotiations are about retiree benefits.

Councilmember Carlina Rivera, Julio Rivas:

- 2/27 Senior Housing Workshop: Want to hear from community about affordable housing for seniors at University Settlement, 6pm
- Beginning bi-weekly business community meetings at the office, until 6/18
- Passed legislation: Requiring corrections use of tracking sexual abuse/harassment cases
- Encouraging survivors/victims to report before 2/28 deadline

Members Present at First Vote:

| | | | | | |
|---------------------|-----|----------------------|-----|--------------------------|-----|
| David Adams | [P] | Shawn Garcia | [P] | Campbell Munn | [P] |
| Stephen Ballinger | [P] | Ryan Gilliam | [P] | Indrani Nicodemus Rivera | [P] |
| Lee Berman | [P] | Debra Glass | [P] | Grauen Olivares | [P] |
| Solomon Blecher | [P] | Charlie Goldensohn | [P] | Damaris Reyes | [A] |
| Thanh Bui | [P] | Andrea Gordillo | [P] | Jailene Rodriguez | [P] |
| August Castelli | [P] | Herman Hewitt | [A] | Richard Ropiak | [P] |
| Karlin Chan | [P] | Trever Holland | [P] | Sherry Ryan | [P] |
| Ariadna Chua | [A] | Vaylateena Jones | [P] | Arnette Scott | [A] |
| Vincent Cirrito | [P] | Ana Kakkar | [A] | Clint Smeltzer | [P] |
| Eric Diaz | [P] | Nancy Kong | [P] | Sandra Strother | [P] |
| 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 | [A] |
| Nagnouma Fofana | [P] | Michael Levario | [P] | Kathleen Webster | [P] |
| John Fout | [P] | Jaja Liao | [P] | Guillermo Zubillaga | [P] |
| Kathryn Freed | [P] | Mollye Liu | [P] | | |

Minutes:

Minutes of December 2024 were approved, as is.

40 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Andrea Gordillo

- Next month: Outreach task force meeting
- Joined tour of SDR Park with SBS, Public Realm to view Lantern Project

- MSBI closure: Board will continue to fight for emergency services

District Manager's Report:

District Manager Susan Stetzer

- Rivington Behavioral Center: Following up
- Office: Hiring demographic consultant to update website information from the last census
- Have hired a paralegal consultant to update SLA policies and guidance; will be reviewed by SLA committee
- Conflict of Interest training for board members: Wednesday 2/26
- Community Care Coalition: Please reach out if interested in participating
- Please urge neighbors/community groups to call 311 for issues: Documentation helpful for ongoing work

Committee Reports:

Executive Committee

- Support to join Community Cares Coalition
VOTE: Community Board 3 supports and joins the Community Cares Coalition, which is a network of allies who are engaged in rapid response efforts. The network will identify people with citizenship status who are willing to organize against ICE raids in our neighborhood.

37 YES 0 NO 2 ABS 0 PNV MOTION PASSED

Land Use, Zoning, Public & Private Housing Committee

1. Approval of previous month's minutes
approved by committee
2. NYC Accelerator: Local Law 97 regarding decarbonization requirements for buildings
no vote necessary
3. Q Impact Solutions: Former PS 64 / CHARAS Community Building Updates
DISCUSSION:
no vote necessary
4. 2025 committee goals
withdrawn
5. Preliminary Budget Responses to FY26 Budget Requests
no vote necessary
6. Vote to Adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Transportation, Public Safety, Sanitation & Environment Committee

1. Approval of the previous month's minutes
approved by committee
2. DOT: Proposed neighborhood loading zone at 520 East 12th Street

VOTE: TITLE: Support for Proposed Neighborhood Loading Zone at 520 East 12th Street

Whereas, the residents of East 12th Street expressed interest in a neighborhood loading zone, and

Whereas, there are many residential buildings on this block that have a high rate of deliveries, and

Whereas, currently some delivery vehicles block the bike lanes or double-park when loading and unloading, and

Whereas, residents believe the street is not very busy, therefore creating a neighborhood loading zone would not be an impactful loss of space, and

Whereas, a neighborhood loading zone would promote safety for bikers and drivers that use East 12th Street, so

Therefore, be it resolved that Community Board 3 supports the proposal for the addition of 30 to 40' long (approximately 1.5 to 2 car lengths) permanent Neighborhood Loading Zones in the vicinity of 520 East 12th Street.

3. DOT: Proposed neighborhood loading zone at 163 Stanton Street

VOTE: TITLE: Support for Proposed Neighborhood Loading Zone at 163 Stanton Street

Whereas, the residents of Stanton Street expressed interest in a neighborhood loading zone, and

Whereas, residents have witnessed many for-hire vehicles that must double park or park partially on the sidewalk to pick up or drop off customers, and

Whereas, residents would like to prevent the number of vehicles double parking or parking on the sidewalk to promote safety and traffic flow on the street, and

Whereas, a neighborhood loading zone would promote safety, additionally benefiting businesses by allowing for smoother deliveries, so

Therefore, be it resolved that Community Board 3 supports the proposal for the addition of 30 to 40' long (approximately 1.5 to 2 car lengths) permanent Neighborhood Loading Zones in the vicinity of 163 Stanton Street.

- 4. DOT: Informational presentation re: microhubs – distribution spaces to transload goods from truck to electric or human-powered modes
no vote necessary
- 5. 2025 Transportation, Public Safety, Sanitation, and Environment Committee Goals
no vote necessary
- 6. Preliminary Budget Responses to FY26 Budget Requests
no vote necessary
- 7. Report from Chinatown Connections Working Group
no vote necessary
- 8. Vote to Adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Parks, Recreation, Waterfront, & Resiliency Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Parks Manager Update
no vote necessary
- 3. Parks: Presentation for seating area outside the Rivington Street Playground in SDR Park

VOTE: TITLE: Resolution in Support of the Rivington Street Corridor Seating Plan

Whereas, the New York City Department of Parks and Recreation has proposed a redesign for the Rivington Street corridor, located south of Rivington Playground in Sara D. Roosevelt Park; and

Whereas, the current layout of the corridor does not maximize available space, resulting in limited seating, particularly for adult park visitors who are not utilizing the playground; and

Whereas, community members have expressed concerns that the existing design prioritizes Citi Bike parking over usable park space; and

Whereas, the proposed redesign relocates the Citi Bike station to Forsyth Street, thereby reclaiming space along the Rivington corridor for public park use; and

Whereas, in the transverse area, benches alongside the playground fence will be set back several feet to prevent their use for unauthorized access to the playground after closure, and concrete chess tables will be installed to provide additional recreational opportunities; and

Whereas, changes to the playground area include the relocation of seating designated for adults without children to outside the playground, as requested by the community, and the addition of two child-sized picnic tables placed adjacent to each other, along with one wheelchair-accessible adult picnic table within the playground area; and

Whereas, the new plan includes removable bollards to prevent unauthorized use of the corridor by skateboards, bicycles, motorcycles, and vehicles, enhancing safety and accessibility; and

Whereas, NYC Parks has committed to creating a welcoming, safe, and comfortable environment that serves all park visitors, including by providing expanded seating options such as game tables, benches, and accessible seating; and

Whereas, NYC Parks has agreed to return to Community Board 3 to provide updates on the project's progress; and

Whereas, Community Board 3 requests that NYC Parks consider placing a ping pong table in the corridor to further enhance recreational opportunities;

Therefore, be it resolved that Community Board 3 supports the proposed seating plan for the Rivington Street corridor as presented by NYC Parks.

4. Community Request: Lighting for track in East River Park

VOTE: TITLE: Resolution in Support of Flood Lighting for the East River Park Track as Part of the ESCR Project

WHEREAS, the East River Park Track is a vital community resource, serving as one of only two regulation public tracks in Manhattan and the only one south of 135th Street; and

WHEREAS, the track is widely used by runners, athletes, and community members, providing essential recreational and health benefits; and

WHEREAS, the track currently has inadequate lighting, limiting accessibility and creating potential safety concerns, particularly during evening hours; and

WHEREAS, the East River Park Track is scheduled to close for reconstruction as part of the East Side Coastal Resiliency (ESCR) project; and

WHEREAS, flood lighting for the track is not currently included in the ESCR reconstruction plans; and

WHEREAS, studies have shown that proper lighting enhances public safety and reduces crime, making the track safer for all users; and

WHEREAS, installing lighting as part of the ESCR project is more cost-effective than retrofitting it later; and

WHEREAS, other public tracks, such as Williamsburg’s McCarren Park Track, have successfully implemented full sports lighting, demonstrating its feasibility and benefits; and

WHEREAS, sports lighting, rather than general flood lighting, is preferred to ensure focused illumination on the track while minimizing light pollution and mitigating impacts on bird populations; and

WHEREAS, lighting models already exist within East River Park that can serve as references for appropriate installation, provided they do not conflict with necessary mitigation measures for wildlife and light pollution, and specifically will not interfere with bird migration routes;

THEREFORE, BE IT RESOLVED, that Manhattan Community Board 3 urges the New York City Department of Design and Construction (DDC), the New York City Department of Parks & Recreation, and all relevant agencies to incorporate sports lighting into the East River Park Track as part of the ongoing ESCR project; and

BE IT FURTHER RESOLVED, that Community Board 3 supports the efforts of community advocates in ensuring that the track remains a safe, accessible, and well-lit public resource year-round while also addressing environmental concerns related to lighting.

- 5. LES Ecology Center: Informational presentation for Coolest Block in the Lower East Side Community Initiative, a street tree stewardship contest
no vote necessary
- 6. Preliminary Budget Responses to FY26 Budget Requests
no vote necessary
- 7. Vote to Adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks item 3, 4)
38 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Parks item 3, 4)

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

- 1. Approval of previous month's minutes

approved by committee

2. Bellevue CAB: Request for support to prioritize funding in upcoming state and city budgets

VOTE: TITLE: Community Board 3 Support for Increased Funding for NYC Health & Hospitals/Bellevue

WHEREAS, NYC Health & Hospitals/Bellevue is a public healthcare institution serving as a tertiary care hospital and plays an indispensable role within the New York City Health and Hospitals System, including access to crucial medical services for residents living in Community Board 3 and New York City as a whole; and

WHEREAS, Bellevue Hospital plays an integral role in ensuring that all New Yorkers receive much-needed medical care including a large percentage of uninsured and Medicaid-dependent patients, nearly 60% of whom depend on Medicaid; and

WHEREAS, in December 2024, Bellevue's patient census exceeded full capacity, with long wait times for emergency care, beds and appointments, burdening not only patients but also healthcare workers; and

WHEREAS, current Medicaid reimbursement rates cover only about 70 percent of the cost of care provided, creating a substantial funding shortfall for Bellevue, with estimates that full Medicaid reimbursement in 2021 alone could have generated an additional \$863 million in funding for the hospital;

WHEREAS, the proposed closure of Mount Sinai Beth Israel Hospital would greatly increase the number of patients Bellevue sees through emergency, inpatient, and outpatient services, further straining existing capacity issues; and

WHEREAS, Dr. Mitchell Katz, Chief Executive Officer of NYC Health & Hospitals, has spoken about the great need for facility expansion and renovation at Bellevue given the rapidly increasing demand as reported by the Bellevue CAB; and

WHEREAS, Bellevue particularly provides crucial care and serves marginalized communities to access quality and affordable healthcare, without regard to the patients' financial circumstances; so

THEREFORE, BE IT RESOLVED that Community Board 3 supports prioritizing increased funding in the New York State and New York City budgets for NYC Health & Hospitals/Bellevue so that current capacity is retained and expanded to sustain its goal in meeting healthcare needs for all New Yorkers.

3. Goddard Riverside: Informational presentation on homeless outreach work

no vote necessary

4. Barrier Free Living: Update on reconstruction of 270 E 2nd St for domestic violence victims with disabilities and request for support for proposed artwork to be displayed on building facade

VOTE: TITLE: Resolution in Support of the Installation and Display of Public Artwork at 270 East 2nd Street New York, NY 10009

Whereas, Barrier Free Living is developing a 75-unit supportive housing program for the elderly and survivors of domestic violence, providing critical services and housing to vulnerable members of the community; and

Whereas, Barrier Free Living proposes the installation of a neon light art display on the facade of 270 East 2nd Street as a means of fostering a visually engaging and socially impactful public art installation; and

Whereas, Barrier Free Living has collaborated with artist Alicia Eggert, an esteemed American artist renowned for her text-based neon works that address themes of social justice and empowerment; and

Whereas, the proposed artwork will alternate between the messages "NOW IS NEVER TOO LATE TO BE FREE" and "NOW IS NEVER TOO SOON TO BE FREE," crafted in purple glass neon on a steel-painted framework designed for durable outdoor installation; and

Whereas, the artwork dimensions will be approximately 50 inches in height by 120 inches in width, ensuring visibility while maintaining aesthetic harmony with the building's facade; and

Whereas, the installation of this artwork will contribute to the cultural and artistic enrichment of the neighborhood, align with the mission of Barrier Free Living, and serve as an inspiring public statement on freedom and resilience;

Therefore, be it resolved that Manhattan Community Board 3 supports the installation and display of the proposed neon light artwork at 270 East 2nd Street and acknowledges its significance in enhancing public space and community engagement.

Be it further resolved that this approval is granted to facilitate the necessary permitting process required for the installation and long-term display of the artwork.

- 5. CAB/CEC reports
no vote necessary
- 6. 2025 Committee Goals
no vote necessary
- 7. Preliminary Budget Responses to FY26 Budget Requests
no vote necessary
- 8. Vote to Adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED

SLA Licensing & Outdoor Dining Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Jazba Room 207 (Jazba NYC LLC), 207 2nd Ave (op/alt: add service bar/method of operation: extend hours to 11:30pm Sunday-Thursday and 1:30am Friday-Saturday)

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

WHEREAS, Jazba NYC LLC, doing business as Jazba, is seeking an alteration to its full on-premises liquor license, to add a customer bar, add live music, and extend its hours, in the premises located at 207 2nd Avenue on the corner of E 13th St and 2nd Avenue, New York, New York; and

WHEREAS, this applicant was approved in March of 2023 for an establishment with a certificate of occupancy for 150 people, 22 tables, and 68 seats, one 13' bar with 8 seats, serving Indian cuisine from a full kitchen during all hours of operation, no televisions, playing ambient background music and streaming services / playlists only; and

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

WHEREAS, The location was previously licensed with a full OP license to Momofuku Ssam Bar, which was originally approved for wine and beer by this committee in March of 2006. The license was upgraded to full OP in 2007. The business closed during the pandemic, and

WHEREAS, the applicant has been operating restaurants since 1990 and Junoon, an Indian restaurant at 19 W 24th St which has been in operation since June of 2021 and

WHEREAS, 39 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 Jazba NYC LLC for the premises located at 207 2nd Ave, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as full service restaurant serving Indian cuisine during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30 AM to 12:AM Sunday – Thursday, and 11:30 – 1:30 am Friday and Saturday,
- 3) it will close 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 play ambient background music only, consisting of recorded music and live music, and will not have DJs, promoted events, scheduled performances or any event at which a cover fee will be

charged, live music composed of not more than 1 nonamplified/acoustic musician, no more than 12 times 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 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) I will use the backroom as a full-service sit down restaurant only.

24. IXTA (AEN Hospitality Group LLC), 299 Bowery (op/method of operation: extend hours to 1pm Sunday-Wednesday and 4am Thursday-Saturday)
withdrawn

New Liquor License Applications

3. Andy's Burros LLC, 5 St Marks Pl (op)

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

WHEREAS, Andy's Burros, is seeking a full on-premises liquor license, for the premises located at 5 Saint Marks Place, New York, NY, between 3rd and 2nd Ave, New York, New York; and

WHEREAS, this is an application for an establishment with for 34 people, 11 tables and 34 seats with bar with 6 seat, Burritos and burrito bowls with a full kitchen and prep area, serving food during 11am - 2am all days, no televisions and streaming music; and

WHEREAS, there are 35 licensed establishments within 500 feet per the SLA LAMP map;

WHEREAS, this location was previously licensed with a full on premises license for over 14 years; and

WHEREAS, the applicant is a license holder 1) Taqueria St Marks Pl, 2) Taqueria Gramercy & 3) Taqueria LES, and

WHEREAS, two residents that live nearby and have worked for and known the applicant for 10 years and are fully in support of the application; and

WHEREAS, 40 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 A-roll Bar & Grill, for the premises located at 5 Saint Marks Place, 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 Mexican food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M and closing by 2:00 A.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 install soundproofing (2 layer insulation + drywall for ceiling & soundproof foam for windows) to ensure that sound or vibration are inaudible in nearby apartments,
- 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 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 will not have more than 1 private party per month,
- 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 10:00 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.
4. Rui Rui LLC, 15-17 Doyers St (op)
withdrawn
5. Duff's Famous Wings (Pomegranate NYC Clinton LLC), 88 Clinton St (op)
withdrawn
6. At Cave (At Cave LLC), 103 E 2nd St (op)

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

WHEREAS, At Cave LLC At Cave, is seeking a full on-premises liquor license, in the premises located at 103 E 2nd Street , between First Avenue and Avenue A , New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 9 tables and 17 seats with 12 Foot Bar, with 4 barstools, Full Kitchen, serving food during all hours of operation, no TVs, and streamed music at a background level; and

WHEREAS, there are 24 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, This location is currently licensed for Off-Premise Beer; and

WHEREAS, This applicant has no previous experience in a similar business; and

WHEREAS, One resident that lives in the building, directly above the location submitted an email and appeared in opposition due to concerns about inadequate soundproofing and noise from the HVAC equipment, the applicant agreed to work with the residents; and

WHEREAS, 62 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 At Cave LLC, for the premises located at 103 E 2nd street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an Asian Fusion Restaurant, with a full kitchen serving food at all hours of operation,
 - 2) its hours of operation will be opening no later than 12:00 P.M. and closing by 12:00A.M. Tuesday-Sunday,
 - 3) it will not use outdoor space for commercial use,
 - 4) I will not employ a doorman/security personnel,
 - 5) it will 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, and not more than 3 private parties per month,
 - 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 will not have "happy hours,"
 - 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,
 - 15) it will ensure all HVAC and kitchen exhaust equipment meets all city codes and does not disturb nearby apartments.
7. BlueRoad (Double Lobster LLC), 134 Ludlow St (wb)

VOTE: TITLE: Community Board 3 Recommendation To Deny

WHEREAS, Double Lobster LLC doing business as Blue Road, is seeking (beer & wine) license, in the premises located at 134 Ludlow St , between Stanton & Rivington , New York, New York; and

WHEREAS, this is an application for an establishment with of 22 people, 5 tables and 20 seats with a full kitchen serving American comfort food: Burgers, Lobster Rolls, Chicken Sandwiches, serving food during all hours of operation: Sunday – Wednesday, 8am – 12am Sunday – Wednesday, 8am – 2am Thursday, 8am – 4:30am Friday and Saturday, with alcohol service ending at 12 all days; and

WHEREAS, there are 45 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously Pig and Butter, with a Beer/Wine license can closed at 6pm during the week and 7pm on Friday and Saturday; and

WHEREAS, Applicant, Max Lifflander, has experience operating Emmett's & Emmett's on Grove (W Village); and

WHEREAS, the Applicant has operated this business at this location without alcohol for a month and a half; and

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

WHEREAS, Although the applicant is proposing to stop serving alcohol at 12am all nights, they would like to stay open later to serve food to the people that are in the area, specifically the crowds that are leaving the bars and give people a place to sit down and eat, and

WHEREAS, the location is within Hells Square, one of the most oversaturated areas of the District, the city, and even of the country, and

WHEREAS, the most common complaint from residents in this area is of late night commercial noise, and

WHEREAS, the noise, crowds, and crime in this area have caused the precinct to close streets in the area in the past, and currently have officers on foot and squad cars posted at the intersections to manage the people on the street and to help disperse the crowds; and

WHEREAS, the applicant is targeting as his customers late night bar-goers who have been visiting the local bars and will be enticed to stay in the area for inexpensive food not easily available after 4:00 a.m. and

WHEREAS, Community Board 3 endeavors to work with business owners by agreeing to stipulations that will address the late night noise problem for residents and achieve a balance that supports businesses, and

WHEREAS, this applicant will cause a greater negative impact on the community by replacing a business that served alcohol and operated until 7 pm, and

WHEREAS, this applicant refused to sign stipulations that his business would close at 12 a.m., 5 hours later than the previous business but would still address late night quality of life noise problems, so

WHEREAS, this location is located in an a very oversaturated area with crime issues reported by the 7th Precinct. This is in addition to the large crowds on the streets and grand larceny crimes inside the businesses; and

WHEREAS, the number of complaints in this area have caused the precinct to close streets in the area, on weekend nights to manage the people on the street and to help disperse the crowds; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a Beer/Wine license for Double Lobster LLC, for the premises located at 134 Ludlow St, New York, New York, because it does not show public benefit and it would adversely affect the neighborhood. Although it intends to stop serving alcohol at 12am it would serve food until 4:30 am, which would add to the crowds and noise in the area. This business is in a location that previously closed at 7pm. Extending the hours would have a negative impact on the neighborhood in an extremely over saturated area where there are already 45 full on-premises liquor licenses within 500 feet, in addition to the existing traffic, noise, and crowd conditions that often necessitate police action.

8. Entity to be Formed, 165 Allen St (op)
withdrawn

9. 5's (Dunne Hospitality LLC), 179 Ave B (op)

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

WHEREAS, Dunne Hospitality, LLC doing business as "5's", is seeking a full on-premises liquor license, in the premises located at 179 Avenue B, between E. 11th and E. 12th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with 100 people, five (5) communal bar tables and forty (40) seats spread across the kitchen and bar counter tops, a full kitchen and food preparation area, serving food during all hours of operation, no TVs, small speakers playing streaming music at background level; and

WHEREAS, there are 7 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and,

WHEREAS, this location is currently unlicensed for the sale of alcohol, although the previous business at this location, "Guac" held an OP license;

WHEREAS, this applicant has never held a license for the sale of alcohol or own/operate any other businesses in this area, but does has over 15 years in the restaurant/hospitality/bar experience; and

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

WHEREAS, a representative from the East Village Community Coalition met with the applicant and the East 12th street block Association, they shared their concerns about the neighborhood, their concern is that it is currently unlicensed and they cannot support another licensed establishment in the neighborhood,

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 method of operation as a full service restaurant, the experience of the applicants, the location on a commercial avenue, and the lack of complaints for the location; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Dunne Hospitality, LLC, for the premises located at 179 Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Counter Service Kitchen and Bar, 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 3PM and closing by 1AM Monday -Thursday, and 3PM - 2AM Friday, 12PM – 2AM Saturday and 12PM -1AM Sunday,
- 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 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 sport,
- 6) 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,
- 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.

10. Foxface Natural (Be A Good Neighbor LLC), 189 Ave A (upgrade to op)

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

WHEREAS, Be a good neighbor LLC doing business as Foxface Natural, is seeking an upgrade to a full on-premises liquor license, in the premises located at 189 Avenue A, between 11th and 12th, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 9 tables and 29 seats with 1 Customer Bar, L-Shaped, Approx. 23ft x 10ft, Full Kitchen, serving food during all hours of operation, No TV's and background level music play from streaming services; and

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

WHEREAS, the applicant has been operating this business at this location with a beer/wine license since 2020; and

WHEREAS, the applicant has been operating at this location since 2021 and at one other location in the East Village prior to that; and

WHEREAS, representatives from the North Avenue A Neighborhood Association and the East Village Community Coalition appeared and agreed that their business has not been a problem, but expressed concerns about adding a full liquor license to a location that has never had a full license, in an area that has had problems in the past, and that the hours would not be extended in the future; and

WHEREAS, 23 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 Be a Good Neighbor LLC, for the premises located at 189 Avenue A, 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 Full Kitchen serving unique, ingredient driven food at all hours,
- 2) its hours of operation will be opening no later than 11:00 A.M and closing by 12:00 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,
- 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.

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

Items not heard at Committee

12. Lydia's (Brenmck LLC), 16 1st Ave (op/alt: removing additional bar & adding four tables and 14 seats)
withdrawn

13. Jade & Clover (CK 139 Inc), 139 Chrystie St (corp change)
administratively approved

14. Bateman's (NGE NYC LLC), 308 E 6th St (corp change)
administratively approved

15. Gnocco (Food in Italy LLC), 337 E 10th St (corp change)
administratively approved

16. Conway Diner Inc, 80 2nd Ave (wb)
administratively approved

17. Blaze BBQ & Hibachi Inc, 109 Eldridge St (wb)
administratively approved

18. Twilight Lounge Corp, 110 1st Ave (wb)
administratively approved

19. Genki East Inc, 111 Stanton St (wb)
administratively approved
 20. Flo-En LLC, 126 Rivington St (wb)
administratively approved
 21. Divin (KMG Wine Bar LLC), 170 2nd Ave (wb)
withdrawn
 22. Slurpeak (Naturafaba Inc), 172 Delancey St (Store 1) (wb)
administratively approved
 23. Baja and Humans LLC, 195 Ave A (aka 441 E 12th St) (wb)
withdrawn
 39. Spicy Moon (20X Hospitality East Village LLC), 328 E 6th St (wb)
administratively approved
- Dining Out NYC - Not heard at Committee
25. Lil Frankie's Pizza (Just an Oven Corp), 19 1st Ave (Roadway Cafe)
administratively approved
 26. Lil Frankie's Pizza (Just an Oven Corp), 19 1st Ave (Sidewalk Cafe)
administratively approved
 27. Eel Bar (Twin Eagles, LLC), 252 Broome St (Roadway Cafe)
withdrawn
 28. A'more Caffe (Sumone Cafe Inc), 150 E 2nd Ave (Roadway Cafe)
administratively approved
 29. Supper (Raguboy Corporation), 156 E 2nd St (Roadway Cafe)
administratively approved
 30. Bar Belly (Sweet Ranger Inc), 14B Orchard Street (Roadway Cafe)
administratively approved
 31. The Immigrant NYC (The Immigrant Wine Bar LLC), 341 E 9th St (Roadway Cafe)
administratively approved
 32. Penny Farthing Restaurant (East County Louth Inc), 103 3rd Ave (Roadway Cafe)
administratively approved
 33. Dimes (Dimes Big Time LLC), 49 Canal St (Roadway Cafe)
administratively approved
 34. Miss Lily's 7A (Seven A Cafe Inc), 109 Ave A (Roadway Cafe)
administratively approved
 35. Miss Lily's 7A (Seven A Cafe Inc), 109 Ave A (Sidewalk Cafe)
administratively approved
 36. Horus Cafe (Elsayed III Corp), 293 E 10th St (Roadway Cafe)
administratively approved
 37. Horus Cafe (Elsayed III Corp), 293 E 10th St (Sidewalk Cafe)
administratively approved
 40. Horus Kebab House (El Sayed 1 Corp), 93 Ave B (Sidewalk Cafe)
administratively approved
 41. Horus Kebab House (El Sayed 1 Corp), 93 Ave B (Roadway Cafe)
administratively approved
 42. 11th St Bar (Delta 510 Corp), 510 E 11th (Roadway Cafe)
administratively approved
 43. Les Enfants De Boheme (Office Ho Jonot LLC), 173 Henry Street (Roadway Cafe)
administratively approved
 44. Rake Wine Bar (Rake NYC Inc), 45 1st Ave (Sidewalk Cafe)
administratively approved
 45. 169 Bar (Cafe 169, Inc), 169 E Broadway (Roadway Cafe)
administratively approved
 46. Orchard Grocer (Orchard Grocer Inc), 78 Orchard St (Sidewalk Cafe)
administratively approved
 47. 2A (SWAUTO LTD), 25 Ave A (Roadway Cafe)
administratively approved
 48. Cantina Cubana (Cantina Cubana LLC), 17 Ave B (aka 210 E 2nd St) (Sidewalk Cafe)
administratively approved
 49. Jadis (Namu Restaurant Corp), 42 Rivington Street (Roadway Cafe)
administratively approved
 50. Kazuza (Le Miu Corp), 107 Avenue A (Sidewalk Cafe)
administratively approved
 51. Kazuza (Le Miu Corp), 107 Avenue A (Roadway Cafe)
administratively approved
 52. Mictlan Mexico (Orchard 17 Restaurant Corp), 17 Orchard Street (Roadway Cafe)

- administratively approved
- 53. Yuca Bar & Restaurant (Yuka Bar & Restaurant, Inc), 111 Avenue A (Roadway Cafe)
administratively approved
- 54. Bibi Winecellar (You're Almost There Inc), 211 E 4th St (Roadway Cafe)
administratively approved
- 55. Flowers Cafe (Kaiser Richter Inc), 39 Essex St (Roadway Cafe)
administratively approved
- 56. Tuome (Tun LLC), 536 E 5th St (Roadway Cafe)
administratively approved
- 57. Carlota (Dolce Ranger LLC), 14A Orchard St (Roadway Cafe)
administratively approved
- 58. Rynn Restaurant and Bar (Permsub Inc), 309 E 5th St (Roadway Cafe)
administratively approved
- 59. Niagara (Tozzer LTD), 112 Ave A (Roadway Cafe)
administratively approved
- 60. San Marzano (Evir Corp), 117 2nd Ave (Roadway Cafe)
administratively approved
- 61. The Grafton Public House (1465 CDM Inc), 126 1st Ave (Roadway Cafe)
administratively approved
- 62. Veselka Restaurant (Veselka Enterprises LTD) 144 2nd Ave (Roadway Cafe)
administratively approved
- 63. 96 Tears (LaPizza Shop Inc), 110 Avenue A (Roadway Cafe)
administratively approved
- 64. Book Club (Book Club Bar LLC), 197 E 3rd St (Roadway Cafe)
administratively approved
- 65. Cervo's (Kings Palace NYC LLC), 43 Canal Street (Roadway Cafe)
administratively approved
- 66. Cellar 36 (NF Cellar Inc), 36 Market St (Roadway Cafe)
administratively approved
- 67. Donnybrook (Beta Clinton Corp), 37-39 Clinton St (Roadway Cafe)
administratively approved
- 68. Gemma (Bowery F & B, LLC), 4 E 3rd St (Roadway Cafe)
administratively approved
- License Expansion for Dining Out - Not heard at Committee
- 38. Cafe Maud (Host 132 LLC), 132 2nd Ave (op)
administratively approved
- 69. 2025 committee goals
withdrawn
- 70. Preliminary Budget Responses to FY26 Budget Requests
no vote necessary
- 71. Vote to adjourn
approved by committee

10 YES 26 NO 3 ABS 0 PNV MOTION DID NOT PASS (vote to refer SLA item 7 back to committee)
39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA item 7)
28 YES 10 NO 1 ABS 0 PNV MOTION PASSED (SLA item 7)

Vote to adjourn

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

| | | | | | |
|---------------------|-----|--------------------|-----|--------------------------|-----|
| David Adams | [P] | Tahisha Fields | [A] | Ana Kakkar | [A] |
| Stephen Ballinger | [A] | Nagnouma Fofana | [P] | Nancy Kong | [P] |
| Lee Berman | [P] | John Fout | [P] | Michelle Koppersmith | [P] |
| Solomon Blecher | [P] | Kathryn Freed | [P] | Dianne Lake | [P] |
| Thanh Bui | [P] | Shawn Garcia | [P] | Mae Lee | [P] |
| August Castelli | [P] | Ryan Gilliam | [P] | Michael Levario | [P] |
| Karlin Chan | [P] | Debra Glass | [P] | Jaja Liao | [P] |
| Ariadna Chua | [A] | Charlie Goldensohn | [P] | Mollye Liu | [P] |
| Vincent Cirrito | [P] | Andrea Gordillo | [P] | Campbell Munn | [P] |
| Eric Diaz | [P] | Herman Hewitt | [A] | Indrani Nicodemus Rivera | [P] |
| Alistair Economakis | [P] | Trever Holland | [P] | Grauen Olivares | [P] |
| Larry Fenn | [P] | Vaylateena Jones | [P] | Damaris Reyes | [A] |

| | | | | | |
|-------------------|-----|-----------------|-----|---------------------|-----|
| Jailene Rodriguez | [P] | Clint Smeltzer | [P] | Josephine Velez | [A] |
| Richard Ropiak | [P] | Sandra Strother | [P] | Kathleen Webster | [P] |
| Sherry Ryan | [P] | Daniel Tainow | [P] | Guillermo Zubillaga | [P] |
| Arnette Scott | [A] | Zachary Thomas | [P] | | |

Meeting Adjourned