



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

April 2025 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, April 22, 2025 at 6:30pm at PS 20, 166 Essex Street.

Public Session:

Montomi Jewel – Open Streets – (East Broadway and Canal Resident) – Supporting Canal Street Open Street Program

Rachel Wilkerson – Open Streets – Supporting Canal Street Open Street Program

Nicholas Perkins – Open Streets – Supporting Canal Street Open Street Program

Kiyana Salkeld – Open Streets – Supporting Canal Street Open Street Program

Greg Miller – September 17th, 2025 Dance Parade NY, DanceParade.org for more information on the parade

Laura Sewell – Loisaida Open Street, Saturday April 26th.

Announcing the last meeting of Richard Ropiak, long time (53 years on the board) community board member.

Received acknowledgments from the offices of City Council (Carolina Rivera), State Assembly (Assemblywoman Grace Lee, Assemblymen Harvey Epstein)

Public Officials:

Mayor Eric Adams, Robin Forst: Taking sheds down, legislation signed by the mayor. Quality of Life initiative, setting up a Commission, it is being launched in two months. The quality-of-life issues are being addressed to help people that call 311 about standing issues. The Commission will address those issues.

From the floor – The DOT has a new division, the adding new application to address sidewalk sheds. The Community Board processes all the applications, a request for addition funds to meet the need.

Public Advocate Jumaane Williams, Curtis Young:

Comptroller Brad Landers, Evelin Collado:

Borough President Mark Levine, Yiyi Wang: Update Community Board Applications received over 1000 applicants. Maximum term limits are not published on the Manhattan Borough websites. Know your right palm cards are available. The cards are in different languages, English, Spanish and Chinese.

District Attorney Alvin Bragg, Sherman Goldblum: Not presented

Congressmember Dan Goldman, Carlos Rondon:

Assemblymember Grace Lee, Laura Rosas: The STOP ACT to address tax payer money to be included in paying for lawsuits

Assemblymember Deborah J. Glick, Lily Yeung: Two legislation – Pfast to stop the material used and it does not break down. The bill is to prohibit the use of the chemical. A renewal of a bill to ensure cameras remain by school to stop speeders in by school buildings.

Assemblymember Harvey Epstein, Chanel Elliott: Assemblyman presented the State proclamation to Community board member Ropiak – Changing discovery and changes to involuntary commitment for people experiencing mental health crisis – Daniel's Law, are in the discussion in the budget talks. The budget talks there are requesting more beds in order to accommodate the change in the law. TLC Express Bus- Thursday April 24th – Breast Cancer Screening April 23, Shredding day June 6th all events are published in the newsletter.

State Senator Brian Kavanaugh, Patricia Olan: Delancey Street Subway elevator is moving forward. Adopting a pet event on May 4th. Looking scheduling a resource fair in June.

Councilmember Christopher Marte, Simon Kostelanetz: Participating budgeting has ended. Rolling Skate event this Friday – Townhall May 20th 6pm -8pm for Medicare for Retirees. Councilman continues to advocate Push to end 24-hour work day for home attendants.

Councilmember Carlina Rivera, Julio Rivas: Tompkins Field opening. Supportive Housing on April 18th hearing to expand supportive housing. More supportive housing 24/7. Budget Hearing – Executive in May continue to advocate for funding for library and arts. Upcoming events are published in the weekly newsletter.

Members Present at First Vote:

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

Minutes:
Minutes of February 2025 were approved, as is.

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:
Chairperson Andrea Gordillo – Hydraulic Wall – Waterfront Resiliency, Thompkins Square Park Field grand opening. Uses of funds, Pratt will provide an affordable band for the community.
A vote of Community Board Retreat. – Approximately half of the community board members raised their hand in support of the retreat.

District Manager's Report:
District Manager Susan Stetzer – Janet the Community board Associate has left the District Office. Janet left due to low salary.
April 28th – May 5th Susan will be on vacation
Dinning out application have been received currently we have 35 applicants.
Starting with District Needs Statement in July which is part of the budget process. The District Needs is very important it is not a policy document. The first step in May, each committee to review their highlighted portion and update if necessary. This document is very important many agencies review the document.
Working with DEP, 7th and 9th Precinct how to deal with noise rules.

Committee Reports:
Executive Committee
▪ Executive Committee Vote
VOTE: To amend the Manhattan Community Board 3 hiring resolution to include delegation of the hiring of the Assistant District Manager to the District Manager.

Community Board 3 delegates the hiring decision for Community Associate and Assistant District Manager to the District Manager.

9 YES 16 NO 11 ABS 0 PNV MOTION FAILED

Motion: Motion to refer the amendment to the Personal Taskforce.

Motion was second

Motion was deliberated on the floor. Board members requested further clarification on the motion.

16 YES 17 NO 3 ABS 0 PNV MOTION FAILED

Motion: add the following statement – as per OMB requires a resolution to delegate hiring to the District Manager if the board as a whole doesn't vote on the hiring decision.

Community Board 3 delegates the hiring decision for Community Associate and Assistant District Manager to the District Manager – as per OMB requires a resolution to delegate hiring to the District Manager if the board as a whole doesn't vote on the hiring decision.

The motion was second.

20 YES 7 NO 9 ABS 0 PNV MOTION PASSED

Motion: To move back to executive committee

Motion was second

14 YES 19 NO 3 ABS 0 PNV MOTION FAILED

Board Chair has committed to make inquiries to the Corp Council and Manhattan Borough President in reference to the amendment to ensure it is compliance with the bylaws and City Charter.

Adhoc Announcement: Community Board 1 has begun meetings about the waterfront, hybrid meeting will be held Tuesday April 29th Trinity Church 8th Street and Avenue B, community leaders are welcomed. All are welcomed to the meeting

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

1. Approval of previous month's minutes
approved by committee
2. New York-Presbyterian Lower Manhattan Hospital: Informational presentation re Community Health Needs Assessment
no vote necessary
3. CAB/CEC Reports
no vote necessary
4. Vote to Adjourn
approved by committee

36 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. Ray's (Swiss White Int'l LLC), 177 Chrystie St (op/alt: legalize existing floorplan)
withdrawn

New Liquor License Applications

3. Village East by Angelika (Citadel Cinemas Inc), 181-189 2nd Ave (upgrade to op)
withdrawn
4. Kasame Inc, 7 St Marks Pl (op)

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

WHEREAS, Kasame Inc doing business as Klong, is seeking a full on-premises liquor license, in the premises located at 7 Saint Marks Place, between 2nd and 3rd Avenue, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 27 tables and 54 seats with 1 bar with 10 seats, with a full kitchen, serving Thai food during all hours of operation with no TVs and streaming music; and

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

WHEREAS, this is currently a licensed location as a Thai Restaurant and this an application for a sale of assets; and

WHEREAS, the applicant has never previously been a license holder has worked in the industry and has been the manager at this establishment for 10 years, the current owner is retiring and the applicant is taking over the business and plans to continue to operate in the same way; and

WHEREAS, there was 3 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, 67 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 Kasame Ince, for the premises located at 7 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 Kitchen Restaurant, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M and closing by 2A.M All Days,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not 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 8:00 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.

5. Café La Rosa (47 Roses LLC), 47 Monroe St (op)

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

WHEREAS, 47 Roses, LLC doing business as "Café La Rosa", is seeking a full on-premises liquor license, in the premises located at 47 Monroe Street, between Mechanics Alley and Market Street, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 11 tables and 22 seats including a stand-up bar, a full kitchen and food preparation area, serving food during all hours of operation, no televisions, playing streaming music at background level from small speakers; and

WHEREAS, there are two (2) full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this is a previously unlicensed location (it was formerly a clothing store); and

WHEREAS, this applicant currently owns and operates "The York" located at 186 Avenue B, which has been in operation since March 2023; before that, they were the General Manager of "Black and White Bar" located at 86 E. 10th Street, from 2017-2020;

WHEREAS, 4 residents spoke in opposition to the late closing hours of 2am, given that this is a quiet, residential neighborhood; the applicants agreed to close at 12am Sunday - Thursday, and 1am Friday and Saturday; and

WHEREAS, 20 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 47 Roses, LLC, for the premises located at 47 Monroe Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Mexican Sonoran 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 12PM all days and closing by 12AM Sunday - Thursday and 1AM Friday and Saturday,
- 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 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 5 private parties 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 7PM 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.

6. Cavan NYC Hospitality Inc, 51 1st Ave (op)

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

WHEREAS, Cavan NYC Hospitality Inc, is seeking a full on-premises liquor license, in the premises located at 51 First Avenue, between East 3rd and 4th Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 164 people, 18 tables and 72 seats with 2 Bars: 1 on the ground level 37 Feet long, and 1 in the basement 18 feet long, Pub food served from a full kitchen, serving food during all hours of operation 4 TVs, Live acoustic music, and DJs; and

WHEREAS, there are 21 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, the location has been licensed and operating for 25 years as Karma Sutra Lounge, the last owner took over in 2021; and

WHEREAS, the Applicant has been operating two licensed establishments within CB3, The Mayfly and Juke Bar, as well as several other licensed establishments in Manhattan and Brooklyn, beginning in 1995; and

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

WHEREAS, the applicant met with Residents of Village view, and agreed to reduce the hours to 1am Sunday - Tuesday, 2am Wednesday and Thursday, and 3am Friday and Saturday; and

WHEREAS, Two residents spoke in support of the application; and

WHEREAS, 146 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 Cavan NYC Hospitality Inc, for the premises located at 51 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Tavern, with Full Kitchen serving hours at all hours,
- 2) its hours of operation will be Sunday 12pm - 1am, Monday - Tuesday, 4pm - 1am, Wednesday - Thursday, 4pm - 2am, Friday 4pm - 3am, Saturday 12pm - 3am,
- 3) it will not use outdoor space for commercial use,
- 4) I will employ a doorman/security personnel, 2 on busy nights,
- 5) it will 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 ambient background only, consisting of DJs, live acoustic music, but will not have third party promoted events, any event with cover charges, or scheduled performances. Djs and live acoustic music will be at background level,
- 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 7:00 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.

7. Bolzot (Wolf and Bear LLC), 55 Market St (op)

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

WHEREAS, WOLF & BEAR LLC doing business as Bolzot, is seeking a full on-premises liquor license, in the premises located at 55 Market Street, between Market and Monroe Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 6 tables and 16 seats with 18 ft bar with 20 seats, full kitchen serving food during all hours of operation, no TVs, background music only; and

WHEREAS, there are 1 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously unlicensed,

WHEREAS, Applicant has worked in the hospitality industry for 20 years, but has never held a license; and

WHEREAS, 1 resident spoke in opposition due to noise and crowds in the area, 2 residents spoke in support of the reduced hours, 3 residents spoke in support of the applicants experience in their previous businesses,

WHEREAS, 75 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 WOLF & BEAR LLC , for the premises located at 55 MARKET ST, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with full kitchen serving traditional Mongolian food all hours,
- 2) its hours of operation will be opening no later than 10:00 A.M and closing by 12:00 A.M Sunday - Thursday, and 12pm 1am Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night 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 install soundproofing,
- 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 not more than 5 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 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 6:00 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.

8. Dumbo, 98 Forsyth St (op)

withdrawn

9. Time Out New York (Manhattan) LLC, 124 E 14th St (op)

withdrawn

10. Bowies Lucky 88 LLC, 125 Canal St (West Store) (wb)

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

WHEREAS, Bowies Lucky 88, LLC is seeking a wine, beer & cider license, in the premises located at 125 Canal Street, between Chrystie Street and the Manhattan Bridge, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, **Indoor**: 7 tables and 36 seats, including an indoor bar; **Outdoor Café**: 3 tables and 6 seats total; a full kitchen and food preparation area, serving food during all hours of operation; no televisions, playing music at background level from small speakers; and

WHEREAS, there are 7 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and 4 places of worship within 200 feet;

WHEREAS, this is a previously unlicensed location; and

WHEREAS, applicant was the Manager of "The Tigerlily Kitchen"; until August of 2024 with previous hospitality experience including managerial positions at "The Corner Bistro" and "The Puck Fair", and bartending experience at "Swift"; and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a wine, beer & cider liquor license for Bowies Lucky 88, LLC, for the premises located at 125 Canal 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 and food preparation area, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12 PM (ALL DAYS) and closing by 1AM (Sun-Thurs) and 2AM (Fri-Sat),
- 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 not will employ a doorman/security personnel,
- 5) it will 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 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 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.

11. Dolce Boutique NYC Corp, 221 E B'way (wb)

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

WHEREAS, Dolce Boutique NYC Corp doing business as Dolce Momento is seeking a Beer/Wine license, in the premises located at 221 E. Broadway between Clinton and Montgomery Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 6 tables and 20 seats with, 1 bar with 15 seats, with less than a full service kitchen, serving Tapas during all hours of operation, no televisions, ambient recorded music, and

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

WHEREAS, This location was previously unlicensed, and

WHEREAS, the applicant has never previously been a license holder but has worked at various businesses in the industry for 11 years; and

WHEREAS, Describe any support and/or opposition to the application - for constructive reasons; and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a Beer/Wine License for Dolce Boutique NYC Corp, for the premises located at 221 E. Broadway, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a tapas restaurant with less than a full service kitchen, serving food all hours,
- 2) its hours of operation will be opening no later than 3pm Monday - Thursday and 12pm Friday and Saturday, Closing by 2am all nights,
- 3) it will not use outdoor space for commercial use,
- 4) it will install soundproofing if necessary to ensure no sound is audible in neighboring apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, 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.

12. Van Da by Helen (Helen & Co Catering LLC), 234 E 4th St (Westerly Store) (op)

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

WHEREAS, Helen & Co Catering LLC doing business as Van Da by Helen, is seeking (a full on-premises liquor) license, in the premises located at 234 East 4th Street, between Avenue A and B, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 19 tables and 60 seats with a counter with 2 bar seats, Full kitchen serving food during all hours of operation, No televisions and playing background recorded music; and

WHEREAS, there are 33 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, This location has been operated as Van Da, with a full liquor license since 2018 and the applicant plans to continue the same method of operation; and

WHEREAS, The applicant is currently a license holder at Saigon Social in the Lower East Side; and

WHEREAS, there was 1commercial 311 complaint at this location with NYPD action necessary since 2018; and

WHEREAS, 8 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 Helen & Co Catering LLC, for the premises located at 234 E 4th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Vietnamese Restaurant with A full kitchen serving food at all hours of operation,
- 2) its hours of operation will be opening no later than 5:00 P.M. and closing by 10:00 P.M. Tuesday-Friday, and opening 12:00 P.M. and closing by 10:00 P.M. Saturday and Sunday, closed Monday,
- 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,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

13. Aesthetic Matters LLC, 235 Bowery (op)

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

WHEREAS, Aesthetic Matters LLC doing business as The New Museum Restaurant, is seeking a full on-premises liquor license, in the premises located at 235 Bowery, between Stanton St and Rivington St, New York, New York; and

WHEREAS, this is an application for an establishment with of 122 people, 31 tables and 100 seats with 1 stand-up bar measuring 23 feet long with twelve (12) seats, one (1) TV, serving classic, healthy dishes, during all hours of operation with ambient background music; and

WHEREAS, there are 21 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this is a restaurant located completely inside the New Museum; and

WHEREAS, the applicant owns and manages five other restaurants in New York City since 2011; and

WHEREAS, The Bowery Mission submitted a letter in support of this application; and

WHEREAS, Two people and spoke in opposition, primarily due to the entrance/exit on Freeman Alley

WHEREAS, 96 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 Aesthetic Matter LLC for the premises located at 235 Bowery, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, serving healthy, café-style food between the hours of 9am-1am daily;
- 2) its hours of operation will be opening no later than 9A.M and closing by 1A.M all days,
- 3) it will not use outdoor space for commercial use,
- 4) it will have closed façade,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, or 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" that end by 6PM,
- 10) it will ensure that there are no wait lines,

- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints,
- 13) it will designate staff members to ensure Freeman Alley is kept orderly and clear at all times.

Items not heard at Committee

14. Ray's (Swiss White Int'l LLC), 177 Chrystie St (corp change)
withdrawn
15. Luk Shinn Inc, 85 Stanton St (wb)
administratively approved
16. Okiboru (Okiboru USA LLC), 188 1st Ave (wb)
administratively approved

Dining Out NYC - Not heard at Committee

17. Mayamezcal (Bytelogics Inc), 304 E 6th St (Roadway Café)
administratively approved
18. Phoenix (Hughes Murray Walsh LLC), 447 E 13th St (Roadway Café)
administratively approved
19. A10 Kitchen (A10TH Kitchen Group Inc), 162 Ave A (Roadway Café)
administratively approved
20. A10 Kitchen (A10TH Kitchen Group Inc), 162 Ave A (Sidewalk Café)
administratively approved
21. Grand Street Pizza (384 Grand Street Pizza LLC), 384 Grand St (Sidewalk Café)
administratively approved
22. Kiki's Grill & Rotisserie (#2) (SGrill Plan A Group LLC), 121 Division St (Roadway Café)
administratively approved
23. Kiki's Grill & Rotisserie (#2) (SGrill Plan A Group LLC), 121 Division St (Sidewalk Café)
administratively approved
24. Spicy Moon (20X Hospitality At Bowery LLC), 265 Bowery (Sidewalk Café)
administratively approved
25. Jajaja Plantas Mexicana (Raise Hospitality LLC), 162 E Broadway (Sidewalk Café)
administratively approved
26. Lil Frankie's Grocery (Frank Grocery Corp), 21 1st Ave (Sidewalk Café)
administratively approved
27. Desi Galli (Second Desi Galli, LLC), 172 Ave B (Roadway Café)
administratively approved
28. Upstate Craft Beer and Oyster Bar (Marry the Ketchup Inc), 95 1st Ave (Roadway Café)
administratively approved
29. Five Guys (FGNY 188 Second Avenue LLC), 188 2nd Ave (Sidewalk Café)
administratively approved
30. Ainslie Bowery (Ainslie Bowery LLC), 199 Bowery (Roadway Café)
administratively approved
31. Ainslie Bowery (Ainslie Bowery LLC), 199 Bowery (Sidewalk Café)
administratively approved
32. Early Terrible NYC (Broome Bistro and Café LLC), 303 Broome St (Sidewalk Café)
administratively approved
33. Early Terrible NYC (Broome Bistro and Café LLC), 303 Broome St (Roadway Café)
administratively approved
34. Dolar Shop (Dolar Shop 55 3rd Ave LLC), 55 3rd Ave (Roadway Café)
administratively approved
35. Zest Sushi (Broome Hospitality Corp), 249 Broome St (Roadway Café)
administratively approved
36. Mister Paradise (First Hospitality LLC), 105 1st Ave (Sidewalk Café)
administratively approved
37. Gnocco (Food in Italy LLC), 337 E 10th St (Sidewalk Café)
administratively approved
38. Sunday to Sunday (Sunday to Sunday Café, Inc), 88 Orchard St (Sidewalk Café)
administratively approved
39. Sunday to Sunday (Sunday to Sunday Café, Inc), 88 Orchard St (Roadway Café)
administratively approved
40. Parkside Lounge (Sterling Parkside Corp), 317 E Houston St (Roadway Café)
administratively approved
41. Ernesto's (259 E Broadway LLC), 259 E Broadway (Sidewalk Café)
administratively approved
42. Casetta (61 Hester LLC), 61 Hester St (Sidewalk Café)
administratively approved

- 43. Sarita's Mac & Cheese (Sarita's Macaroni & Cheese EV, LLC), 197 1st Ave (Sidewalk Café)
administratively approved
- 44. The Headless Widow (The Headless Widow LLC), 99 1st Ave (Sidewalk Café)
administratively approved
- 45. Maiden Lane (Yardbird LLC), 162 Ave B (Sidewalk Café)
administratively approved
- 46. Ray's Pizza Bagel Café (Agoriani Inc), 2 Saint Marks Pl (Sidewalk Café)
administratively approved
- 47. Little Canal (Coffeemen's, LLC), 26 Canal St (Sidewalk Café)
administratively approved
- 48. Casa Thirteen (Casa Thirteen LLC), 1 Delancey St (Sidewalk Café)
administratively approved
- 49. Loreley (Douglas Jacobson), 7 Rivington St (Roadway Café)
administratively approved
- 50. Sake Bar Satsko (AW Creative Associates Inc), 202 E 7th St (Roadway Café)
administratively approved
- 51. Think Coffee (Think Fourth Avenue LLC), 123 4th Ave (Sidewalk Café)
administratively approved

License Expansion for Dining Out - Not heard at Committee

- 52. Dimes, 49 Canal St - Application
administratively approved
- 53. Whiskey Tavern, 79 Baxter St - Application
administratively approved
- 54. Tuome, 536 E 5th St - Application
administratively approved
- 55. Corner Bar/Swan Room, 9 Orchard St (aka: 54 Canal St) - Application
administratively approved
- 56. Book Club Bar, 197 E 3rd St - Application
administratively approved
- 57. Bibi, 211 E 4th St - Application
administratively approved
- 58. Ama Raw Bar, 190-192 Ave B - Application
administratively approved
- 59. Mudspot, 307 E 9th St - Application
administratively approved
- 60. Vote to adjourn
approved by committee

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA item 5)
35 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 5)

Land Use, Zoning, Public & Private Housing Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. HPD: RFP Survey Report for 324 E 5th St affordable housing site
no vote necessary
- 3. Vote to Adjourn
approved by committee

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Transportation, Public Safety, Sanitation & Environment Committee

Joint Transportation Committee and SLA Committee for 2025 Open Streets Applications

- 1. Orchard Street from Canal Street to Grand Street
- 2. Avenue B from East 7th Street to East 10th Street
- 3. Jefferson Street from East Broadway to Henry Street
- 4. Pell Street from Mott Street to Bowery
- 5. Forsyth Street from East Broadway to Division Street
- 6. St Marks Place from 1st Avenue to Avenue A
- 7. Rivington Street from Allen Street to Eldridge Street
- 8. Orchard Street from Grand Street to Delancey Street
- 9. Hester Street from Ludlow Street to Allen Street
- 10. Broome Street from Ludlow Street to Allen Street
- 11. East 4th Street from Bowery to 2nd Avenue

12. Canal Street from Essex Street to Orchard Street
13. Suffolk Street from Rivington Street to Delancey Street

VOTE: TITLE: DOT's 2025 Open Streets Applications

Whereas, the DOT's 2025 Open Streets Application is required by both new and returning partners and are accepted on a rolling basis by DOT.

Whereas, DOT has provided Community Board 3 with a list of Open Street applications approved with the name of the community partner, location, and operational dates, days and times.

Whereas, the Community Board has 45 days to offer any comments on the approved applications.

Therefore, be it resolved, that Community Board 3 supports the Open Streets with the days and hours listed, with the one exception of Avenue B:

1. Orchard Street from Canal Street to Grand Street
Friday through Sunday: 3:00PM to 10:00PM
2. Avenue B from East 7th Street to East 10th Street
Monday through Sunday: 8:00AM to 8:00PM
3. Jefferson Street from East Broadway to Henry Street
Friday: 3:00PM to 10:00PM
Saturday: 11:00AM to 10:00PM
Sunday: 11:00AM to 9:00PM
4. Pell Street from Mott Street to Bowery
Saturday and Sunday: 9:00AM to 8:00PM
5. Forsyth Street from East Broadway to Division Street
Saturday: 9:00AM to 8:00PM
6. St Marks Place from 1st Avenue to Avenue A
Friday: 4:30PM to 10:00PM
Saturday and Sunday: 11:30AM to 10:00PM
7. Rivington Street from Allen Street to Eldridge Street
Tuesday through Thursday: 4:45PM to 11:00PM
Friday and Saturday: 9:00AM to 11:45PM
Sunday: 9:00AM to 11:00PM
8. Orchard Street from Grand Street to Delancey Street
Monday through Sunday: 12:00PM to 10:00PM
9. Hester Street from Ludlow Street to Allen Street
Friday through Sunday: 3:00PM to 10:00PM
10. Broome Street from Ludlow Street to Allen Street
Monday through Sunday: 12:00PM to 10:00PM
11. East 4th Street from Bowery to 2nd Avenue
Thursday: 4:00PM to 9:00PM
12. Canal Street from Essex Street to Orchard Street
Thursday through Sunday: 3:00PM to 10:00PM
13. Suffolk Street from Rivington Street to Delancey Street
Sunday: 4:00PM to 7:30PM

Be it further resolved, CB3 requests to extend the Avenue B application to 14th Street on the weekends to allow for additional programming and increased foot traffic for the local businesses.

Transportation Committee

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

- 2. DOT: Update on Park Row bike lane
no vote necessary
- 3. Committee Goals
no vote necessary
- 4. Vote to adjourn
approved by committee

33 YES 3 NO 0 ABS 0 PNV MOTION PASSED (Joint Transportation/SLA Committees Open Streets items)
36 YES 0 NO 0 ABS 0 PNV MOTION PASSED (Transportation Committee Items)

Parks, Recreation, Waterfront, & Resiliency Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Parks Manager Update
no vote necessary
- 3. EDC: Pier 36 Dock modifications
no vote necessary
- 4. DDC: ESCR PA1/BMCR Updates
no vote necessary
- 5. SDR Alliance: Request for support to Replace the Hester Street Playground Sandbox Area with Synlawn for Safety and Multi-Use Play with additional options from Parks
withdrawn
- 6. Review of responses to preliminary budget for FY'26
no vote necessary
- 7. Vote to adjourn
approved by committee

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Outreach Task Force

- 1. Approval of previous month's minutes
approved by committee
- 2. Revision of CB 3 outreach brochure
no vote necessary
- 3. Vote to Adjourn
approved by committee

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Landmarks Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. 121 East 7th Street: Vertical addition and modification to the existing façade
VOTE: TITLE: Approval of the Certificate of Appropriateness 121 East 7th Street

WHEREAS, 121 East 7th Street is a contributing building in the East Village/Lower East Side Historic District; and

WHEREAS, it is a 3-story, towered, Altered Gothic Revival style, religious structure (church), built c. 1903-04 by architect/builder Frederick Ebeling; and

WHEREAS, the Historic District designation report calls out "Special Windows" (Double-hung windows with transoms, all stained glass, on first- and second story windows; transom over western door; non-historic colored glass in tower window, all with protective covers); decorative metal work (newel posts at base of stairs); and significant architectural features (decorative painted transom over door in center bay, bell tower; decorative lintel on window of bell tower, parged); and

WHEREAS, the proposal is to convert the church to residential units with a community space in the cellar; and

WHEREAS, CB3 Finds the initiative to retain and adaptively reuse the historic church commendable; in particular, CB3 commends the following:

- Replication of the historic, gabled cornice;
- Restoration of the gothic window hoods and the first floor window surrounds;

- Removal of the "naturestone" coating and restoration or replacement of the original brick

WHEREAS, the original windows configuration on the front façade should be retained, including the double-hung windows with transoms and the stained glass windows (which may be replicated, if necessary); and

WHEREAS, CB3 finds the recessed balconies on the residential floors, as well as the recessed entrance at the street level, inconsistent with the historic façade and therefore inappropriate; and

WHEREAS, CB3 recommends that the railing on the roof of the addition be made of metal, painted black, to minimize its visibility; so

Therefore be it resolved, CB3 approves the Certificate of Appropriateness application regarding 121 East 7th Street, with the following recommendation:

CB3 would prefer that the stoop be retained (if at all possible) to maintain the building's original façade and we ask that alternatives for meeting ADA access to the building be studied.

3. Vote to adjourn
approved by committee

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Vote to adjourn

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

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

Meeting Adjourned