



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

[www.cb3manhattan.org](http://www.cb3manhattan.org) - [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov)

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## July 2025 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, July 22, 2025 at 6:30pm at Cooper Union Rose Auditorium, 41 Cooper Square.

### Public Session:

Cecil Scheib – Ave b resident, near TSP re: Ave B open street improvements, safety plan currently with DOT

Laura Sewell – Loisaida Open Street – for Support of the plan (Transportation Resolution#3) Avenue B

Lateisha Moore (Business Owner Hi-Note NYC) Supporting Open Streets for Avenue B

Karlin Chan – The incident that happen that on the Bowery, what is the elected officials doing about pedestrian barriers to help prevent incidents.

Andrea Holm – Against the open Street – complaining about loud music.

Michael Hassin – Supporting Open Street –

Rachel Wilkerson – Hybrid meeting access. Complaints about the audio and being ignored while on zoom on public speaking. Better quality audio and clarity on who is on zoom and how to chair a

Jonathon Cohen - JOCO – The mission to eliminated truck delivery. Requesting the longer hours for loading hours. The purpose of the space is to eliminate the need for truck deliveries. These delivers are only for Chinatown and Lower Eastside.

### Public Officials:

Mayor Eric Adams, Robin Forst: Police Commissioner and Mayor introduced drone service for train surfers, the range in age from 11 – 36 years old. Rise Up Concert Series, Saturday August 2th Free Admission. A new developed 145 Broom Street Senior Housing Program 190 Studio and One Bedroom Apartments. Question: Is this part of Grand Street Guild Answer: Yes, it is a part of Grand Street Guild Question: Are we gonna get a response from our letter: Answer: I guess so I will bring that back.

Public Advocate Jumaane Williams, Curtis Young: Not presented

Comptroller Brad Landers, Evelin Collado: Not presented

Borough President Mark Levine, Yiyi Wang: Sufficient investment in early childhood education. Funding for public school to make sure we are compliant to class size mandate, extension of library services and commitment to legal services. Requesting more funding for Community Boards. EEO office will run an online training. It will acknowledged technical difficulties'. DCAS will offer a live online training session. (Sexual Harassments for the Chair and Staff training). Casino advisory committee is formed; more information will be upcoming. Dominican Day Parade

Comment from the floor: All staff of meeting could not access online training.

Question: is the Borough of Manhattan President working on pedestrian barriers on Bowery and Canal

Answer: I will bring your concern back to our Transportation Representative

District Attorney Alvin Bragg, Sherman Goldblum: Gun Violence Incentives (Henry Street program running a basketball tournament)

Congressmember Dan Goldman, Lee: Introduction a bill to stop ICE for using mask while on duty. Hosting Town Hall on Section 8 and Section 9 Housing. In person Town Hall at Grand Street Settlement. Comment from the floor: What are the plan for closing on healthcare facilities. I would like to hear the plan moving forward?

Answer: Will take effect after Midterm Election. He will take the issue back.

Question: Who should fill out the form for the immigration taken or going to court

Answer: The person that is taken by ICE are to sign the form in order, sign the form that you bring to the office so the office can intervene. The form allows the Dan Goldman's office to intervene on the person's behalf and their family. The detained person must ask access to law library so they can sign the form. ICE Form 60 in the law library, once on the computer must be printed out and signed by pen.

Assemblymember Grace Lee, Fannie Ip: Addressing the Bowery and Canal, all local elected are working the area safer. We have a new community liaison Daniel. The assemblymember four bills. Assemblymember participated in local events.

Assemblymember Deborah J. Glick, Lane Sohn: June 30th Speed zone camera program, Gov. Hochul signed into law the extension.

Assemblymember Harvey Epstein, Chanel Elliott: Summer Movie Festival for July – September. Summer Reading Challenge is still on. Mobile Van in Baruch housing. Passed some good packets, Robert Brooks package 10 bill, reporting to the family of incarcerated person. However, this will prevent death within our correctional facilities. Death rates in correctional facilities are higher the further away from NYC. A year and half or more there will be work happening East River Park. Thank everyone for the service from the board. Thank you all for doing this and thank you for your time and enjoy. Question from the floor, how does it feel? Answer: Thank you and my family is fine and I am looking forward to the future.

State Senator Brian Kavanagh, Lee : Local mobile office hours this month. Our office is working on keeping Bowery and Canal Street safe.

Councilmember Christopher Marte, Simon Kostelanetz: The councilmember released a statement about Bowery and Canal, the councilmember requested a response to a letter to DOT about making the Bowery and Canal safer for pedestrians. Medicare Advantage will not be pushed on NYC retirees, huge win. Charter Revision letter on the website. Question: Local Supermarket, Seniors are getting their benefits stolen. Answer: Working with the DA about the theft and also working with HRA.  
Question: The letter to the mayor  
Answer: Will get back to you  
Question : Senior Housing on Suffolk, Seniors have been waiting.  
Answer: We will back to you

Councilmember Carlina Rivera, Eddie Amador: - Thanking for people supporting Open Streets, City Council passed funding a 0 to 2 year old for Universal Childcare, in the midst of federal cuts. Secure 4 billion dollars for preservation and creating affordable housing. The budget passed funding in the budget 75 million for immigration services. Bill passed of notification of death with the department of corrections, more artwork on scaffolding. Working on a bill for Supportive Housing. Working on changing the sound of the sirens, working close with emergency services. Continue to do summer events. Question from the floor: Mental Health for incarcerated persons and beds in Bellevue not filled. Answer: No staff (correction officers), working on hiring. There is a staffing issues with hiring for the city. Question from the floor: OMB approval takes 4 months - 14 months, Answer: Apologized for the delay and acknowledged that the process is long but not all the time.

Members Present at First Vote:

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

Minutes:

Minutes of May 2025 were approved, as is.

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

Board Chairperson's Report:

- Chairperson Andrea Gordillo
- Thank you for all those who attending the picnic.
  - Invited to attend the rally for the victims of Bowery and Canal
  - September budget hearing. Flyers for outreach.

District Manager's Report:

- District Manager Susan Stetzer
- Committee Chair Handbook has been updated and it is on the website

- CB3 – more about the accident, collecting more incidents in the area on Bowery and Canal. There was on Saturday with two deaths. Sunday was one incident no deaths. Also looking for crash data. Delancey Street is lending in crash.
- Only SLA will meet in August
- Habitat for Humanity – The organization was not aware of the move to Suffolk.
- Testified at the Charter Revision
- 11th Street App delivery bikes, the last meeting one person testified about having problems with the bike The landlord sent an article to the NY Post, 100 percent of the people they interviewed no one had a problem.

Comment/Question:

Can we improve on hybrid meetings?

Answer: District Manager acknowledges the technical issue, the meeting was stopped during the transportation meeting. DM corrected the issue and during the meeting and stated that it should not happen again.

#### Committee Reports:

##### **Executive Committee**

no votes necessary

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

1. Approval of previous month's minutes  
approved by committee
2. DNS updates and budget consultation questions  
no vote necessary
3. Vote to adjourn  
approved by committee

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

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

1. Approval of previous month's minutes  
approved by committee
2. NYSDEC/NYSDOH: Brownfield Site Remediation at 181 Avenue D  
no vote necessary
3. DOT: Preliminary Proposal for Ave B Safety Improvements Between E 4th to E 12th Streets

**VOTE: TITLE: Support for DOT Street Improvement Project on Avenue B Between E 4th Street and East 12th Street.**

**WHEREAS**, the Department of Transportation is planning a street improvement project on Avenue B Open Street between East 4th Street and East 12th Street; and

**WHEREAS**, the goals of the project are to provide permanent public space and ease of operations for use in Open Street events, improve safety on the corridor with a focus on schools, create safe cycling connections, calm traffic on the corridor to prioritize pedestrians and cyclists, and replace Open Street barricades with design treatments; and

**WHEREAS**, the proposed design changes were made considering the Open Street, access to Tompkins Square Park, multiple schools along the corridor, high volumes of cyclists, and multiple community gardens; and

**WHEREAS**, due to the presence of multiple schools along this corridor, special focus has been given to these areas to create more pedestrian visibility and potential street seats locations; and

**WHEREAS**, between East 7th Street and East 10th Street along Tompkins Square Park, the plan proposes converting the motor vehicles traffic pattern from two-way to one-way northbound; two-way bike traffic will be formalized using a northbound sharrows and southbound bike lane, and

**WHEREAS**, between East 4th and 13th Streets sharrows will be added to northbound and southbound lanes to indicate shared bike and car use and

**WHEREAS**, the project includes street safety changes such as shortened crossings, expanded pedestrian space for visibility, edge objects, traffic calming, daylighting at intersections, and prioritization of pedestrians and cyclists; and

**WHEREAS**, the community partner will retain the ability to activate and program Avenue B between 7th and 10th streets with programming through the Open Streets program; and

**WHEREAS**, adjacent to Tompkins Square Park, the pedestrian designs proposed would open up the street in front of the three park entrances on Avenue B and create more space to relieve pedestrian traffic; so

**THEREFORE, BE IT RESOLVED**, that Community Board 3 supports the DOT's proposed street improvement project to increase street safety, calm traffic, emphasize park entrances, and facilitate Open Street operations and continued activation and programming through Open Streets from 4th through 12th Streets; and

**THEREFORE, BE IT FURTHER RESOLVED**, Community board 3 requests that DOT returns to the Board for further discussions and separate approval of loading zones.

4. DOT: Potential sites for pilot microhub locations: Northbound Allen St along median near Canal St; east side of Forsyth south of Canal St; northbound Forsyth St along median north of Grand St; east side of Chrystie St along median north of Stanton St; north side of Delancey St btw Eldridge St & Allen St; south side of Delancey btw Eldridge St & Allen St

no vote necessary

5. JOCO: Request for support of expanded truck loading times (3am-11:30pm, 7 days/week) at 140-144 Forsyth Street

**VOTE: TITLE: Support for Expanded Loading and Unloading Time for JOCO to Facilitate Use of Bikes Instead of Trucks for Last Mile Delivery**

**WHEREAS**, JOCO operates a business that offloads deliveries from trucks to cargo bikes for last mile delivery, which improves traffic congestion, street safety, and emissions in the neighborhood; and

**WHEREAS**, the current truck loading/unloading signage at 140-144 Forsyth Street site are 7am to 7pm Monday through Friday; and

**WHEREAS**, JOCO requests expanding the truck loading/unloading signage to 3am to 11:30pm, seven days per week to meet the strong demand for home/commercial deliveries while minimizing traffic congestion and double-parking. This will spread out truck activity, reduce pressure during rush hours, and continue replacing gas vehicles and trucks with cargo e-bikes — improving safety and sustainability for the community; and

**WHEREAS**, the location of the JOCO warehouse is 38 Delancey Street but loading would occur at 140-144 Forsyth Street; and

**THEREFORE, BE IT RESOLVED**, that Community Board 3 supports the expansion of truck loading and unloading times at 140-144 Forsyth Street to further reduce the impact of truck deliveries by facilitating the use of bike delivery.

**Question: is Joco have a monopoly?**

**Answer: We rented the space but it not exclusive.**

**Question: Will you have more trucks come in ?**

**Answer: We will benefit from the extended time but not the sole beneficiary of the extended time.**

6. Support to End Criminal Summons for Bike Riders

**VOTE: TITLE: Opposition to criminal summons for cyclists for minor traffic violations**

**WHEREAS**, on April 28, 2025, the NYPD began a new policy of issuing criminal summonses to cyclists for low-level infractions like going through a red light, failing to stop at a stop sign, or riding on the sidewalk, replacing the previous policy of a traffic ticket that could be paid or contested online; and

**WHEREAS**, drivers of motor vehicles continue to receive civil violations for traffic infractions which result in a contradictory message about how we prioritize public safety on our streets; motor vehicle infractions are treated civilly and not criminally despite causing considerable numbers of deaths and injuries; and

**WHEREAS**, a criminal summons requires appearing in criminal court, which could lead to a criminal record or jail and those who fail to appear will have a warrant for their arrest issued; and

**WHEREAS**, for cyclists who are not citizens of the United States, which is the case for many delivery workers, encounters with the criminal justice system are highly dangerous, potentially resulting in

detention and deportation without any due process. Additionally, an encounter with the criminal justice system could jeopardize an application for asylum seeker status; and

**WHEREAS**, a criminal summons creates a criminal case which is public information and may facilitate the operations of Immigration and Customs Enforcement (ICE) despite New York City being a "sanctuary city;" and

**WHEREAS**, according to news reports in the two months since the policy change, cyclists have received criminal summonses for wearing headphones, stopping just ahead of the painted stop line, and for proceeding at the Leading Pedestrian Interval, which has been legal for cyclists to do in New York City since 2019;<sup>1</sup> and

**WHEREAS**, there is a need to enforce lack of compliance with regulations by some cyclists CB 3 agrees that this behavior is an issue that needs to be addressed; so

**THEREFORE, BE IT RESOLVED**, that Manhattan Community Board 3 calls on the NYPD to immediately end the policy of issuing criminal court summonses to cyclists for low-level traffic violations and find another way to mitigate lack of compliance with regulations.

**Question: Has been going for a long time?**

**Answer: It is happening and it has been in the news.**

- 7. DNS updates and budget consultation questions  
no vote necessary
- 8. Vote to adjourn  
approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Transportation items 3, 5, 6)  
29 YES 1 NO 0 ABS 0 PNV MOTION PASSED (Transportation item 3)  
28 YES 2 NO 0 ABS 0 PNV MOTION PASSED (Transportation item 5)  
29 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Transportation item 6)

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

- 1. Approval of previous month's minutes  
approved by committee
- 2. Parks Manager Update  
no vote necessary
- 3. Parks: Status of Baruch Bathhouse Request for Expression of Interest (RFEI)  
no vote necessary
- 4. DNS updates and budget consultation questions  
no vote necessary
- 5. Vote to adjourn  
approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED

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

- 1. Approval of previous month's minutes  
approved by committee
- 2. CCM Marte: Support for Intro 1288-2025 to require a discount for seniors participating in the bike share program

**VOTE: TITLE: CB 3 support for Intro 1288 and the creation of a senior discount for the City's bike share program**

**WHEREAS**, there is demand from senior residents in Community District 3 to use the bike share program; and

**WHEREAS**, twenty-four percent of the seniors in Community District 3 are living below the poverty line and some senior groups, such as Senior Advocacy Leadership Team (SALT), have voiced the need for discounted rates for seniors, and

**WHEREAS** Community Board 3 encourages the use of bikes as a means of transportation for health and for environmental sustainability, and

<sup>1</sup> <https://nyc.streetsblog.org/2025/05/06/as-nypds-criminal-crackdown-on-cyclists-expands-it-grows-more-absurd-victims>

**WHEREAS**, the City Council is proposing a Local Law to create bike share program discounts for senior residents; so

**THEREFORE BE IT RESOLVED**, that Community Board 3 supports Intro 1288 and the creation of a senior discount for the City's bike share program.

- 3. IBO: School budget informational workshop  
no vote necessary
- 4. Community Education Council: needs and priorities  
no vote necessary
- 5. DNS updates and budget consultation questions  
no vote necessary
- 6. CAB/CEC reports  
no vote necessary
- 7. Vote to adjourn  
approved by committee

**30 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. Pinky Swear (Wallabout Entertainment LLC), 167-171 Chrystie St (op/alt: add rear yard with 5 tables, a fire pit, and 24 seats)  
withdrawn

New Liquor License Applications

- 3. Ella Funt & The 82 Club Theater (Romaa LLC), 78-82 E 4th St (op)

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

**WHEREAS**, Romaa, LLC, doing business as "Ella Funt and the 82nd Club Theatre", is seeking a full on-premises liquor license, in the premises located at 78-82 E. 4th Street, between Bowery and 2nd Avenue, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 310 people (160 people on the First Floor, 150 people in the Cellar), 79 tables (16 first floor, 63 cellar) and 198 seats (42 on 1st Floor, 132 in cellar), including stools at two (2) bars (1st floor and cellar); with a full kitchen, serving food during all hours of operation; no televisions, a projection screen in cellar; daily theatrical performances, movie screenings, live music and DJs played at entertainment level (theatrical system in the cellar with directional speakers), and music from small speakers on the first floor; and

**WHEREAS**, this applicant came in front of the community board in 2022 and was approved for this with the same application, but did not go to the NY SLA within 270 days and has to reapply; and

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

**WHEREAS**, this location is currently "Ella Funt", a restaurant with a full OP license, that has been in operation since 2022; and

**WHEREAS**, applicant has owned and operated three (3) bar/restaurants within CB3 from 2008 through 2018, all with liquor licenses, as well as currently serving as consultants for "Ella Funt" and "Cinema Village" (22 E 12th St); and

**WHEREAS**, applicant submitted 19 letters in support of the application; and

**WHEREAS**, 18 residents appeared in support of this application, and the cultural experience that it will bring to the area, as well as the character of the applicants, 3 residents appeared with concerns based on the problems they have had with this business in the past, but they are supportive of this application if they agree to and adhere to the stipulations,

**WHEREAS**, 296 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, there have been many problems with this space and both the community board and NYPD have been involved, the applicant acknowledged the problems and has made sure to prevent the issues, and intends to do so going forward; and

**WHEREAS**, the applicant has engaged a sound engineer and is installing the mitigation measures recommended by the sound engineer to prevent disturbing neighbors is nearby apartments; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Romaa, LLC, for the premises located at 78-82 E. 4th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Modern French restaurant with a theatre, with a full kitchen serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11 AM (Sat.-Sun.) and 12PM (Mon.-Fri.) and closing by 4AM (All days)
- 3) it will not use outdoor space for commercial use,
- 4) I will employ a doorman/security personnel, one security personnel outside starting from one hour before a performance until closing, otherwise from 9PM to closing,
- 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 have DJs and live music at entertainment level in the cellar only in connection with theatrical performances and will only have recorded background music on the first floor. It will have events with cover fees and scheduled performances, no third party promoted events and not more than 24 private parties per year;
- 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 not have wait lines 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 install soundproofing in accordance with approved plans from a sound engineer (Acoustilog) including sign-off on the installation.

4. AIK Hospitality Inc, 92 Ludlow St (op)  
withdrawn

5. 94 Avenue A Bar LLC, 109 Ludlow St (op)

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

**WHEREAS**, 94 Avenue A Bar LLC is seeking a full on-premises liquor license, in the premises located at 109 Ludlow, between Rivington and Delancey Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with 29 tables and 119 seats with 2 stand-up bars with 16 stools, with a full kitchen and a prep area, serving food during all hours of operation with no TVs and Background music; and

**WHEREAS**, there are 37 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and 7 licensed establishments within one block.

**WHEREAS**, this location was previously used a restaurant with a Full liquor license; and

**WHEREAS**, the applicant has never previously been a license holder but has had similar work experience outside of this area; and

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

**WHEREAS**, this applicant received support from Dimes Square Block Association, The Lower East Side Dwellers. The applicants signed a memorandum of Understanding with the Lower East Side Dwellers agreeing to closing hours of 12AM Sunday – Wednesday and 1:30AM Thursday – Saturday and having

no more than 25 seats on the ground floor, 35 on the basement floor, and 25 on the sub-basement floor, as well as no DJs, no Live music, no scheduled or ticketed events, seated service only.

**WHEREAS**, a representative from the Lower East Side Dwellers appeared and spoke in support of the applicant, after they met with them and the applicant was willing to work with them. A resident of the building appeared to support the applicant but expressed concerns because of the problems with previous businesses in this space as well as the area in general, a nearby resident spoke in support based on this method of operation and working with the community; and

**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 MPDRAW LLC for the premises located at 109 Ludlow, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service Shanghai dumpling restaurant serving food all hours of operation,
- 2) its hours of operation will be opening no later than SUN-WED 11:00 AM – 12:00AM and THU-SAT 11:00am – 1:30AM
- 3) it will not use outdoor space for commercial use,
- 4) it will install soundproofing to ensure sound is not 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 recorded background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, and not more than 15 private parties per year,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it may have "happy hours" until 7:00P.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.

6. Alison St Marks (Disfruting Two LLC), 110 St Marks Pl (op)  
withdrawn

7. Divin (KMG Wine Bar LLC), 170 2nd Ave (wb)

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

**WHEREAS**, KMG Wine Bar LLC doing business as Divin, is seeking a Beer and Wine license, in the premises located at 170 Second Avenue, between 10th and 11th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 16 tables and 32 seats with one stand up bar, with a food prep area, serving light French fare during all hours of operation and music streamed and played at background level via bluetooth speakers; and

**WHEREAS**, there are 15 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the applicant is currently the manager at the wine bar and plans on purchasing it; and

**WHEREAS**, nine 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 KMG Wine Bar LLC for the premises located at 170 Second Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Wine Bar, with light French fare being served during all hours of operation,
- 2) its hours of operation will be opening no later than 3PM and closing by 12AM Sundays and Mondays and opening no later than 3PM and closing by 2AM Tuesdays through Saturdays,
- 3) it will close all outdoor dining allowed under the open restaurants program and any other uses by 10:00PM 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 recorded background music only, and will not have live music, DJs, Third party promoted events, any event in which a cover fee is charged, or scheduled performances,
- 6) it will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
- 7) It will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 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 7P.M. each night
- 11) it will ensure that there are no wait lines 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. Tawny (Tawny Group LLC), 173 Henry St (wb)

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

**WHEREAS**, Tawny Group LLC doing business as Tawny, is seeking Beer/Wine license, in the premises located at 173 Henry Street, between Rutgers and Jefferson Streets New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 10 tables and 20 seats with a twenty foot bar, with 3 seats, with a food prep area serving crudities during all hours of operation [with Live music, and

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

**WHEREAS**, this location is previously unlicensed and was used as an art Gallery; and

**WHEREAS**, the applicant has never previously been a license holder but has worked in this business for many years, and has produced and managed large scale events; and

**WHEREAS**, six residents appeared in support of this applicant and one resident spoke with concerns about the business and that it is currently n unlicensed location,

**WHEREAS**, the Dimes Square Block Association submitted a letter in support of this application; and

**WHEREAS**, 33 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 Tawny Group LLC, for the premises located at 173 Henry Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Tavern, with a food prep area serving crudites all hours of operation,
- 2) its hours of operation will be opening no later than 11am all days, and closing by 12am Sunday – Thursday, and 2AM Friday and Saturday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will 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 if needed to ensure sound is not audible in nearby apartments,
- 6) it will play ambient background music consisting of recorded music, and will have live acoustic music, at background level consisting of no more than 5 pieces, no percussion or brass instruments, will not have DJs third party promoted events, events with covers or scheduled performances, md not more that 10 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 seek a change in class to a full on-premises liquor license without first obtaining approval from CB 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 7P.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.

9. Musche LLC, 201 Allen St (wb)  
withdrawn

10. Entity to be formed by Thomas Chen, 540 E 5th St (op)

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

**WHEREAS**, Opulent 536 Corp doing business as PENDING, is seeking (a full on-premises liquor) license, in the premises located at 540 East 5th Street, between Avenue A and Avenue B, New York, New York; and

**WHEREAS**, this is an application for an establishment with 8 tables and 24 seats with 1 bar with 5 seats, with a full kitchen and a prep area serving Chinese-inspired small platters serving food during until 1 hour from closing with no TVs and Streaming/Background music; and

**WHEREAS**, there are 12 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and 12 within one block. This info comes from questionnaire

**WHEREAS**, this location's use was previously a burger restaurant with a Beer/wine license; and

**WHEREAS**, the applicant has previously been a license holder (TUN LLC – TUOME) on CB 3 since 2014-Present.

**WHEREAS**, 60 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 Opulent 536 Corp for the premises located at 540 East 5th Street, between Avenue A and Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Chinese-inspired tapas restaurant with a full kitchen and prep area serving food until one hour before closing,
- 2) its hours of operation will be opening no later than Sun-Thu 4:00 PM – 12:00 AM Fri-Sat 4:00 PM – 02:00 AM
- 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, third party promoted events, any event in which a cover is charged, or scheduled performances,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have ""happy hours"" until 7PM,
- 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.

Items not heard at Committee

11. Teem Bodor 3 LLC, 101 Ave A (op/corp change #1)  
administratively approved
12. Teem Bodor 3 LLC, 101 Ave A (op/corp change #2)  
administratively approved
13. Sukiyaki Shabu Shabu Gen (Global Nippa USA Inc), 239-241 E 5th St (wb/corp change)  
administratively approved
14. Spring Hill Manhattan Inc, 106 Rivington St (wb)

administratively approved

Dining Out NYC - Not heard at Committee

15. The Lions Bar & Grill, 132 1st Ave (Sidewalk Cafe)  
administratively approved
16. Goodnight Sonny, 134 1st Ave (Sidewalk Cafe)  
administratively approved
17. Jackdaw, 213 2nd Ave (Sidewalk Cafe)  
administratively approved
18. Bar Verde, 65 2nd Ave (Sidewalk Cafe)  
administratively approved
19. Casa Adela Restaurant, 66 Ave C (Sidewalk Cafe)  
administratively approved
20. Stromboli Pizza, 83 St Marks Pl (Sidewalk Cafe)  
administratively approved
21. Love Mama, 174 2nd Ave (Sidewalk Cafe)  
administratively approved
22. 82 Stanton, 82 Stanton St (Sidewalk Cafe)  
administratively approved
23. Marufuku Ramen, 92 2nd Ave (Sidewalk Cafe)  
administratively approved
24. Cafe Katja, 79 Orchard St (Sidewalk Cafe)  
administratively approved
25. Fossetta, 198 Allen St (Sidewalk Cafe)  
administratively approved
26. Lollo, 27 Ave B (Sidewalk Cafe)  
administratively approved
27. Otto's Shrunken Head, 538 E 14th St (Sidewalk Cafe)  
administratively approved
28. Nowon, 507 E 6th St (Sidewalk Cafe)  
administratively approved
29. Hair of the Dog, 168 Orchard St (Sidewalk Cafe)  
administratively approved
30. Hearth, 403 E 12th St (Sidewalk Cafe)  
administratively approved
31. The Commissary at Metrograph, 7 Ludlow St (Sidewalk Cafe)  
administratively approved
32. Cellar 36, 36 Market St (Sidewalk Cafe)  
administratively approved
33. Prince Tea House, 204 E 10th St (Sidewalk Cafe)  
administratively approved
34. Soothr, 204 E 13th St (Sidewalk Cafe)  
administratively approved

License Expansion for Dining Out - Not heard at Committee

35. The Copper Still, 151 2nd Ave  
administratively approved
36. Miss Lily's 7A, 130 E 7th St  
administratively approved
37. Lil' Frankies, 19 1st Ave  
administratively approved
38. Commodore II, 14 Ave C  
administratively approved
39. Fiaschetteria Pistoia, 647 E 11th St  
administratively approved
40. Au Za'atar, 188 Ave A  
administratively approved
41. Frank Grocery Corp, 21 1st Ave  
administratively approved
42. The Gray Mare, 61 2nd Ave  
administratively approved
43. Casa Thirteen, 1-3 Delancey St  
administratively approved
44. Vote to adjourn  
approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED

**Cannabis Control Task Force**  
meeting canceled

**Baruch Bathhouse Task Force**

In the beginning the discussion, an opportunity for more conversation.  
Comment from the floor: The City disclosed they do not have any money for the project and a private developer will invest and will want a return in their investment.

Vote to adjourn

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED

**Members Present at Last Vote:**

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

Meeting Adjourned