



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

September 2025 Full Board Minutes

Meeting of Community Board 3 held on Wednesday, September 24, 2025 at 6:30pm at PS 20, 166 Essex Street.

Public Session:

Terry Taff – Adoptive Foster/Family Coalition- Support group for families that have adoptive and/or foster families. Flyers were available at the meeting

Ryan Gilliam – FABNYC – Hosting a open house Saturday October 18th – Cultural Organization – Lower East Side Arts and Culture

Two Bridges Neighborhood Council – Block Party to celebrate the 70th Anniversary. Flyers were available

Vaylateteena Jones – Lower East Side Power Partnership – East River Amp. Theatre - The Amp Theatre is missing the top of the theatre. The design is not consistent with presented in March 2023. Bathhouse at Baruch - there is a proposal for an Amp Theatre where the current bathhouse stands. This was presented to keep the neighborhood informed and it is important to stay on top of

Robin Schatell - Community Day -ERP to celebrate the opening of the Amp Theatre and the access to the East River Park. The event is happening on Sunday and the ribbon cutting is on a Tuesday. The Community Day in collaboration with GOLES, flyers are available.

Public Officials:

Mayor Eric Adams, Robin Forst: Not presented

Public Advocate Jumaane Williams, Curtis Young: Not presented

Comptroller Brad Landers, Evelin Collado: Not presented

Borough President Mark Levine, Yiyi Wang: Presented newer member to CB3. Gave a proclamation to Ross and Daughters, Leadership training series in October, very intense series, dates are available on the website. 55 million in capital funding for 14 million for public school and parks also received funding. Canal Street fatal accidents, requesting DOT will be doing a public workshop around the safety plan. Hispanic Heritage Celebration tomorrow September 25th. Hosting College Fair on October 25

District Attorney Alvin Bragg, Sherman Goldblum: Earlier this month Dela Cruz indicted for possessing check from elderly residents, William Julian – indicted for financial fraud. Offer a presentation on how to prevent financial fraud/elder abuse. Do not afraid to speak up.

Congressmember Dan Goldman, Carlos Rondon: Republicans have a very comfortable in the House and the Congressmember is trying to push for Medicaid. Budget priorities, to extend Medicaid and increase beds for mental health patients. SNAP EBT theft protection – placing more security measure to keep benefit safe. Trying to stop the use of National Guards.

Question from the floor: Has Congressman added a bill no secret police act – Response Congressman has pushed to pass legislation the No Secret Police Act

Assemblymember Grace Lee, Laura Rosas: Assemblymember Grace Lee presented – Discussed the bulletin that was distributed during the meeting, including upcoming events in October. Highlighted SNAP benefits cuts due to the federal government. There is no obvious solution but it was important to note we are aware and will work on doing anything we can. Described the experience in observing immigration court at 26 Federal Plaza. Pushing to pass legislation that would require ICE agents not to be masked. Presented funding for nonprofits in the district and recognized the great work.

Question from the floor: With the Medicaid cuts how are you going to advocate for patients at Mount Sinai/Beth Israel and other medical facilities located in the district.

Assemblymember Deborah J. Glick, Lane Sohn:

Assemblymember Harvey Epstein, Chanel Elliott: Assemblymember Harvey presented: Referred to report distributed – NYS and City losing money due to Federal budget, will affect low-income residents of the state. The city can not close the gap in budget is unavoidable. There are possible cuts in SNAP, public housing and Medicaid's, many of the budget priorities that have passed will be delayed until further notice. Budget passed a rebate check from the state the checks should be in the mail.

Question on the floor: How to advocate for Medicaid cuts – Response: The cuts will decimate the hospitals, H &H will serve more people with no funding

Question: Are checks in the mail? I am not getting my mail. Response: Speak with your Congressional Representative

State Senator Brian Kavanagh, Patricia Olan: A investigation in increased in premiums in home owner insurance and other obstacles for ownership of residential homes. The state investigation will evaluate the claims in which the insurance company are justifying the new premiums
Flu Clinic in the NYCHA Smith Houses.

Councilmember Christopher Marte, Simon Kostelanetz: Attending Canal Redesign meeting with DOT and are working with two Deputy Mayors to prevent illegal vendors. Movie Night at Seward showing Rogue One. Will be sharing a FACT sheet for upcoming ballot proposal

Councilmember Carlina Rivera, Eddie Amador: The office is still open for constituents' services. Once the next elections are certified.
Thank you for your service.

Members Present at First Vote:

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

Minutes:

Minutes of June 2025 were approved, as is.

38 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Andrea Gordillo
Announcing the nominating committee, Community Board at East River Park, Welcome to John new member

District Manager's Report:

District Manager Susan Stetzer
Canal Street Meeting is cancelled, The new meeting is rescheduled and flyers are available. DM will be out next week. There were two measles patients
District Needs are due
Budget Meeting will be held the DM will bring back the information from the budget meeting
Situation on 11th Street delivery man, two police clean up took place. There was some confusion with bikes, did a walk thru to find locations for the bike carrells. Elected officials will be advocating for a shorter time to place on the bike carrell
The Law Department are our lawyers for the Community, Borough Presidents remove members and appoints member. The Borough the President is the HR department. DM approves timesheets the Borough Presidents approve time off. The Board Chair and DM are required to be trained. For difficult situation DM reaches out to the Borough President office. Last week there was a presentation on how to remove a board member and the presentation was done during the executive meeting. Community Board is regulated by the city and state and there complex and very strict.

Committee Reports:

Executive Committee

no vote necessary

Preparing for the sunseting of our senior members, there will be a review in guidelines and procedures.

Land Use, Zoning, Public & Private Housing Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Pratt Center for Community Development: Affordable housing needs analysis
no vote necessary
- 3. FY'2027 District Needs Statement
no vote necessary
- 4. Vote to adjourn
approved by committee

32 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. DOT and EDC – Chinatown Connections Update
no vote necessary
- 3. DOT: Update on the Manhattan Bridge Off-Ramp and Canal Street Interim Safety Improvements
no vote necessary
- 4. JOCO: Overview of Business Model
withdrawn
- 5. TSP Halloween Dog Parade; October 18, Avenue A from 7th to 15th Streets
withdrawn
- 6. FY2027 District Nees Statement, Budget Priorities
no vote necessary
- 7. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV

Parks, Recreation, Waterfront, & Resiliency Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. FY'2027 District Needs Statement
no vote necessary
- 3. Parks Manager Update
no vote necessary
- 4. GOLES: Baruch Bathhouse Community Use Survey (Survey is available upon request)
no vote necessary
- 5. Parks: Parks' FY 27 budget priorities, including Tompkins Square Park (new entrance at E 10th Street), Sara D Roosevelt Park (Hester Street Playground and the Stanton Street Parkhouse), Coleman Oval Playground, Seward Park, Vladeck Park and Al Smith Recreation Center
no vote necessary
- 6. DDC: BMCR Updates
no vote necessary
- 7. DDC: ESCR PA1 Updates
no vote necessary
- 8. DDC: presentation on the East River Park Public Restroom Building

VOTE: TITLE: To Support the Design of the New East River Park Public Restroom Building

WHEREAS, the Department of Design and Construction (DDC) proposes a new design build restroom facility in the East River Park; and,

WHEREAS, the restroom building will be approximately 720 square feet, ADA-compliant and energy-efficient with a men's room, women's room, and a mechanical room; and,

WHEREAS, the location of the new building will be in the East River Park parallel with Grand Street; and,

WHEREAS, the construction for this project is set to begin in early 2026 with substantial completion the same year;

THEREFORE BE IT RESOLVED, that Community Board 3 supports the DDC's plan to construct a new public restroom facility in the East River Park.

- 9. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV (excluding Parks item 8)
31 YES 0 NO 0 ABS 1 PNV (Parks item 8)

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

- 1. Approval of previous month's minutes
approved by committee
- 2. Ryan Health: Informational updates about Ryan Health | NENA at 279 E 3rd St and School-Based Health Center at PS 188
no vote necessary
- 3. District 1 Schools: plan for new D1 Cares Center for families – Did not attend or present at the meeting.
no vote necessary
- 4. NYC Commission on Human Rights: Services & Enforcement of City Human Rights Law
no vote necessary
- 5. FY'2027 District Needs Statement
no vote necessary
- 6. CAB/CEC reports
no vote necessary
- 7. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV

August SLA Licensing & Outdoor Dining Committee

- 1. Approval of previous month's minutes
approved by committee
- Alterations
- 2. Cafe Maud, The Rhymers' Club (Host 132 LLC), 132 2nd Ave (op/method of operation: extend closing hours to 4am all days from 12am Sunday-Wednesday, 2am Thursday-Saturday)
withdrawn
 - 3. Ishq (Jhakaas LLC), 202 Ave A (op/method of operation: change hours to 11am-2am Tuesday-Sunday, closed Monday from opening no later than 5pm Tuesday-Friday, 12pm Saturday and Sunday, closed Mondays, closing by 11pm all days)

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

WHEREAS, Jhakaas, LLC, doing business as "Ishq", is seeking to alter its existing OP license, (expanding operating days/hours), in the premises located at 202 Avenue, between E. 12th Street and E. 13th Street, New York, New York; and,

WHEREAS, this is an application for an establishment for up to 74 people, 23 tables and 66 seats, including a stand-up bar, a full kitchen and food preparation area serving food during all hours of operation, no televisions, and small speakers playing music from streaming services at background level volume;

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

WHEREAS, this restaurant opened at its current location in August 2024, with a full OP license, closing hours of 11PM (all days); previously, the restaurant "Kōbo by Nai" operated in the space; and,

WHEREAS, applicant has owned an operated "Ishq" at its current location since opening in August 2024; applicant also serves as General Manager of the restaurant "Gazab" located at Essex and E. Houston; and,

WHEREAS, One resident representing the North Avenue A Neighborhood Association, spoke in opposition to extending the hours to 2AM, due to the late night problems, and a representative from the Esat Village Community Coalition spoke in opposition to a 2AM close, and would support later hours, unit midnight.

WHEREAS, 24 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 Jhakaas, LLC, for the premises located at 202 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Modern Indian Restaurant, with a full kitchen and food preparation area, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11 AM all days, closing by 12 AM Sunday – Thursday, and 1AM Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will not employ a doorman/security personnel,
- 5) it will not install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 7) it will play 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, 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 may have "happy hours" until 7 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.

New Liquor License Applications

4. OTI (E3 Hospitality LLC), 40 Clinton St (upgrade to op)
withdrawn
5. AIK Hospitality Inc, 92 Ludlow St (op)
withdrawn
6. Danny and Coop's (Danny and Coop's LLC), 151 Ave A (wb)
withdrawn
7. Musche LLC, 201 Allen St (wb)

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

WHEREAS, Musche LLC doing business as Matsonuri Kitchen Restaurant, is seeking a new on-premises liquor license, in the premises located at 201 Allen St, between Houston and Stanton, New York, New York; and

WHEREAS, this is an application for Bar/Tavern establishment of 16 people, 11 tables and 16 seats with 1 bar with no seats, with no full kitchen, a prep area, serving small bites, serving food during all hours of operation, with streaming music and karaoke; and

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

WHEREAS, This location was previously licensed with a Beer/Wine license to Yokoya Ramen, and

WHEREAS, the applicant is a license holder (Village Craft Beer and Smoke 136 1st Ave./52 La Guardia Place) with no SLA reports or actions within the past 5 years; and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Musche LLC for the premises located at 201 Allen St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Tavern with a prep kitchen serving small bites during all hours of operation,

- 2) its hours of operation will be opening no later than 9 A.M. all days and closing by 12:00 A.M. Sunday – Wednesday, and 2AM Thursday – 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 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 7PM 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.

8. Annapurni Hospitality LLC, 211 1st Ave (op)
withdrawn

9. The Oven's Slice 2 LLC, 218 1st Ave (wb)

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

WHEREAS, The Oven Slice 2 LLC doing business as The Oven Slice 2, is seeking a full on-premises liquor license, in the premises located at 218 First Avenue, between 13th and 14th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 48 people, 8 tables and 23 seats with 1 Point of sale counter with 4 stools, less than full kitchen, serving food during all hours of operation No TVs, playing background recorded music; and

WHEREAS, there are 22 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, This location was previously an unlicensed coffee shop; and

WHEREAS, the applicant has never previously been a license holder but has worked in this business as a bar tender at a pizzeria since 2016, and

WHEREAS, A representative from East Village Community Coalition expressed concern about 4am hours,

WHEREAS, 27 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 The Oven Slice 2 LLC, for the premises located at 218 1st Avenue , New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Pizza Wine Bar with Less than full kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 11:00 A.M. and ending alcohol service by 12AM, Food Service will continue after 12am all days,
- 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,
- 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 7:00 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.

10. The Cup Bearer (TCBLES LLC), 302 Broome St (op)
withdrawn

11. Cafe Skye East Village (Cafe Skye East Village LLC), 520 E 14th St (Most Easterly Store) (op)

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

WHEREAS, Café Skye East Village LLC doing business as Café Sky East Village is seeking a full on-premises liquor license, in the premises located at 520 E. 14th Street, between Avenue A and Avenue B, New York, New York; and

WHEREAS, this is an application for an establishment with of 50 people, 7 tables and 22 seats with a 7 foot bar and two seats, serving New American food, from a full kitchen open and serving food during all hours; with no televisions and recorded background music,

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

WHEREAS, This location was previously licensed as Café Dua with a Beer/Wine license; and

WHEREAS, The applicant has operated an establishment in CB3 since 2021 and has over 20 years working in the industry; and

WHEREAS, A representative from the East Village Community Coalition spoke in support of this application; and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Café Skye East Village LLC, for the premises located at 520 East 14th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service new American restaurant, with kitchen open and serving food all hours,
- 2) its hours of operation will be opening no later than 4pm – 12am Monday – Thursday, 4pm – 1am Friday, 1pm – 1am Saturday, and 1pm – 12am Sunday,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, and not more than 30 private parties per year,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 7:00 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.

12. Village Blue Hospitality LLC, 536 E 5th St (op)
withdrawn

Items not heard at Committee

13. Kanoyama (N & D Restaurant Corp), 175 2nd Ave (wb/alt: legalizing addition of L-shape sushi counter with 10 seats, adding 9 tables with 15 seats, and various other changes)
withdrawn

- 14. Deb's Catering (Daily Bread Inc), 3 Madison St (op/corp change)
administratively approved
- 15. Set LES (JMDR 127 Ludlow LLC), 127 Ludlow St (op/corp change)
administratively approved
- 16. Shtick New York LLC, 36 Orchard St (wb)
administratively approved
- 17. Moc Mac (Five Shining Stars LLC), 77 2nd Ave (wb)
administratively approved
- 18. Rollcraft 77 Corp, 77 E 10th St (wb)
administratively approved
- 19. Hancock Cafe LLC, 176 Rivington St (wb)
administratively approved

Dining Out NYC - Not heard at Committee

- 20. Penny Farthing Restaurant, 103 3rd Ave (Sidewalk Cafe)
administratively approved
- 21. Boulton & Watt, 5 Ave A (Sidewalk Cafe)
administratively approved
- 22. Au Za'atar, 188 Ave A (Sidewalk Cafe)
administratively approved
- 23. Orchard Grocer, 78 Orchard St (Sidewalk Cafe)
administratively approved
- 24. Village Creperie, 445 E 9th St (Sidewalk Cafe)
administratively approved
- 25. Souvlaki GR, 116 Stanton St (Sidewalk Cafe)
administratively approved
- 26. Mr Taka Ramen, 170 Allen St (Sidewalk Cafe)
administratively approved
- 27. Ixta, 299 Bowery (Sidewalk Cafe)
no stipulations submitted
- 28. Gemma, 4 E 3rd St (Sidewalk Cafe)
administratively approved

License Expansion for Dining Out - Not heard at Committee

- 29. Little Rebel, 219 2nd Ave
administratively approved
- 30. The DL, 95 Delancey St
administratively approved
- 31. Cellar 36, 36 Market St
administratively approved
- 32. Parcelle, 135 Division St
administratively approved
- 33. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV

September SLA Licensing & Outdoor Dining Committee

- 1. Approval of previous month's minutes
approved by committee
- Alterations
- 2. Chinese Tuxedo & TBD (8 Tuxedos Inc), 5 Doyers St (op/alt: cellar bar is being altered and moved and changing layout of tables/chairs, name of cellar concept is changing TBD)
item moved to not heard at committee - administratively approved
- 3. Cafe Maud (Host 132 LLC), 132 2nd Ave (op/method of operation: add DJ, extend closing hours to 4am all days from 12am Sunday-Wednesday, 2am Thursday-Saturday)
withdrawn
- 4. Revival (Pilgrim Souls LLC), 161 Ludlow St (op/alt: converting existing service bar to a customer bar, adding four bar stools)

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

WHEREAS, Pilgrim Souls, LLC doing business as "Revival", is proposing an alteration by changing an existing service bar into a customer bar with two seats in the premises located at 161 Ludlow Street between Stanton Street and E. Houston Street, New York, New York; and

WHEREAS, applicant is an establishment with up to 150 people, 19 tables and 52 seats, including one (1) full stand-up bar and the newly proposed second customer bar with four (4) stools, a full kitchen and food preparation area serving food during all hours of operation, no TVs, small speakers playing ambient background music; and

WHEREAS, there are 32 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, applicant opened this establishment at this location in 2024; previously this location sited a bar/tavern called "Thief LES", that held a full op liquor license and closed at 2 a.m. (all days); and

WHEREAS, the principals of 'Pilgrim Soul, LLC', have worked in food/restaurant/hospitality business in New York City and Hoboken for over 10 years; principal Darragh McConnon has been the owner/operator of "Dear Maud" in Hoboken, NJ, for over three years; and

WHEREAS, the Lower East Side Dwellers submitted a letter that they are not opposed as long as the other stipulations are followed; and

WHEREAS, there was one (1) commercial 311 noise complaint at this location with NYPD action necessary since 2024; and,

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the alteration for Pilgrim Souls, LLC, for the premises located at 161 Ludlow Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a bar/tavern, with American food served at all hours of operation,
- 2) its hours of operation will be opening no later than 12PM Monday-Friday and 10AM Saturday and Sunday; and closing by 1 A.M. Thursday-Saturday; and 12AM Sunday-Wednesday;
- 3) will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music,
- 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 7P.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. Motel No Tell (Alphabet City Group LLC), 210 Ave A (op/method of operation: to extend closing hours from by 12am Monday-Tuesday, 1am Wednesday, 2am Thursday-Friday, 2am Saturday-Sunday, 12am Sunday to closing by 2am Sunday-Wednesday and 3am Thursday-Saturday)

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

WHEREAS, Alphabet City Group LLC doing business as Motel NO Tell is seeking an alteration to their full on-premises liquor license to add DJs and extend their hours to 1AM Sunday – Tuesday, 2AM Wednesday and 3:00AM Thursday – Saturday, in the premises located at 210 Avenue A, between 13th and 14th, New York, New York; and

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

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

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

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

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

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

WHEREAS, the applicants have operated this business since September of 2023 and have been licensed within New York, Manhattan, and Community District 3, specifically Ronan Downs has held 14 on-premises licenses and was a principal on the license at 232 East 9th Street (9th Street Ventures, LTD) from 1999 to 2010 and holds several on-premises licenses on Stone Street in neighboring Community District 1, and all of the applicants have multiple years of industry experience in Manhattan; and

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

WHEREAS, this applicant came returned to the community board for an extension of hours and adding DJs and live music in January of 2025, and were approved for DJs and Live music, but not the extension of hours; and

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

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

WHEREAS, we received a letter in opposition from the North Avenue A Block Association, and a representative of the East Village community Coalition appeared and spoke against the application for the extension of hours; and

WHEREAS, 6 Residents spoke in favor of the application, including several from the building and a member of the condo board, stating there have been no issues and this business has been a positive addition to the neighborhood,

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

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

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

- 1) it will operate as an American Fusion restaurant with kitchen open and serving food all hours,
- 2) its hours of operation will be opening no later than 4:00P.M. closing by 1A.M. Monday – Tuesday, 4:00P.M. – 2:00A.M., Wednesday, 4pm to 3A.M. Thursday and Friday, 11AM – 3AM Saturday and 11:00 AM - 1AM Sunday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient recorded background music, DJs at background level and live, acoustic Jazz music without drum sets no more than one time a week on Friday or Saturday only, played over speakers without subwoofers, scheduled performances, it will not have third-party promoted events or any event at which a cover fee will be charged, no more than 12 private parties per year,
- 6) it will ensure that no sound is audible in any surrounding residences, and will work with a sound engineer to address any soundproofing deficiencies, as necessary,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it may have "happy hours" until 8:00 each night
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints
- 14) may have live, acoustic jazz music without drums, no more than one time a week on Friday or Saturday only, over speakers without subwoofers. DJs, vinyl only through existing system.

6. Oti, 40 Clinton St, (op)

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

WHEREAS, E3 Hospitality doing business as Oti, is seeking an upgrade to a full on premises liquor license, in the premises located at 40 Clinton Street, between Clinton and Stanton Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 11 tables and 23 seats with a bar that includes 8 seats, Romanian-style tapas prepared in a full kitchen and food prep area, serving food during all hours of operation, and recorded music at background levels; and

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

WHEREAS, the location was previously unlicensed, in August of 2023 the applicant was approved for a Beer/wine license; and

WHEREAS, the applicant has operated this location with a Beer/Wine license since December of 2023; and

WHEREAS, 22 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 an upgrade to a full on-premises liquor license for E3 Hospitality, for the premises located at 40 Clinton Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

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

7. Top Secret Comedy Club, 44 Ave A (op)

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

WHEREAS, Top Secret Comedy Club Inc. doing business as Top Secret Comedy, is seeking a full on-premises liquor) license, in the premises located at 44 Avenue A, between 3rd and 4th Street , New York, New York; and

WHEREAS, this is an application for an establishment with of 276 people, 0 tables and 242 seats with 2 bars with no seats, 21' 1" long, Serving food from a less than full kitchen; and no prep area, serving food during all hours of operation; and

WHEREAS, there are 22 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, This location was previously an art gallery; and prior to that it was the Upright Citizens Brigade Comedy club from 2011 to 2019; and

WHEREAS, This applicant has no NYC experience, but owns a comedy club in London, in Covent Garden, and

WHEREAS, Three residents that live across the street at 160 E, 3rd St, spoke in opposition to the exit on third Street, and the crowds and noise, a resident of 141 e, 3rd ,directly across avenue A, spoke in opposition to the lines and crowds on Avenue A, and the church on 3rd St. the residents requested that the 3rd St exit be an emergency exit only, the applicant's attorney stated that he believed that legally the exit was not allowed to be an emergency exit only; and

WHEREAS, a resident spoke in support of the comedy club and his business in London, but did express concern for noise outside; a resident of 151 E. 3rd St, above the location, spoke in support; and

WHEREAS, 78 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 Top Secret Comedy Club Inc. , for the premises located at 44 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Comedy Club with Food served from a less than full kitchen,
- 2) its hours of operation will be opening no later than 5:00 P.M. and closing by 12:00 A.M. Monday-Thursday ; 5:00 P.M. and closing by 1:00 A.M. Friday; 1:00 P.M. and closing by 1:00 A.M. Saturday and 1:00PM and closing by 12:00AM Sunday,
- 3) it will not use outdoor space for commercial use ,
- 4) I will employ a doorman/security personnel, 2 on weekends and 1 weekday,

- 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, third party promoted events, but may have scheduled performances and events with covers. It will be operating as a comedy club with comedians at entertainment level, and may have 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 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
 - 14) it will have staff at each exit to ensure crowds are dispersed and not congregating after the shows, there will be no alcohol service after shows, only ticket holders may enter the venue, including the bar.
8. Present Momentz (Present Momentz LLC), 96 Orchard St (op)
withdrawn
 9. Chinato (Gao Hospitality LLC), 108 Stanton St (op)
withdrawn
 10. Lotus Group Hospitality LLC, 162 Orchard St (op)

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

WHEREAS, Lotus Group Hospitality LLC, is seeking a full on-premises liquor license, in the premises located at 162 Orchard Street, between Stanton and Rivington Streets, New York, New York; and

WHEREAS, this is an application for a restaurant establishment with 73 people, 7 tables and 32 seats with 1 stand-up bard, serving Vietnamese food with a full kitchen serving food during all hours of operation with no TVs, recorded background music, and

WHEREAS, there are 57 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this is a previously licensed location; and

WHEREAS, this applicant is license holder in Community Board 3 (139 Christie Street) and in Community Board 2, Manhattan, and Community Board 1, Queens; and

WHEREAS, there were 6 commercial 311 complaints at this location with NYPD action necessary since 2023; and

WHEREAS, The LES Dwellers submitted a letter that they are not opposed as long as they adhere to the previous approved stipulations and not have DJs; and

WHEREAS, 70 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 Lotus Group Hospitality LLC for the premises located at 162 Orchard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Vietnamese food, type of kitchen TBD
- 2) its hours of operation will be opening no later than 10:00 A.M. and closing by 02:00 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 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 07:00P.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.

11. Annapurni Hospitality LLC, 211 1st Ave (op)

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

WHEREAS, Annapurni Hospitality LLC doing business as Dravida, is seeking a full on-premises liquor license, in the premises located at 211 1st Ave, between 12th and 13th streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 4 tables and 20 seats with No Bar, Full Kitchen, serving food during all hours of operation No TVs, 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 was previously licensed as Luzzo's; and

WHEREAS, The Applicant does not have any previous experienced; and

WHEREAS, there were 0 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, a representative from East Village Community Coalition expressed concern that there is a Church at 207 1st Avenue; and

WHEREAS, the Slavic Evangelical Church is located at 207 1st Avenue. We ask the New York State Liquor Authority to determine if this is an active Church for their purposes, and if so then the 200 Foot Rule would apply, and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Annapurni Hospitality LLC, for the premises located at 211 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American Indian Restaurant, with Full Kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 3:00 P.M. and closing by 12:00 A.M. ALL DAYS,
- 3) it will it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) I will not employ a doorman/security personnel,
- 5) it will install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 7) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,

- 11) it 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.

12. Cloister Cafe (The Cloister East Inc), 236-238 E 9th St (op)

VOTE: TITLE: Community Board 3 Recommendation To Deny Cloister Café at 236-238 E 9th Street

WHEREAS, The Cloister East doing business as Cloister Café is seeking a full on-premises liquor license, in the premises located at 236-238 E. 9th Street between 2nd and 3rd Avenues, New York, New York; and

WHEREAS, this is an application for an establishment with of 196 people, 14 tables and 28 seats with one 10' by 6' bar with two seats, a full kitchen serving American, Mexican, Brazilian food, full kitchen serving food during all hours of operation, with two televisions, live music, and recorded music, and

WHEREAS, there are 30 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the principal applicant owned and operated Cloister Café at this location from 1987 to 2021 and is seeking to re-open; and

WHEREAS, A resident of the building spoke in support of this application, he previously worked for them, he has lived in the building for 10 years, he has no complaints about the restaurant. A resident nearby, spoke in support saying he never had a problem and it was peaceful and nice. Another resident spoke in support has been going to this restaurant since she was 10 years old and hopes to have it reopened; and

WHEREAS, 114 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, Cloister Café operated with a full on-premises liquor license from 1987 until approximately 2020, and was found during an investigation on August 7th, 2020 with both SLA investigators and NYC Sheriff's office present to host illicit, private parties with over 80 people present and DJ's playing loud music during the pandemic in violation of the governor's executive order. Other promoted parties were also reported (<https://gothamist.com/arts-entertainment/pandemic-parties-nyc-underground-covid-coronavirus>); and

WHEREAS, the SLA issued a summary suspension against Cloister Café on August 7, 2020, for operating as a nightclub past curfew, violating social distancing, and significant fire and life safety violations, with the NYC Sheriff's Office issuing seven criminal court summonses and SLA Chair Bradley recommending that the license not be returned. (<https://sla.ny.gov/summary-suspensions-august5th-through-10th>); and

WHEREAS, SLA Commissioner Lily Fan stated during the applicant's disciplinary hearing that he had "committed multiple violations of the governor's executive order by allowing indoor service and alcohol service with no food, drinking outside the establishment within 100 feet of his front door, patrons and employees with insufficient use of face coverings and the lack of social distancing... given that our investigators and our own chairman himself are risking their own health during the pandemic to enforce these laws, I can really say that these locations, as they continue to put profit over safety, are wasting our valuable investigative resources"; and

WHEREAS, an SLA staff member stated during the hearing that the applicant's backyard had an illegal structure, was over capacity, and did not have the proper egress in the case of emergency and that the applicant acknowledged to the SLA investigator that he was aware of 311 noise complaints coming from backyard; and

WHEREAS, there were complaints to Community Board 3, the SLA and the 9th precinct during the COVID pandemic about noise and parties coming from this location; and

WHEREAS, prior to the pandemic from 2018 – 2020 there were 20 NYPD commercial noise 311 complaints at this location with NYPD action; and

WHEREAS, the SLA revoked Cloister Café's license on January 20, 2021 after sustaining 16 of the 24 charges made against the operator following the August 7, 2020 summary suspension including six charges of failing to comply with local regulations and a sustained pattern of noise/disorder; and

WHEREAS, the Community Board District Manager stated that there were many complaints prior to COVID as well. She has been working with residents for 15 years on problems from this business; and

WHEREAS, a resident of the building called and spoke to the CB 3 Assistant District Manager and reported that the tenants who lived in the building above the business, which is also owned by the business owner, were told that they had to sign the petition or they would be evicted. Three residents of 238 East 9th Street spoke in opposition to this application, one has lived in the building for about 15 years, and spent many years filing complaints, long before COVID, calling the police, speaking to the owner personally, trying to mitigate noise issues stemming from the use of the backyard with speakers, disco lights, and noise directly below her bedroom window; another also directly overlooks the backyard and is opposed. We received an email from a former tenant that had to move because the noise made her apartment unbearable; and

WHEREAS, In February 2022 the Community Board denied their application to reopen, due to no public benefit, disregard and disrespect for people's lives, disregard for the immediate neighbors and intention to do the same by refusing to sign stipulations, and at the committee meeting the applicant disputed that the SLA had rightfully taken away their license for violating COVID protocols and stated that they would continue to fight in courts, indicating that they were not taking responsibility; and

WHEREAS, In May of 2023 the NY SLA heard this item and denied their application due to their disregard for the public safety, including loud and pounding music until 3AM right outside of adjacent apartments, at a time when the City of New York was at its most vulnerable and they were concerned about making as much money as possible, and the applicant took no responsibility for their actions; and

WHEREAS, In May of 2023 after the NY SLA decision to deny, the owner approached the District Manager in the hearing room, after she had testified that CB 3 recommended denial, and spoke to her in a hostile and threatening manner, so much so that she had to be escorted out of the room by another lawyer; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for The Cloister East Inc. for the premises located at 238 East 9th Street, New York, New York because of the long history of complaints at this location that the owner did not address, the life-threatening adverse history during the COVID-19 pandemic, their disregard for the rules and regulations put the health and safety of New Yorkers at risk, and the multiple charges and revocation of its liquor license by the NY SLA.

13. Village Blue Hospitality LLC, 536 E 5th St (op)

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

WHEREAS, Village Blue Hospitality LLC doing business as, is seeking a full on-premises liquor license, in the premises located at 536 East 5th Street between Avenues A and B, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 or less people, 3 tables and 8 seats with one stand up bar with 15 seats, with a full kitchen serving Japanese food, serving food during all hours of operation with strained background, low level recorded music; and

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

WHEREAS, This applicant, has extensive restaurant experience, two with the same method of operation and two pending in CB4; and

WHEREAS, 46 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 Village Blue Hospitality LLC, for the premises located at 536 E 5th St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that
1) it will operate as a restaurant, with Japanese food,

- 2) its hours of operation will be opening no later than 12:00 P.M and closing by 12:00 A.M. Sunday - Thursday, 12PM – 1AM Friday – Saturday,
- 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.,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, events with cover charges, an may have not more than 12 private parties per year,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

Items not heard at Committee

14. BBF (Eastern District Operations), 177 Ludlow St (op/corp change)
administratively approved

15. Ping (Ping Brothers Corp), 22 Mott St (wb)
administratively approved

16. Community Kitchen Inc, 402 E 8th St (wb)
administratively approved

Dining Out NYC - Not heard at Committee

17. Dudleys, 85 Orchard St (Sidewalk Cafe)
administratively approved

18. 169 Bar, 169 E B'way (Sidewalk Cafe)
administratively approved

19. Ops, 176 2nd Ave (Sidewalk Cafe)
administratively approved

20. Bar Primi, 325 Bowery (Sidewalk Cafe)
administratively approved

24. Plantshed Cafe, 193 2nd Ave (Sidewalk Cafe)
administratively approved

License Expansion for Dining Out - Not heard at Committee

21. Bua, 122 St Marks Pl
no stipulations submitted

22. Crispiano, 130 St Marks Pl
administratively approved

23. Veselka Coffee Shop, 144 2nd Ave
administratively approved

25. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV

SLA Licensing & Outdoor Dining Committee - Policy Meeting

1. Review of CB 3 SLA Policies

VOTE: TITLE: Revision of the following documents: Community Board 3 Guidance to Liquor License Applicants, Administrative Approval Guidelines, and Administrative Approval Stipulations, with the following changes:

Community Board 3 Guidance To Liquor License Applicants

WHEREAS, Community Board 3 offers the following guidance for liquor license applicants. This guidance will inform applicants regarding policies that inform CB 3's votes as well as create consistency in policies informing the Board's recommendations. The guidance will additionally allow meetings to be shorter and more efficient, which is a benefit to applicants, board members, and the public.

Prior to submitting your application, CB3 suggests you review previous CB3 SLA questionnaires, resolutions, and meeting recordings, which are available on the CB3

website and reach out to nearby community groups and residents to inform them of your plans(see CB3's website for list of community groups)

- When reviewing applications one of the main criteria that CB3 considers is the current use/impact of the location. The goal is to ensure that any new licenses do not increase the impact, whether hours or method of operation, on the community.

For applications subject to the 500-foot rule, full on-premises liquor license applications for previously unlicensed locations in saturated areas will generally not be supported, such as portions of the East Village (especially Avenue A, Avenue B, Avenue C and St. Marks Place) and the upper Lower East Side (Allen Street to Essex Street, East Houston Street to Delancey Street) areas, but the number of licenses and quality of life complaints in all areas will be considered. The New York State Liquor Authority considers any lapse in licensing of the premises to render the location previously unlicensed. Residential streets, and those with commercial overlays, will be considered differently than busy commercial avenues.

- For applications in problem areas that are likely to be approved by the State Liquor Authority, CB 3 will consider stringent stipulations, such as early closing hours, that address persistent quality of life issues like late night noise and congested streets and sidewalks.
- CB 3 always adheres to zoning regulations when making recommendations. Before presenting a business plan, please check the zoning of the proposed location. A common mistake is applying for method of operations not compliant to residential zoning. This would include expansion of existing space at nonconforming locations in residential areas and non-compliant method of operation. Under the current Open Dining regulations, that includes any outdoor space not on municipal property. R and C-1 zoning prohibits scheduled performances, outdoor use on private property, and ticketed events. Please check the Certificate of Occupancy for proposed locations.

Administrative Approval Policy for Certain SLA Applications

Certain applications can be administratively approved without the applicant attending the committee meeting. Eligible applications are those that have no complaint history or community impact and generally include food-based businesses, such as restaurants, pizza and coffee shops. Licenses approved under the Administrative approval process may not apply for an upgrade to a full on-premise liquor license, method of operation change, or alteration before business has been in operation for a minimum of two years and without first obtaining approval by CB 3.

The administrative approval process is for businesses that intend to operate with a low impact method of operation. This process should not be used as the first step to eventually applying for a method of operation that has a greater impact on the community.

Applicants are encouraged to reach out to nearby community groups and residents to inform them of your plans(see CB3's website for list of community groups).

- **Alterations** - Any alteration that will not impact the community may be administratively approved. For example, creating storage space or moving a bar may be administratively approved. This also includes the longstanding CB 3 policy of administratively approving an alteration to extend a liquor license to a sidewalk café that has been approved at committee unless specifically stated otherwise.
- **New licenses** - Applications for beer wine or full liquor licenses closing by 12:00 a.m. all days. The administrative approval process for full liquor licenses only applies to locations that are previously licensed with a full liquor license. This will not apply to any application that includes outdoor use other than sidewalk, roadbed, or Open Streets dining as allowed under the Dining Out NYC and Open Streets programs. The sidewalk, roadbed, or Open Streets dining will close by 10:00 p.m. all days and not have any music, speakers or tv monitors. There will not be commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m. The general criteria for new licenses must also be agreed upon (see table on next page).
- **Restructuring of a business** where some or all of the same people operating the existing business will continue to operate the same business with existing or more limited stipulations.
- **Various license applications that have no impact**, such as a museum or gallery special event or catering, etc., or for businesses that do not serve liquor to the public on a daily basis may be eligible for administrative approval on a case by case basis.

- Other applications not noted here if determined by the committee chair.

The applicant will be given a "SLA EXPRESS" notice to post on the proposed location to announce the application and provide contact information. This notice must be posted for 7 days prior to the committee meeting. Applicants not heard at committee and residents are still encouraged to meet.

DISCLAIMER: CB 3 may determine after reviewing the method of operation, or if there are resident concerns, that it is necessary for the application to be heard at the committee meeting. If the application is heard by committee, any previously agreed upon stipulations will be invalidated.

General Criteria for Administrative Approval of SLA License Applications	New Licenses
1. Closing at or before 12:00 a.m. all days.	☒
2. Will not use outdoor space for commercial use except that I may apply for the Dining Out NYC program or Open Streets but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop.	☒
3. Will not apply for an upgrade to a full on-premise liquor license, a method of operation change, or alteration before business has been in operation for a minimum of two years and without first obtaining approval by CB 3.	☒
4. Will close any front or rear facade doors and windows at 10:00 p.m. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.	☒
5. Will not have DJs, live music, promoted events, any event at which a cover fee is charged, or scheduled performances.	☒
6. Will play ambient recorded background music only.	☒
7. Will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.	☒
8. Will not participate in pub crawls or have party buses come to establishment.	☒
9. Will not have wait lines outside.	☒
10 Will not have unlimited drink specials with food, including Boozy Brunches	☒
11. Residents may contact the manager/owner at a given phone number for complaints to be addressed immediately and will revisit the above-stated method of operation if necessary, in order to minimize the establishment's impact on the neighbors.	☒

Community Board 3 Liquor License Stipulations for Administrative Approval

I, _____, as a qualified representative of _____, located at _____, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☐ liquor, wine, beer & cider

2. ☐ My License category is: ☐ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit
☐ Removal ☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

3. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____, ☒ Kitchen open and serving food every night during all hours of operation.

4. My hours of operation will be:
Mon _____; Tue _____; Wed _____;
Thu _____; Fri _____; Sat _____; Sun _____.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

5. ☒ I may apply for sidewalk and/or roadbed dining as allowed by the Dining Out NYC or Open Streets Program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. ☐

6. I will close any front or rear façade doors and windows at 10:00 p.m. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.	☐ I 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.
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7. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ Dancing ☐ more than _____ private parties per _____.

8. ☒ I will play ambient recorded background music only. _____ number of TVs.

9. ☒ I 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.

10. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.

11. ☒ I will not apply for an upgrade to a full on-premises liquor license, a change to my method of operation, or alteration for at least two years after my operations begin.

12. ☒ I will not participate in pub crawls or have party buses come to my establishment.

13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.

14. ☐ I will not have a happy hour or drink specials with or without time limitations OR ☐ I will have happy hour and it will end by _____. - **Please indicate one of the above** -

15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.

16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.

17. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: _____ Phone Number: _____

18. ☐ I will:

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

_____ Signed _____		_____ Dated Sworn to this _____
_____ day of _____		_____ Notary Public

Community Board 3 requests that the SLA add this stipulation to the license of the above-mentioned applicant.
Rev. 01/2016

2. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV

Economic Development Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Manhattan Chamber of Commerce: presentation on services offered to small businesses
no vote necessary
- 3. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV

Cannabis Control Task Force

- 1. Approval of previous month's minutes
approved by committee
- 2. Fire Escape LLC, 103 Ave A (Method of operation change – add walk up service window)

VOTE: TITLE: Support for walk up service window at Fire Escape LLC, 103 Avenue A

Whereas Fire Escape LLC at 103 Avenue A is a retail cannabis dispensary has requested support to add a walk up service window to his already approved business, and

Whereas Fire Escape has agreed to operate the window during the hours of 10 a.m. to 10 p.m. and has also agreed to not have outside lines, so

Therefore be it resolved that Manhattan Community Board supports the addition of the walk up service window to Fire Escape at 103 Avenue A.

- 3. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV

Personnel and Board Member Matters Task Force

- Personnel matter
- VOTE: TITLE: To Terminate**

To approve the Personnel Task Force's recommendation to terminate the Assistant District Manager to take effect October 03, 2025.

32 YES 0 NO 0 ABS 0 PNV **MOTION PASSED (Vote to go into Executive Session)**
26 YES 1 NO 5 ABS 0 PNV **MOTION PASSED (Vote on Personnel matter)**
32 YES 0 NO 0 ABS 0 PNV **MOTION PASSED (Vote to exit Executive Session)**

Going into the Executive Session – Instruction on Executive Session (Personnel Matter)
Motion – Vote to go into Executive Session
Second
Vote conducted
Motion during executive session
Voting on motion during executive session
Voted to end executive session

Waterfront Stewardship Organizing – Promoting the Community Day Event in partnership with GOLES.

Baruch Bathhouse Task Force - 100 million to complete work, an environmental study is asked to be completed before any work begins

Vote to adjourn

32 YES 0 NO 0 ABS 0 PNV

Members Present at Last Vote:

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

Vaylateena Jones	[P]	Campbell Munn	[P]	Jailene Rodriguez	[P]
Ana Kakkar	[P]	Jon Neidich	[P]	Arnette Scott	[P]
Nancy Kong	[P]	Indrani Nicodemus Rivera	[A]	Clint Smeltzer	[P]
Michelle Kuppersmith	[A]	Grauen Olivares	[P]	Sandra Strother	[P]
Dianne Lake	[P]	Daisy Paez	[A]	Daniel Tainow	[P]
Mae Lee	[P]	Raud Rahmanian	[A]	Zachary Thomas	[A]
Michael Levario	[P]	Ramya Rao	[P]	Josephine Velez	[P]
Jaja Liao	[A]	Damaris Reyes	[P]	Kathleen Webster	[A]
Mollye Liu	[P]	Tal Roded	[P]	Guillermo Zubillaga	[A]

Meeting Adjourned