



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

October 2025 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, October 28, 2025 at 6:30pm at PS 20, 166 Essex Street.

Public Session:

- Vincent Jenkins spoke on the "Big Beautiful Bill"

Public Officials:

Mayor Eric Adams, Jasper Diaz:

- Robin Forst is now advisor to 1st Deputy Mayor's office
- Lawsuit against USDA; additional funding for food pantries
- Announced additional investments in affordable housing: 1.8B
- Citywide 15mph speed limit for ebikes, pedal assists
- Announced proposed legislative changes to support those struggling with substance abuse disorder; will be reviewed by my new administration. Also support for those with severe mental illness.
- Selected 3500 unhoused New Yorkers for housing
- EDC session at Manhattan Detention Center 10/29

District Manager: We were awarded Interagency Initiative for SDR Park and it seems to have vanished: Where is it? Can you help us find it?

Public Advocate Jumaane Williams, Curtis Young:

no

Comptroller Brad Landers, Evelin Collado:

no

Borough President Mark Levine, Yiyi Wang:

- BP allocated 55M in capital funding: For CB 3, Seward Park library, theater, Joseph Jacob Playground, and other organizations including Henry Street Settlement
- Finished leadership training sessions last Thursday; video will be uploaded to MBPO website
- Canal Street Safety Improvement: Sent a letter to DOT asking to reduce speed limit on Manhattan side; initially declined but now reconsidering
- Planned Parenthood will need to suspend some services because of funding cuts; Manhattan facility will be moving

District Attorney Alvin Bragg, Sherman Goldblum:

- Announcing indictment of man for Astor Place random slashing
- Announcing sentencing of man convicted of stabbing on subway at Union Square; press releases for both cases
- July 4 2024 trial for drunk driving deaths at Corlears Hook: bench trial. Will have an update after resolution.
- DM question: CB 3 requests task force like the one for Washington Square Park, equity issue

Congressmember Dan Goldman:

- Canal Street ICE raid: Have filed a lawsuit with 11 other members of Congress about detention in illegal conditions of applicants for residency; requesting oversight of detention conditions at 26 Federal Plaza. Believes that armored trucks and military presence are ways to incite violence and allow the law to be set aside. Urging NYPD arrests of ICE officers operating outside of their official duties (for example, arresting US citizens) – proactive protection of citizens. Creating a Rapid Response Task Force and has opened his downtown office to anyone whose family members have been arrested.
- Shutdown: Had hoped that November 1 would bring parties to the table. Some discussions in the Senate, but have not progressed far. Democrats feel that this is a crucial moment to stand up for those who were hurt by funding cuts in last summer's bill. Can consult his website for more information about what is paused; can also reach out to the office with questions.

Board Member: What is the task force? CM: There are actually several. His office is focusing on a legal response task force to help those arrested get assistance.

Board Member: SNAP reserves – have Democrats tried to push a bill? CM: There is a bill in the Senate, and a lawsuit filed today by state Attorneys General to block the administration from withholding the funds. Need to pressure Republican congresspeople on this issue.

Board Member: Thoughts on Elias lawsuit re: merging congressional districts 10 and 11? CM: We need to end the redistricting, but will need to do it by passing laws.

Assemblymember Grace Lee, Fannie Ip:

- Office has moved: Now at 250 Broadway
- Legislative mailers have been sent out; Chinese and Spanish versions online
- Ewaste/fabric recycling w/LESEC at Kimlau Square on 11/8
- Turkey Drive w/Vision Urbana: November 15 10am-2pm
- With Grand Street Settlement, flu shot event
- Hispanic Heritage Event with Vision Urbana
- Shredding event 10/17, very successful (next one in April)

Assemblymember Deborah J. Glick, Lane Sohn:

no

Assemblymember Harvey Epstein, Chanel Elliott:

- Bill signed: Prohibits more than \$20 charge for bounced check
- Candy and vegan candy giveaways: 10/30 and 10/31
- Team will dress up on Halloween!
- Have mostly been focused on mitigating impact of federal budget cuts, working with local organizations; reach out to them about turkeys

State Senator Brian Kavanagh:

- Have been hosting flu shot clinics in LES
- Pet Adoption Event 11/9 with ACC in Tompkins Square Park
- Manhattan Detention Complex: Task force on the direct impacts of the demolition and construction. Workshop 10/29 on Chambers Street on design of facility.
- Assembly: Focused on economics, including insurance costs/rates, renewals, and policies. Will hold public hearing in December; will also focus on effects of climate change on insurance programs. Bill recently signed making it illegal to discriminate during home appraisal process. Second bill pending: Illegal to discriminate in housing markets.
- Working to mitigate the harm of the federal shutdown: HR-1 affects waivers, working to push back on that, and working at the state level to make additional resources available, but cannot fully offset them.

Board Member: What happens to people who have been discriminated against in housing? Senator: Governor needs to sign law allowing our state to go after people who have discriminated.

Board Member: Comments on possible ConEd rate hikes? Senator: Have not heard any results yet for rate hike proposals. Conditions are challenging, with little federal support for wind/solar and AI power demands.

Councilmember Christopher Marte, Simon Kostelanetz:

- Councilmember went to ICE raid site during incident; ICE is not the solution to illegal vending concerns. Office remains committed to protecting our community.
- Raising awareness on charter revisions, especially items 2-4
- Legislation: Accommodations for disabled members of TV/movie production crews
- Budget: Participatory budget is back; can submit ideas to councilmember's office
- Board question: Is councilmember advocating for or against charter revisions? That's not permissible. Answer: Yes; permissibility being discussed by City Council.

Councilmember Marte:

- Canal Street ICE raids: There were no confrontations, but the raid quickly escalated from 2 offices to 50, heavily equipped. Have been meeting with local organizations to identify resources for information and assistance. Thank you to all New Yorkers who stood up for our citizens. There has been no further activity, but the City Council recognizes the urgency and are looking at funding.
- His office speaks 7 different languages – please refer people for help when they need it.

Board Member: What can we do to help these families? CM: Court watching improves behavior of ICE agents and courtroom personnel.

Board Member: Legal services funding from City Council separate from city agency funding? Yes, it's discretionary.

Councilmember Carlina Rivera, Eddie Amador:

Members Present at First Vote:

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

Minutes:

Minutes of July 2025 were approved, as is.

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

Board Chairperson's Report:

Chairperson Andrea Gordillo

- At Borough Board, heard presentation on good principles of design; available on MBPO website
- Awarded a planning fellow from Fund for City of New York (thanks to Mollye Liu)! Will focus on research for future housing
- Planning a CB 3 Night at the LES Yearbook exhibition at Abrons Arts Center

Board Member: Requested meeting about board office turnover, asking why that was declined. Chair: Happy to discuss with you via call.

District Manager's Report:

District Manager Susan Stetzer

- Voting on district needs/budget priorities tonight – please note that city has changed priorities format, now listing each agency separately, ranking within agency.
- Please ask people to call 311 with issues (in addition to sharing with board office) – this is the only official record and valuable documentation. New Q teams at precincts work with them.
- Meeting with new Q teams for our precincts
- District Service Cabinet Meeting, October: 5th Precinct report on SDR Park included murder, stabbing, drug and fencing issues. Has requested that Operations Meetings for this park resume.

Board Member: What is the status on SDR Park lighting? Would additional lighting help? DM: Continue to work on it. Some has been restored, some is still out. Please suggest specific additional areas that could benefit from new lighting.

Board Member: Who is following up with agencies? Have we appealed to elected officials? DM: Parks reports to DOT, DOT responsible for fixes. Board meets monthly with DOT and follows up on issues list. Elected official reps are in meetings.

Board Member: Should the Health Department get involved, because of the drug use in dark places? DM: Health Dept is funding nonprofit harm reduction organization – they are involved.

Nominating Committee Chair's Report:

Indrani Rivera

- Announcement of Exec Committee Candidates

Chair: Andrea Gordillo, Michael Levario

1st VC: Ana Kakkar, Arnette Scott  
2nd VC: Sandra Strother, Dianne Lake  
Secretary: Raud Rahmanian  
Vice-Secretary: Mollye Liu, Ramya Rao  
Treasurer: Kathleen Webster, Zachary Thomas

Nominations are now closed!

Executive Committee:

- Documenting procedures, yearly timeline, committee chair handbook in preparation for term limit departures
- Racial Equity Forum – planning for future event, focused on how city resources are allocated.

SLA:

- Item 6: Changed to Denial because applicant refused to sign stipulations

Land Use:

- Essex Crossing Resolution

Transportation:

- Request for safety improvements at Manhattan Bridge off-ramp
- 2 street co-namings

Parks:

- Compost Yard preliminary design presentation
- Con Ed greenway preliminary design presentation

Board Member: Any discussion of compost yard smells? TH: Will discuss at next meeting.

Board Member: Width of Greenway? DL: 15-30 feet except at entrances.

HHS:

- District Needs Statement approved
- Federal budget issue will affect all HHS related work

Waterfront Stewardship:

- New organization called Battery to Bridges, will work from Montgomery Street down to Battery; are organizing as a nonprofit with a board and advisory committee
- Next meeting will be sometime in November

Committee Reports:

Executive Committee

no votes necessary

**SLA Licensing & Outdoor Dining Committee**

1. Approval of previous month's minutes  
approved by committee
2. FY'2027 District Needs Statement

**VOTE:** To approve the FY'27 District Needs Statement.

Alterations

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. Contra (A Halibut Inc), 138 Orchard St (op/method of operation: extend closing hours from 12am to 2am)

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

**WHEREAS**, A Halibut, Inc. doing business as "Contra", which has a full OP license, is seeking a change in the method of operation (later closing hours) license, in the premises located at 138 Orchard Street, between Delancy Street and Orchard Street, New York, New York; and

**WHEREAS**, this is an application for a restaurant with up to 74 people, 18 tables and 42 seats, including seats at one stand-up bar, a full kitchen, serving food during all hours of operation, no television and background music played through small speakers; and

**WHEREAS**, there are 46 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, applicant has owned and operated this establishment at its present location since 2013; applicant also owns and operates "Cuatro Lobos", also located within CB3 (142 Orchard Street), since 2015; and,

**WHEREAS**, The Lower East Side Dwellers submitted a letter of support after meeting with the applicant and agreeing to closing hours of 1AM Sunday – Wednesday, 2AM Thursday – Saturday, and all previous stipulations remaining the same; and

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

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for A Halibut, Inc., for the premises located at 138 Orchard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a New American 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 5PM and closing by 1AM Sunday – Wednesday, and 2AM Thursday – 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 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.

#### **New Liquor Licenses Applications**

5. Max Mini LLC, 41 Essex St (op)

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

**WHEREAS**, MAXI MINI LLC is seeking a full on-premises liquor license, in the premises located at 41 Essex St, between Grand St and Hester St, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 6 tables and 40 seats with one 15' x 6' l-shaped bar located in front dining area with 7 stools, full kitchen, prep area cafe & bakery items during the day, asian-fusion light entrees during the evening with no televisions, with streaming and vinyl records music;

**WHEREAS**, there are 6 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

**WHEREAS**, this Location is currently licensed to Rabbit House restaurant with a full on-premises license,

**WHEREAS**, the applicant has never previously been a license holder but has worked in this proposed business,

**WHEREAS**, there were 1 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 5 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 Maxi Mini LLC, for the premises located at 41 Essex St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a café/bar, with cafe & bakery items during the day, asian-fusion light entrees during the evening,
- 2) its hours of operation will be opening no later than 9:00 A.M., and closing by 12:00 P.M. all days
- 3) it will not use outdoor space for commercial use,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports],
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,
- 10) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

6. Tinto (Tinto LLC), 41 Monroe St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny because the applicant refused to sign the Stipulations**

**WHEREAS**, Tinto LLC doing business as Tinto, is seeking a full on-premises liquor license, in the premises located at 41 Monroe Street, between Market and Catherine Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 6 tables and 16 seats with 1 bar with 6 counter seats, Full Kitchen, serving food during all hours of operation no TVs and background level streamed music; and

**WHEREAS**, there are 8 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

**WHEREAS**, the location was previously an unlicensed coffee shop; and

**WHEREAS**, the applicant has never previously been a license holder but has worked in this business for within the CB3 area as a bartender and a manager; and

**WHEREAS**, we received an email in opposition from a resident with concerns about late night noise and crowds in the area. Four residents that live in the immediate area spoke in opposition due to this being a residential area and the other businesses in the area are already causing problems, and a 2AM closing is too late. A resident of the Two Bridges Community Association spoke and stated that they are not opposed to a café opening, although they are concerned about the hours until 2AM, they are not aligned with the neighborhood. This is a quiet residential neighborhood. They would support hours of 12AM during the week and 1AM on the weekend, but not later.

**WHEREAS**, 19 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, this a quiet residential area and recently some licensed businesses have opened in the area and are beginning to cause some quality-of-life concerns. Although this appears to go against our community board guidance of not adding a license that will increase the impact on the community, we are approving this application only because the applicant agreed to earlier closing hours of 12AM

during the week and 1am Friday and Saturday and assured us that it will be a quiet business, with no noise, will not have a line, and will not have people hanging around outside, and have no impact on the community, in an effort to help address these concerns; and

**WHEREAS**, after the meeting the applicant refused to sign the stipulations that she agreed to at the meeting,

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Tinto LLC, for the premises located at 41 Monroe Street, New York, New York, because the applicant refused to agree to the following stipulations that:

- 1) it will operate as a Café and Bistro, with Full kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 9:00 A.M. and closing by 12:00 A.M. Sunday – Thursday, and 1:00 AM Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) I will not employ a doorman/security personnel,
- 5) it will install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 7) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it may have "happy hours" until 7:00PM each night,
- 12) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

7. Cocktail (Clinton Craft LLC), 41-43 E 7th St (changing class of license from a restaurant op to a non-restaurant op)

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

**WHEREAS**, Clinton Craft LLC doing business as Cocktail, is seeking a change to the full on-premises liquor license, from a full service restaurant to a tavern license in the premises located at 41 43 East 7th St, Basement/Lower Level, between 2nd and 3rd Avenues, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 8-12 tables and 57 seats with 2 service bars and one C shaped, 25 foot stand up bar with 13 seats, with a full kitchen serving minimally required food during all hours of operation with TV's, Live music and DJs played at background and entertainment levels; and

**WHEREAS**, there are 42 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, One of the applicant has operated this business since 2005, in 2019 Clinton Craft took over and the original owner joined that business. The business is in the basement, and has not caused any problems for the neighbors; and

**WHEREAS**, One resident spoke in favor of the application and the District manager stated there have been no problems at the business, and they have always supported the community; and

**WHEREAS**, 51 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 Clinton Craft LLC, for the premises located at 41 43 East 7th St, Basement/Lower Level, between 2nd and 3rd Avenues, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Tavern, with sandwiches available during all hours of operation,

- 2) its hours of operation will be opening no later than 4P.M. and closing by 4 A.M Monday-Friday and opening no later than 12P.M. and closing by 4 A.M Saturday and Sunday,
- 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 entertainment level music consisting of streaming, DJs, live music however no 3rd party promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 8 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.

8. Mayree (Boncap NYC LLC), 58 E 1st St (op)  
withdrawn

9. The Stone Rabbit LLC, 64 2nd Ave (op)  
withdrawn

10. AMC Village 7 (American Multi-Cinema Inc), 66 3rd Ave (upgrade to op)  
withdrawn

11. Present Momentz (Present Momentz LLC), 96 Orchard St (op)

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

**WHEREAS**, Present Momentz LLC doing business as Present Moments, is seeking a full on-premises liquor license, in the premises located at 96 Orchard Street, between Delancey and Broome Streets, New York, New York; and

**WHEREAS**, this is an application for a full service restaurant with of 50 people, 2 tables and 12 seats with a bar with 1 seat, full kitchen, serving food during all hours of operation, no televisions, streaming music; and

**WHEREAS**, there are 34 full on-premises liquor licenses within 500 feet per the SLA map; This info comes from questionnaire

**WHEREAS**, this location has been licensed with a full on-premises license as Excuse My French, since 2015; and

**WHEREAS**, the applicant has never previously been a license holder but has worked in this business with no businesses in the area; and

**WHEREAS**, 82 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 Present Momentz LLC, for the premises located at [96 Orchard St], New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service American restaurant serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 4:00 p.m. Sunday -Thursday, 3:00 p.m. Friday-Saturday and closing by 12:00 am Sunday - Thursday, and 1:00AM 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 will not use outdoor space for commercial use,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged but may have two 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. Chinato (Gao Hospitality LLC), 108 Stanton St (op)

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

**WHEREAS**, Gao Hospitality, LLC, doing business as "Chinato", is seeking a full on-premises liquor license, sale of assets, in the premises located at 108 Stanton Street, between Ludlow and Essex Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 74 people, 10 tables and 28 seats, 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 at background level; and,

**WHEREAS**, there are 43 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and,

**WHEREAS**, the establishment, "Chinato", opened at this location with a full OP liquor license in 2023; and

**WHEREAS**, applicant has bartended at "Putttery" in the West Village and never held a license for the sale of alcohol; and

**WHEREAS**, there were 14 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 10 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 Gao Hospitality, LLC, for the premises located at 108 Stanton Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a American-Asian bar/tavern with a full kitchen serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 5PM ALL DAYS and closing by 12AM Sunday-Wednesday, 1AM Thursday-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, it will not have live music, DJs, third party promoted events, scheduled performances or any event at which a cover fee will be charged, may have 8 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 8 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.

13. Gangnam Korean BBQ and Hot Pot (Division Grill LLC), 125 Division St (aka 136 E B'way)  
(upgrade to op)

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

**WHEREAS**, Division Grill LLC doing business as Gangnam Korean BBQ and Hot Pot, is seeking an upgrade to a full on-premises liquor license, in the premises located at 125 Division Street, between Canal and Allen, New York, New York; and

**WHEREAS**, this is an application for an establishment with 152 people, 30 tables and 140 seats with 2 bars, Ground floor 12.5' and basement is 16', Full Kitchen, serving food during all hours of operation 1 Television and Background level music VIA streamed services; and

**WHEREAS**, there are 38 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

**WHEREAS**, The Location has been currently operating with a beer and wine license for a year and a half year; and

**WHEREAS**, The Applicant has been operating with a beer and wine license; and

**WHEREAS**, there were 2 commercial 311 complaints at this location with NYPD action necessary since 2018; and

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

**WHEREAS**, Although this appears to go against our community board guidance of not adding a license that will increase the impact on the community, we are approving this application only because this is a full service restaurant, that has been operating with no issues and reasonable closing hours of 12AM during the week and 1am Friday and Saturday,

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Division Street LLC, for the premises located at 125 Division Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Korean Hot Pot and BBQ, with Hot Pot style, serving food at all hours,
- 2) its hours of operation will be opening no later than 11:30 A.M. and closing by 12:00 A.M. Sunday-Thursday; 11:30 A.M. and closing by 1:00 A.M. Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will 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," OR it may have "happy hours" until 7 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.

14. Kind Regards (Small Town Creative LLC), 152 Ludlow St (op)  
withdrawn

15. Made in 1st, 166 1st Ave (op)

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

**WHEREAS**, Made in 1st LLC doing business as TBD, is seeking a full on-premises liquor license, in the premises located at 166 1st Avenue between 10th and 11th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 23 tables and 60 seats with one fifteen foot stand-up bar with 6 seats in the basement, with a full kitchen serving food during all hours of operation; no TV's and streaming background/conversational music only, and

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

**WHEREAS**, This location was previously Fern's which had a full on premises license, with 2AM closing during the week, 4AM on the weekend,

**WHEREAS**, The applicant currently owns Kisa at 205 Allen St and C as in Charlie at 5 Bleeker St; and

**WHEREAS**, there were 2 commercial 311 complaints at this location with NYPD action necessary since 2018;

**WHEREAS**, Two residents spoke in oppositon to this appliaction because of the late night hours, noise and crowds; and

**WHEREAS**, 10 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, the applicant agreed to close all nights at 2AM. The First floor would be for the restaurant/buffet and would close at 11PM every night. The basement, with a capacity of approximately 15 people, would be open to 2AM with kitchen open and serving food, but not the buffet. The applicant has also agreed to soundproof to prevent sound being herd in the 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 Made in 1st LLC, for the premises located at 166 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an restaurant, serving American country buffet food from 11AM-11PM daily, and
- 2) its hours of operation will be opening no later than 11A.M to 11PM On the first floor, and 11AM and closing by 2A.M in the basement,
- 3) it will not use outdoor space for commercial use,
- 4) it will install soundproofing to ensure sound is inaudible in neighboring apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it may have "happy hours" until 6:00 P.M. each night,
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

16. Turi's (Turi's Inspirations LLC), 302 Broome St (op)  
withdrawn

17. DJF Collective LLC, 422 E 9th St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny**

**WHEREAS**, DJF Collective, LLC is seeking an full on-premises liquor license, in the premises located at 422 E. 9th Street, between First Avenue and Avenue A, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 74 people, 13 tables and 46 seats, including one stand-up bar, with a less than full service kitchen but serving food during all hours of operation, no televisions, and small speakers playing music at background volume; and

**WHEREAS**, there are 29 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location is currently unlicensed, but from 2010-2022, the craft beer establishment "Good Beer" was here with a Beer/Wine license; this business, which was primarily a retail off premises business, closed at 10pm on weekends and 7pm during the week. After that establishment closed, it was an illegal cannabis store, which has subsequently closed; and

**WHEREAS**, applicants do not have hospitality experience in New York City and have never previously been license holders, but have worked in the hospitality industry in New Hampshire for, collectively, over 12 years; and

**WHEREAS**, 75 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, We received a letter of opposition from the 9th St Block Association as well as 59 petition signatures from residents in the immediate area in opposition, due to no public benefit to adding a full license in this space, specifically because of the late hours in a space that has never had a full license which would bring noise and people on the street to a residential side street in an area that is already oversaturated with licenses. We received letters from the North Avenue A Neighborhood Association as well as the East Village Community Coalition, expressing the same concerns; and

**WHEREAS**, The Community Board Guidance states that the goal is not to increase the impact on the community. In this case, the location is currently unlicensed in a saturated area, on a residential side street, that was only ever licensed for Beer/Wine, primarily retail, with very early closing hours, this application would greatly increase the impact on the neighbors by bringing additional late night noise and traffic to the street is clearly in conflict with the guidance. Residents reported that apartments on the block have bedrooms facing the street and any additional activity would interfere with the quiet enjoyment of their apartments; and

**WHEREAS**, There is no public benefit to granting a license at this unlicensed location that would be serving items commonly found elsewhere in the neighborhood and would increase the impact on a residential side street that has never had this type of business. This location would not be zoned for this purpose if it was not already grandfathered;

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license with late night hours, for DJF Collective, LLC for the premises located at 422 E. 9th Street, New York, New York. This is a previously unlicensed location and, due to the reasons detailed above, this application would have a negative impact on the neighborhood.

24. Café Chrystie LLC, 184 E 7th St

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

**WHEREAS**, Cage Chrystie LLC doing business as Café Chrystie, is seeking ( a wine/beer on-premises liquor) license, in the premises located at 184 E 7th St, between Ave B and Ave C, New York, New York; and

**WHEREAS**, this is an application for a bar/Tavern with 74 people, 4 tables and 22 seats with a bar with 12 seats, prep KITCHEN, serving food during all hours of operation, no televisions, streaming music and DJs; and

**WHEREAS**, there are 8 full on-premises liquor licenses within 500 feet per the SLA map; This info comes from questionnaire

**WHEREAS**; this location was previously unlicensed and part of the space has been operated by the applicant as a cafe, and

**WHEREAS**, the applicant has never previously been a license holder but has operated this establishment for the two years,

**WHEREAS**, the vice president of the board of directors for the building, spoke in support of the applicant, the board has hired the engineer that is overseeing the installation of the soundproofing and insulation of the space; and

**WHEREAS**, 79 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 Chrystie], for the premises located at [184 E 7th St], New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a café with a prep kitchen serving Asian food, during all hours of operation,
- 2) its hours of operation will be opening no later than 8:00 AM all days, closing 12:00AM Sunday – Thursday, and 1AM Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will install soundproofing to ensure sound is inaudible in neighboring apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, third party promoted events, scheduled performances or any event at which a cover fee will be charged, but it will have DJs at background level. DJs will be an employee playing music at background level,
- 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 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.

**Items not heard at Committee**

18. Pylos (128 Mac Corp), 128 E 7th St (upgrade to op)

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

**WHEREAS**, 128 Mac Corp. doing business as Pylos, is seeking an upgrade to a full on-premises liquor license, in the premises located at 128 East 7th Street, between Avenue A and 1st Avenue, New York, New York; and **WHEREAS**, this is an application for an establishment with a certificate of occupancy of 70 people, 26 tables and 64 seats, a full kitchen, serving Greek and Mediterranean food during all hours of operation, no television, ambient background music only; and

**WHEREAS**, there are 28 full, 4 pending, on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the location has been licensed with a beer wine license since 2003; and

**WHEREAS**, there were zero commercial 311 complaints at this location with NYPD action necessary since 2018, there were three 311 DOT complaints for outdoor dining violations in 2022, and this location has not been the subject of any complaints to the community board; and

**WHEREAS**, 70 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**; this application was administratively approved because this applicant submitted this same application and was approved by the community board in September of 2022. At that time, the abandoned church at 121 East 7th Street was not completely inactive and the applicant was forced to withdraw its application from the NY SLA. On June 26, 2025, the property at 121 East 7th Street was sold to a developer and applicant is pursuing the same change of class application as was approved previously,

**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 128 Mac Corp. doing business as Pylos, for the premises located at 128 East 7th Street, between Avenue A and 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service Greek-Mediterranean restaurant serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30 AM and closing by 12:00AM Wednesday, Thursday and Sunday, opening no later than 5:00PM and closing by 1:00 AM Friday and 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. 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, scheduled performances or any event at which a cover fee will be charged
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours",
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

19. Canyon Clothing LLC, 51 Orchard St (wb)

administratively approved

20. Nou Nou (Kobkitcharoen LLC), 71 1st Ave (wb)

administratively approved

21. Chomp Chomp (Krua Thai NYC Corp), 78 E 1st St (wb)

administratively approved

22. Catalyst Market Bar (Essex Market Bar LLC) 88 Essex St (wb)

administratively approved

23. Omakase by Tento Inc, 106 Ave B (Store B) (wb)

administratively approved

**Dining Out NYC - Not heard at Committee**

25. Bar Oliver, 5 Oliver St (Sidewalk Café)

administratively approved

**Municipal License Expansion for Dining Out - Not heard at Committee**

26. Horus Kebab House, 93 Ave B

no stipulations submitted

27. Cecilia, 97 St Marks Pl

administratively approved

28. Cafe Mogador, 101 St Marks Pl

administratively approved

29. Hanoi House, 119 St Marks Pl

administratively approved

30. Highlife / El Camino, 135 1st Ave

withdrawn

31. Hearth, 403 E 12th St

administratively approved

32. Rake NYC INC, 45 1st Ave

administratively approved

33. Bua, 122 St Marks Pl

administratively approved

34. Empellon Al Pastor, 132 St Marks Pl

administratively approved

35. Eel Bar, 252 Broome St

administratively approved

36. Vote to adjourn

approved by committee

**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 12, 13)**

**38 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 12)**

**38 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 13)**

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

1. Approval of previous month's minutes

approved by committee

2. EDC & Delancey Street Associates: Discussion on new tenant at former Market Line space (site 2)

**VOTE: TITLE: Request Further Analysis of Use Modifications for the Market Line Space in Site 2 at 115 Delancey Street**

**WHEREAS;** Community Board 3's (CB3) Essex Crossing Task Force was recently informed that Delancey Street Associates (DSA) seeks approval from New York City Economic Development Corporation (EDC) to amend its June 2015 operating agreement for Site 2 to permit the former Market Line space's conversion into a big box retail space for Burlington Coat Factory;

**WHEREAS;** such former Market Line space is recorded by the New York City Department of Finance as Block 352, Lot 1005, being 34,505 square feet in size;

**WHEREAS;** the operating agreement between EDC and DSA states in pertinent part that:

- Delancey Street Associates (specifically Site 2 DSA Owner LLC, Site 3 DSA Owner LLC, and Site 4 DSA Owner LLC) commits to making "good faith efforts to provide a dynamic mix of retail tenants, providing a balance between serving the needs of the local residents and workers and destination retail";
- Delancey Street Associates commits to "should the Market Line space fail, close or not consist of a mix of retail that {Delancey Street Associates} will provide at least 27 micro-retail spaces at street level of {Essex Crossing}...";
- Delancey Street Associates "commits to operate the Market Line...for a minimum period of 15 years"; and
- Delancey Street Associates commits to ensuring that "except for the supermarket/grocery store, retailers larger than 18,000 square feet will be located above or below the ground floor {and that} within {Essex Crossing} there shall be no more than 3 retailers larger than 18,000 square feet" and that retailers "will not exceed 30,000 square feet with the exception of a supermarket/grocery store, fitness center, and movie theater".

**WHEREAS;** a supermarket/grocery store (Trader Joe's), large-scale retailer inclusive of home goods (Target), movie theater (Regal), and fitness facility (Vital Gym) are currently operable within Essex Crossing;

**WHEREAS;** as previously stated in a resolution approved in October 2024, attached hereto, CB3 maintains a strong desire to ensure that Essex Crossing succeeds, its community benefit commitments are fully realized, and that the consensus codified by ULURP approvals and the revised UDAAP Project Summary are fulfilled;

**THEREFORE BE IT RESOLVED;** CB3 requests that EDC pause any approval of required amendments to the Site 2 operating agreement until there is a new mayoral administration in 2026 that would permit the former Market Line space's conversion into a big box retail space for Burlington Coat Factory;

**THEREFORE BE IT FURTHER RESOLVED;** CB3 requests that EDC acting on behalf of the City, its relevant departments including but not limited to the Department of Housing Preservation and Development, considers the following and conducts a feasibility analysis of the below:

- Determine if the southern portion of the former Market Line space adjacent to the staircase connecting Essex Market to such space, and providing connections to the new cultural institution that will operate in Site 3, can be absorbed by the City and/or a community-based not-for-profit organization that can maintain such space as an extension of Essex Market;
- Analyze the retail situations of other similar basement spaces;
- Conduct outreach to stakeholders that interface with local cultural and retail community;
- Determine if Burlington Coat Factory would find acceptable a modified retail footprint that is under the 30,000 square foot threshold established by the operating agreement, and;
- Determine if the underutilized urban farm on top of Essex Market can be better integrated with facility programming and be operated by the City and/or a community-based not-for-profit organization that can maintain such space as an extension of Essex Market.

**THEREFORE, BE IT FURTHER RESOLVED;** CB3 requests, regardless of the outcomes of the above referenced feasibility analysis, that EDC commit to the following, ensuring community benefit commitments are fully realized, and that the consensus codified by ULURP approvals and the revised UDAAP Project Summary are fulfilled:

- Extend and further enhance community-based programming supporting low to moderate-income residents, particularly seniors, students, and other underserved groups.
- Extend and further enhance monetary and other supports for the Fresh Bites program, which provides essential services to diverse local residents and extends access to SNAP benefits for affordable and healthy produce and grocery goods;
- Ensure that appropriate financial and programmatic support is provided to Essex Market vendors who are now the only micro-vendors open within Essex Crossing;

- Ensure that the Essex Kitchen and public mezzanine are primarily utilized for public use and community programming, and;
- Commit to perpetual subsidies so that Essex Market can provide the community benefit commitments made by the City that have not otherwise been fulfilled by Essex Crossing and/or Delancey Street Associates.

**THEREFORE BE IT FURTHER RESOLVED;** CB3 requests that EDC respond in writing and present the outcomes of its determinations about requests made in this resolution, which have modified requests made in the prior resolution from October 2024, before taking any actions, granting any approvals, or making any final commitments related to the alternate use of the former Market Line space.

3. FY27 District Needs Statement and Budget

**VOTE:** To approve the FY'27 District Needs Statement and Budget Priorities.

4. Vote to adjourn

approved by committee

**39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Land Use item 2)**

**38 YES 1 NO 0 ABS 0 PNV MOTION PASSED (Land Use item 2)**

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

1. Approval of previous month's minutes

approved by committee

2. CB3 Comments Regarding Manhattan Bridge Off Ramp and Canal Street Interim Safety Improvements

**VOTE: TITLE: Community Board 3, Manhattan, Request for Expedited Safety Improvements to the Manhattan Bridge Off Ramp**

**WHEREAS;** the Manhattan Bridge lies within Manhattan Community District 3 ("CD3") feeding vehicles into the heart of Chinatown; and

**WHEREAS;** in the early morning hours of July 19, 2025, a driver killed two innocent residents, May Kwok and Kevin Cruikshank, when she sped off the Manhattan Bridge and jumped a sidewalk into CD3 at the intersection of Canal Street and the Bowery. Ms. Kwok was sitting on a bench on unprotected pedestrian triangle and Mr. Cruikshank was biking nearby<sup>1</sup>; and

**WHEREAS;** less than 24 hours later another driver crashed into a food truck at the same location, injuring its operator as well as a passenger in the car; and

**WHEREAS;** following Ms. Kwok and Mr. Cruikshank's tragic and preventable deaths Community Board 3 ("CB3") signed onto a letter to Commissioner Ydanis Rodriguez stating the need for safety improvements for the Manhattan Bridge including lowering the speed limit on the bridge to 25 MPH, installing hardened barriers, and increasing the number of Leading Pedestrian Intervals along Canal Street<sup>2</sup>; and

**WHEREAS;** automated enforcement by red light and speed cameras in New York have shown to substantially make streets safer for drivers, passengers, and pedestrians alike<sup>3</sup>; and

**WHEREAS;** lowering speed limits in urban areas is found to save lives<sup>4</sup>; and

**WHEREAS;** for the past decade there have been five lanes of traffic from the Manhattan Bridge into Manhattan and only two going to Brooklyn with a speed limit of 35 MPH feeding into local streets with a 20 MPH speed limit with high pedestrian usage<sup>5</sup>; and

**WHEREAS;** in March 2021, CB3 requested improvements to the area and nearly five years later no meaningful changes have been made to address this until the tragic events of July 19, 2025<sup>6</sup>; and

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<sup>1</sup> <https://www.nytimes.com/2025/07/19/nyregion/manhattan-bridge-crash.html>

<sup>2</sup> *Id*

<sup>3</sup> <https://manhattan.institute/article/how-new-york-can-use-its-red-light-and-speed-cameras-to-prevent-deadly-crashes>

<sup>4</sup> <https://www.nhtsa.gov/book/countermeasures-that-work/speeding-and-speed-management/countermeasures/legislation-and-licensing/lower-speed-limits#:~:text=An%20evaluation%20found%20these%20combined%20elements%20reduced,when%20lower%20limits%20result%20in%20reduced%20speeds.>

<sup>5</sup> <https://nyc.streetsblog.org/2025/07/24/fixing-canal-street-means-rethinking-the-manhattan-bridge-itself-experts>

<sup>6</sup> <https://www.nyc.gov/assets/manhattancb3/downloads/minutes/2021/minutes2021-03.pdf>

**WHEREAS;** DOT has made several safety changes as presented at the September 9, 2025 CB3 Transportation Committee meeting including repairing existing infrastructure and installing jersey barriers and sand barrels in widened buffer, is in the process of lowering the speed to 20 MPH on the approach of the bridge to the Canal Street and Bowery intersection, and is considering additional pedestrian island barriers and other bridge operation changes; so

**THEREFORE, BE IT RESOLVED;** Community Board 3 requests that DOT expeditiously implement safety improvements to the Manhattan Bridge and the surrounding areas that may include:

- Lowering the speed limit on the Manhattan Bridge to match the speed limit of local roads;
- Post radar speed display signs showing vehicle speeds approaching Bowery and Chrystie Street intersections;
- Passive enforcement by red light and speed cameras to be installed with the new 2025 camera contract;
- Additional barriers are substantial enough to protect pedestrians from vehicles at high speeds at all corners of Canal Street and Bowery Street and including the eastern spur of the exit road;
- Evaluate the necessity of the number of inbound Manhattan lanes; and

**THEREFORE, BE IT FURTHER RESOLVED;** Community Board 3 Manhattan supports the expanding installation of speed cameras to be allowed on bridges with the expanded number of cameras to be installed in NYC to further improve enforcement.

3. FY2027 District Needs Statement and Budget Priorities

**VOTE:** To approve the FY'27 District Needs Statement and Budget Priorities.

4. Street Co-naming Requests – East 2nd Street between Aves B & C to be co-named Marsha P Johnson and Sylvia Rivera Way

withdrawn

5. Street Co-naming requests – Pike Street between Madison and Henry Streets to be co-named Salvatore and Eric Dellecave Way

**VOTE: TITLE: Street co-naming Salvatore and Eric Dellecave Way at Pike Street between Henry Street and Madison Street**

**Whereas**, the New York City Department of Environmental Protection (DEP) has requested co-naming of Pike Street between Henry Street and Madison Street, as "Salvatore and Eric Dellecave Way" in memory of two longtime Manhattan DEP employees, the late Salvatore and Eric Dellecave, a father and son who together led DEP Field Operations from the Pike Street Yard for decades.

**Whereas**, Salvatore Dellecave began his service with DEP in the late 1960s and dedicated over 40 years to maintaining and improving Manhattan's water and sewer infrastructure before retiring in 2008; and

**Whereas**, Eric Dellecave continued his father's legacy, joining DEP in 1995 and serving with distinction until his tragic passing from a heart attack in 2021 while still in service; and

**Whereas**, both Sal and Eric Dellecave were on duty at the Pike Street Yard on the morning of September 11, 2001, and provided critical assistance to the FDNY by maintaining hydrant access and water supply operations during the emergency response; and

**Whereas**, Pike Street served as a major staging area and multi-agency command post during the response and recovery efforts following the September 11th attacks; and

**Whereas**, the Dellecave family's more than 40 years of dedicated service exemplify the quiet professionalism, commitment, and public spirit that sustain New York City's essential infrastructure and emergency response capacity;

**Whereas**, no residential buildings face this block of Allen Street.; and

**Whereas**, this block of Pike Street is bordered by the DEP facility along the west side block face and Public School 2, The Meyer London School, along the east side block face; and

**Whereas**, the petition included a note from the Interim Acting Principal of Public School 2, The Meyer London School indicating no opposition from school faculty, and

**Whereas**, while this application does not fully meet Community Board 3's formal street co-naming guidelines, it generally meets the *spirit and intent* of the guideline recognizing individuals who, during their lifetimes, demonstrated extraordinary and consistent long-term commitment to benefit the

community through public service, independent of any commercial interest, and who have been deceased for at least two years; and

**Therefore, be it resolved that** Community Board 3 supports the petition to co-name Pike Street between Henry Street and Madison Street, as Salvatore and Eric Dellecave Way.

6. Street Co-naming Request – Essex Street between Delancy and Rivington Streets to be co-named Jack Kirby Way

**VOTE: TITLE: Street co-naming Jack Kirby Way at Essex Street Between Stanton and Rivington Streets**

**Whereas**, Jack Kirby (1917–1994) was a first-generation American and lifelong New Yorker, born and raised at 147 Essex Street on the Lower East Side; and

**Whereas**, denied proper recognition during his lifetime—especially compared to his creative partner Stan Lee—Kirby's unbridled imagination, groundbreaking artistic innovation, and moral storytelling have inspired generations of New Yorkers, Americans, and people around the world; and

**Whereas**, Jack Kirby co-created some of the most iconic characters in modern culture, including Captain America, the Fantastic Four, the Hulk, Thor, Ant-Man, Iron Man, the Avengers, the X-Men, the Silver Surfer, Black Panther, the New Gods, and the Eternals, and also contributed to the creation of Spider-Man and Daredevil; and

**Whereas**, his creations continue to inspire and bring joy to millions of people across media—comics, animation, film, and television—as enduring symbols of hope, courage, social justice, and brotherly love; and

**Whereas**, a real-life hero himself, Jack Kirby was a decorated World War II veteran, awarded the Bronze Star for his service; and

**Whereas**, throughout his seven-decade career, Jack Kirby invented countless visual tools and hallmarks of the comic book artform, influencing artists and creators across generations and disciplines, including pop artists Roy Lichtenstein and Richard Hamilton, authors George R. R. Martin and Michael Chabon, and film directors George Lucas and Guillermo del Toro; and

**Whereas**, Kirby's connection to the Lower East Side is deeply significant: born Jacob Kurtzberg to Jewish immigrant-refugees from Austria, the neighborhood of his childhood shaped his worldview and infused his creative work; and

**Whereas**, the rooftop battles and street scenes that became staples of superhero comics were drawn directly from Kirby's own youth as a member of a Lower East Side gang during the Depression era; and

**Whereas**, Kirby's most autobiographical characters—such as the *Thing* from the *Fantastic Four*—hail from a fictionalized version of Delancey Street ("Yancy Street"), reflecting his lifelong pride in his Lower East Side roots; and

**Whereas**, immigrant life on the Lower East Side was further chronicled in Kirby's autobiographical comic *Street Code*, and thanks to his work across comics, film, animation, and video games, children and adults around the world have come to know and appreciate New York's Lower East Side, its people, and its history; and

**Whereas**, this proposal meets the *spirit and intent* of Community Board 3's street co-naming guideline on "Accomplishment during lifetime," recognizing individuals who demonstrated extraordinary and consistent long-term commitment to benefit the community, and who have been deceased for more than two years; and

**Whereas**, the applicant has submitted the required number of signed petitions in support of this co-naming, in accordance with Community Board 3's street co-naming application guidelines; and

**Whereas**, Jack Kirby's extraordinary accomplishments as an artist, storyteller, and veteran reflect both the creative and working-class legacy of the Lower East Side;

**Therefore, be it resolved**, that Manhattan Community Board 3 supports the co-naming of Essex Street between Stanton and Rivington Streets as "Jack Kirby Way" in recognition of his extraordinary contributions to art, culture, and the enduring global legacy of the Lower East Side.

7. Vote to adjourn

approved by committee

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

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

1. Approval of previous month's minutes  
approved by committee
2. Parks Manager Update  
no vote necessary
3. DDC: ESCR Compost Area Updates  
no vote necessary
4. DDC: presentation on East River Greenway project to replace Con Ed pinch point at 14 St & FDR Dr  
no vote necessary
5. FY27 District Needs Statement and Budget Priorities  
**VOTE:** To approve the FY'27 District Needs Statement and Budget Priorities.
6. Vote to adjourn  
approved by committee

**39 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. FY27 District Needs Statement and Budget Priorities  
**VOTE:** To approve the FY'27 District Needs Statement and Budget Priorities.
3. CAB/CEC Reports  
no vote necessary
4. Vote to adjourn  
approved by committee

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

Vote to adjourn

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

**Members Present at Last Vote:**

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

Meeting Adjourned