



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## December 2025 Full Board Minutes

Meeting of Community Board 3 held on Thursday, December 18, 2025 at 6:30pm at PS 20, 166 Essex Street.

### Public Session:

Vincent Jenkins – talking about how mental health services should not cover menthol cigarettes. Additional services for smoking cessation in groups.

### Public Officials:

Mayor Eric Adams, Jasper Diaz:

Public Advocate Jumaane Williams, Curtis Young:

Comptroller Brad Landers, Evelin Collado:

Borough President Mark Levine, Yiyi Wang:

- First Edition of Housing Manhattanites in 2023, ideal for building new housing in Manhattan. In two years, 10,000 units are making progress. 34 new sites are being included in 2025 edition. Full plan on the website.
- Leadership training series, videos will remain on YouTube channel until end of the year.
- Served approximately 50,450 with turkeys in pantries and groceries.
- Smarter shed policies.
- Stats on success of MBPO - 11 ULURP in 2025, 18 created 7,180 units of housing and 5,508 affordable units.

District Attorney Alvin Bragg, Sherman Goldblum:

Congressmember Dan Goldman, Wesley Yu:

- Immigration
  - Introduced new legislation to protect immigrants who are going to court.
  - Protect unaccompanied minors who are trying to seek asylum in the US.
  - Appellate courts ruled that ICE must allow that members of House of Reps and Senate to exercise the right to oversee the detention centers. ICE has verbally agreed to members of congress to go to detention centers.
- Economy
  - New legislation that will close the loop hole of the wealthy to take out loans on their massive stock portfolios and assets. This new bill will put 20% tax on huge loans. \$276billion over the next 10 years.
  - Introduced legislation that forces the FAA to approve helicopter rides.
- Redistricting Map – we are actively monitoring the court cases.

Assemblymember Grace Lee, Fannie Ip:

- Pantry and Toy Drive for all families in the CDC1.
- Finishing 3rd year in office. Closed over 700 constituent cases. This year alone 230 cases.
- Canal street redesign – attended all community board meetings. Planning to have meeting with DOT at the beginning of the year.
- Pier 36 after many complaints of party votes, office was involved to make changes with EDC and boat operators. Shut down public access after 10pm, increased security guards, and
- SDR Park – walkthrough NYPD, Parks, and SDR Park Alliance it is top of mind for us. Make sure it is a beautiful park, will be working closely to resolve issues with multiple agencies.
- SLA Commissioner – address constituent issues.
- Legislative updates – bill with Daisy Paez – Board of Elections of changes to poll sites with not enough advanced notice. Now required by DOE to notify elected officials.
- HBI Education Equity Act – More inclusive curriculum to include APAC history.
- Temporary office at 250 Broadway.
- Townhall in January 29 with Brian Kavanaugh.

Assemblymember Deborah J. Glick, Lane Sohn:

- Tracy Jackson

- We are getting ready for the next legislative session, starts first work of January.
- Working on bill that will reduce plastic packaging. Shift cost of recycling plastics back to manufacturers who produce the plastic.
- Joined Harvey Epstein for tour of Bellevue Hospital Psychiatric Program. Created additional spaces and beds. Looking to expand even more and going to state to receive state and city funding to keep expanding psychiatric services.
- Reminder that DOT has been proposing changes to Canal Street. They have a survey that you can fill out on their website and it's open through December 31. Time to look at proposed changes and make thoughts known.

State Senator Brian Kavanagh, Patricia Olan:

- Senate bill 4263 – vetoed. Grants to local community boards to brownfield sites.
- Senate bill 4274 was signed. Now required board of elections in cities with population of over 1 million to give notice before polling locations are changed.
- Senate bill S56 – signed, streamline and strengthen and process. Make it easier for agencies to take actions non-compliant stores.
- S0073 – establish an extended producers responsibility program for rechargeable batteries. Manufacturers to manage batteries of the waste system.
- S0067 – strengthen state housing protection No longer have to prove that the discrimination is intentional. Just have to prove that the result is discrimination.
- Townhall with Grace Lee on January 29, PS 20, 6-7:30PM – constituents to ask questions.

Councilmember Christopher Marte, Simon Kostelanetz:

- Land Use updates – St. Mary's Church is considered for Landmarking.
- Budget – period over, accepting proposals from agencies over next few months for vote to go out in April.
- Office will send out blast in January regarding Discretionary funding.
- Marte met with Kara Mayer and Josh David, Managing Director and cofounder of plus pool for updates. Testing filtration system and water quality. Goal is to open in 2027 but waiting for Health Department and permit approval. If not received by year end, will be delayed another calendar year.
- Legislation – introduced package of bills tonight called the Just Clause Bill Package to ban no pet clauses in leases.
- 1412 Sanctuary Act will be passed to strengthen Sanctuary City Laws.
- Intro 948, Airbnb bill, was not voted on.

Councilmember Harvey Epstein, Chanel Elliott:

- Sworn as Councilmember today.
- LES Ecology event on January 11 – union square plaza. Old electronics and computers for recycling.
- Cosponsor two bills that tackle affordability housing crisis. Loans and loan forgiveness. Create office to convert non-residential buildings to housing units.
- 212-677-1077, temporary office relocation at former Councilmember Carlina Rivera's office.

Members Present at First Vote:

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

Minutes:

Minutes of November 2025 were approved, as is.

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Andrea Gordillo

- Will be convening bylaws task force in the future.
- Language access from DM perspective.
- Attended Borough Board meeting.

District Manager's Report:

District Manager Susan Stetzer

- Office will be closed from Dec 24 noon until Monday, January 5. Agenda will posted next Monday or Tuesday.
- Andrea arranged meeting with DOE Chancellor with Mae. Will not be a new school for 22 Suffolk, but it raised concerned and willingness to look at immediate needs for schools to have capital repairs. Working with D1 and CDC and superintendent to be able to have follow up and accountability.
- 12 Manhattan DM met with incoming Borough President. Priority issues are translation and interpretation. Agreed that we like current model for ASL.
- Updated the committee chair handbook and it is now posted on the website under Resources.
- Comments from Governor that homeless sweeps must continue. These sweeps do not require people to accept beds. The outreach is having people removed while places are being cleaned. Spoke with governor's office to share CB3 letter condemning the sweeps and homeless outreach with the goal of housing.
- Explanation of what happens at the Community Board that members don't see. Exec to talk about responsibilities of community board office regarding constituent complaints.

Committee Reports:

Executive Committee

no votes necessary

Parks, Recreation, Waterfront, & Resiliency Committee

1. Approval of previous month's minutes approved by committee
2. Children's Magical Garden: support for reconstruction projects including – Iron Fence, Sidewalk Pavers & Bioswales, an Outdoor stage and community meeting space, and Children's tree house

**VOTE: TITLE: To Support the Children's Magical Garden Capital Improvements: La Rosa Artistic Fence, Permeable Sidewalk & Bioswale Upgrades, La Rosa Stage/Community Space, and Children's Tree House Installation**

**WHEREAS**, Children's Magical Garden (CMG) has served the Lower East Side for over 43 years as a free, community-led green space used by neighborhood families and four adjacent schools; and

**WHEREAS**, CMG was fully restored to community use following a ten-year court case, and with CB3's long-standing support the garden is now entering a critical phase of ecological restoration and community reinvestment; and

**WHEREAS**, CMG, the More Gardens Fund, and Councilmember Chris Marte's office are collaborating on a multi-part fully funded renovation capital plan to enhance public safety, environmental resilience, cultural engagement, and children's nature play;

**WHEREAS**, the La Rosa design honors roses planted by CMG founder Carmen Rubio, symbolizing wellness, love, beauty, and protection for neighborhood children; and

**WHEREAS**, the project spans 150 feet (122' Parks + 28' nonprofit) and incorporates artistic ironwork, permeable sidewalks, and bioswales to improve drainage, reduce flooding, and support tree health; and

**WHEREAS**, construction will use helical-driven posts, the least intrusive method for preserving tree roots while ensuring structural integrity;

**WHEREAS**, CMG and Councilmember Marte request Parks' approval of the artistic fence elements and coordination with DEP for bioswale and permeable sidewalk integration;

**WHEREAS**, the proposed stage on nonprofit-owned Lot 19 provides a permanent space for free performances, storytelling, children's arts, and cultural exchange, extending the rose theme as a symbol of protection and community wellness; and

**WHEREAS**, helical foundations will again be used to minimize soil disturbance; and

**WHEREAS**, the project features a nature-based play installation by world-renowned tree-house builder Roderick Romero, built to the highest safety and engineering standards, with minimal impact on roots through helical anchoring; and

**WHEREAS**, a portion of this installation may extend into Parks-administered land; so

**THEREFORE, BE IT RESOLVED THAT:**

Manhattan Community Board 3 supports and applauds the spirit of the design, encourages further development of the concepts presented by the Children's Magical Garden, and urges NYC Parks, NYC DEP, NYC Department of Cultural Affairs, GreenThumb, and Councilmember Marte's office to work collaboratively with Children's Magical Garden to ensure these projects advance efficiently, safely, and in a manner that reflects the Lower East Side's cultural, ecological, and child-centered values.

3. ULURP 250306 MMM for the city map change to demap part of Allen Street and map parkland, and N 250307 ZRM for the accompanying text amendment to preserve Allen Street as a "wide" street for zoning purposes

**VOTE: TITLE: To Support City Map Amendment (C 250306 MMM) and Zoning Text Amendment (N 250307 ZRM)**

**WHEREAS**, the New York City Department of Parks and Recreation (Parks) has submitted an application to eliminate, discontinue and close a portion of Allen Street between Delancey Street and Rivington Street and map this area as parkland, consisting of an existing landscaped mall of approximately 9,300 square feet with a long-shuttered restroom facility; and

**WHEREAS**, since 1929 Parks has maintained the Allen Street malls under an agreement with the Manhattan Borough President, and since 1938 Parks has held jurisdiction over the restroom building, which has remained closed since the 1950s; and

**WHEREAS**, Community Board 3 has repeatedly called on Parks to reactivate and repurpose this restroom structure for community benefit, and both DOT and Parks have determined that demapping this section of Allen Street and mapping it as parkland is necessary for Parks to gain full site control and manage a potential concession without operational impediments associated with a mapped street right-of-way; and

**WHEREAS**, the project area is currently mapped at 138 feet wide, defined as a "wide street" under the Zoning Resolution, but the proposed map change would create two narrow streets of approximately 56–57 feet each, thereby necessitating a zoning text amendment to preserve the existing zoning regulations for lots fronting Allen Street in this area; and

**WHEREAS**, the accompanying Zoning Text Amendment (ZR 12-10) would modify the definition of a wide street to ensure that the two remaining roadways of Allen Street between Delancey and Rivington Streets are each treated as wide streets for zoning purposes, preventing unintended changes to allowable bulk, height, and density for adjacent properties; and

**WHEREAS**, the proposed action would not alter the physical layout of the street or mall, but would provide Parks with sole management authority to determine future uses of the shuttered restroom building in coordination with the community, including possible concession operation consistent with neighborhood need; and

**WHEREAS**, the Allen Street Mall serves as an important open space corridor in a densely populated area with limited accessible public open space, and mapping this portion as parkland strengthens long-term protection, stewardship, and potential programming opportunities; so

**THEREFORE, BE IT RESOLVED**, that Community Board 3 recommends approval of:

- 1) The City Map Amendment (C 250306 MMM) to eliminate, discontinue and close the mid-block portion of Allen Street between Delancey and Rivington Streets and map it as parkland, and
- 2) The Zoning Text Amendment (N 250307 ZRM) modifying ZR 12-10 to maintain existing wide street zoning conditions for lots fronting Allen Street;

**BE IT FURTHER RESOLVED**, that Community Board 3 requests that Parks continue working with CB3 and local residents to develop a community-driven plan for reactivation of the shuttered restroom building, including exploring public amenities, cultural uses, concessions, or other uses that directly benefit the neighborhood.

4. Parks Manager Update  
no vote necessary
5. DDC: ESCR PA1 Status & Timeline  
no vote necessary
6. Planning for term limits—timeline and procedures  
no vote necessary
7. Vote to adjourn  
approved by committee

**32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks items 2, 3)**

**31 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Parks items 2, 3)**

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

1. Approval of previous month's minutes  
approved by committee
2. NY County Defenders Services: Informational presentation on Treatment Court Expansion Act which provides alternatives to incarceration for individuals with mental health and substance abuse  
no vote necessary
3. NY Immigration Coalition: Support for three pieces of legislation: 1) New York for All which would prohibit state and local officers from enforcing federal immigration laws and information/resource sharing with federal immigration authorities, 2) Access to Representation Act (S.141/A.270) which would ensure right to universal legal representation in immigration court, 3) Building Unrepresented Immigrant Legal Defense Act (A2689/S4538, BUILD) which would fund infrastructure for legal service providers

**VOTE: TITLE: Support for the New York for All Act (S.2235/A.3506)**

**Whereas**, many immigrant New Yorkers and their families live with fear that interactions with government institutions such as police traffic stops, attending school, going to work, or seeking health care could place them at risk of being funneled into federal immigration custody; and

**Whereas**, when local agencies participate in federal immigration enforcement, it can lead to unconstitutional racial profiling, misuse of local tax dollars, and harmful fear-mongering that damages public safety and community well-being; reduced trust, and increased fear

**Whereas**, when local officials do not participate in federal immigration enforcement, communities are safer, because residents are more willing to call for help and trust their neighbors and institutions

**Whereas** New York City has been a sanctuary city since 1989 through multiple policies, laws, and executive orders, and Community Board 3 supports preserving these sanctuary city regulations.<sup>1</sup>

**Whereas** Community Board 3 also supports a Community Education Council 1 resolution to protect NYC Public School students and schools from ICE, and to maintain safe and supportive environment for all students, staff, and families.<sup>2</sup>

**Whereas**, the New York for All Act (S.2235/Gounardes and A.3506/Reyes)

- would prohibit state and local officers from enforcing federal immigration laws, sharing information or resources with federal immigration authorities, and diverting state and local resources for federal immigration enforcement (except if there is a valid court order or federal judicial warrant)
- prohibits ICE (US Immigration and Customs Enforcement) and CBP (Customs and Border Protection) from entering non-public areas of state and local property without a judicial warrant, limits access to state information databases, and ensures that people in custody are informed of their rights before any ICE interview; and
- establishes consistent statewide protections
- includes police officers, peace officers, school resource officers, probation agencies or departments, state entities, state employees, municipal corporations, county correctional facilities

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<sup>1</sup> March 2025 Community Board 3 Full board minutes.  
<https://www.nyc.gov/assets/manhattancb3/downloads/minutes/2025/minutes2025-03.pdf>

<sup>2</sup> March 2025 Community Board 3 Full board minutes.  
<https://www.nyc.gov/assets/manhattancb3/downloads/minutes/2025/minutes2025-03.pdf>

**Whereas**, the New York for All Act responds to increased threats of mass deportations and heightened federal immigration enforcement, which have included raids, scare tactics, and actions that separate New York families, often aided by local law enforcement agencies; and

**Whereas**, immigrant New Yorkers make up essential parts of the state's workforce, strengthen the economy, and fill critical jobs including home health care, childcare, and construction, and communities are stronger when immigrants can participate fully without fear; and

**Whereas**, several states including New Jersey, Washington, Illinois, and California have already adopted statewide sanctuary policies, and New York needs consistent statewide protections so that immigrant residents across the state receive the same safeguards; and

**Whereas**, immigrant communities deserve respect and a chance to pursue citizenship without fear, and many families who have already endured significant hardship would face catastrophic consequences if mass deportation efforts escalate;

**Therefore**, Community Board 3 supports the New York for All Act (S.2235/A.3506), and urges New York State to pass this legislation to ensure that state and local officers do not enforce federal immigration laws, do not participate in arrests or detention for immigration purposes, and do not share information or resources with federal immigration authorities

**VOTE: TITLE: Support for Access to Representation Act (S.141/A.270) and the Building Unrepresented Immigrant Legal Defense Act (A.2689/S.4538, BUILD)**

**Whereas**, immigrants do not have a right to a government-paid attorney in immigration court. Those who cannot afford to hire a private attorney must find a nonprofit able to help or represent them. Local non-profit organizations in Community District 3, who serve new immigrants report that immigrants now face many legal barriers and challenges, and more than ever, there is a need for immigration legal services and representation. In addition, lack of continued funding for immigration legal service providers makes it difficult to hire and retain staff

**Whereas**, immigrants comprise more than a quarter of New York State's workforce, including 281,000 entrepreneurs, and over one-third of New York children have an immigrant parent, demonstrating the importance of supporting immigrant families and communities; and

**Whereas**, applying for asylum in the United States is enshrined in Federal Law. Asylum applications may end up in immigration courts. In recent years, the number of asylum applications filed in immigration courts has generally increased. At the end of the first quarter of FY2023, 749,133 asylum applications were pending in immigration courts.<sup>3</sup>

**Whereas**, as of October 2023, 1 in 3 people in New York who were facing immigration proceedings lacked legal representation, putting them at risk of detention in dangerous facilities, permanent family separation, and deportation to unsafe conditions;<sup>4</sup> and

**Whereas**, navigating the immigration system without counsel is nearly impossible, and legal assistance should not depend on the ability to pay for a lawyer; and

**Whereas**, the Access to Representation Act (S.141/A.270, ARA) establishes a right to universal representation, ensuring that anyone at risk of deportation who cannot afford a lawyer will be provided with one; and

**Whereas**, the Building Unrepresented Immigrant Legal Defense Act (A.2689/S.4538, BUILD) provides funding and infrastructure for legal services providers to create, maintain, and expand programs that protect immigrant communities over the next four years, laying the groundwork for the ARA; and

**Whereas**, providing access to attorneys for all immigrants in New York State facing deportation is both a moral imperative and a practical investment in long-term stability, fairness, racial equity, community safety, and economic prosperity; and

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<sup>3</sup> Asylum Process in Immigration Courts and Selected Trends. <https://www.congress.gov/crs-product/R47504>

<sup>4</sup> Immigration Court Legal Representation Dashboard. <https://www.vera.org/ending-mass-incarceration/reducing-incarceration/detention-of-immigrants/advancing-universal-representation-initiative/immigration-court-legal-representation-dashboard>

**Whereas**, legal representation dramatically increases the likelihood of a successful outcome in immigration proceedings, with non-detained immigrants represented by lawyers winning at a rate of 60% versus 17% for those without legal assistance, and detained immigrants with lawyers being ten times more likely to win their cases and seven times more likely to be released from custody; and

**Whereas**, long-term funding and investment in immigration legal services, including \$175 million in FY27 to the NY State Office of New Americans are essential to sustain existing services, expand access, ensure organizations can hire and retain staff to meet growing needs; expand immigration law clinics at accredited New York law schools, provide student loan contribution for attorneys committed to pro bono work, have programs to support individuals seeking DOJ accreditation to represent immigrants at risk of deportation

**Therefore, it be resolved**, Community Board 3 supports the Access to Representation Act (S.141/A.270) and the Building Unrepresented Immigrant Legal Defense Act (A.2689/S.4538, BUILD) and urges the New York State Legislature and Governor to enact these bills to ensure universal legal representation for immigrants and provide long-term infrastructure and funding for legal service providers.

**Further resolved**, Community Board 3 supports efforts to sustain and expand programs through the Office of New Americans to ensure that immigrant communities across New York State have access to legal representation, due process, and protections under the law.

4. Data Collaborative for Justice Report- Informational Presentation Testing Long Term Impact of Bail Reform  
no vote necessary
5. Planning for term limits – timeline and procedures  
no vote necessary
6. CAB/CEC reports  
no vote necessary
7. Vote adjourn  
approved by committee

**32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Human Services items 2, 3)**

**31 YES 1 NO 0 ABS 0 PNV MOTION PASSED (Human Services item 2)**

**30 YES 1 NO 0 ABS 1 PNV MOTION PASSED (Human Services item 3)**

**SLA Licensing & Outdoor Dining Committee**

1. Approval of previous month's minutes  
approved by committee
2. Planning for term limits – timeline and procedures  
no vote necessary

**Alterations**

3. Cozy Cafe (Cozy Cafe Corp), 43 E 1st St (wb/alt: license adjacent storefront)  
withdrawn
4. Holiday Inn NYC - Lower East Side (SC Delancey LLC & 150 Delancey Restaurant Inc), 148-150 Delancey St (op/alt: add additional bar and dining area on rooftop, 12 tables with 4 seats each, 15 seats at bar, 6 seats at booths)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Roof Top Bar**

**WHEREAS**, SC Delancey, LLC and 150 Delancey Restaurant, Inc. doing business as "The Holiday Inn", is seeking an alteration of an existing op license (adding a rooftop bar), in the premises located at 148-150 Delancey Street, between Suffolk and Clinton Streets, New York, New York; and

**WHEREAS**, this is an application for a roof top bar, with 11 tables, two booths, 54 seats, and a 20 foot bar with 15 seats, serving food during all hours of operation, hours of operation 12PM – 11PM all days, no televisions and small speakers playing music at background level; and

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

**WHEREAS**, the "Holiday Inn" hotel has been operating at this location since 2013. The applicant came to the community board in 2016 with an application for the rooftop space and was denied at that time; and

**WHEREAS**, the applicant operates the ground floor and basement restaurants in the holiday in; and,

**WHEREAS**, 15 people spoke in opposition to this application and we received 135 letters in opposition due to the close proximity to neighboring apartments, existing noise from the restaurant in the basement which is heard through the basement skylight which is in the courtyard behind the hotel, and sound from the rooftop space would travel through the space between the buildings that runs the entire length of the block between Suffolk and Clinton and Delancey and Rivington Steets; and

**WHEREAS**, 21 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, the applicant is currently advertising a nightclub with Djs and dancing in the basement contrary to existing method of operation. The community board does not have any record of that use being approved. The last approved use the community board has on record was for a full service restaurant. The applicant states he was approved however, his renewal applications to the SLA do not list dancing, so there is a question as to the legality of this use, and if the applicant is adhering to his current license stipulations,

**WHEREAS** Suffolk Street is already noisy and congested despite being a residential street and cannot bear the burden of increased noise and congestion. Currently there are problems when staff and patrons gather in the ground floor courtyard, which opens to the area behind all of the residential buildings on Suffolk Street, Clinton Street, Delancey Street and Rivington Street which has resulted in persistent complaints of noise from residents. There is a concern by residents who already hear people when they are in the courtyard that allowing a change in the method of operation to use the roof top result in more noise travelling into residential apartments; and

**WHEREAS**, given the complaints of residents whose windows overlook the courtyard and already experience noise issues, Community Board #3 cannot approve an alteration which would add a rooftop bar to this business, thereby increasing noise and congestion in the area but particularly in residences inches away from the rooftop; and

**THEREFORE, BE IT RESOLVED** that Community Board #3 moves to deny the application for an alteration of the full on-premises hotel liquor license for SC Delancey LLC, and 150 Delancey Restaurant, located at 148-150 Delancey Street, a/k/a 96 Suffolk Street on the corner of Delancey Street and Suffolk Street, New York, New York.

5. Pinky Swear (Wallabout Entertainment LLC), 167-171 Chrystie St (op/alt: add rear yard to licensed premises with 5 tables, a fire pit, and 24 seats, update ground floor interior seating layout, add two additional restrooms, additional security guards)

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

**WHEREAS**, Wallabout Entertainment LLC doing business as Pinky Swear, is seeking an alteration to a full on-premises liquor license to add backyard space with 5 tables, a fire pit, and 24 seats, update ground floor interior seating layout, add two additional restrooms, additional security guards in the premises located at 167 171 Chrystie Street, between Delancey and Rivington, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 150 people, 32 tables and 91 seats + 12 bar stools with full kitchen, serving food during all hours of operation with four televisions, and recorded music; and

**WHEREAS**, there are 16 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, The location is currently licensed to the applicant, this is a new building and the applicant is the first tenant of this space; and

**WHEREAS**, the applicant is the current holder of this license, since 2022; and

**WHEREAS**, we received an email in opposition from the Bowery Block Association,

**WHEREAS**, the applicant submitted 7 letters of support from residents in the building,

**WHEREAS**, 9 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 Wallabout Entertainment for the premises located at 167 171 Chrystie St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Full Kitchen Restaurant, serving Continental food during all hours of operation
  - 2) its hours of operation will be opening no later than Mon-Fri 4pm/Sat-Sun 11am and closing by 2am Mon-Sun,
  - 3) it will close all outdoor dining including the back yard, at 9PM Sunday – Wednesday, and 10 PM Thursday – Saturday, no sound including speakers, music, TV monitors and will install sound mitigation to prevent sound from being audible in neighboring apartments
  - 4) it will install soundproofing with a sound engineer to ensure that sound is inaudible in neighboring apartments, including sound mitigation in the back yard,
  - 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, dancing, or any event at which a cover fee will be charged,
  - 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
  - 8) it will not host pub crawls or party buses,
  - 9) it will not have unlimited drink specials, including boozy brunches, with food,
  - 10) it will not have "happy hours,"
  - 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
  - 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
  - 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints
  - 14) use a reservation testing system to ensure patrons do not loiter outside the premises.
6. N & D Restaurant Corp, 175 2nd Ave (wb/legalize alteration and method of operation change: add additional space on ground floor, change morning and lunch menu concept and modify opening time)

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

**WHEREAS**, N & D Restaurant Corp doing business as TBD, is seeking an alteration to a beer wine and cider license, in the premises located at 175 2nd Avenue, between 11th and 12th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, to legalize an unapproved alteration that expanded into an adjacent vacant space, adding 700 sq. ft on the ground floor and cellar, the updated space includes a sushi counter with 10 seats (registered as a customer bar), 9 tables with 15 seats, and one bathroom and dishwashing area, total 25 tables on the ground floor, serving food during all hours of operation; and

**WHEREAS**, there are 25 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, The applicant has been operating for 20 years at this location with a Beer/wine license; and

**WHEREAS**, 36 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 alterations to the Beer/Wine license for N & D Corp, for the premises located at 175 2nd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Sushi Restaurant, with Full Kitchen serving food at all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M. and closing by 10:30 P.M. Monday Through Friday; 11:00 A.M. and closing by 11:30 P.M. Saturday and 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 background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances, any event at which a cover fee will be charged or dancing,
  - 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.
7. Ray's (Swiss White Int'l LLC), 177 Chrystie St (op/alt: modifying seating arrangements upstairs and downstairs, total number of seats will remain at 44, the number of barstools will decrease to 6 from 10, table count will also decrease from 16 to 10, a few tables will be distributed to the basement space) withdrawn

New Liquor License Applications

8. Entity to be formed by Matthew Webber, 31-33 2nd Ave (op) (bar/tavern)

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

**WHEREAS**, Old Man Bar LLC is seeking a full on-premises liquor license, in the premises located at 31-33 2nd Ave between E. 1st and E. 2nd Streets, New York, New York; and

**WHEREAS**, this is an application for a bar/tavern with 275 people, 26 tables and 103 seats with 2 bars, 1 on ground floor, one in the basement, 25 seats total with less than a full-service kitchen, serving food during all hours of operation, no TVs and Djs and recorded music; and

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

**WHEREAS**, this location was previously a pet store from 2015 -2018. Prior to that the building was renovated, and the space was the location of Urge with a full liquor license until 2012

**WHEREAS**, the applicant has operated 8 other licensed locations for 25 years, including one in CB3, the Ripple Room at 183 Bowery, with no problems,

**WHEREAS**, two residents that live at 31-33 2nd Avenue appeared and spoke in opposition, with petitions in opposition from 26 tenants and Community Access, as Social Services organization next door submitted a letter in opposition. They had many problems with the previous bar at this location and are concerned about noise, crowds and safety. Three residents that live in the building appeared and spoke in favor, and three residents submitted a letter of support, including one from the building; and

**WHEREAS**, 40 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 to an unlicensed location, and the opposition from residents, we are approving this application because this area of second avenue is a wide avenue, with commercial uses, but more importantly the applicant's history as well as the applicant's agreement to stipulations that will ensure there will not be a negative impact on the area, including extensive soundproofing to ensure no sound is neighboring apartments, ground floor is only recorded background music, will keep the front of the building clear; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Old Man Bar, LLC, for the premises located at 31-33 2nd Ave, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Tavern, with less than a full kitchen serving food all hours,
- 2) its hours of operation will be opening no later than 4:00 P.M. and closing by 2:00 A.M all days,
- 3) it will not use outdoor space for commercial use,
- 4) it will employ a doorman all days, 7pm – close,
- 5) it will install soundproofing to ensure sound and vibrations are not audible in neighboring apartments or the Community Access building,

- 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 recorded background music only on the ground floor, it may have entertainment level music and dancing in the basement only, including up to 10 DJ events per year. It will not have live music, third party promoted events, scheduled performances, or cover fees, and may have up to 10 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 8PM 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
- 15) it will have staff to direct smoking patrons away from the front of the building and will keep the front clear at all times.

9. Bar Chucho (Bar Chucho LLC), 37 Market St (op) (restaurant)

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

**WHEREAS**, Bar Chucho, LLC doing business as "Bar Chucho", is seeking a full on-premises liquor license, in the premises located at 37 Market Street, between Madison and Henry Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 74 people, 16 tables and 49 seats, including a stand-up bar, a full kitchen and food preparation area serving food until one (1) hour before closing, one (1) television, and small speakers playing music at background level; and

**WHEREAS**, there is one 1 full on-premises liquor license within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location sited "Dali NYC", a restaurant with a full, on-premises liquor license through 2024; and

**WHEREAS**, applicants own and operate two (2) restaurants in Manhattan and Brooklyn, including "Corima" located within Manhattan CB3 at 3 Allen Street, which has a full on-premises license; and

**WHEREAS**, six residents spoke in opposition to this application, specifically the later hours, due increasing quality of life problems for this residential neighborhood, as more bars and restaurants are recently opening in this area; and

**WHEREAS**, 60 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, this location is within 500 feet of only one full liquor license, so it is not subject to the 500 foot rule, and it is a previously licensed location, with closing hours of 2AM all nights we would agree to support this application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Bar Chucho, LLC, for the premises located at 37 Market Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Mexican Taqueria & Bar, with full kitchen and food preparation area serving food all hours of operations,
- 2) its hours of operation will be opening no later than 12PM all days and closing by 12AM Sund – Wednesday, and 2AM Thursday – Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will install soundproofing, if necessary, to ensure sound is not audible in neighboring apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,

- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances, dancing, 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 7PM each night,
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

10. Arc Hospitality Inc, 40 Ave B (op) (restaurant)

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

**WHEREAS**, Arc Hospitality Inc doing business as Almost Santo, is seeking a full on-premises liquor license, in the premises located at 40 Avenue B, between 3rd and 2nd Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 86 people, 34 tables and 76 seats + 8 bar stools with full kitchen serving food during these hours (5pm-11pm Dinner // 11am-3pm Brunch). The hours of operation are Mon-Thu 5pm-1am; Fri-Sat 11am-2am; Sun 11am – 2am with no TVs and live and recorded music; and

**WHEREAS**, there are 18 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this is a currently an unlicensed location. From 2023 -2024 Dora's Restaurant operated with a beer/wine license, however they violated stipulations by having DJs, keeping windows open past 10pm, and allegedly serving liquor without a license. Prior to that, El Carnival opened in 2021 without a liquor license, but were serving alcohol illegally; and

**WHEREAS**, the applicant is a licensee in Oyster Bay Town since Oct 2023 and has experience working in several restaurants in New York City; and

**WHEREAS**, 9 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, the applicant originally stated that they wanted to be open until 1AM during the week and 2AM on weekends to serve members of the hospitality industry after they got off work, however they were closing their kitchen at 11pm, which appears to mean serving the hospitality industry with drinks only, no food and

**WHEREAS**, at one time this block was one of the worst areas in CB3, the residents, community board and SLA worked very hard to resolve the issues, including revocation of several licenses. In recent years, the quality of life has been improving but is still the center of many complaints regarding late night noise and rowdy behavior, and we are very concerned about increasing the impact on the neighborhood; and

**WHEREAS**, the committee questioned the applicant about their proposed method of operation and it appeared that the applicant was still determining how they would operate but did not have a complete business plan. There was a discussion about a beer and wine but the applicant said that would not work with their concept; and

**THEREFORE, BE IT RESOLVED**, Given this history of this location and block, the concern that the application, as presented, would increase the negative impact on the neighborhood, this location previously only had a Beer/Wine license, the lack of clarity about the application, and the operator's lack of experience, Community Board 3 recommends the denial of the application for a full on-premises liquor license for ARC Hospitality Inc for the premises located at 40 Avenue B, New York, New York.

11. Lateshift LLC, 42 Ave B (op) (bar/tavern)

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

**WHEREAS**, Lateshift LLC doing business as Much Obligated, is seeking a full on-premises liquor license, in the premises located at 42 Avenue B, between 3rd and 4th Street, New York, New York; and

**WHEREAS**, this is an application for an Bar/Tavern establishment with of 35 people, 6 tables and 27 bar seats with 1 stand-up bard with 10 seats, with a full kitchen and no prep area, serving food during all hours of operation, but with the kitchen closing Wed, Thur, & Sun at 10pm and Fri & Sat at 11pm, its hours of operation Wed-Thu 5:30 p.m. – 1a.m., Fri 5:30 p.m.– 2 a.m., Sat 1 p.m. – 2 a.m., Sun 1 p.m. – 12 a.m. with no TVs and streaming music only; and

**WHEREAS**, there are 12 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 with a full liquor license to Pig and Butter, which opened in 2023 and closed December 2025; and

**WHEREAS**, the applicant is a license holder in Brooklyn's Community Board 1 Ctrl-A Concepts (105 Norman Ave) since 12/2023; and

**WHEREAS**, 21 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 Lateshift LLC for the premises located at 42 Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Taverns with Small Plates/Tapas, with a kitchen open and serving food during all overs of operation],
- 2) its hours of operation will be opening no later than 5:30 P.M. -12AM Sunday, Wednesday and Thursday, 5:30PM – 1AM Friday and Saturday,
- 3) it will not use outdoor space for commercial use
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances, dancing, or any event at which a cover fee will be charged, but may have up to 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 may have "happy hours" until 07:00 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. 88 East Restaurant Corp, 88 E B'way (2nd Fl) (op) (restaurant)

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

**WHEREAS**, 88 East Broadway Corp. is seeking a full on-premises liquor license, in the premises located at 88 East Broadway, between Forsyth and Market, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 470 people, 45 tables and 450 seats for a Dim Sum Chinese Banquet Hall with a full kitchen serving food during all hours of operation, no televisions, recorded and live music; and

**WHEREAS**, there are 18 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, This location is currently unlicensed and is the second floor of the East Broadway mall; and

**WHEREAS**, The Applicant currently operates a hotel in queens; and

**WHEREAS**, We received an email from a resident supporting this application and the need for this type of venue in Chinatown; and

**WHEREAS**, two 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 CORPORATION NAME, for the premises located at 88 East Broadway, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Dim Sum Chinese Banquet hall, with a full kitchen, serving food all hours,
- 2) its hours of operation will be opening no later than 10:00 A.M. and closing by 11:30 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 Live Music and DJs, and dancing during weddings and private events, but not have third party promoted events, cover fees, scheduled performances,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours"
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

13. Tangny Inc, 97 2nd Ave (op) (restaurant)

**There was not a quorum of the committee for this item, and must be moved from the floor.**

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

**WHEREAS**, Tangy Inc. doing business as Tang, is seeking a full on-premises liquor license, in the premises located at 97 Second Ave, between 5th and 6th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 100 people, 16 tables and 42 seats with one stand up bar with four seats, and a full kitchen, serving Japanese food during all hours of operation no TV's and streamed/recorded background music; and

**WHEREAS**, there are 41 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, Her husband operates an establishment with a full license in Manhattan, and she has worked as a manger in her mother's restaurant,

**WHEREAS**, this location was previously a restaurant with a beer/wine license; 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 Tangy Inc, for the premises located at 97 Second Ave, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Japanese restaurant, with food being served during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30AM and closing by 11PM all days,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have DJs, live music, promoted events, scheduled performances, any event with a cover fee or dancing,
- 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.

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

15. Vaidstone Holdings LLC, 170 Ave A (aka 500 E 11th St) (wb) (cafe/bookstore)

**There was not a quorum of the committee for this item, and must be moved from the floor.**

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

**WHEREAS**, Vaidstone Holdings, LLC, is seeking a license for the sale of wine, beer and cider in the premises located at 170 Avenue A, between E. 10th and E. 11th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 75 people, 8 tables and 34 seats, including a customer bar, no kitchen, a food preparation area serving food during all hours of operation, no televisions, live (acoustic) music, and small speakers playing music at background level; and,

**WHEREAS**, there are eight (8) full on-premises liquor licenses within 500 feet per the SLA LAMP map; and,

**WHEREAS**, this location previously sited a 7-11, which held a retail liquor license from 2014-2024;

**WHEREAS**, applicant has never held a license for the sale of alcohol; and

**WHEREAS**, 66 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a wine, beer & cider license for Vaidstone Holdings, LLC, for the premises located at 170 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Cafe and Bookstore, with no kitchen, a food preparation area serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11 AM and closing by 12 AM all days,
- 3) it will not use outdoor space for commercial use,
- 4) it will install soundproofing, if necessary to ensure sound is not audible in neighboring apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 6) it will play recorded background music, no DJs, live music, promoted events, scheduled performances, dancing, or any events 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 a "happy hour" that will end at 7PM.
- 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. Moim Hospitality LLC, 176 1st Ave (wb) (restaurant)

**There was not a quorum of the committee for this item, and must be moved from the floor.**

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

**WHEREAS**, Moim Hospitality LLC doing business as is seeking a beer, wine, and cider license, in the premises located at 176 1st avenue, between 10th and 11th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 40 people, 12 tables and 24 seats with 30 foot bar with 10 seats, Full kitchen, serving food during all hours of operation No TVs, streamed music at background levels ; and

**WHEREAS**, there are 31 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 is previously unlicensed and a former bagel shop; and

**WHEREAS**, The applicant has never held a license before; and

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

**WHEREAS**, 15 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 Moim Hospitality LLC, for the premises located at 176 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Korean Italian Restaurant, with Full a kitchen serving food at all hours
- 2) its hours of operation will be opening no later than 10:00 A.M. and closing by 12:00 A.M. Sunday-Thursday; 10:00 A.M. and closing by 1:00 A.M. Friday -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 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.

17. Take Care Hospitality LLC, 197 2nd Ave (op) (bar/tavern)

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

**WHEREAS**, Take Care hospitality LLC is seeking a full on-premises liquor license, in the premises located at 197 Second Ave, between 12th and 13th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74people, 17 tables and 42 seats with one stand up bar with ten seats, with a full kitchen serving Filipino-American food, during all hours of operation. There will be no TV's and background recorded music only, and

**WHEREAS**, there are 41 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, This location is currently licensed to Aces, with a full liquor license. This location was previously Black Emperor from 2018 to 2021 with a full on-premises liquor license; prior to that is was Schoolbreds, from 2007-2017 with a full liquor license; and

**WHEREAS**, applicant has never previously been a license holder but has managed several bars in the area, Mister Paradise on First Avenue and the Library on Avenue A; and

**WHEREAS**, there were 6 commercial 311 complaints at this location with NYPD action over the last three years; and

**WHEREAS**, 63 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 Take Care hospitality LLC, for the premises located at 197 2nd Ave New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Tavern, serving Filipino-American food during all hours of operation,
- 2) its hours of operation will be opening no later than 4PM and closing by 4AM Monday-Friday and opening no later than 2PM and closing by 4AM Saturday and Sundays,
- 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, scheduled performances, promoted events, any event with a cover, scheduled performances and dancing,
- 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 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.

18. Canyon NY Foundation Inc, 200 Broome St (op) (museum/restaurant)  
withdrawn

19. Muncheese Pizzeria LLC, 244 E 13th St (wb) (bar/tavern)  
withdrawn

20. Hi-Fi to the People LLC, 301 Grand St (op) (bar/tavern)

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

**WHEREAS**, Hi FI To the People, LLC is seeking a full on-premises liquor license, in the premises located at 301 Grand Street between Eldridge and Allen Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 85 people, 27 tables and 85 seats with Two bars, 15 feet on 1st floor and 8 feet on second floor, with less than a full service kitchen serving food all hours, no tvs, with live music; and

**WHEREAS**, there are 18 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location was previously unlicensed; and

**WHEREAS**, the applicant has never previously been a license holder; and

**WHEREAS**, 51 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, although this is an unlicensed location, we are approving this application because this area of Grand Street is primarily commercial, with limited residential uses, no residential uses abutting this building, and the applicant will be occupying the entire building, including the basement and a residential unit on the top floor; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for HI FI TO THE PEOPLE LLC, for the premises located at 301 Grand 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 less than a full service kitchen, serving food all hours,
- 2) its hours of operation will be opening no later than 10am – 12am Sunday – Wednesday, and 10AM – 2AM Thursday – 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 have DJs and Live music at background level, but will not have promoted events, any event with a cover fee, scheduled performances, or dancing. It may have up to 20 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 8P.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
- 13) Alcohol service will be limited to the ground and first floor.

21. DJF Collective LLC, 422 E 9th St (wb) (cafe/bar)

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

**WHEREAS**, DJF Collective, LLC is seeking a Wine/Beer 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 38 seats, including one 14 foot 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 week ends 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**, a representative from the 9th Street Block association spoke in opposition and submitted a letter of opposition as well as 59 petition signatures from residents in the immediate area in opposition, due to no public benefit to adding another licensed establishment at this location, specifically with late hours in a space that is currently unlicensed, 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**, after a discussion the applicant agreed to close at 12:00AM all nights,

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for DJF Collective, LLC for the premises located at 422 E. 9th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a café/bar with less than a full service kitchen, serving food all hours,
- 2) its hours of operation will be opening no later than 10:00 A.M. and closing by 12:00 A.M. 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 install soundproofing if necessary,

- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances, dancing, or any event at which a cover fee will be charged and may have up to 2 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 seek a change in class without first obtaining approval from CB3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it may have "happy hours" until 7:00 P.M. each night,
- 12) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

Items not heard at Committee

22. Babysips (Babysips LLC), 176 Rivington St (wb/method of operation: add Monday service)  
administratively approved
23. Sozo Bowery LLC, 319 Bowery (op) (bar/tavern)  
administratively approved
24. Raku (Koufuku LLC), 342 E 6th St (Store 6 / West Store) (upgrade to op) (restaurant)  
administratively approved

Dining Out NYC - Not heard at Committee

25. Eel Bar (Twin Eagles LLC), 252 Broome St (RWC)  
administratively approved
26. Vote to adjourn  
approved by committee

**32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 8, 9, 20, 21)**

**30 YES 2 NO 0 ABS 0 PNV MOTION PASSED (SLA item 8)**

**29 YES 3 NO 0 ABS 0 PNV MOTION PASSED (SLA item 9)**

**29 YES 3 NO 0 ABS 0 PNV MOTION PASSED (SLA item 20)**

**31 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 21)**

Land Use, Zoning, Public & Private Housing Committee

1. Approval of previous month's minutes  
approved by committee
2. Planning Fellow project presentation and work plan for Policy Analysis of Affordable Housing Opportunities under the City of Yes in CB3  
no vote necessary
3. Review of Essex Market Management, Operations, & Community Programming post closing of Market Line  
no vote necessary
4. Planning for term limits—timeline and procedures  
no vote necessary
5. 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: NYC DOT Reimagining Canal Street Redesign Proposal  
no vote necessary
3. Consideration of administrative approval for some block parties  
no vote necessary
4. Planning for term limits—timeline and procedures  
no vote necessary
5. Vote to adjourn  
approved by committee

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

Baruch Bathhouse Task Force

Met with NYC Parks Department. Will reconvene to start from scratch and town hall discussion.

Vote to adjourn

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

Members Present at Last Vote:

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

Meeting Adjourned