



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

February 2026 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, February 24, 2026 at 6:30pm via Zoom.

Public Session:

Maddie Metropolis –

Darrell Graff –

Public Officials:

Mayor Zohan Mamdani:

Public Advocate Jumaane Williams, Curtis Young:

Comptroller Mark Levine:

Borough President Brad Hoylman-Sigal, Yiyi Wang:

- MBP BHS providing update.
- Thank everyone for what they're doing. Applications are open now. Deadline is Friday, February 27 by 5pm.
- Lunar New Year, seen you at celebrations in Chinatown.
- It's Black History Month. Partnering with Studio Museum in Harlem for free admission community event, this Friday from 4-9PM.
- Sponsoring an event with Hands Off NYC, group that has been preparing New Yorkers around protesting ICE and insuring our immigrants neighbors are looked after. ICE preparedness Town Hall, this Sunday at St. Michaels Episcopal Church.
- Inaugural celebration and borough convention, modeled after Senator Daneil Squadron. Will reschedule part of that event to a later date.
- Seeking matches for the grants that we give so that we turn the 50million in capital to 60-75million by working with philanthropy, foundations, corporations. Stretch the dollar in support of arts and culture. Protect self expression and solace despite what we might hear from the state of the union.
- Speaking out on Trump and anti-gender affirming care.
- Hudson River Park Trust to terminate contract with ICE.
- CEC3, despicable comments made when parent was assumed off microphone. Condemned those statements. Superintendent is taking steps. Employer is taking steps.
- Vaylateena – preparation for Medicaid cuts? Working closely with state to understand what that might look like. We have gotten no concrete information that there will be cuts to Medicaid. The threats that the Trump administration are signaling to hospitals is gender affirming care in Medicaid. That's why hospitals stopped the care. Real Sophie's choice.
- Trever – term limits, we are going to lose a lot of institutional knowledge. When do you think office will have dates when the office terms out.
- Kathleen Webster – Who we should be in touch with about Sara D Roosevelt Park.
- [brad@manhattanbp.nyc.gov](mailto:brad@manhattanbp.nyc.gov)

District Attorney Alvin Bragg, Sherman Goldblum:

- Earlier this month, announced indictment, Dario Castillo, stabbing at Broadway Station. Further detail, press release on website.
- Earlier this month, announced indictment, Jermaine Parham, rape at knifepoint in Cooper Village.

Congressmember Dan Goldman, Wesley Yu:

- DHS funding, partial govt shutdown because we have issue how the funding is being used, especially ti ICE. Only DHS is affected. ICE, Custom Border Patrol, Coast Guard, FEMA, as you know with BBB, ICE still can draw funds for that. As of now, Congressman voted no in the House and will vote NO until systematic reforms.
- State of the Union, he is not going, he is protesting. But has brought Fr. Fabian, protecting immigrant families by ICE crackdowns.
- Office is holding an appropriations seminar that tells community how to get federal funding for community projects. John has emailed Susan the fliers.

- Last year we announced enhance cyber security for SNAP act, provides extra security to the EBT card that SNAP recipients use. That was announced, this year it has been officially introduced. We have bipartisan support in the HoR and the Senate.
- Mobile Home Office Hours, not able to get in the touch with you, will provide email address to give you details of mobile offices and what services we provide.

Assemblymember Grace Lee, Fannie Ip: Hayden Ryan

- Director of Special Projects
- Happy Lunar Year, Happy Black History Month. Hosted with Comptroller Levine and Welcome to Chinatown. And Harvey Epstein for BHM Celebration. She will be presenting a few proclamations to community members.
- In Albany working on budget.

Assemblymember Deborah J. Glick, Lane Sohn:

- Albany working on the state budget work.
- Wanted to call attention, more of a city thing, city is hosting the rental rip-off hearings that mayor Mamdani announced. Only one right now scheduled in Manhattan is March 28 in East Harlem. Can sign up to testify there, experiences with landlords, harassment, construction issues, other types of quality of life violations and concern – landlords improperly assessing fees. Can submit comments online and accepting through beginning of April. Tenants have opportunity to weigh in on city rental policies. Plan is to create report 90 days after, policy recommendations and action plan.
- City offers free tax filing for eligible new Yorkers. Due April 15.
- Office is hosting shred event on Thursday, April 9. Further on the west side – St. Vincents Triangle on Greenwich street, next to the AIDS memorial

Assemblymember Keith Powers, Eric Feldman:

- Past 3 weeks, been assigned to number of committees, on cities, correction, people with disabilities, tourism, racing and wagering committees.
- Also proud to sign on first 2 bills. New York Health Act, which would guarantee full health care for new Yorkers. New York for All Act, protect our immigrant neighbors limit the ability of state and local authorities to collaborate with ICE.
- Office is located in the East Village, 7th Street and Avenue B. Say Hello.
- [feldmane@nyassembly.gov](mailto:feldmane@nyassembly.gov)
- Vaylateena – signed on to the Health Act. Where is that now? Because previously it wasn't going forward.
- Eric – will have to double check, if it's in committee where it comes up for a vote. Let me find out and get back to you.

State Senator Brian Kavanagh, Patricia Olan: Shuyi Li

- Townhall with Assemblymember Grace Lee. Well attended and glad to see you there. Lots of questions and signed up for cases to follow up.
- Decision (sp?) Office Hour
- In Albany for state budget season, funding decisions happen. Advocating for statewide and district priorities: 250 million to Housing Access Voucher Program, working to extend and expand j51 program, tax breaks to property owners to make repairs and maintain rent stabilized units. Package for Rent Freeze Program for improvements.
- Excited to share Governor through her support increasing income threshold to \$30,000 (?) and working on extending that increase for She and Dee program. Index threshold to inflammation moving forward.
- 500million in capital funding for NYCHA< 75 million legal rep for tenants, 15 million for 14th Street Y, etc.
- Budget is due on April 1.
- Daisy – how much was the budget for 14th Street? 15 million

Councilmember Christopher Marte, Simon Kostelanetz:

- Last week, held hearing for intro 303 No More 24 Act. Biggest legislative priority. Ban 24hr shifts for homecare workers. No opposition, so hoping can move forward and pass quickly.
- Next week, Keep Chinatown on the Map Bill. Introduced when DOT was not replacing old bilingual signs for new bilingual signs. Making city accessible to those who don't read English.
- New DOT commission, canal street redesign, Delancey street redesign, park row, open streets, improving access along BMCR.
- Discretionary funding is over. City Council request are due March 5.
- Held Annual BHM event at the African Burial Ground.
- Michelle – status update on the proposed dog park on Henry Street. Captain Joseph Playground?

- Simon – have to get back to you. they are still trying to come up with the design for the park. It is still moving forward.

Councilmember Harvey Epstein, Jeemin Cha:

- Last week, introduced local law to update administrative code to prohibit sell glue traps. Glue traps are cruel and ineffective.
- Event in collaboration with American Italian Cancer Foundation, free no cost mammogram event for constituents. Wednesday, March 25, 9am-430pm, 279 E 3rd Street. Eligibility, women 40-75, living in NYC, and no mammogram in the last 12 months.

Members Present at First Vote:

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

Minutes:

Minutes of December 2025 were approved, as is.

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

Board Chairperson's Report:

Chairperson Andrea Gordillo

- Evergreen issue on our Board, Essex Market. Local official staff was able to join walkthrough. Will be discussing more in Land Use Committee report.
- Having management issues, so seeing how that plays out in the day to day for vendors and customers. Management structure creates ambiguity, we see that, and will work on a solution. Will be partners to resolve those issues.

District Manager's Report:

District Manager Susan Stetzer

- Shout out to Ed Chan in the office. Went in Saturday to get materials and necessary for us to have the meeting to be remote.
- Sending out a Newsletter again, aim is to have it sent out every other Monday.
- Preliminary budget was release last week by the mayor. I have sent it to all the committee chairs. Hosted on the member resources page on the website. this is the city's response to our budget priority requests. One thing that is different this year, we have our priorities, instead of one big list, it is grouped by agencies and ranked by priority. Made so by community board. Not pleased with the responses. When you get turnover in agencies they don't understand the process and don't know how to answer. Had a number of requests to increase funding and programming and the answer was "this has already been completed. Can't request for an increase." I've spoken to city planning about this because they coordinate these responses and they will be doing education with the agencies on that. Also had an awful lot on "agency agrees but does not have the funding." We will be discussing the committees in March.
- 11th street has been a problem for a year now. Bikes from delivery workers. Sanitation is doing enhanced cleaning continually. Not much else we can do until the city either passes or legislation requiring the companies to make the money on this to provide places for bike storage and amenities for the workers. Or the city creates some kind of plan so there is some place for these bikes. In the meantime, there is not much we can do about it. We are having more bike corrals put in, but it takes DOT 1.5 years to install new ones.

- Information about restaurants using open streets. There is a lot of misinformation going around that is chaotic. The city is responding is application same as last year. Restaurants can apply, have to apply to SLA, can put tables and chairs outside, not to exclusive use of the restaurants. Was true previously and true again. Changing this year, city is starting franchise program so restaurants can put out tables and chairs for their exclusive use. That is different from Open Streets and hoping DOT will disseminate information on this. So many emails from public and applicants to open streets.

Committee Reports:

**Executive Committee**

no votes necessary

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

1. Approval of previous month's minutes  
approved by committee
2. Proposed Affordable Housing: 88 East 2nd St  
no vote necessary
3. Fellow Report: Progress update for Policy Analysis of Affordable Housing Opportunities under City of Yes in CB 3  
no vote necessary
4. Support for modifications to Essex Market management, operations and programming contract  
**VOTE:** To refer back to Committee to ensure we are capturing all stakeholder input.
5. Planning for term limits  
no vote necessary
6. Vote to adjourn  
approved by committee

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

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

no meeting scheduled

**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 Facility Update  
**VOTE: TITLE: Support for the Design of the East River Park Compost Yard and Educational Building**

**WHEREAS**, NYC Department of Design and Construction and NYC Parks, with Marvel, are proposing a Compost Yard and Educational Building on an approximately one acre site within John V. Lindsay East River Park in the Lower East Side, adjacent to the Corlears Hook Ferry Terminal and Pier 42, to be operated by the Lower East Side Ecology Center; and

**WHEREAS**, Community Board 3 has long supported accessible, community based composting and environmental education as core public benefits for the Lower East Side, and recognizes that the community has worked for years to ensure that composting would return to East River Park as the park is rebuilt and restored; and

**WHEREAS**, the facility will process organic material through a Covered Aerated Static Pile composting system with covered aerated concrete bays intended to control odors, protect groundwater, and support heavy equipment; and

**WHEREAS**, the educational building and site programming are intended to provide public benefits including an outdoor classroom, demonstration garden, office, kitchen, and green roof to support environmental education and community engagement; and

**WHEREAS**, the site is intended to be open and accessible to community members during hours set by the operator, and to serve as an educational hub that advances the park's ecological mission through native and pollinator focused plantings and a landscape design that links into the broader East River Park green network; and

**WHEREAS**, the building and landscape design is conceived as "of the park," drawing from existing East River Park structures through a durable material palette including concrete, metal, glass, and metal grating, so the facility integrates visually and functionally with its surroundings; and

**THEREFORE BE IT RESOLVED**, that Community Board 3 supports the proposed East River Park Compost Yard and Educational Building as an important community benefit that advances composting, stewardship, and environmental education; and

**BE IT FURTHER RESOLVED**, that CB3's support is offered with the following expectations to ensure accountability, minimize neighborhood impacts, and reflect the community's long effort to secure the compost yard's return; and

- 1) **Operations, odor, and pests:** The operator should maintain clear odor and vector controls, routine cleaning, and a documented complaint response process with a named point of contact for the community and CB3; and
- 2) **Public access and safety:** Public hours should be clearly posted, and the site should maintain safe separation between public areas and operational areas, with special attention to families, seniors, and school groups; and
- 3) **Ongoing engagement:** The agencies and operator should provide periodic updates to CB3 during final design, construction, and early operations, including a post opening check in within the first operating season; and

**BE IT FINALLY RESOLVED**, that Community Board 3 requests that the project team and operating partners continue to work collaboratively with the community to deliver a compost facility that is safe, well managed, educational, and worthy of its place in East River Park, while honoring the sustained community effort that made the compost yard's return possible.

4. Planning for term limits—timeline and procedures  
no vote necessary
5. Vote to adjourn  
approved by committee

**37 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks item 3)**  
**36 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Parks item 3)**

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

1. Approval of previous month's minutes  
approved by committee
2. NYC Smoke-Free Informational Presentation  
no vote necessary
3. EV Loves: Update on organizing activities

**VOTE: TITLE: Community Board 3 supports EVLovesNYC**

**WHEREAS**, EVLovesNYC, a nonprofit mutual aid organization, has been providing food and services to economically insecure New Yorkers since 2020, in response to growing food insecurity in New York City, and

**WHEREAS**, EVLovesNYC expanded its mission in 2022 with the influx of migrants to NYC to provide support for our newest neighbors, with food, job training, and advocacy, as well as referrals to other agencies, and

**WHEREAS**, every Sunday, EVLovesNYC volunteers cook about 2,300 meals that distribution partners from around the city distribute into underserved neighborhoods where the meals are shared with New Yorkers at community fridges, churches, mosques, and at tables set up in parks and outside shelters. This dedicated volunteer corps has cooked more than 700,000 meals for distribution to the city's most underserved neighborhoods, and

**WHEREAS**, Cafewal, EVLovesNYC's weekday kitchen and community resource center, opened in October 2024 and serves a cohort of the newest New Yorkers — recently arrived migrants, most of whom fled violent political upheaval in their home countries in French West Africa. At Cafewal they learn real-life job skills by working in the kitchen as well as learn professional food service skills and working English while making daily lunch for the community and cooking and fulfilling catering orders for like-minded organizations around the city, and

**WHEREAS**, Community Board 3, Manhattan acknowledges the importance of this work in our community and wholeheartedly appreciates and supports this work, so

**THEREFORE IT BE RESOLVED**, that Community Board 3 Manhattan supports EVLovesNYC's requests for funding from the office of New York City Council Member Harvey Epstein (District 2) and the office of New York State Senator Brian Kavanagh (District 27).

4. Support for LES Community Care Coalition activities including Know Your Rights trainings, outreach, rallies

**VOTE: TITLE: Community Board 3 supports and joins the LES Community Care Coalition**

**WHEREAS**, LES Community Care Coalition is a network of community members, elected officials, and community organizations who have mobilized in response to the rise in hateful and harmful policies, and

**WHEREAS**, the Coalition understands that our community thrives when we are actively nurturing our connectedness and protecting our neighbors, regardless of race, gender identity, sexual identity, immigration status, economic status, religion, disability status, age, or national original, and

**WHEREAS**, the Coalition's core actions are advocacy, rapid response, and education, so

**THEREFORE BE IT RESOLVED**, that Community Board 3, Manhattan, will join the LES Community Care Coalition and support and cosponsor activities.

5. Planning for Panel  
no vote necessary
6. CAB/CEC reports  
no vote necessary
7. Vote to adjourn  
approved by committee

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

#### **SLA Licensing & Outdoor Dining Committee**

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

#### **Alterations**

2. Cozy Cafe (Cozy Cafe Corp), 43 E 1st St (wb/alt: license adjacent storefront)

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

**WHEREAS**, Cozy Cafe Corp, is seeking an alteration to their Beer/wine license located at 43 E 1st St, between First and Second Ave, New York, New York. This application is to license the adjacent space; and

**WHEREAS**, this is an application for an establishment with 16 tables and 64 seats, with a bar with 6 bar seats, with 4 seats at 2 outdoor tables within the building lines, a food prep area preparing Mediterranean, serving food during all hours of operation, 3 televisions, background music with volume control speakers from streaming services/playlists and with DJs on the weekends, with no live music, and no promoted events, no scheduled events, and no events at which a cover fee is charged; and

**WHEREAS**, there are 14 full on-premises liquor licenses within 500 feet per the SLA LAMP map and 2 on the same block; and

**WHEREAS**, the applicant is a license holder at several businesses in CD 3:

A beer/wine license for this business, Cozy Cafe, at this same location since June 2005

A beer/wine license for 45 First Ave Corp (Aziza Cafe & Lounge), at 45 First Ave, since June 2013

A full liquor license for Foundation Lounge Corp (Mazaar Bar & Lounge), at 137 Essex St, since April 2015. The SLA disciplinary history shows Case No: 152077 with a \$1,500 penalty on 2/1/2022, and Case No: 117030 with a \$20,000 penalty on 7/21/2017.

A full liquor license for Cocktail Art LLC (Sanatorium), at 14 Ave C, since May 2016. The SLA disciplinary history shows Case No: 124002 with a \$12,000 penalty on 8/10/2018, Case No: 126668 with a \$1,000 penalty on 6/7/2018, and Case No: 120644 with a \$7,500 penalty on 3/9/2018; and

**WHEREAS**, there were 2 commercial 311 complaints at this location with NYPD action necessary since 2021 these were all for Cozy Cafe; and

**WHEREAS**, the First Street Block Association opposed this application, with all 33 members voting to oppose, for the same reasons they opposed upgrades in 2018 and 2020 and 2023, primarily complaints about noise related to Cozy Cafe - loud music coming from inside Cozy Cafe when the front door is open, loud customers exiting Cozy Cafe last at night, and music blasting from cars parked and double-parked in front of Cozy Café. They also stated that they have more documented 311 calls that are not showing up in the report; and

**WHEREAS**, in the past the First Street Block association met with the applicant and came to an agreement that the applicant would reduce their hours immediately and if they operate with no problems, when their license is up for renewal in 18 months the Block association would agree to an upgrade at that time. At the meeting, the applicant would not agree to those stipulations; and

**WHEREAS**, 26 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, 4 residents spoke in opposition to this application and 2 residents spoke in support,

**WHEREAS**, the SLA listed the method of operation as tavern serving beer/wine/ cider but they have been operating as a hookah lounge, and in the past they have had belly dancing; and

**WHEREAS**, the applicant currently has a Beer/Wine License but is advertising margaritas and pina colodas, and does not specify that they are non-alcoholic, which is a violation of their current license; and

**WHEREAS**, given the history of complaints at this location, as well as the applicant being noncompliant with their stipulations and method of operation, the committee did agree to approve the expansion into the adjacent space, however they are only approving hours until 2AM Sunday – Thursday, and 4AM Friday and Saturday; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Cozy Cafe Corp, for the premises located at 43 E 1st St, New York, New York, because the applicant refused to agree to the following stipulations that;

- 1) it will operate as a cafe, with Mediterranean food prepared in less than a full kitchen, serving food during all hours of operation,
  - 2) its hours of operation will be opening no later than 12:00 P.M. all days and closing by 2:00 A.M. Sunday – Thursday, and 4:00AM Friday and Saturday,
  - 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors,
  - 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports
  - 5) It will employ a doorman/security,
  - 6) it will play ambient background music only, consisting of recorded music, and will not have live music, promoted events, scheduled performances or any event at which a cover fee will be charged, no more than 4 private parties a month, ,
  - 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
  - 8) it will not host pub crawls or party buses,
  - 9) it will not have unlimited drink specials with food,
  - 10) it may have "happy hours" until 9:00 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.
3. 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)

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

**WHEREAS**, Swiss White Int'l, LLC doing business as "Ray's", is seeking an alteration to its existing OP license, in the premises located at 177 Chrystie Street, between Rivington and Delancey Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 74 people, 10 tables and 44 seats, including a stand-up bar on the ground floor, a full kitchen and food preparation area serving food during all hours of operation, one (1) television, and small speakers playing music at background level volume, The proposed alteration is modifying seating arrangements upstairs and downstairs, total number of seats will remain at 44, the number of barstools will decrease to 10 from 6, table count will also decrease from 16 to 10, a few tables will be distributed to the basement space; and

**WHEREAS**, there are 23 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location has been licensed with an on-premises liquor license since at least 2015, dating back to when current applicant purchased the assets from previous ownership; and

**WHEREAS**, applicant has owned and operated an establishment – with an op-license – at this location since 2015, when the establishment was originally called "Le Turtle", which shuttered in early 2019, reopening as "Ray's" over summer 2019; applicant has also owns and operates two (2) other establishments that hold op-liquor licenses, located in Manhattan Community Districts 5 and 9, since 2008 and 2019, respectively; and

**WHEREAS**, the applicant has self-disclosed three (3) SLA actions/penalties from 2024; and, since 2015, there were 209 commercial noise-related 311 complaints for both the establishment and the street/sidewalk in front of the address; 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 Swiss White Int'l, LLC, for the premises located at 177 Chrystie Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an 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 2AM Monday – Friday, and opening at 1PM closing by 2AM Saturday and Sunday,
- 3) it will close all outdoor dining allowed under the Dining out NYC program or 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, dancing, or any event at which a cover fee will be charged, it may have not more than 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 7PM each night]
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

New Liquor License Applications

4. Olio E Piu (Olio East Village LLC), 106 3rd Ave (aka 145 E 13th St) (op) (restaurant)

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

**WHEREAS**, Olio East Village LLC doing business as Olio E Piu, is seeking a full on-premises liquor license, in the premises located at 106 3rd Ave, between 13th and 14th, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 156 people, 23 tables and 130 seats with one 16 seat 20' customer bar on the 1st floor and one 14 seat 20' customer bar on the 2nd floor, Full Kitchen, serving food during all hours of operation No Televisions and live jazz trios on occasion; and

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

**WHEREAS**, the location was previously licensed as 30 love; and

**WHEREAS**, the applicant currently owns and operates 7 restaurants in the city; and

**WHEREAS**, there were 12 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 44 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 Olio East Village LLC, for the premises located at 106 3rd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Italian Restaurant, with Food served out of a 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 1:00 A.M. ALL DAYS,
- 3) it will close all outdoor dining allowed under the Dining Out NYC 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 It will play live acoustic jazz no more than 6 times per year, ending by 10pm, but will not have DJs, scheduled performances, any event where a cover is charged, and not more than 12 private events 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," that end by 7pm,
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

5. Matbucha LLC, 126 St Marks Pl (op) (bar/tavern)

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

**WHEREAS**, Matbucha LLC, is seeking a full on-premises liquor license, in the premises located at 126 Saint Marks Place, between 1st Ave. and Ave. A, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 7 tables and 14 seats with one bar with 8 barstools, Tavern serving Mediterranean food with a full kitchen, serving food during all hours of operation with no televisions, with streaming music; and

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

**WHEREAS**, this is an unlicensed location; it was previously licensed as East Village Social from 2013 until November of 2021; and

**WHEREAS**, the applicant and his family have operated Café Mogador at 101 St. Marks Pl. since 1983, and he has worked in it his entire life, and took over about 5 years ago, he has had work experience similar to the proposed business since 2004, and

**WHEREAS**, there were 18 noise-related commercial complaints where law enforcement responded and took action to fix the condition at this location since 2018; and

**WHEREAS**, there were 19 residents that spoke in support of this application, and 2 people that were opposed to adding another bar with late hours, in an area that already is loud and crowded late at night; and

**WHEREAS**, 292 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, this appears to go against our Community Board guidance of not adding a license to an unlicensed location, especially in saturated and/or problem locations. This location is currently unlicensed and within the last two years, this block and the open street program there has been one of the worst problem areas in the East Village for crowds, late night noise and violations of stipulations. We are approving this based upon the applicant's long history on this block as a good operator; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Matbucha LLC, for the premises located at 126 S. Marks Pl. New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Tavern, with Mediterranean Food with a full kitchen during all hours of operation,
- 2) its hours of operation will be opening no later than 2:00 P.M. and closing by 1:00 A.M. Sunday; 5:00 P.M - 1:00 A.M. Monday-Wednesday; 05:00 P.M. - 2:00 A.M. Thursday; 5:00 P.M. – 03:00 A.M. Friday & 2:00PM – 3:00AM on Saturday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) It will install soundproofing to ensure sound is not audible in neighboring apartments,
- 5) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances, 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 07:00 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.

6. Good Guy's (Attaboy Cocktails LLC), 134 Eldridge St (South Storefront) (op/unify both space under one legal entity) (bar/tavern)

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

**WHEREAS**, Attaboy Cocktails LLC doing business as Attaboy, is seeking a full on-premises liquor license, in the premises located at 134 Eldridge St, between Delancey St and Broome St, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 4 tables with 16 seats and one bar with 7 seats, minimally required food consisting of dips, tinned fish and small bites prepared in a food preparation area, serving food during all hours of operation no TVs or DJs and playing background recorded music only; and

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

**WHEREAS**, the entity currently in this space, Waiting Room 134 LLC is owned and operated by the same principals of the applicant, Attaboy Cocktails LLC: Michael McIlroy and Samuel Ross; and there will be no new owners and the method of operation will remain the same; and

**WHEREAS**, the applicant has run a cocktail bar with the exact same method of operation in the same building since 2014; and

**WHEREAS**, there have been more than 100+ commercial 311 complaints at this location with NYPD action necessary since 2018;

**WHEREAS**, eleven 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 Attaboy Cocktails LLC, for the premises located at 134 Eldridge St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a cocktail bar with less than a full kitchen serving food during all hours,
- 2) its hours of operation will be opening no later than 5P.M. and closing by 2 A.M Sunday-Wednesday and 5pm-4AM 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 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 not more than 8 private parties per year,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside 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. Spunto Inc, 261 Bowery (op/removal from 65 Carmine St) (restaurant)

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

**WHEREAS**, Spunto, Inc. doing business as "Spunto", is seeking a new OP license for the for the premises located at 261 Bowery, between E. Houston and Stanton Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 74 people, 22 tables and 68 seats, including a stand-up bar, a full kitchen and food preparation area serving food during all hours of operation, one (1) television, and small speakers playing music at background volume level; and

**WHEREAS**, there are 12 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

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

**WHEREAS**, including "Spunto", applicant has owned and operated five (5) establishments with liquor licenses in Manhattan, which includes, "Pizza Gruppo", located within Manhattan Community District 03 at 98 Avenue B; and

**WHEREAS**, they will be closing their location on Avenue B and Carmine Street and opening this location; and

**WHEREAS**, 22 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, we are approving this application because this area of the Bowery is a wide commercial avenue, with commercial uses, but more importantly the applicant's proven history of successful restaurants in our community board and nearby community boards, as well as the very early closing hours as will ensure there will not be a negative impact on the area; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Spunto, Inc., for the premises located at 261 Bowery, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Pizza/Italian restaurant, with a full kitchen and food preparation area, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12PM Saturday and Sunday, and closing by 9:30PM Sunday-Wednesday and by 10PM (Thursday-Saturday),
- 3) it will close all outdoor dining allowed under the Dining out NYC program or any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 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 6:00 P.M. each night,
- 11) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside],
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

8. Vane (355 Bowery Lounge LLC), 355 Bowery (op) (restaurant)

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

**WHEREAS**, 355 Bowery Lounge LC doing business as Vain, is seeking a New Liquor license, in the premises located at 355 Bowery, between 3rd St & 4th St, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 14 tables and 37 seats with a 9 seat bar Modern American Food with a full kitchen, serving food during all hours of operation no TELEVISIONS, with DJs and Streaming Music; and

**WHEREAS**, there are 22 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 is a currently licensed location as Short Stories; and

**WHEREAS**, the applicant has never previously been a license holder but has work experience in a similar business; and

**WHEREAS**, there were six (6) noise-related commercial complaints where law enforcement responded and took action to fix the condition since 2018; and

**WHEREAS**, 35 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 Something Short LLC, for the premises located at 355 Bowery, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Restaurant, with American Food with a Full Kitchen during all hours of operation,
- 2) its hours of operation will be Sunday – Wednesday, 10am – 2am, Thursday – Saturday 10am – 4am,
- 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, dancing, or any event at which a cover fee

- will be charged, may have up to 6 private parties per year, events with cover charges/ticketed events will only be for instructions/classes from 4-5PM,
- 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.

Items not heard at Committee

9. New KC BBQ & Hot Pot Inc, 285 Grand St (op) (restaurant)  
administratively approved
10. Jade & Clover (CK 139 Inc), 139 Chrystie St (op/corp change) (restaurant)  
administratively approved
11. Blue Dimsum NY LLC, 19 St Marks Pl (Upper Level) (wb) (restaurant)  
administratively approved
12. Ngon Pham NYC Holdings LLC, 85 2nd Ave (wb) (restaurant)  
administratively approved
13. House Ume LLC, 210 1st Ave (wb) (restaurant)  
administratively approved

Dining Out NYC - Not heard at Committee

14. East Village Pizza, 145 1st Ave (no SLA license) (SWC)  
administratively approved
15. Divin Wine Bar, 170 2nd Ave (SWC)  
administratively approved
16. Vote to adjourn  
approved by committee

**37 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 6, 7)**  
**36 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 6)**  
**36 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 7)**

Outreach Task Force

1. List of events  
no vote necessary
2. Procedures  
no vote necessary
3. Vote to Adjourn  
approved by committee

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

By-Laws Task Force

- Review to comply with attendance regulations with City Charter  
By-law changes will be sent separately for 28-day review.

Vote to adjourn

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

Members Present at Last Vote:

|                     |     |                    |     |                      |     |
|---------------------|-----|--------------------|-----|----------------------|-----|
| David Adams         | [P] | Larry Fenn         | [P] | Trever Holland       | [P] |
| Stephen Ballinger   | [A] | Tahisha Fields     | [P] | Vaylateena Jones     | [P] |
| Tanya Bates         | [A] | Nagnouma Fofana    | [P] | Ana Kakkar           | [A] |
| Lee Berman          | [P] | John Fout          | [P] | Nancy Kong           | [P] |
| Solomon Blecher     | [P] | Kathryn Freed      | [P] | Michelle Kuppersmith | [P] |
| Karlin Chan         | [A] | Shawn Garcia       | [P] | Dianne Lake          | [P] |
| Ariadna Chua        | [P] | Ryan Gilliam       | [P] | Mae Lee              | [P] |
| Vincent Cirrito     | [P] | Charlie Goldensohn | [P] | Michael Levario      | [P] |
| Eric Diaz           | [P] | Andrea Gordillo    | [P] | Jaja Liao            | [A] |
| Alistair Economakis | [A] | Herman Hewitt      | [A] | Mollye Liu           | [P] |

|                          |     |                   |     |                     |     |
|--------------------------|-----|-------------------|-----|---------------------|-----|
| Campbell Munn            | [A] | Ramya Rao         | [A] | Daniel Tainow       | [P] |
| Jon Neidich              | [P] | Damaris Reyes     | [A] | Zachary Thomas      | [P] |
| Indrani Nicodemus Rivera | [P] | Tal Roded         | [P] | Josephine Velez     | [P] |
| Grauken Olivares         | [P] | Jailene Rodriguez | [P] | Kathleen Webster    | [P] |
| Daisy Paez               | [P] | Arnette Scott     | [A] | Guillermo Zubillaga | [P] |
| Elena Perez              | [P] | Clint Smeltzer    | [P] |                     |     |
| Raud Rahmanian           | [P] | Sandra Strother   | [P] |                     |     |

Meeting Adjourned