



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

May 2026 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, May 26, 2026 at 6:30pm at PS 20, 166 Essex Street.

Public Session:

Reverend Mackie Alston (from Middle Church at 2nd Ave & 7th St): regarding to create a green space for community located at an empty lot at 112 Second Ave. Space will be created next to the building where the historical pieces of the façade will be kept. Going to have an open house for community partners.

Mae Lee: Candidate Forum for primary elections of State-level candidates (State assembly District 65, and State Senate District 27) on Tuesday at 6pm

Ryan Gilliam (Executive Director of FAB): invitation to the celebration of Royal History Month. A Closing event in Sarah Roosevelt Park at May 30th

Wong Mei Chun (Chinatown Block Association): regarding the design of Chatham Square Plaza. Request more communication with the surrounding banks being impacted.

Trevor Holland: Candidate Forum (US Congress, NYS Senators and NYS Assembly) focus on East Royal Front between Montgomery Street and Battery of Two Bridges – this Friday at 6pm at Two Bridges Tower at 82 Rutgers

Diane Lake: announcement the screen awaken festivals taking place this Saturday, May 30th, sponsored by the Black Powers of Brooklyn.

Juan Rivero (Project Director at Village Preservation): announcement the Handle Village Awards ceremony on Thursday, June 11th. Honoring six community leaders or independent small businesses and institutions. Announced the launch of a historical map regarding jazz in the neighborhood

Anna Goldstein (resident next to Kinlaw Square): oppose the moving of the Kinlaw Memorial Arch redesign plan because of lack of outreach

Benjamin Solitaire (Civic Engagement Commission): remind people to vote for the city-wide participatory budgeting. 10 projects on the ballot. An upcoming training session in July on NYC Open Data Portal

Public Officials:

Mayor Zohan Mamdani, Ovie Lattimore: Not Present

Public Advocate Jumaane Williams, Curtis Young: Not Present

Comptroller Mark Levine: Not Present

Borough President Brad Hoylman-Sigal, Yiyi Wang:

- BPO allocated FY27 capital funding towards arts and cultural through "Manhattan Multiplier for Arts and Culture" initiative, more details to come
- BPO signed a cultural partnership between Manhattan and Rome to support future cultural exchanges, art programming and public projects
- BP met with City Council to discuss shared borough priorities and future initiatives
- Manhattan office launching an immigration welcome center to provide support and resources for immigrants
- Discretionary grants up to \$20k for Manhattan nonprofit youth and service program: application through June 1st
- CB Members appointment list finalized, appointment notification expected by end of the week
- Upcoming events:
 - o Jewish Heritage Month celebration event: May 28th
 - o Complimentary Whitney Museum admission event: June 5th
 - o Manhattan Borough Book Club: June 16th
 - o Chinatown historical maps exhibit w/OCA
 - o Theater district networking event: June 12th

District Attorney Alvin Bragg, Sherman Goldblum:

- Announced indictment related to a series of alleged incidents, investigation ongoing
- Gun buyback program: June 13th at 166 West 92nd Streer (10AM – 4PM)

Congressmember Dan Goldman, Wesley Yu:

- Introduce "After school for All Art" proposing federal funding for universal after-school programming for K-12 students
- Introduced legislation requiring fee transparency and restricting "Surveillance pricing" practices
- Supporting legislation to prevent HUD data sharing with DHS/ICE
- Noted ICE had resumed activity at immigration courts

Assemblymember Grace Lee, Fannie Ip: Kimberly Bravo presented

- Hosted 3rd annual AAPI Summit in Albany with focus on AI, workforce impacts and community protections
- Upcoming LES event for celebrating Puerto Rican Heritage celebration: June 17th
- PFAS drinking water bill advanced
- Bill passed to expand health insurance access for Medicaid healthcare provider's employee
- Bill passed expanding clergy residential property tax exemption to coop residents

Assemblymember Deborah J. Glick, Lane Sohn: Not Present

Assemblymember Keith Powers, Joanna Sanchez: Not Present

State Senator Brian Kavanagh, Patricia Olan: Not Present

Councilmember Christopher Marte, Simon Kostelanetz: Lewis presented

- Upcoming rally and bike ride to support expand Citi Bike affordability for students and NYCHA residents
- New legislation to explore compensation for small businesses negatively impacted by film productions
- Participatory Budgeting winners announcement
- Council budget hearing currently underway
- Constituent assistance event with OATH to help residents with summons-related issues
- Upcoming street co-naming honoring Eric and Salvatore DiFalco for longtime community service, and co-naming of Jack Kirby Way on LES

Councilmember Harvey Epstein, Jeemin Cha: Councilmember Harvey Epstein presented

- Noted recent fatal shooting of a local resident, vigil scheduled
- Upcoming hearing at 250 Broadway on affordability issues
- Concerns about a proposed luxury residential tower
- Participation in Earth Day events. Supporting preserving and expanding green space
- Announced new legislation supporting individuals with student loan issues through the Department of Consumer and Worker Protection
- Continued general outreach and community engagement

Members Present at First Vote:

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

Clint Smeltzer	[P]	Daniel Tainow	[P]	Josephine Velez	[P]
Sandra Strother	[A]	Zachary Thomas	[P]	Kathleen Webster	[A]

Minutes:
Minutes of March 2026 were approved, as is.

32 YES 0 NO 1 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:
Chairperson Andrea Gordillo

- CUNY Institute for State and Local Partnerships
- Expecting new members next month
- Thanks to the members' service for those who are not continuing

District Manager's Report:
District Manager Susan Stetzer

- Executive budget responses posted online, committee preparing for upcoming budget consultations and priorities review
- Canal Street redesign vote delayed as DOT continues reviewing input from public
- Bellevue Intake Center relocation remains under review
- Continued concerns regarding outdoor dining noncompliance and slow enforcement by DOT in responding
- Delivery app bike storage on 11th Street discussion ongoing
- New Board Members encouraged to attend June meetings and then submit committee request form by end of month.
- Concerns regarding limited agency communication related to World Cup related street events

Committee Reports:
Executive Committee
no votes necessary

Parks, Recreation, Waterfront, & Resiliency Committee
no meeting scheduled

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

1. Approval of previous month's minutes
approved by committee
2. CAB/CEC reports
no vote necessary
3. NY Downtown Presbyterian Report on findings of Community Needs Health Assessment
withdrawn
4. District Needs Statement - first review for updates
no vote necessary
5. Vote to adjourn
approved by committee

35 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. New Excellent Hand-Pulled Noodles Inc, 106 Bayard St (aka 75 Baxter St) (op/method of operation: add karaoke, extend closing hours to 2am all days from 12am all days)

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

WHEREAS, New Excellent Hand-Pulled Noodles Inc doing business as Tasty Hand Pulled Noodles, is seeking an alteration to extend their hours until 2AM and add DJs in the premises located at 103 Bayard St, New York, New York; and

WHEREAS, this is an application for an establishment for 74 people, with 15 tables and 60 seats, 1 bar with 16 bar stools with a prep area, serving food during all hours of operation with no TVs and streaming music; and

WHEREAS, there are 33 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously licensed with a full liquor license to a Thai restaurant; and

WHEREAS, the applicant has been a licensed holder at this location since May of 2024 when they were administratively approved for a Beer/wine license. In September of 2025 they were approved for an upgrade to a full liquor license; and

WHEREAS, A resident spoke in opposition to this application due to the late hours, the DJs, and that they are converting this to a night club, there are residents in this area and late night and noise will have a negative impact. A resident spoke in support of the later hours, and it would be an asset to have a place to eat late at night,

WHEREAS, 12 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 New Excellent Hand-Pulled Noodles Inc, for the premises located at 106 Bayard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Chinese restaurant with kitchen open and serving food during all hours of operation,
- 2) its hours of operation will be: opening no later than 11:00 AM and closing by 12:00 AM Sunday – Wednesday, and 2AM Thursday – Saturday,
- 3) it will not use outdoor space for commercial use, including the Dining out NC program,
- 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 DJs at background level, not more that twice a month, and will not have live music, third party promoted events. Any event at which a cover fee is charged, or scheduled performances, DJs will be at background level not more than twice a month,
- 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 will 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.

3. The Blind Barber (Charley Group LLC), 339 E 10th St (op/method of operation: add DJ)

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

WHEREAS, Charley Group, LLC doing business as "The Blind Barber", is seeking a change in the method of operation to add DJs, karaoke, and extend the hours, in the premises located at 339 E. 10th Street, between Avenue A and Avenue B, New York, New York; and

WHEREAS, this is an application for an establishment with of occupancy of 74, 13 tables and 58 seats, including barstools, a less-than-full kitchen, a food preparation area, serving food during all hours of operation, no TVs, DJs at entertainment level volume, no live music, and small speakers playing background level music; and

WHEREAS, there are 11 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 for over 10 years; and they were approved by the community board in 2010 with DJs, but it was not put on the license with the SLA. They are applying to correct that error; and

WHEREAS, applicant has owned and operated this establishment at this location since 2010; and

WHEREAS, there have been 101 commercial 311 complaints at this location with NYPD action necessary since 2010; applicant was penalized by the State Liquor Authority twice in the past five (5) years: for undisclosed violations in June 2023, and currently has a pending action from having DJs, from September 2025; and

WHEREAS, five (5) residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Charley Group, LLC, for the premises located at 339 E. 10th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Barbershop and Bar/Tavern, with tavern style food, a less than full kitchen, with a food preparation area serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11AM (all days) and closing by 2AM (Sun.-Tues.) and 4AM (Weds.-Sat.),
- 3) it will not use outdoor space for commercial use,
- 4) it will have security, Thursday – Saturday,
- 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 DJs at entertainment level, but no live music, 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 9PM 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.

New Liquor License Applications

4. Viva Music Uno LLC, 6 St Marks Pl (wb)
withdrawn
5. Kotobuki East Village (Soundview Horizons LLC), 8 Stuyvesant St (op)
withdrawn
6. Portomor LLC, 40 Clinton St (op)

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

WHEREAS, Portomor LLC is seeking a full on premises liquor license, and an extension of the hours, until 1am all days, in the premises located at 40 Clinton Street, between Clinton and Stanton Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 8 tables and 19 seats with a nine foot bar with four seats, Eastern European-Caribbean food prepared in a full kitchen and food prep area, serving food during all hours of operation, and recorded music at background levels; and

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

WHEREAS, the location was approved for a full service restaurant with a beer/wine license in August of 2023, and was subsequently approved for an upgrade to full liquor in September of 2025. Prior to this establishment the location was unlicensed; and

WHEREAS, the applicants have both managed this location for the past year; and

WHEREAS, 31 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 and extension of hours, Portomor LLC for the premises located at 40 Clinton Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Eastern European-Caribbean food prepared in full kitchen during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 AM and closing by 1:00 A.M. all days Monday-Sunday.
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will have "happy hours," that ends at 7:00PM
- 10) it will ensure that there are no wait lines outside, and have a staff person responsible for ensuring no loitering, noise, or crowds,
- 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. Rake NYC Inc, 45 1st Ave (upgrade to op)

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

WHEREAS, Rake NYC, Inc. doing business as "Rake Wine Bar" is seeking a class change (from a wine/beer license to a full on-premises license), in the premises located at 45 1st Avenue, between E. 2nd Street and E. 3rd Street, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 5 indoor tables and 36 indoor seats, including stools at a stand-up bar, (outdoor 5 tables and 10 outdoor seats), a less-than-full kitchen, a food preparation area serving food during all hours of operation, no TVs, and small speakers playing music at background volume level; and

WHEREAS, there are 10 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location has been licensed for the sale of wine and beer for over 10 years; and

WHEREAS, applicant has owned and operated this establishment (with a wine and beer license) at this location since 2015; and

WHEREAS, since 2015, there have been seven (7) 311 commercial noise complaints with police action necessary; and

WHEREAS, over 137 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, the District Manager spoke to point out that they have tables at the curb, and speaker outside, and the door open when music is playing, and that is not allowed under the Dining Out NYC program; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a class change from a wine and beer license to a full on-premises liquor license for Rake NYC, Inc., for the premises located at 45 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Wine Bar with Cocktails, a less-than-full kitchen and a food preparation area serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12PM and closing by 12AM (all days),
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will 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,
- 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.

8. 87 Ludlow (Gugu Sushi Bar LLC), 87 Ludlow St (upgrade to op)

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

WHEREAS, GuGu Sushi Bar LLC doing business as 87 Ludlow, is seeking an upgrade to a full on-premises liquor license, in the premises located at 87 Ludlow, between Delancy and Broome, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 22 tables and 51 seats with 2 Bars; 27' ground floor with 7 stools; 15'2 in the basement 8 stools, Full Kitchen, serving food during all hours of operation No TVs, recorded background music; and

WHEREAS, there are 49 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 currently has a beer and wine license; and

WHEREAS, The Applicant currently operates the business at this location; and

WHEREAS, there were 1 commercial 311 complaints at this location with NYPD action necessary since 2018; and (do not include if no 311 with police action in last 3 years). Also include agency violations if office has this history

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

WHEREAS, 29 residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for an upgrade to a full on-premises liquor license for GuGu Sushi Bar LLC, for the premises located at 87 Ludlow, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service Restaurant, serving Filipino and Spanish food, with Kitchen open serving food all hours,
- 2) its hours of operation will be opening no later than 5:00P.M. and closing by 11:00 P.M. Tuesday-Thursday, 5:00 P.M. and closing by 12:00 A.M. Friday and Saturday, 5:00 P.M. and closed Sunday and Monday.
- 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 DJs, live music, third party promoted events, scheduled performances, dancing, 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.

9. U+Slices Pizza Inc, 100 1st Ave (wb)

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

WHEREAS, U+Slices Pizza Inc, doing business as Paulie Gee's Slice Shop is seeking a beer, wine, cider license, in the premises located at 100 1st Avenue, between 6th and 7th Streets New York, New York; and

WHEREAS, this is an application for an establishment with of seventy-four (74) people, three (3) tables and sixteen (16) seats with one stand up bar, serving pizza during all hours of operation with three TVs and no music; and

WHEREAS, there are twenty-eight (28) full on-premises liquor licenses within 500 feet per the SLA LAMP map;

WHEREAS, this location was previously unlicensed, and was a Dunkin Donuts; and

WHEREAS, the applicant has operated 4 pizza shops for 20 years in China and has worked at Paulie Gees in Brooklyn for two years; and

WHEREAS, A representative from EVCC spoke in opposition to the hours, as it was previously unlicensed and are proposing late hours, and the applicant does not have any license experience; and

WHEREAS, 41 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 U+ Slices Pizza Inc, for the premises located at 100 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a quick slice pizza restaurant, with serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30AM-12AM Sunday through Wednesdays and 11:30AM-1:00AM Thursdays through Saturdays,
- 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 DJs, live music, third party promoted events, events with cover charges, scheduled performances, 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,
- 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.

10. SKWR (Stuffed Ice Cream LLC), 139 1st Ave (wb) (restaurant)

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

WHEREAS, Stuffed Ice Cream LLC doing business as SKWR, is seeking a Beer, Wine, and Cider license, in the premises located at 139 1st Avenue, between St Marks and 9th Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 75 people, 5 tables and 16 seats with an L shaped bar that is 11', serving food during all hours of operation No TVs, Background recorded music; and

WHEREAS, there are 55 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location is currently unlicensed as an ice cream shop; and

WHEREAS, the applicant has never held a license, and has operated a business at this location since 2017; and

WHEREAS, One resident spoke in opposition to a new license at this unlicensed location; 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 Stuffed Ice Cream LLC, for the premises located at ADDRESS, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Café and Restaurant, with Serving food at all hours,
- 2) its hours of operation will be opening no later than 4:00 P.M. and closing by 12:00 A.M. Monday-Thursday , 4:00 P.M. and closing by 1:00 A.M. Friday, 12:00 P.M. and closing by 1:00 A.M. Saturday , 12:00 P.M. and closing by 12:00 A.M. Sunday,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports
- 5) it will play ambient background music only, consisting of recorded music, and will not have DJs, live music, third party 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 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.

11. OK Houston Hotel LLC & Peter G Hospitality LLC, 151 Houston St (op)
withdrawn

12. Lanna Cafe Inc, 164 1st Ave (op)

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

WHEREAS, Lanna Café Inc is seeking a Full liquor license in the premises located at 164 First Avenue. Between 10th and 11th streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 52 people, 15 tables and 40 seats with a eight by 3 bar, 2 seats, serving Thai food, prepared in a full kitchen and food prep area, serving food during all hours of operation, and recorded music at background levels; and

WHEREAS, there are 9 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the location was previously a full service restaurant Japanese restaurant Beron Beron, which opened in 2014 with a Beer/wine license, hours until 10PM;

WHEREAS, the applicant has experience working in the restaurant industry and has been nominated for a James beard Award,

WHEREAS, 43 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 Lanna cafe, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as Thai restaurant, with full kitchen and serving food during all hours of operation,

- 2) its hours of operation will be opening no later than 11am all days, closing by 12AM Sunday – Wednesday, 1:00 A.M. Thursday - 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 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.
- 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 have not have "happy hours,"
- 11) it will ensure that there are no wait lines outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

13. Wild Project (Wild Project Productions Inc), 195 E 3rd St (op)

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

WHEREAS, Wild Project Productions, Inc., doing business as "Wild Project", is seeking a class change from a wine and beer license to a full on-premises liquor license, in the premises located at 195 E. 3rd Street, between Avenue A and Avenue B, New York, New York; and

WHEREAS, this is an application for an establishment with up to 127 people, 5 tables and 24 seats, including seats at a rectangular stand-up bar on the first floor, with an additional 89 seats in the theatre area, a less-than-full service kitchen, a food preparation area (concession stand), serving food during all hours of operation, live music (scheduled theatre performances), no TVs, and small speakers playing music at ambient background volume level; and

WHEREAS, there are 13 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, location has been licensed for the sale of wine and beer since at least 2017; and

WHEREAS, applicant has owned and operated this establishment at this location with a wine and beer license since 2017; and,

WHEREAS, there have been eight (8) 311 commercial noise complaints with police action necessary at this location since 2017; and

WHEREAS, 36 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, a Residents that lives next door sent a letter in support of this application,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for an upgrade from a wine and beer license to a full on-premises liquor license for Wild Project Productions, Inc., for the premises located at 195 E. 3rd Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Performance Theatre with a Bar/Tavern, with a less-than-full kitchen, a food preparation area (concession stand) serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12PM and closing by 12AM (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 with scheduled performances, promoted events, and events in which a cover fee is charged, but no DJs, 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. Prosciutto LLC, 435 E 9th St (wb)

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

WHEREAS, Prosciutto LLC doing business as Prosciutto, is seeking beer/wine license, in the premises located at 435 E 9th Street, between 1st Avenue and Avenue A, New York, New York; and

WHEREAS, this is an application for an establishment with of 45 people, 8 tables and 20 seats with One Bar on the ground floor, Full Kitchen with a food prep area serving food during all hours of operation No TVs, a live musician, and Karaoke; and

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

WHEREAS, this application was previously unlicensed, and

WHEREAS, The applicant has multiple years' experience working as a chef in a restaurant; and

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

WHEREAS, we received a letter from the 9A-1 Block Association with 64 petition signatures in opposition due to the number of licensed establishments and proliferation of eating and drinking establishments on their block, and two residents and a representative from the East Village Community Coalition, spoke in opposition due to oversaturation of licensed establishments, as well as the application stating karaoke and live music in a location that it is not appropriate and the karaoke and live music are not part of the applicants business plan; and

WHEREAS, 14 residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a beer/wine license for Prosciutto LLC, for the premises located at 435 East 9th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Restaurant, with Food served at all hours of operation,
- 2) its hours of operation will be opening no later than 12:00 P.M. and closing by 12:00 A.M. ALL DAYS,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will have live music at background levels, and karaoke, but no DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

Items not heard at Committee

15. Set LES (JMDR 127 Ludlow LLC), 127 Ludlow St (op/corp change)

- administratively approved
- 16. Bateman's (NGE NYC LLC), 308 E 6th St (op/corp change)
administratively approved
- 17. Red Coral Sushi Omakase Inc, 12 Pell St (wb)
administratively approved
- 18. Foul Witch (Avenue A Pizza LLC), 15 Ave A (op/method of operation: change cuisine from Italian to Singaporean and dba from Foul Witch to Singapore Social)
administratively approved
- 19. Cuernavaca LLC, 110 Forsyth St (Unit 1 & 2) (op)
administratively approved
- 20. 3B Hospitality Group LLC, 143 Orchard St (op)
administratively approved
- 21. Co Lac (Helen & Co Catering LLC), 234 E 4th St (Westerly Store) (wb)
administratively approved
- 22. Thone NYC LLC, 501 E 6th St (wb)
administratively approved

Dining Out NYC - Not heard at Committee

- 23. Sweetgreen New York LLC, 167 Orchard St (SWC)
administratively approved
- 24. PDS DREAMS LLC, 162 Ave A (SWC & RWC)
administratively approved
- 25. Sicily Street Food Inc, 86 E 7th St (SWC)
administratively approved
- 26. 25 B Group Rest Ave LLC, 25 Ave B (SWC)
administratively approved

Municipal License Expansion for Dining Out- Not heard at Committee

- 27. Coffeemen's LLC, 26 Canal St (Open Streets)
administratively approved
- 28. Kitchen Nuggets LLC, 23 2nd Ave (SWC)
administratively approved
- 29. 35 Canal LLC, 35 Canal St (Open Streets)
administratively approved
- 30. Beta Clinton Corp, 37-39 Clinton St (SWC)
administratively approved
- 31. Alpha 29 Rest LLC, 129 Orchard St (SWC)
administratively approved
- 32. Desmo 916 Corp, 545 E 5th St (SWC)
administratively approved
- 33. Vote to adjourn
approved by committee

35 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA item 3)

33 YES 2 NO 0 ABS 0 PNV MOTION PASSED (SLA item 3)

Land Use, Zoning, Public & Private Housing Committee

no meeting scheduled

Transportation, Public Safety, Sanitation & Environment Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. DOT: Proposal for a Bike Lane on St Marks Pl from 4th Ave to Ave A

VOTE: TITLE: Community Board 3 Support for a Bike Lane on St. Marks Place from 3rd Ave to Avenue A

Whereas, the New York City Department of Transportation (NYC DOT) has proposed the installation of a bike lane on St. Marks Place between Third Avenue and Avenue A, within Manhattan Community Board 3, to be implemented in conjunction with a spring 2026 street resurfacing project; and

Whereas, the proposed design continues a bike lane that exists west of Lafayette Street east to Avenue A; and

Whereas, DOT provided two alternatives for bike lane striping on St. Marks Place between 2nd and 3rd Avenues because of the narrowed roadway at 29' wide. First alternative included a shared bike and vehicle lane and the second alternative included the elimination of the commercial parking lane on one side of the street to accommodate a 5' standard bike lane; and

Whereas, the DOT has conducted a parking audit on the block between 2nd and 3rd Avenues and indicated it is operationally feasible to eliminate the commercial parking lane on the north side of the street between 2nd and 3rd Avenues to accommodate a 5' bike lane on this block; and

Whereas, the proposal includes curb extensions, bike corrals, and updated metered parking regulations providing 1-hour commercial vehicle parking on weekday mornings and 2-hour parking on weekday afternoons, evenings, and Saturdays; and

Whereas, CB3 recognizes the importance of ensuring the needs of businesses along the corridor, including loading and unloading zones and commercial operations, are addressed, as part of the final design, so

Therefore, be it resolved that Manhattan Community Board 3 supports NYC DOT's proposal for a continuous 5' standard bike lane along St. Mark's Place from Third Avenue to Avenue A including the elimination of a parking lane on the north side of the street between 2nd and 3rd Avenues to accommodate the 5' standard bike lane on this block, and

Be it further resolved, that Manhattan Community Board 3 urges DOT to work with the community and businesses to address any impacts to changed parking regulations prior to implementation, especially to those businesses located on the block between 2nd and 3rd Avenues.

3. Street Co-naming: Stanton & Eldridge Street Intersection in Honor of Dolores "Brownie" Morales

VOTE: TITLE: Community Board 3 Support for Co-naming Rivington Street Between Stanton and Eldridge Streets as Dolores "Brownie" Morales

Whereas, Dolores "Brownie" Morales was a longtime resident and community leader on the Lower East Side until her passing on March 27, 2024; and

Whereas, for over 15 years, Dolores "Brownie" Morales managed and operated the Joy Center at 215 Eldridge Street, through which she organized food drives, clothing donations, youth programming, and community events serving Lower East Side residents; and

Whereas, Dolores "Brownie" Morales served as president of the resident association for LES Infill 1, where she worked to improve building safety, security, and quality of life for tenants; and

Whereas, this application meets the spirit and intent of Community Board 3's street co-naming guidelines, recognizing an individual who demonstrated extraordinary and consistent long-term commitment to the community through public service, independent of any commercial interest; so

Therefore, be it resolved that Community Board 3 supports the petition to co-name the corner of Eldridge Street and Rivington Street as "Dolores 'Brownie' Morales Corner."

4. Kim Lau Square redesign update including Memorial Arch

VOTE: TITLE: Community Board 3 Support of a submission to the Landmarks Preservation Commission (LPC) for moving the Kimlau Square Memorial Arch as part of the larger Kim Lau square redesign

WHEREAS, the proposed redesign of Kimlau Square may require the moving of the KimLau memorial arch to better integrate these cultural landmarks within a proposed expanded plaza to be developed; so

THEREFORE BE IT RESOLVED, that Community Board 3 supports the necessity for the Chinatown Connection project team's application to relocate the Kimlau Memorial Arch as part of the Kimlau Square redesign to the Landmarks Preservation Commission.

VOTE: Return this item to Landmark Committee for further consideration

Motion did not pass

5. Street Event: The Ground VIP Experience, 6/11-6/12, Madison St btwn Market St and Mechanics Alley
withdrawn
6. Single Block Festival: Chinatown FIFA Soccerpalooza, 6/24, Mulberry St btwn Bayard and Mosco Sts
withdrawn
7. Street Event: Spellman Center Event, 6/30, 2nd St btwn 1st Ave and Ave A
withdrawn
8. Block Party: 4th of July BBQ Afterparty, 7/4, Eldridge St btwn Houston and Stanton Sts
withdrawn

- 9. Block Party: Lower East Side Community Soccer Celebration, 7/18, Orchard St btwn Houston and Stanton Sts withdrawn
- 10. Block Party: FIFA Final Event, 7/19, Broome St btwn Essex and Norfolk Sts
- VOTE: TITLE: Community Board 3 support for FIFA Block Party, on July 19 on Broome Street between Essex and Norfolk streets**

Community Board 3 supports LES Partnership Block Party on July 19 on Broome Street between Essex and Norfolk Streets, which will celebrate FIFA final event.

- 11. Block Party: Chinatown Block Party at Forsyth, 7/24, Forsyth St btwn Canal and Division Sts withdrawn
- 12. Vote to adjourn approved by committee

3 YES 28 NO 2 ABS 0 PNV MOTION DID NOT PASS (send Transportation item 4 to Landmarks Committee)
32 YES 2 NO 1 ABS 0 PNV MOTION PASSED (amending Transportation item 4)
35 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Transportation items 2, 3, 4)
34 YES 1 NO 0 ABS 0 PNV MOTION PASSED (Transportation item 2)
34 YES 1 NO 0 ABS 0 PNV MOTION PASSED (Transportation item 3)
34 YES 1 NO 0 ABS 0 PNV MOTION PASSED (Transportation item 4)

Vote to adjourn

35 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

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

Meeting Adjourned