



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

June 2026 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, June 23, 2026 at 6:30pm at PS 20, 166 Essex Street.

Public Session:

Jennybella Verona: SLA #7 applicant, a new local restaurant owner, seeking support

Anne Mitcheltree: raised concerns regarding complaints about customers gathering the sidewalk at 93 ½ 7th Street. CB answered that they were not violating any laws

Ane Hayes: didn't speak. Mic didn't work

David Mulkins: concerns about the East 3rd St Intake Center opening, urged CB2 & 3 to establish a joint committee to this issue

Jean Standish: Opposed the concentration of shelters and intake facilities in the area. Called for fair share analysis, greater transparency, resident representation

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:

- Welcome new appointed member and thanks all members for their service
- Announced upcoming FIFA World Cup watching parties
- BPO requested NYCHA to provide improved capital project reporting and more transparency
- Announced the launch of the Manhattan Tenants Union initiative to support tenant organizing and education
- Releasing of a neighborhood report card on dog waste using comparative 311 data
- Reported the BP recommended approval of the St. Office Tenants Preservation and Redevelopment application

District Attorney Alvin Bragg, Sherman Goldblum:

- Reported the June 13th gun buyback program was successful
- Announced plan for a LES Opportunity Fair in partnership with local settlement houses and community orgs
- Planned activities including Narcan training, Stop the Bleed training, CPR instructions, and wellness programming

Congressmember Dan Goldman, Wesley Yu: Not present

Assemblymember Grace Lee, Fannie Ip: Not present

-

Assemblymember Deborah J. Glick, Lane Sohn: Not present

Assemblymember Keith Powers, Joanna Sanchez:

- Update on recently adopted NYS budget
- Reported increase in SCRIE and DRIE income limits
- Announced enactment of legislation ensuring SUNY applicants who missed residency cert deadline to correct their status
- Highlighted legislation supported by Assemblymember Powers, including a ban on surveillance pricing, a 1-year moratorium on data center construction, the SUNNI act expanding access to portable solar generation
- Reported efforts to preserve pre-K seats, after-school program, and specialized reading support program

State Senator Brian Kavanagh, Patricia Olan:

- Reported that Senator Kavanagh passed 38B through the Senator; highlighted major housing investments in the State Budget
- Reported that J-51 tax abatement program was extended through 2036, increase in SCRIE and DRIE income limits
- The Senator's office is coordinating with City Council to expedite implementation

Councilmember Christopher Marte, Simon Kostelanetz: Not present

Councilmember Harvey Epstein,

- Welcomed newly appointed board member.
- Upcoming community events announcement, including Movies in Park series starting 6/23, Paper shredding event at Tom Prince Red Park in July, E-waste collection, Juneteenth Thursday at Merchants House
- Members were encouraged to provide feedback on city budget priorities before the upcoming budge adoption deadline. City Budget public finance voting on Monday, Tuesday and Wednesday
- Horse carriages hearing on 7/15 at City Hall

Members Present at First Vote:

Adam Alghalith	[P]	Andrea Gordillo	[P]	Elena Perez	[P]
Stephen Ballinger	[A]	Herman Hewitt	[P]	Raud Rahmanian	[A]
Tanya Bates	[P]	Trever Holland	[A]	Ramya Rao	[A]
Lee Berman	[P]	Mary Jiang	[P]	Damaris Reyes	[P]
Karlin Chan	[A]	Nancy Kong	[P]	Tal Roded	[P]
Ariadna Chua	[A]	Michelle Koppersmith	[P]	Jailene Rodriguez	[P]
Vincent Cirrito	[A]	Dianne Lake	[P]	Arnette Scott	[P]
Claudia De La Cruz	[P]	Francisco Lebron	[P]	Clint Smeltzer	[P]
Eric Diaz	[P]	Mae Lee	[P]	Sandra Strother	[A]
Alistair Economakis	[P]	Michael Levario	[A]	Daniel Tainow	[P]
Tahisha Fields	[P]	Mollye Liu	[P]	Zachary Thomas	[P]
Nagnouma Fofana	[A]	Troy Mack	[P]	Serengeti Timungwa	[P]
John Fout	[P]	Campbell Munn	[P]	Alejandro Torres	[A]
Kathryn Freed	[P]	Jon Neidich	[A]	Zulie Velazquez	[P]
Shawn Garcia	[P]	Indrani Nicodemus Rivera	[P]	Josephine Velez	[P]
Ryan Gilliam	[A]	Grauvén Olivares	[A]	Kathleen Webster	[A]
Charlie Goldensohn	[A]	Daisy Paez	[P]		

Minutes:

Minutes of April 2026 were approved, as is.

34 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Andrea Gordillo

- Announced Jul 12th Board Member party
- Reviewed attendance requirements, which is tracked every six months
- Explained the committee assignment process

District Manager's Report:

District Manager Susan Stetzer

- Welcome new Members. Encouraged members to review board resources on CB website
- There are folders for each committee on website to prepare for term limits. There is a committee timeline for each committee and each committee should be preparing documents on procedures or other information important for the committee
- I organized a DOT / SLA informational session with Hospitality Alliance for local businesses to understand Outside Dining rules and regulations.
- For new members especially, on agendas be sure to pay attention to meeting dates –times and places may change for various reasons from month to month. There are also occasionally joint committee meetings

Committee Reports:

Executive Committee

1. Vote on intro. 322 Proposed Local Law Giving Council Members the Power to Make Appointments to Community Boards

VOTE: TITLE: Opposition to No. 322-2026, a Proposed Local Law Giving Council Members the Power to Make Appointments to Community Boards

WHEREAS, Int. No. 322-2026 would amend the New York City Charter to split community board appointment authority between Borough Presidents and Council Members, with Borough Presidents appointing one-half of a board's membership and Council Members share one-half of the member appointments; and

WHEREAS, the bill would alter the existing structure, under which Borough Presidents are solely responsible for all community board appointments, by giving Council Members direct appointing power over a portion of each board; and

WHEREAS, CB3 is concerned that dividing appointment authority across multiple offices would introduce administrative complexity into what is currently a streamlined and centralized process; and

WHEREAS, CB3 is concerned that without a single coordinating authority, the application, interview, and review process could vary significantly across Council districts represented on the same board; and

WHEREAS, because CB3's district spans more than one Council district, the board would be subject to multiple appointing authorities, rather than a single office responsible for the board as a whole; and

WHEREAS, the existing framework already provides Council Members with the opportunity to put forward nominees, and CB3 is aware of only one instance in over 20 years where a recommendation has not been appointed, which calls into question the necessity of this change; and

WHEREAS, CB3 is concerned that Council Member offices may lack the dedicated capacity to manage the full scope of responsibilities that come with a formal appointment process; and

WHEREAS, CB3 is concerned that shared appointment authority could make it harder to address representative diversity, commitment to a single reappointment policy regarding attendance, consistent standards for appointments, varied methods of recruitment which may generate lack of equity in different communities, and may make it more difficult to have objective standards not influenced by personal relationships, and

WHEREAS, CB3 is concerned that this bill would leave board members with an unclear sense of who they are ultimately accountable to; so

THEREFORE, BE IT RESOLVED, that Manhattan Community Board 3 opposes Int. No. 322-2026 and urges the New York City Council not to pass the bill.

2. Vote on intro 501 proposed local law that would establish four-year term limits for District Managers, with renewal authority vested in community boards and removal authority vested in borough presidents and community boards.

VOTE: TITLE: Opposition to Intro 501-2026, proposed legislation that would establish four-year term limits for District Managers, with renewal authority vested in community boards and removal authority vested in borough presidents.

WHEREAS, Int. 0501-2026, a proposed Local Law to amend the New York City Charter, would establish four-year term limits for District Managers, requiring community boards to reappoint district managers at the conclusion of each four-year term; and

WHEREAS, The proposed legislation would grant borough presidents the authority to remove district managers for 1) failure to attend at least 50 percent of full board meetings in a calendar year, 2) failure to submit or cause to be submitted an annual report 3) failure to submit or cause to be submitted an annual statement of community district needs, both of which reports are generated by community board members and not within the authority of the District Manager to create, and

WHEREAS, Community board's ability to effectively represent its district relies on continuity and stability in district manager leadership, and requiring periodic renewal of the district manager position creates unnecessary uncertainty and impacts staff retention and institutional knowledge; and

WHEREAS, The imposition of four-year renewable terms would deter qualified professionals from seeking and maintaining the district manager position, as such employment uncertainty is unattractive

to civil service professionals and will result in the loss of experienced and effective district managers; and

WHEREAS, Community boards already possess the authority and procedures necessary to remove underperforming district managers, District Managers are subject to NYC Tasks & Standards provided by DCAS, and

WHEREAS, Proposed legislation represents a continuation of the erosion of community board authority and independence, by further reducing the Board's control over its own operations and staffing decisions; this diminishment of community board authority may be a diminishment of a City agency authority, therefore creating the necessity of a charter commission, and

WHEREAS, Community boards serve as essential vehicles for local democratic participation and local control, and legislation that undermines the Board's independence and authority weakens the foundation of community-based governance in New York City; so

THEREFORE, IT RESOLVED, Manhattan Community Board 3 opposes Int. 501-2026.

31 YES 0 NO 3 ABS 0 PNV MOTION PASSED (Exec item 1)

30 YES 1 NO 3 ABS 0 PNV MOTION PASSED (Exec item 2)

Transportation, Public Safety, Sanitation & Environment Committee

1. Approval of previous month's minutes
approved by committee
2. NYC DOT: Presentation on public e-bike charging initiative, seeking suggestions for e-bike charging locations in CB 3 and preliminary feedback on proposed locations: 2nd Ave & E 13th St, E 14th St & Ave A, Cooper Sq between E 5th St and E 6th St, 1st Ave and E 5th St, E 1st St and 1st Ave
no vote necessary
3. Taxi and Limousine Commission (TLC) Informational Presentation on agency programs, policies, and initiatives
no vote necessary

Intercity Bus Stop Applications

4. Spring Tour International LLC on Allen St from Canal St to Hester St, in front of 32 Allen St E/S

VOTE: TITLE: Approval for a Provisional 6-Month Intercity Bus Stop Permit for Spring Tour International LLC at 32 Allen Street

WHEREAS, Spring Tour International LLC has applied for a designated bus stop for curb-side loading/unloading operations located at 32 Allen Street, on the east side of Allen Street between Canal Street and Hester Street. The buses will be providing service between New York and Cincinnati, Ohio with one daily pick-up at approximately 8:30 PM and one daily drop-off at approximately 7:30 AM; and

WHEREAS, the proposed location is an existing designated intercity bus stop currently operated by Eastern Coach Inc., and NYC DOT has determined that there is sufficient space to accommodate an additional operator at this location; and

WHEREAS, the surrounding area already experiences heavy intercity bus activity, pedestrian congestion, and vehicular traffic associated with nearby Chinatown and Lower East Side transportation corridors; and

WHEREAS, Community Board 3 has concerns about sidewalk congestion, noise, idling, sanitation, and pedestrian safety impacts associated with intercity bus operations at this location; and

WHEREAS, the applicant has entered into an agreement with CB 3 to adhere to the following stipulations:

- Tickets shall be sold online or at an off-site location and not on the sidewalk.
- Tickets shall be sold only for specific boarding times and shall not be oversold.
- A staff person shall be present during all arrivals and departures to manage boarding, crowd control, passenger inquiries, and direct customers to restroom facilities.
- Passengers waiting to board shall form orderly single-file lines that do not obstruct the public sidewalk.
- The operator shall maintain cleanliness around the bus stop and remove all litter associated with bus operations.
- Buses shall adhere to scheduled arrival and departure times to the greatest extent possible.

- Buses shall not idle for extended periods and shall comply with all applicable NYC idling regulations.
- The number of daily pick-ups and drop-offs shall not exceed the amounts approved by NYC DOT without further review by Community Board 3; now

THEREFORE, BE IT RESOLVED, that CB 3 Manhattan recommends that NYC DOT approve a provisional 6-month permit for Spring Tour International LLC to operate at the existing designated intercity bus stop at 32 Allen Street, provided that the above stipulations will be attached to and enforced as part of the permit approval.

5. Fortune Coach Inc on W/S of Chatham Sq, in front of 9 Chatham Sq

VOTE: TITLE: Approval for an Intercity Bus Stop Permit for Fortune Coach, Inc. at 9 Chatham Square

WHEREAS, Fortune Coach, Inc. has applied for a designated bus stop for curb-side loading/unloading operations on the west side of Chatham Square between Doyers Street and Mott Street, in front of 9 Chatham Square. The buses will be providing service between New York and Atlantic City, New Jersey with two daily pick-ups at approximately 10:15 AM and 12:30 PM and two daily drop-offs at approximately 7:45 PM and 9:45 PM; and

WHEREAS, the proposed location is an existing designated intercity bus stop currently operated by A&W Tours Inc., and NYC DOT has determined that there is sufficient space to accommodate an additional operator at this location; and

WHEREAS, the surrounding area already experiences heavy intercity bus activity, pedestrian congestion, and vehicular traffic associated with nearby Chinatown transportation corridors; and

WHEREAS, Community Board 3 has concerns about sidewalk congestion, noise, idling, sanitation, and pedestrian safety impacts associated with intercity bus operations at this location; and

WHEREAS, the applicant has entered into an agreement with CB 3 to adhere to the following stipulations:

- Tickets shall be sold online or at an off-site location and not on the sidewalk.
- Tickets shall be sold only for specific boarding times and shall not be oversold.
- A staff person shall be present during all arrivals and departures to manage boarding, crowd control, passenger inquiries, and direct customers to restroom facilities.
- Passengers waiting to board shall form orderly single-file lines that do not obstruct the public sidewalk.
- The operator shall maintain cleanliness around the bus stop and remove all litter associated with bus operations.
- Buses shall adhere to scheduled arrival and departure times to the greatest extent possible.
- Buses shall not idle for extended periods and shall comply with all applicable NYC idling regulations.
- The number of daily pick-ups and drop-offs shall not exceed the amounts approved by NYC DOT without further review by Community Board 3; now

THEREFORE, BE IT RESOLVED, that CB 3 Manhattan recommends that NYC DOT approve a permit for Fortune Coach, Inc. to operate at the existing designated intercity bus stop at 9 Chatham Square, provided that the above stipulations will be attached to and enforced as part of the permit approval.

6. District Needs Review for Update and budget consultation questions
no vote necessary
7. Vote to adjourn
approved by committee

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED (excluding Transportation items 4, 5)
31 YES 1 NO 2 ABS 0 PNV MOTION PASSED (Transportation item 4)
31 YES 1 NO 2 ABS 0 PNV MOTION PASSED (Transportation item 5)

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 / BMCR Construction Update
no vote necessary
4. Sail4th 250 and DockNYC: Presentation on Upcoming July 4th 250th Anniversary Waterfront Events

- no vote necessary
- 5. Request to name Tompkins Square Park northeast field for Harold Hunter, a skateboarder
no vote necessary
- 6. District Needs Review for Update and budget consultation questions
no vote necessary
- 7. Vote to adjourn
approved by committee

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED

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

- 1. Approval of previous month's minutes
approved by committee
- 2. Centers for Medicare & Medicaid Services: Informational presentation navigating Medicare Benefits and preventing elderly Medicare Fraud
no vote necessary
- 3. Barrier Free Living / Freedom Village at 270 E 2nd Street: Informational presentation and update on newly opened housing for seniors (55+) who are formerly homeless and for survivors of domestic violence
no vote necessary
- 4. District Needs review for update and budget consultation questions
no vote necessary
- 5. CAB/CEC reports
no vote necessary
- 6. Vote to adjourn
approved by committee

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED

SLA Licensing & Outdoor Dining Committee

- 1. Approval of previous month's minutes
approved by committee
- New Liquor License Applications
- 2. Viva Music Uno LLC, 6 St Marks Pl (wb)
withdrawn
- 3. Kotobuki East Village (Soundview Horizons LLC), 8 Stuyvesant St (op)

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

WHEREAS, Soundview Horizons LLC doing business as Kotobuki is seeking a full on-premises liquor license, in the premises located at 8 Stuyvesant Street, between Third Ave and 9th Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 100 people, 40 tables and 90 seats with and 8 foot bar serving Asian Food from a full kitchen, kitchen open and serving food during all hours of operation 1 television, background music; and 2nd floor

WHEREAS, there are 19 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously Izakaya Yokocho, a full service Japanese restaurant that closed in 2022 with a full liquor license; and

WHEREAS, they own three restaurants in Long Island, and previously operated Kotibuki at 56 3rd Ave.; and

WHEREAS, 2 residents that live next door expressed concerns about the noise during construction and in the back yard, the applicant agreed to work with them to make sure they do not hear noise in their apartment; and

WHEREAS, 8 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 Soundview Horizons LLC for the premises located at 8 Stuyvesant

Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Japanese restaurant with kitchen open and serving food during all hours of operations,
- 2) its hours of operation will be opening no later than 12PM – 2:30 and 5pm – 1ppm Monday – Friday, and 5PM – 11PM Saturday and Sunday,
- 3) it will not use outdoor space for commercial use,
- 4) it will install soundproofing 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 will not have "happy hours,"
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

4. St Dymphnas (DML Hospitality LLC), 117 Ave A (op)

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

WHEREAS, DML Hospitality, LLC doing business as "St. Dymphna's" is seeking a full on-premises liquor license (a sale of assets), in the premises located at 117 Avenue A, between E. 7th Street and St. Mark's Place, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 20 tables and 53 seats, including stools at a stand-up bar, with a full kitchen and food preparation area serving food during all hours of operation, 3-5 televisions, live music, and small speakers playing music at background level volume; and

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

WHEREAS, this establishment has been at this location with a full op license since 2018; and

WHEREAS, applicant has operated this establishment at this location since 2018 and is taking over for his brother. They came before CB# in 2025 was were approved for the same method of operation, but they did not apply to the NY SLA and have to come back for approval; and

WHEREAS, since 2018, there have been 20 311 commercial noise complaints for the bar and street/sidewalk where police action was necessary; and, there was one (1) social distancing 311 complaint where police action was necessary (2020); and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for DML Hospitality, LLC, for the premises located at 117 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a traditional Irish pub, 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 and closing by 4AM all days,
- 3) it will not use outdoor space for commercial use,
- 4) It will have a doorman on Friday and 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 live music at background level volume, but no DJs, promoted events, scheduled performances, dancing, or any event at which a cover fee will be charged, live music will be at background level, only consisting of not more than three instruments two times per 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, including boozy brunches, with food,
- 10) it may have "happy hours" until 8P.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.

5. Friends with Benefits (Tres Tres Chic LLC), 177 Ludlow St (op)
withdrawn

6. Bella LES LLC, 187 Orchard St (op)

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

WHEREAS, Bella Les LLC doing business as Bella, is seeking a sale of assets of full on-premises liquor license, in the premises located at 187 Orchard Street, between Houston and Stanton, New York, New York; and

WHEREAS, this is an application for an establishment with of 299 people, 31 tables and 116 seats with 1 bar 18 seats, Full Kitchen, serving food during all hours of operation No televisions and streamed music. The applicant is proposing to keep the same method of operation as the current establishment; and

WHEREAS, there are 65 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

WHEREAS, this location is currently Blue Ribbon Sushi with a full liquor license; and

WHEREAS, the applicant holds multiple liquor licenses; and

WHEREAS, there were 5 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, 17 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 Bella Les LLC, for the premises located at 187 Orchard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Restaurant, with Mediterranean with food served during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M. and closing by 12:00 A.M. ALL DAYS, the rooftop will be open 11am – 10PM all days,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, or dancing, it will not have more than 24 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 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. Dolce Momento NYC (Dolce Boutique NYC Corp), 221 E B'way (upgrade to op)

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

WHEREAS, Dolce Boutique NYC Corp. doing business as Dolce Momento, is seeking an upgrade to a full on-premises liquor license, in the premises located at 221 E. Broadway, between Clinton and Montgomery Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of seventy-four (74) people, six (6) tables and twenty (20) seats with a sixteen and a half (16.5) foot stand-up bar with fifteen (15) barstools serving tapas-style food prepared in an electric food prep area and serving food during all hours of operation. It will play ambient, background, recorded music with occasional live music, and

WHEREAS, there are three (3) full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the applicant has operated this establishment for approximately 3 months, prior to this establishment, this location was unlicensed,

WHEREAS, Since 2020, there were two (2) 311 commercial noise complaint for the street/sidewalk where police action was necessary (2022, 2023); and two (2) 311 commercial social distancing complaints where police action was necessary (2020),

WHEREAS, Sixteen (16) residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, there was a discussion about an upgrade after only being open for 3 months. This particular area is not oversaturated with liquor license and is not experiencing the problems that are occurring in other areas with more nightlife establishments. The applicant agreed to reduce the hours during the week to show that they will not be a problem,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Dolce Boutique NYC Corp., for the premises located at 221 E. Broadway New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with tapas style food being served during all hours of operation,
- 2) its hours of operation will be opening no later than 3P.M. and closing by 1A.M Monday-Thursday and opening no later than 12P.M. and closing by 2A.M Friday-Sunday,
- 3) it will close all outdoor dining allowed under the Dining out NYC program and any other subsequent uses by 10pm all days and will not have speakers or TVs outdoors,
- 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 and will not have live music, djs, third part promoted events, any event with cover fees, scheduled performances, 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,
- 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.

▪ **See District Needs Review item (Item 25)**

Items not heard at Committee

8. El Camino (First Avenue Dining LLC), 135 1st Ave (op/alt: add interior door and kitchen wall, decrease bar size, add seating, add a portion of the basement for storage)
administratively approved
9. The Dolar Shop (Dolar Shop 55 3rd Ave LLC), 55 3rd Ave (wb/corp change)
administratively approved
10. Buddha Bodai One Vegetarian Restaurant Inc, 5 Mott St (wb)
administratively approved
11. Lok Kee LLC, 19 Division St (wb)

- administratively approved
- 12. Round K (Round K for Everyone LLC), 78 Canal St (wb)
administratively approved
- 13. Shtick (Shtick NYC LLC), 81 Hester St (wb)
administratively approved
- 14. AYS Hospitality Management LLC, 167 Ave A (wb)
administratively approved
- 15. Kalhar Capital Inc, 413 E 12th St (wb)
administratively approved

Dining Out NYC - Not heard at Committee

- 16. Super Dac Biet LLC, 137 Eldridge St (SWC)
administratively approved
- 17. Meama LLC, 78 2nd Ave (SWC)
administratively approved
- 18. Corner Bistro East LLC, 94-96 Ave A (SWC)
administratively approved
- 19. Orchard 85 Corp, 85 Orchard St (SWC)
administratively approved
- 20. Maxi Mini LLC, 41 Essex St (RWC)
administratively approved
- 21. Sicily Street Food Inc, 86 E 7th St (RWC)
administratively approved
- 22. Baja & Humans LLC, 195 Ave A (SWC)
administratively approved

Municipal Space Expansion – Not Heard at Committee

- 23. Corner Bistro East LLC, 94-96 Ave A (SWC & RWC)
administratively approved
- 24. Nowon Inc, 507 E 6th St (SWC & RWC)
administratively approved

Items heard at Committee

- 25. District Needs Review for Update
no vote necessary
- 26. Vote to adjourn
approved by committee

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED

Land Use, Zoning, Public & Private Housing Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Discussion of EDC response to resolution regarding Essex Street Market/input info RFP for market management

VOTE: TITLE: CB 3 Recommendations for Inclusion into RFP for Management of Essex Street Market

WHEREAS: Community Board 3 has been deeply involved in supporting a successful Essex Market since the inception of the Essex Crossing planning process; and

WHEREAS: NYC EDC has determined that Essex Market will no longer be physically connected to the former Market Line space and that it will remain the only publicly available community-oriented space in Essex Crossing; and

WHEREAS: Given the importance of Essex Market, inclusion of community benefits is essential and should be prioritized over other private activities which do not serve the local a community; and

WHEREAS: Community Board 3 believes that Essex Kitchen and the mezzanine area adjacent to this space should primarily be utilized for programming, events and other activities that support a community purpose, especially those that serve our low- and moderate-income residents;

WHEREAS: NYC EDC has welcomed Community Board 3 provide input regarding priorities and considerations to be reflected in the Request for Proposals (RFP) related to Essex Market's Community Partner; so

THEREFORE BE IT RESOLVED: A preference should be given to a local community-based organization that has experience supporting public market operations in the Lower East Side;

BE IT FURTHER RESOLVED: That prior to issuance of any RFP NYC EDC commit to a community focus for Essex Market that limits private use of public spaces, ensures a community-based focus in public space utilization, and discourages promotional, rental, and other activities that do not support the Lower East Side community;

BE IT FURTHER RESOLVED: That the following broad service categories and tasks be included in any RFP:

- ***Programming & Events Supporting Low-Moderate Income Individuals***
 - Manage and oversee events and programming that support low to moderate-income individuals, that support nutrition, cooking, and other skills that extend the ability to access quality, fresh, and affordable produce and grocery goods.
 - Ensure events and programming are culturally relevant and represent the Lower East Side's diverse residents.
 - Manage and oversee coupon and other support programs that extend the purchasing power of individuals participating in supplemental food assistance and other similar programs.
 - Manage and oversee community partnerships and relationships with outside stakeholders and groups as they relate to programming and events supporting low to moderate-income residents.
- ***Programming & Events Supporting Access to Public Space and Essex Market as Neighborhood Destination***
 - Manage and oversee events and programming that support the Lower East Side community and serve local residents through activations and activities that encourage patronage at Essex Market.
 - Ensure events and programming are culturally relevant and represent the Lower East Side's diverse residents.
 - Oversee the "Community Fridge" program, ensuring no-cost access to food and grocery goods through food distributions and partnerships related to the program.
- ***Manage & Oversee Public Space Use***
 - Manage and oversee all use and operations of Essex Kitchen.
 - Ensure Essex Kitchen supports community programming, events, or other activities that are public-facing for no less than eighty percent (80%) of available use hours.
 - Manage and oversee the use of the Mezzanine and any additional public space created by the closure of the Market Line.
 - Ensure the mezzanine and other interior public space supports community programming, events, or other activities that are public-facing for no less than eighty percent (80%) of available use hours.
 - Manage and oversee exterior public space and seating in coordination with NYC DOT to permit publicly available exterior amenities on the sidewalk and roadway adjacent to Essex Market.
- ***Support & Design Facility Enhancements & Improvements to Customer Experience***
 - Manage and oversee interior and exterior visual identities, including branding, signage, promotions, and decor.
 - Manage and oversee holiday promotions, decor, and other elements that enhance customer experience and celebrate holidays throughout the year.
 - Support architectural and interior design changes that impact customer experience in coordination with relevant NYC EDC divisions, in particular as they relate to design changes required due to the closure of the former Market Line.
- ***Manage & Oversee Promotions, Social Media, Websites & Brandy Identity***
 - Manage and oversee all signage and graphic design related to Essex Market
 - Manage and oversee social media and websites for Essex Market and associated needs.
 - Support external activations or brand use for Essex Market as may be required in coordination with relevant NYC EDC divisions.
 - Ensure that implementation of brand identity and design are unique to Essex Market and remain reflective of the Lower East Side/Chinatown community.
- ***Support Tenanting & Curation Activities***
 - Support selection of new tenants in coordination with relevant NYC EDC divisions.
 - Participate in recruitment, tasting, and selections activities ensuring that Essex Market continues to have a balanced vendor mix supporting diverse and affordable price points.

- Ensure community insights are fully considered in tenanting determinations.
- 3. This Land Is Ours CLT: Informational Presentation on Community Land Trusts (CLTs) and their structure and purpose
no vote necessary
- 4. District Needs Review for Update and budget consultation questions
no vote necessary
- 5. Vote to adjourn
approved by committee

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED (excluding Land Use item 2)
 32 YES 0 NO 1 ABS 1 PNV MOTION PASSED (Land Use item 2)

Landmarks Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. St Nicholas of Myra Orthodox Church at 288 East 10th Street: Certificate of Appropriateness for window replacement

VOTE: TITLE: Approval of the Certificate of Appropriateness to replace deteriorated vinyl windows with aluminum windows at St. Nicholas of Myra Orthodox Church

Whereas, St. Nicholas of Myra Orthodox Church is an individual landmark built in 1883 and designated in 2008; and

Whereas, the church was designed in the Gothic Revival style by the architect James Renwick, Jr.; and

Whereas, the church is constructed of red-orange brick with terra cotta trim; and

Whereas, the application is to replace the deteriorated, non-historic, vinyl windows on the north and east sides of the building with aluminum windows identical in color;

So, therefore be it resolved, Community Board 3 approves the Certificate of Appropriateness application to replace deteriorated vinyl windows with similar aluminum windows.

- 3. St Mark's Church in-the-Bowery at 131 East 10th St: Maintenance Plan Review

VOTE: TITLE: Approval of the continuing maintenance plan required for Air Rights Transfer to 50-64 Third Avenue, St Mark's Church in -the-Bowery

Whereas, Saint Mark's Church in-the-Bowery is an Individual Landmark and its rectory is a contributing building within the St. Mark's Historic District; and

Whereas, the Saint Mark's Historic District report notes that "this is one of the outstanding churches in New York City, being the oldest site of worship in Manhattan"; and

Whereas, the cornerstone was laid in 1795 and the church opened for worship in 1799; and

Whereas, the building continued to evolve through the addition of the steeple and porch through 1858; and

Whereas, the current issue is to review the maintenance plan related to the proposed transfer of air rights from the Church to a development site located at 50-64 Third Avenue under Section 75-42 of the Zoning Resolution; and

Whereas, such transfer requires the Church to establish a continuing maintenance plan approved by the Landmarks Preservation Commission; and

Whereas, Beyer Blinder Belle Architects conducted a comprehensive conditions survey of the building and created a detailed maintenance plan; and

Whereas, the recommended maintenance plan will be completed by the church over a number of years -- with critical maintenance scheduled first; and

Whereas, a portion of the funds received for the air rights transfer will be escrowed to support the needed work;

So, therefore be it resolved: Community Board 3 approves the proposed maintenance plan.

- 4. Vote to adjourn
approved by committee

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED

Cannabis Task Force

- 1. Approval of previous month's minutes
approved by committee
- 2. SWK743 Inc, 156 Delancey St (Adult-Use Retail Dispensary)
no vote necessary--withdrawn
- 3. MAD GIO & Proper Prints LLC, 68 Clinton St (Adult-Use Retail Dispensary)

VOTE: TITLE: To Support the Licensing of the Adult-Use Retail Cannabis Dispensary at 68 Clinton Street

WHEREAS, MAD GIO & Proper Prints LLC, located at 68 Clinton St, New York NY 10002, has applied for an adult-use dispensary retail cannabis license, and

WHEREAS Its hours for operations will be 11 am – 9 pm, Monday – Saturday, and

WHEREAS the applicant has agreed to connect with local CBOs and to connect with LESEN for local hiring, so

THEREFORE, BE IT RESOLVED Community Board 3 has approved the application.

- 4. Vote to adjourn
approved by committee

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED (excluding Cannabis item 3)

30 YES 3 NO 1 ABS 0 PNV MOTION PASSED (Cannabis item 3)

By-Laws Task Force

meeting cancelled

Personnel and Board Member Matters Task Force

- 1. Pay increase for the Community Board 3 Community Associate, Edwin Chan

VOTE: TITLE: To approve CB 3 staff salary increase for Community Associate Edwin Chan

Whereas, Office of Management and Budget has confirmed that Community Board 3 has funds in its budget that will accommodate an increase of \$2,000 as a merit increase that is sustainable to continue year over year; and

Whereas a gap in staffing in the past year resulted in excess personal services funding that will allow for the salary increase to be retroactive to the beginning of the fiscal year, and

Whereas, Edwin Chan has been a Community Associate at CB 3 for the past 28 years; and

Whereas, Edwin has demonstrated the ability to manage many procedures in the office on his own that are invaluable to the operation of the office, including but not limited to processing of many applications and communications with the applicants, managing fiscal year closeouts, managing the Financial Management System, managing the CB 3 website, managing paperwork for the office lease, and managing the ordering of office supplies and the city vendor accounts; and

Whereas, Edwin has taken over these responsibilities in a very competent manner and with a positive attitude; so

Therefore, Be It Resolved that Edwin Chan should receive a \$2000 raise from \$ 56,423.00 to \$58,423.00 retroactive to July 1, 2025, the start of this fiscal year.

- 2. Pay increase for the Community Board 3 Community Associate Caroline Marshall Triolo

VOTE: TITLE: To approve CB 3 staff salary increase for Community Associate Caroline Marshall Triolo

Whereas, Office of Management and Budget has confirmed that Community Board 3 has funds in its budget that will accommodate an increase of \$2,000 as a merit increase that is sustainable to continue year over year; and

Whereas, Marshall Triolo has proven to do extremely well in her position and has taken initiative to learn about Community Board 3 issues and procedures beyond her responsibility, so

Therefore, Be It Resolved, that Community Board 3 approves a base salary increase of \$2,000 for the Community Associate from \$50,000 to \$52,000, retroactive to February 17, 2026 her date of hire.

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED

Vote to adjourn

33 YES 0 NO 1 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

Adam Alghalith	[P]	Andrea Gordillo	[P]	Elena Perez	[P]
Stephen Ballinger	[A]	Herman Hewitt	[P]	Raud Rahmanian	[A]
Tanya Bates	[P]	Trever Holland	[A]	Ramya Rao	[A]
Lee Berman	[P]	Mary Jiang	[P]	Damaris Reyes	[P]
Karlin Chan	[A]	Nancy Kong	[P]	Tal Roded	[P]
Ariadna Chua	[A]	Michelle Koppersmith	[P]	Jailene Rodriguez	[P]
Vincent Cirrito	[A]	Dianne Lake	[P]	Arnette Scott	[P]
Claudia De La Cruz	[P]	Francisco Lebron	[P]	Clint Smeltzer	[P]
Eric Diaz	[P]	Mae Lee	[P]	Sandra Strother	[A]
Alistair Economakis	[P]	Michael Levario	[A]	Daniel Tainow	[P]
Tahisha Fields	[P]	Mollye Liu	[P]	Zachary Thomas	[P]
Nagnouma Fofana	[A]	Troy Mack	[P]	Serengeti Timungwa	[P]
John Fout	[P]	Campbell Munn	[P]	Alejandro Torres	[A]
Kathryn Freed	[P]	Jon Neidich	[A]	Zulie Velazquez	[P]
Shawn Garcia	[P]	Indrani Nicodemus Rivera	[P]	Josephine Velez	[P]
Ryan Gilliam	[A]	Grauwen Olivares	[A]	Kathleen Webster	[A]
Charlie Goldensohn	[A]	Daisy Paez	[P]		

Meeting Adjourned