



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

March 3, 2025

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210-8002

Re: 162-4 Ave B Bar Inc. D/B/A Dream Baby Application for alteration
to add municipal space with stipulations: Roadway
162-164 Avenue B
New York, NY 10009

Dear New York State Liquor Authority,

Community Board 3, Manhattan has no objection to the alteration of 162-4 Ave B Bar Inc. D/B/A Dream Baby, at 162-164 Avenue B, for adding municipal space as long as the agreed upon attached stipulations are added to the license.

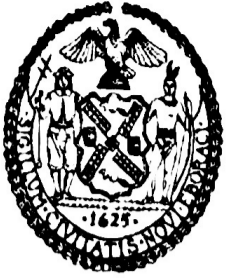
1. Will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. Will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and will remove all outdoor speakers.
4. For roadbed seating, will comply with DOT guidelines. Will have 10 tables and 20 chairs.
5. Will have a staff person responsible for ensuring no loitering, noise or crowds outside.
6. Will conspicuously post this stipulation form beside liquor license inside of business.
7. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. Will revisit the above-stated method of operation if necessary in order to minimize establishment's impact on neighbors.

Sincerely,

Andrea Gordillo, Chair

Clint Smeltzer, Chair

Cc: Frank Palillo, Applicant's Representative



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Community Board 3 Open Dining Stipulations for Administrative Approval

I, Laura McCarthy, as a qualified representative of 162-4 Ave B Bar/ Dream baby
located at 162-4 Ave B, New York, NY agree to the following stipulations:

☐ Application for Sidewalk Café ☒ Application for Curbside Dining

1. I will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. I will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and I will remove all outdoor speakers.
4. For sidewalk seating, I will comply with DOT guidelines. I will have tables and chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 10 tables and 20 chairs.
6. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. I will conspicuously post this stipulation form beside my liquor license inside of my business.
8. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Maria Devitt Phone Number: 718 864 1125

9. ☒ I will: respond to all complaints/concerns

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

[Signature]
Signed

2/26/2025
Dated

Sworn to this 26 day of February 2025

[Signature]
Notary Public



Dawn Johnson
Notary Public, State of New York
No. 0110439053
Qualified in Suffolk County
Commission Expires 10/11/2028