

#10 KITCHEN

CRUZ GATE IRON WORK
1 (800)
504-2837

[illegible]

A photograph of a building entrance. At the top, a sign reads 'RESTROOMS FOR CUSTOMER USE ONLY'. Below it, a white sign with a black arrow pointing left and the text 'PLEASE USE MAIN ENTRANCE' is visible. The building facade is dark, and the entrance area is brightly lit.

SPORTS FINAL
DAILY NEWS
NEW YORK'S HOMETOWN NEWSPAPER

RIVER TEEN VICTIM'S MA 'DEVASTATED'
HEARTBROKEN NEIGHBORS SAY MOTHER 'FEELS DEAD' WITHOUT DAUGHTER — SEE PAGE 8



FACEOFF

Hands in National Guard, ignoring pushback
Calif. gov. to quell protests vs. ICE roundups
Congress reps staged after being blocked from
checking on NY immigration detainees by

**ATTENTION RESIDENTS
& NEIGHBORS**

PDS Dreams LLC d/b/a PD's A10 Kitchen / 917-678-2245

Company/DBA Name and Contact Number for Questions

Plans to open a

Restaurant

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Garden

at the following location

162 Avenue A

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer/Wine and Liquor

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, June 16, 2025 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314> see

www.cb3manhattan.org for zoom meeting details

Date/Time/Location

917-678-2245

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

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

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民 請注意

PDS Dreams LLC d/b/a PD's A10 Kitchen / 917-678-2245

公司名字 (Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

Restaurant

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)

戶外咖啡 (Sidewalk Cafe) or 或者

後院花園咖啡 (Backyard Use)

Address/生意地址

162 Avenue A

seeking a license to serve (以上的店主想要請以下相關酒牌照)

Beer/Wine and Liquor

(請選擇/please choose)

啤酒和酒牌照 (Beer & Wine) or/或者

啤酒和酒牌照 (Beer & Wine) or/或者

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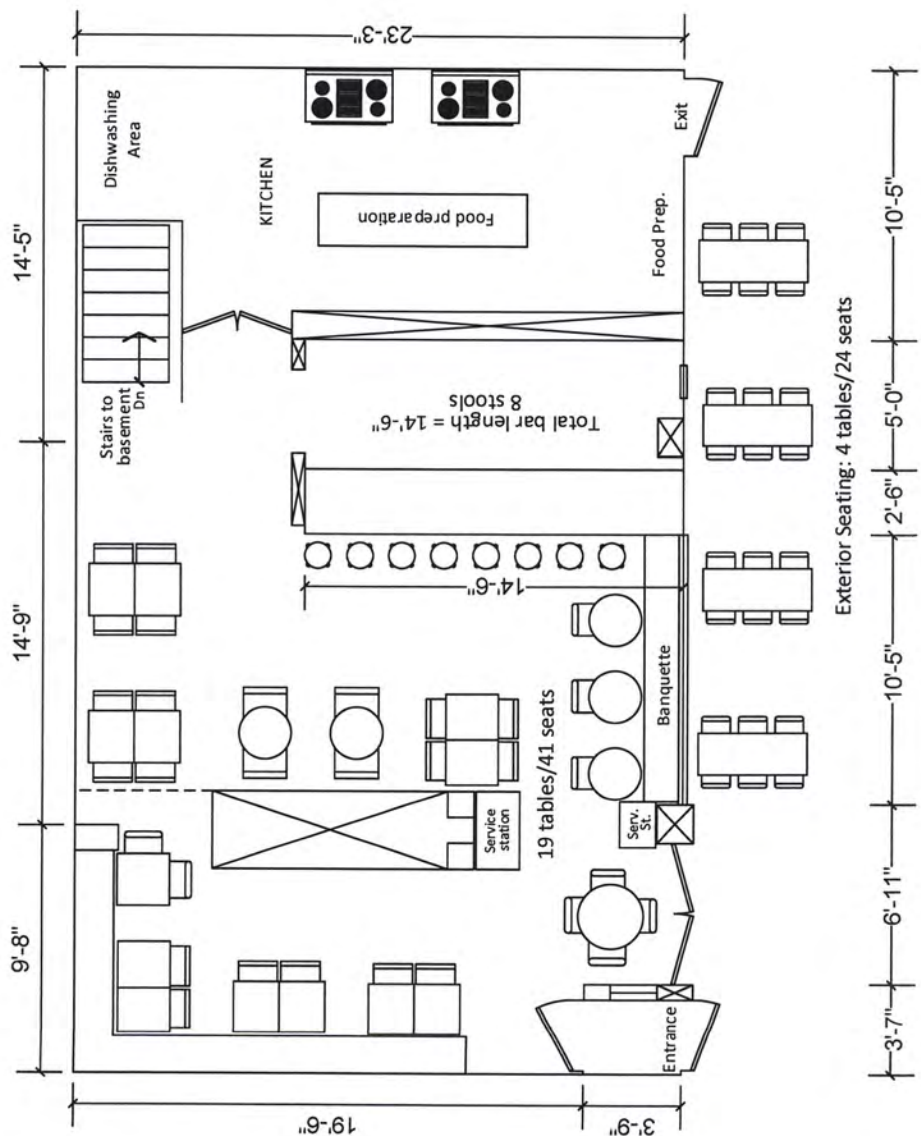
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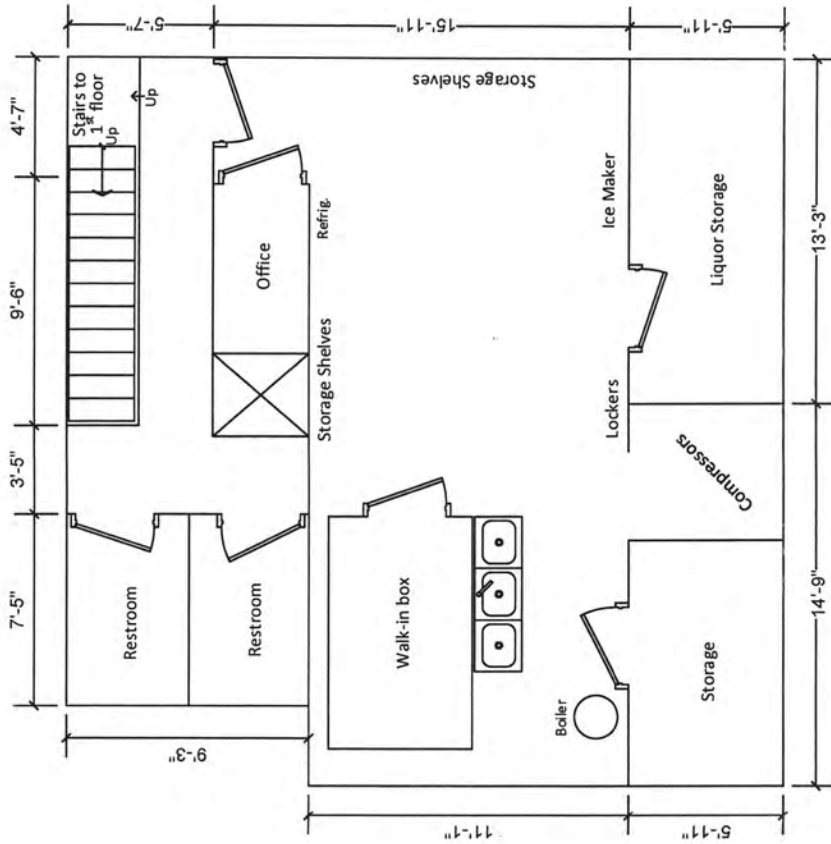
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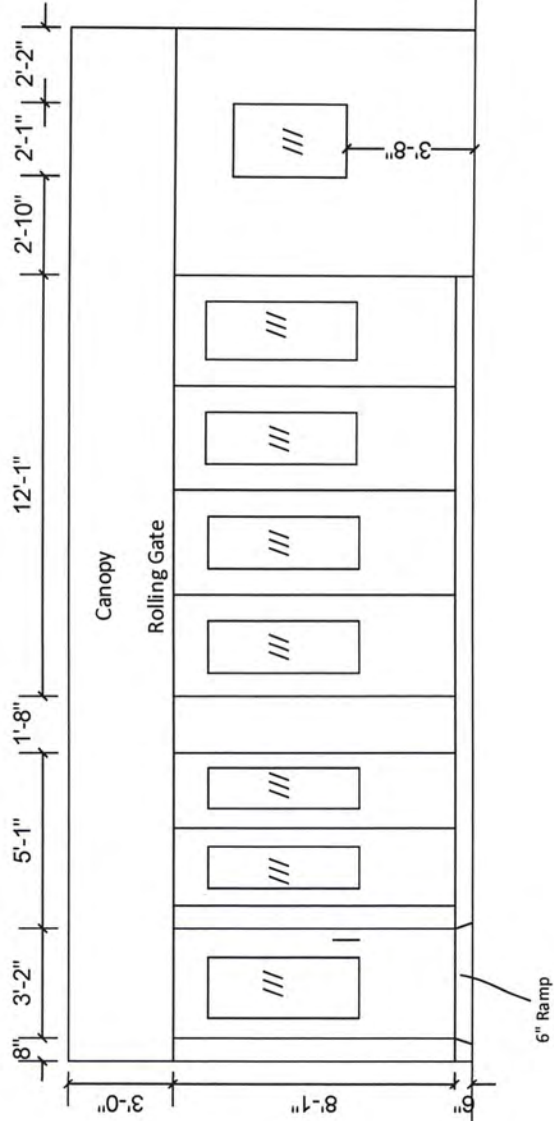
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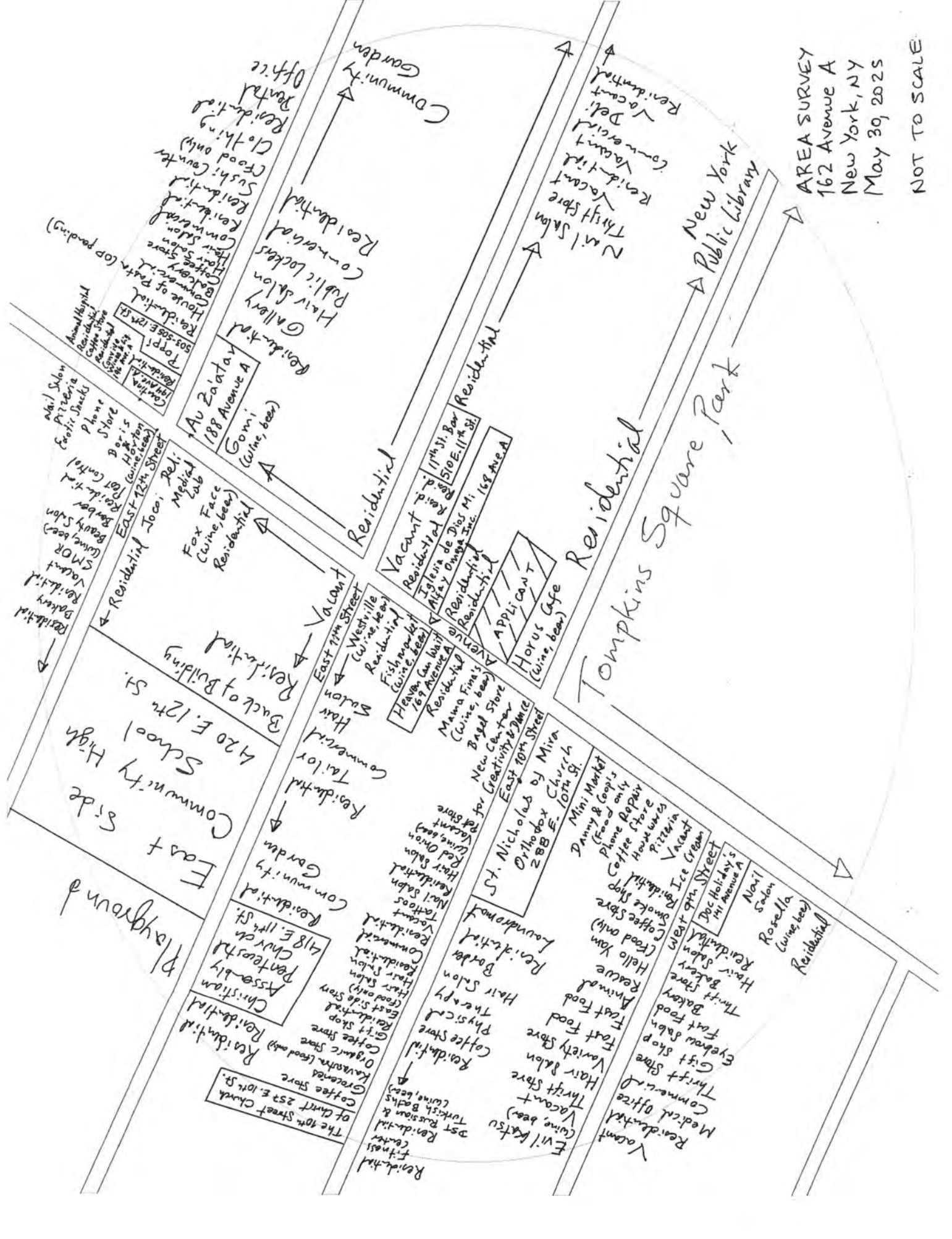
INTERIOR DIAGRAM - 1st Floor
162 Avenue A
New York, NY
May 30, 2025
NOT TO SCALE



INTERIOR DIAGRAM – Basement
 162 Avenue A
 New York, NY
 May 30, 2025
 NOT TO SCALE



FRONT ELEVATION
162 Avenue A
New York, NY
May 30, 2025
NOT TO SCALE



AREA SURVEY
162 Avenue A
New York, NY
May 30, 2025
NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography
45 Lawlins Park
Wyckoff, NJ 07481
Phone: (917) 975-5218
E-mail: landess@att.net
landessphotographers.com

Re: 162 Avenue A

1. El Camión Cantina - 194 Avenue A - (435')
2. Poppi - 503-505 East 12th Street - (422')
3. Au Za'atar - 188 Avenue A - (348')
4. 11th St. Bar - 510 East 11th Street - (187')
5. Heaven Can Wait - 169 Avenue A - (85')
6. Doc Holiday's - 141 Avenue A - (414')

Schools & Churches

1. Iglesia de Dios Mi Alfa y Omega Inc. - 168 Avenue A - (25') Non-exclusive
2. St. Nicholas of Mira Orthodox Church - 288 East 10th Street - (202')
3. Christian Assembly Pentecostal Church - 418 East 11th Street - (427')
4. The 10th Street Church of Christ - 257 East 10th Street - (484')
5. East Side Community High School - 420 East 12th Street - (300')

Vacant

Westville
(wine, beer)

Residential

Fishmarket
(wine, beer)

Heaven Can Wait
169 Avenue A

Residential

Mama Fina's
(wine, beer)

Bagel Store

New Center for
Creativity
&
Dance

St. Nicholas of Mira
Orthodox Church
288 E. 10th St.

Avenue A

NOT TO SCALE

BLOCK PLOT
162 Avenue A
New York, NY
May 30, 2025

Residential

East 11th Street

Vacant

Residential

Iglesia de Dios
Mi Alfa y Omega Ic.
168 Avenue A

Residential

Residential

APPLICANT

Horus Cafe
(wine, beer)

East 10th Street

Tompkins Square
Park











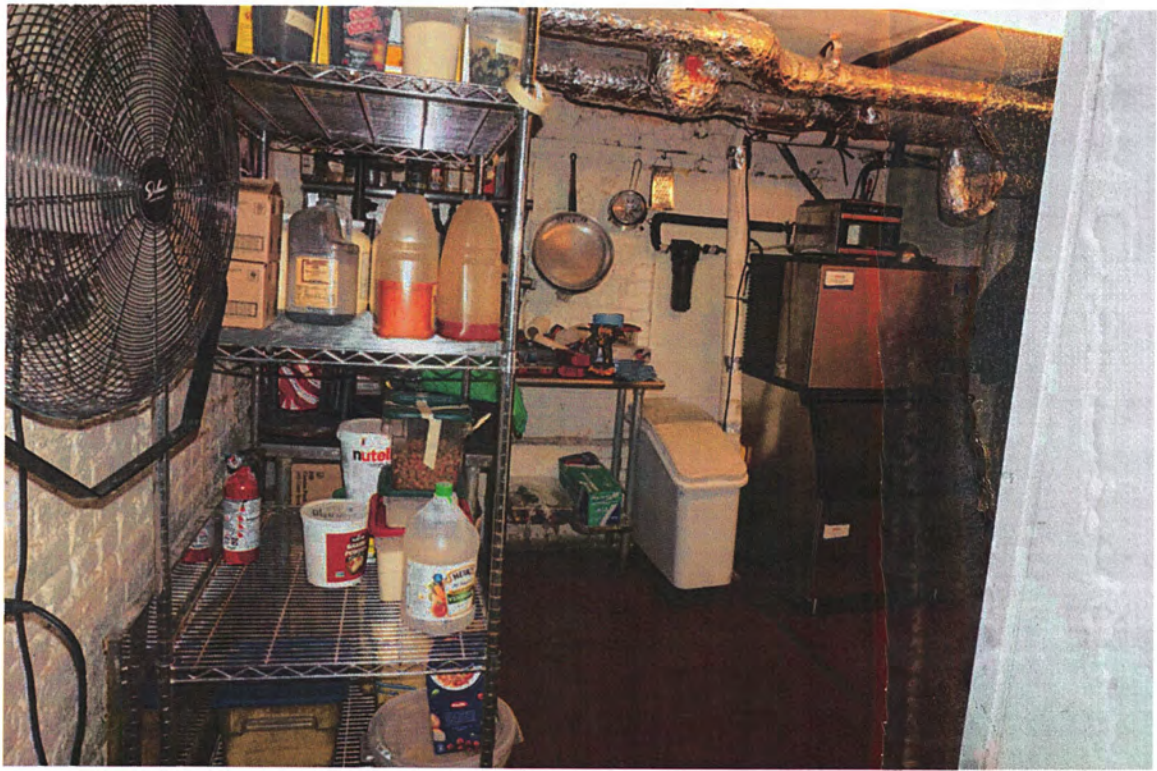












Date: 6/10/25

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) **FULL LIQUOR LICENSE**

to the following applicant/establishment (company and/or trade name) **PDS DREAMS LLC**

Address of premises: **162 AVENUE A**

This business will be a: (circle) ~~Bar~~ Restaurant Other: _____

The hours of operation will be:

SUNDAY, MONDAY, TUESDAY & WEDNESDAY: 11AM TO 2PM; 4PM TO 12AM

THURSDAY, FRIDAY & SATURDAY: 11AM TO 2PM; 4PM TO 1AM

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address
ARTAN IBRAHIMI		167 AVENUE A, NY, NY, 10009
Sadeh KRAZ		Avenue A
Benjamin Ray		35th Ave
Gaby Iezmana		410 E 13th St
JOHN DAV		271 AVE C
Wynn Bar		271 AVE C
Adalberto Vera		539 E 11th St. 4-C
Pamela Giannuzzi		195 E 2nd St. 1B
Angelique Clarke		195 E 2nd St. 6D
Peter Earle		195 E 2nd St 1B
JAN GO		
Carmel Sterling		539 E 11th St. 1C NY 10009
Randy Sterling		539 E 11th St. 1D NY 10009
Harper Clarke		195 E 2nd St 6D
Bridget Kupp		316 E 19th St 1R
Elizabeth Gallagher		316 E 19th St 1F
Mathens verardino		230 East 4th Street #3E
Donna Klimet		230 East 4th Street #3E
JOSE PAXNCO		539 E 11th St. #4B 10009
		6A

Petition to Support Proposed Liquor License

Date: 6/10/25

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Other information regarding the license:

Name	Signature	Address
Tonya T. Melonke	[Signature]	195 E, SE
Beth Perez	[Signature]	195 E, 4D NY 10009
Paula Cervantes	[Signature]	195 E, 4B NY 10009
Colony J. Lloyd	[Signature]	195 E 2nd St. 6D
Tarot Dingle	[Signature]	32 Union Square East 615
ANNA KIRALY	[Signature]	195 E 2nd St 2A
RONAN RUIRE	[Signature]	195 East 2 #3C
MAE PIRANI	[Signature]	29 Clinton St #5A
PAIGE GARZA	[Signature]	29 Clinton St #5A
Neil Kleinberg	[Signature]	4 Clinton St. NY NY 10002
Rona Clemente	[Signature]	228 E. 3rd St. NY 10009
Derechere	[Signature]	228 E. 3rd St NY NY 10009
BRANDON CHUI	[Signature]	136 AVE C
Jocana Vargas	[Signature]	227 E 3rd St. ny 10009
DANIEL W	[Signature]	307 E 8th St 205 NY NY 10009
Rubio Martin	[Signature]	3150 Broadway 125th 10027
JODI QUAN	[Signature]	136 Avenue C #1A New York, NY 10009
Jose Ribs	[Signature]	189 East 2nd St. H346 NY 10009

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