



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

Community Board 3 Liquor License Stipulations

I, Pragati Pandey, as a qualified representative of PDS Dreams, LLC,  
located at 162 Avenue A, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
  2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) American restaurant, or  
☐ I will operate a \_\_\_\_\_  
☒ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other \_\_\_\_\_
  3. My hours of operation will be Sun-Weds: 11AM-12AM; Thurs-Sat: 11AM-1AM
- (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. ☐ I will not use outdoor space for commercial use (including Open Restaurants) OR  
☒ I 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 outdoors.
  5. ☐ I will employ a doorman/security personnel: \_\_\_\_\_
  6. ☐ I will install soundproofing, \_\_\_\_\_
  7. ☒ I will close any front or rear façade 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 nonmusical performances, or during unamplified live performances or televised sports.  
☐ I 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.
  8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than \_\_\_\_\_ DJs per \_\_\_\_\_, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_
  9. ☒ I will play ambient recorded background music only.
  10. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
  11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
  12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
  13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
  14. ☐ I will not have a happy hour or drink specials with or without time restrictions OR ☒ I will have happy hour and it will end by 8PM.
  15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
  16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
  17. ☒ 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: Pragati Pandey Phone Number: 917-678-2245

18. ☐ I will: \_\_\_\_\_

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

P. Pandey

Signed

Sworn to this 17th day of June, 2025

Dated 6/17/25

Notary Public

