

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 Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

The following items are due by noon Wednesday before the meeting:

- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
 (this is not required but strongly suggested if a relevant group exists)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: March 2026

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 162 Avenue A

Cross streets: East 10th and East 11th Streets

Name of applicant and all principals: PDS Dreams LLC/Pragati Pandey

Trade name (DBA): PD's A10 Kitchen

PREMISE:

Type of building and number of floors: 3 story mixed use

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes No What is maximum NUMBER of people permitted 74 - LNO

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R7A C2-5

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) 11:00am-12:00am Sunday-Wednesday, 11:00am-1:00am Thursday-Saturday

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: _____

Number of indoor tables? 19 Total number of indoor seats? 41

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 / 8 stools / Approximately 14'6" / Front right

*(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)*

Does premise have a full kitchen? Yes No

Does it have a food preparation area? Yes No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu _____
International cuisine

What are the hours the kitchen will be open? All hours of operation

Will a manager or principal always be on site? Yes No If yes, which? _____

How many employees will there be? 12

* Do you have or plan to install French doors accordion doors or windows?

Will there be TVs/monitors? Yes No (If Yes, how many?) _____

Will premise have music? Yes No

If Yes, what type of music? Live musician DJs Streaming services/playlists

If other type, please describe _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: Ipod generated with small speakers

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? _____

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? _____

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?

Please attach plans. (Please do not answer "we do not anticipate congestion.") 1 employee will be designated to discourage loiterers on the sidewalk and taxis and Ubers will be encouraged to drop off and pick up quickly and quietly.

Will there be security personnel? Yes No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. The above employee will supervise the exterior, the interior will be maintained by staff and ownership

Is sound proofing installed? Yes No

If not, do you plan to install sound proofing? Yes No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) Yes No If Yes, describe and show on diagram:

Sidewalk and roadway _____

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: PDS Dreams LLC

Address: 162 Avenue A _____ Community Board # 3

Dates of operation: 09/2025-02/2026

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or As above information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name, address and describe the business _____

Has any principal had SLA reports or action within the past 5 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? See attached

How many On-Premise (OP) liquor licenses are within 500 feet? See attached

Is the premise within 200 feet on the same street of any school or place of worship? Yes No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

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)

* _____ 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:

Mon 11:00AM-12:00AM; Tue 11:00AM-12:00AM; Wed 11:00AM-12:00AM;
Thu 11:00AM-1:00AM; Fri 11:00AM-1:00AM; Sat 11:00AM-1:00AM;
Sun 11:00AM-12:00AM. (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 subsequent 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 performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 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 8:00PM.
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

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')

Residential

East 94th Street

Vacant

Residential

Iglesia de Dios
M: Alfay Omega Ic.
168 Avenue A

Residential

Residential

Residential

APPLICANT

Horus Cafe
(Wine, beer)

East 10th Street

Tompkins Square
Park

BLOCK PLOT
162 Avenue A
New York, NY

Avenue A

NOT TO SCALE

Vacant

Westville
(Wine, beer)

Residential

Fishmarket
(Wine, beer)

Heaven Can Wait
169 Avenue A

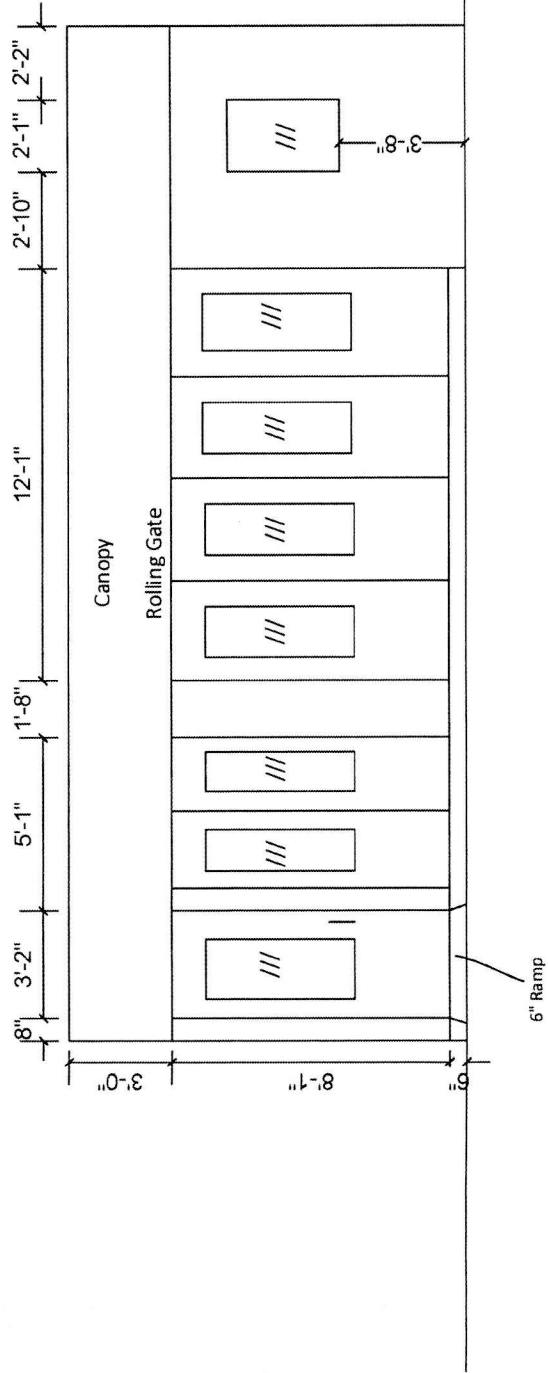
Residential

Mama Finis
(Wine, beer)

Bagel Store

New Center for
Creativity
&
Dance

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

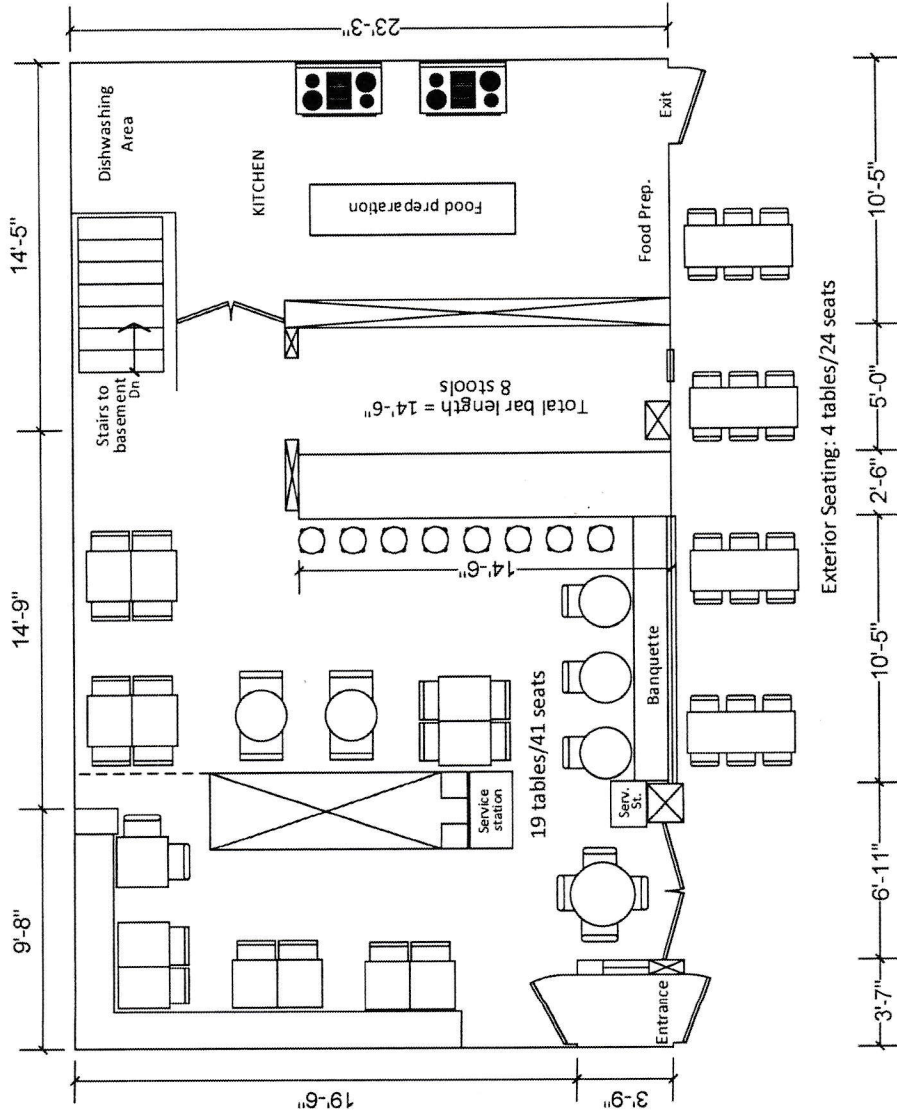


FRONT ELEVATION
 162 Avenue A
 New York, NY

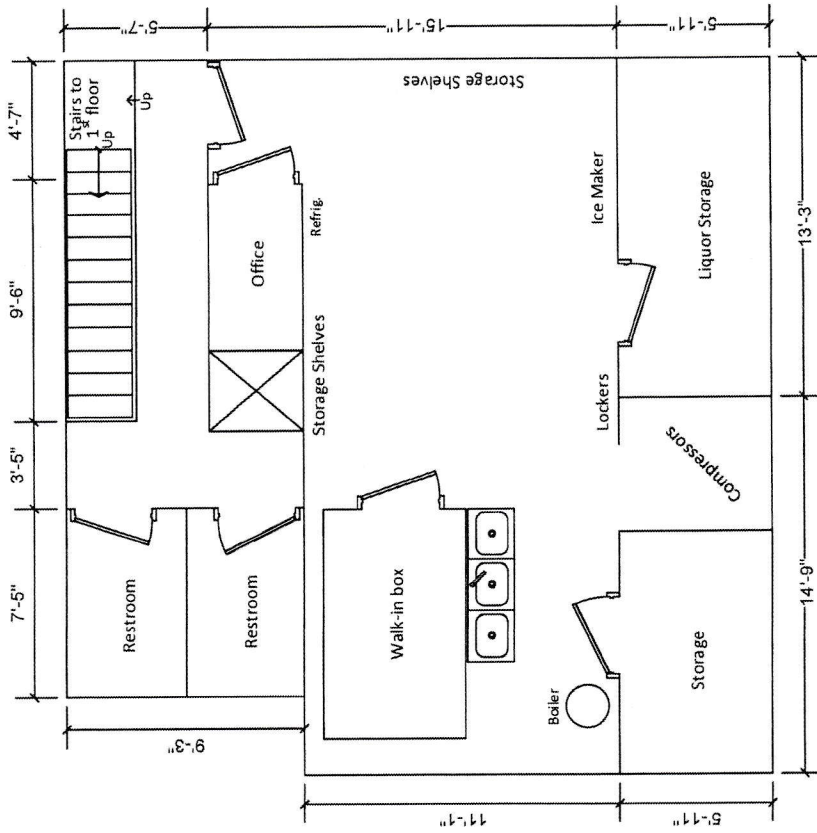
NOT TO SCALE

INTERIOR DIAGRAM — 1st Floor
 162 Avenue A
 New York, NY

NOT TO SCALE



Exterior Seating: 4 tables/24 seats



INTERIOR DIAGRAM – Basement
 162 Avenue A
 New York, NY

NOT TO SCALE



BURGERS & SANDWICHES

All served with hand-cut french fries

Bombay Sandwich - Indian street-style (V)	\$12
Soft white bread with butter and mint-coriander chutney, layered with potato, cucumber, tomato, onion, and chaat masala. Served plain or grilled.	
Mumbai Meri Jaan - Indian street food (V)	\$17
Spiced potato patty on buttery bun, mint-tamarind chutney	
The Real Deal	\$19
Beef patty with mint chutney, raita, grilled tomato	
Some like it HOT	\$19
Spicy fried chicken, pickles, honey sriracha mayo	
The Godfather	\$22
Dry aged patty, sharp cheddar, caramelized onions	
Truffle Burger	\$22
Dry-aged patty, sharp cheddar, mushrooms, caramelized onions, truffle aioli	
Last Call Burger	\$24
Bacon jam, brie, caramelized onion, aoli	

SMALL PLATES

Oysters — \$3 each
Mussels — \$16
Burrata Crostini — \$19
Fried Calamari — \$20
Mozzarella Sticks — \$11
Buffalo Wings — \$14
Mac & Cheese — \$15
~Add-on Truffle or Mushrooms - \$3
French Fries — \$9
Truffle Fries — \$13

SALADS

Caesar — \$16
Romaine, croutons, parmesan
Mixed Greens — \$16
Tomatoes, cucumbers, balsamic dressing
~Add-on Chicken (grilled or fried) - \$7

PASTAS

Penne alla Vodka — \$26
Creamy vodka sauce
Linguini Cacio e Pepe — \$26
Pecorino, black pepper
~Add-on Chicken (grilled or fried) - \$7

A 20% gratuity will be added to parties of five or more.