



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:

- My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
- 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 _____
- 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.)

- 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.
- I will employ a doorman/security personnel: _____
- I will install soundproofing, _____
- 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.
- 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 _____

- I will play ambient recorded background music only.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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.
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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 _____ 04/15/2026

Signed _____ Dated _____

Sworn to this 15th day of April 2026 _____

Notary Public

FRANK W. PALILLO
 Notary Public, State of New York
 No. 25074402
 Qualified in Kings County
 Commission Expires April 30, 2028

8/18/2027