



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

[www.cb3manhattan.org](http://www.cb3manhattan.org) - [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov)

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## April 2025 Vote Sheet

### Executive Committee

#### ▪ Executive Committee Vote

**VOTE:** To amend the Manhattan Community Board 3 hiring resolution to include delegation of the hiring of the Assistant District Manager to the District Manager.

Community Board 3 delegates the hiring decision for Community Associate and Assistant District Manager to the District Manager.

**9 YES 16 NO 11 ABS 0 PNV MOTION FAILED**

**VOTE:** To refer the amendment to the Personal Taskforce.

**16 YES 17 NO 3 ABS 0 PNV MOTION FAILED**

**VOTE:** To add the following statement – as per OMB requires a resolution to delegate hiring to the District Manager if the board as a whole doesn't vote on the hiring decision.

**20 YES 7 NO 9 ABS 0 PNV MOTION PASSED**

**VOTE:** To move back to executive committee.

**14 YES 19 NO 3 ABS 0 PNV MOTION FAILED**

### Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee

1. Approval of previous month's minutes  
approved by committee
2. New York-Presbyterian Lower Manhattan Hospital: Informational presentation re Community Health Needs Assessment  
no vote necessary
3. CAB/CEC Reports  
no vote necessary
4. Vote to Adjourn  
approved by committee

**36 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

### SLA Licensing & Outdoor Dining Committee

1. Approval of previous month's minutes  
approved by committee
- Alterations
  2. Ray's (Swiss White Int'l LLC), 177 Chrystie St (op/alt: legalize existing floorplan)  
withdrawn
- New Liquor License Applications
  3. Village East by Angelika (Citadel Cinemas Inc), 181-189 2nd Ave (upgrade to op)  
withdrawn
  4. Kasame Inc, 7 St Marks Pl (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—  
Stipulations Attached**

**WHEREAS**, Kasame Inc doing business as Klong, is seeking a full on-premises liquor license, in the premises located at 7 Saint Marks Place, between 2nd and 3rd Avenue, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 27 tables and 54 seats with 1 bar with 10 seats, with a full kitchen, serving Thai food during all hours of operation with no TVs and streaming music; and

**WHEREAS**, there are 14 full on-premises liquor licenses within 500 feet per the SLA map;

**WHEREAS**, this is currently a licensed location as a Thai Restaurant and this an application for a sale of assets; and

**WHEREAS**, the applicant has never previously been a license holder has worked in the industry and has been the manager at this establishment for 10 years, the current owner is retiring and the applicant is taking over the business and plans to continue to operate in the same way; and

**WHEREAS**, there was 3 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 67 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Kasame Ince, for the premises located at 7 Saint Marks Place, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Full Kitchen Restaurant, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M and closing by 2A.M All Days,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 8:00 P.M. each night
- 10) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside],
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

5. Café La Rosa (47 Roses LLC), 47 Monroe St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—  
Stipulations Attached**

**WHEREAS**, 47 Roses, LLC doing business as "Café La Rosa", is seeking a full on-premises liquor license, in the premises located at 47 Monroe Street, between Mechanics Alley and Market Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 74 people, 11 tables and 22 seats including a stand-up bar, a full kitchen and food preparation area, serving food during all hours of operation, no televisions, playing streaming music at background level from small speakers; and

**WHEREAS**, there are two (2) full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this is a previously unlicensed location (it was formerly a clothing store); and

**WHEREAS**, this applicant currently owns and operates "The York" located at 186 Avenue B, which has been in operation since March 2023; before that, they were the General Manager of "Black and White Bar" located at 86 E. 10th Street, from 2017-2020;

**WHEREAS**, 4 residents spoke in opposition to the late closing hours of 2am, given that this is a quiet, residential neighborhood; the applicants agreed to close at 12am Sunday - Thursday, and 1am Friday and Saturday; and

**WHEREAS**, 20 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for 47 Roses, LLC, for the premises located at 47 Monroe Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Mexican Sonoran restaurant, with a full kitchen and food preparation area, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12PM all days and closing by 12AM Sunday - Thursday and 1AM Friday and Saturday,
- 3) It will not use outdoor space for commercial use,
- 4) it will install soundproofing, to ensure that sound or vibration are inaudible in nearby apartments,
- 5) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, and will not have more than 5 private parties per month,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it may have "happy hours" until 7PM each night,
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

6. Cavan NYC Hospitality Inc, 51 1st Ave (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—  
Stipulations Attached**

**WHEREAS**, Cavan NYC Hospitality Inc, is seeking a full on-premises liquor license, in the premises located at 51 First Avenue, between East 3rd and 4th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 164 people, 18 tables and 72 seats with 2 Bars: 1 on the ground level 37 Feet long, and 1 in the basement 18 feet long, Pub food served from a full kitchen, serving food during all hours of operation 4 TVs, Live acoustic music, and DJs; and

**WHEREAS**, there are 21 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

**WHEREAS**, the location has been licensed and operating for 25 years as Karma Sutra Lounge, the last owner took over in 2021; and

**WHEREAS**, the Applicant has been operating two licensed establishments within CB3, The Mayfly and Juke Bar, as well as several other licensed establishments in Manhattan and Brooklyn, beginning in 1995; and

**WHEREAS**, there were 4 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, the applicant met with Residents of Village view, and agreed to reduce the hours to 1am Sunday - Tuesday, 2am Wednesday and Thursday, and 3am Friday and Saturday; and

**WHEREAS**, Two residents spoke in support of the application; and

**WHEREAS**, 146 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Cavan NYC Hospitality Inc, for the premises located at 51 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Tavern, with Full Kitchen serving hours at all hours,
- 2) its hours of operation will be Sunday 12pm - 1am, Monday - Tuesday, 4pm - 1am, Wednesday - Thursday, 4pm - 2am, Friday 4pm - 3am, Saturday 12pm - 3am,
- 3) it will not use outdoor space for commercial use,
- 4) I will employ a doorman/security personnel, 2 on busy nights,
- 5) it will install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised sports,
- 7) it will play ambient background only, consisting of DJs, live acoustic music, but will not have third party promoted events, any event with cover charges, or scheduled performances. Djs and live acoustic music will be at background level,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it may have "happy hours" until 7:00 P.M. each night
- 12) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

7. Bolzot (Wolf and Bear LLC), 55 Market St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, WOLF & BEAR LLC doing business as Bolzot, is seeking a full on-premises liquor license, in the premises located at 55 Market Street, between Market and Monroe Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 6 tables and 16 seats with 18 ft bar with 20 seats, full kitchen serving food during all hours of operation, no TVs, background music only; and

**WHEREAS**, there are 1 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location was previously unlicensed,

**WHEREAS**, Applicant has worked in the hospitality industry for 20 years, but has never held a license; and

**WHEREAS**, 1 resident spoke in opposition due to noise and crowds in the area, 2 residents spoke in support of the reduced hours, 3 residents spoke in support of the applicants experience in their previous businesses,

**WHEREAS**, 75 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for WOLF & BEAR LLC , for the premises located at 55 MARKET ST, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with full kitchen serving traditional Mongolian food all hours,
- 2) its hours of operation will be opening no later than 10:00 A.M and closing by 12:00 A.M Sunday - Thursday, and 12pm 1am Friday and Saturday,
- 3) it will not use outdoor space for commercial use,

- 4) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised sports,
  - 5) it will install soundproofing,
  - 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, and not more than 5 private parties per year,
  - 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
  - 8) it will not host pub crawls or party buses,
  - 9) it will not have unlimited drink specials, including boozy brunches, with food,
  - 10) it may have "happy hours" until 6:00 P.M. each night
  - 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
  - 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
  - 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.
8. Dumbo, 98 Forsyth St (op)  
withdrawn
  9. Time Out New York (Manhattan) LLC, 124 E 14th St (op)  
withdrawn
  10. Bowies Lucky 88 LLC, 125 Canal St (West Store) (wb)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—  
Stipulations Attached**

**WHEREAS**, Bowies Lucky 88, LLC is seeking a wine, beer & cider license, in the premises located at 125 Canal Street, between Chrystie Street and the Manhattan Bridge, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 74 people, **Indoor:** 7 tables and 36 seats, including an indoor bar; **Outdoor Café:** 3 tables and 6 seats total; a full kitchen and food preparation area, serving food during all hours of operation; no televisions, playing music at background level from small speakers; and

**WHEREAS**, there are 7 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and 4 places of worship within 200 feet;

**WHEREAS**, this is a previously unlicensed location; and

**WHEREAS**, applicant was the Manager of "The Tigerlily Kitchen"; until August of 2024 with previous hospitality experience including managerial positions at "The Corner Bistro" and "The Puck Fair", and bartending experience at "Swift"; and

**WHEREAS**, 6 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a wine, beer & cider liquor license for Bowies Lucky 88, LLC, for the premises located at 125 Canal Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an Asian Fusion restaurant, with a full kitchen and food preparation area, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12 PM (ALL DAYS) and closing by 1AM (Sun-Thurs) and 2AM (Fri-Sat),
- 3) it 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,
- 4) it not will employ a doorman/security personnel,
- 5) it will install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised sports,

- 7) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it will not have "happy hours,"
- 12) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

11. Dolce Boutique NYC Corp, 221 E B'way (wb)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—  
Stipulations Attached**

**WHEREAS,** Dolce Boutique NYC Corp doing business as Dolce Momento is seeking a Beer/Wine license, in the premises located at 221 E. Broadway between Clinton and Montgomery Streets, New York, New York; and

**WHEREAS,** this is an application for an establishment with of 74 people, 6 tables and 20 seats with, 1 bar with 15 seats, with less than a full service kitchen, serving Tapas during all hours of operation, no televisions, ambient recorded music, and

**WHEREAS,** there are 4 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

**WHEREAS,** This location was previously unlicensed, and

**WHEREAS,** the applicant has never previously been a license holder but has worked at various businesses in the industry for 11 years; and

**WHEREAS,** Describe any support and/or opposition to the application - for constructive reasons; and

**WHEREAS,** 25 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a Beer/Wine License for Dolce Boutique NYC Corp, for the premises located at 221 E. Broadway, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a tapas restaurant with less than a full service kitchen, serving food all hours,
- 2) its hours of operation will be opening no later than 3pm Monday - Thursday and 12pm Friday and Saturday, Closing by 2am all nights,
- 3) it will not use outdoor space for commercial use,
- 4) it will install soundproofing if necessary to ensure no sound is audible in neighboring apartments,
- 5) it 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,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it will not have "happy hours,"
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and

13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

12. Van Da by Helen (Helen & Co Catering LLC), 234 E 4th St (Westerly Store) (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—  
Stipulations Attached**

**WHEREAS**, Helen & Co Catering LLC doing business as Van Da by Helen, is seeking (a full on-premises liquor) license, in the premises located at 234 East 4th Street, between Avenue A and B, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 19 tables and 60 seats with a counter with 2 bar seats, Full kitchen serving food during all hours of operation, No televisions and playing background recorded music; and

**WHEREAS**, there are 33 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

**WHEREAS**, This location has been operated as Van Da, with a full liquor license since 2018 and the applicant plans to continue the same method of operation; and

**WHEREAS**, The applicant is currently a license holder at Saigon Social in the Lower East Side; and

**WHEREAS**, there was 1commercial 311 complaint at this location with NYPD action necessary since 2018; and

**WHEREAS**, 8 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Helen & Co Catering LLC, for the premises located at 234 E 4th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Vietnamese Restaurant with A full kitchen serving food at all hours of operation,
- 2) its hours of operation will be opening no later than 5:00 P.M. and closing by 10:00 P.M. Tuesday-Friday, and opening 12:00 P.M. and closing by 10:00 P.M. Saturday and Sunday, closed Monday,
- 3) it 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,
- 4) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) t will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

13. Aesthetic Matters LLC, 235 Bowery (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—  
Stipulations Attached**

**WHEREAS**, Aesthetic Matters LLC doing business as The New Museum Restaurant, is seeking a full on-premises liquor license, in the premises located at 235 Bowery, between Stanton St and Rivington St, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 122 people, 31 tables and 100 seats with 1 stand-up bar measuring 23 feet long with twelve (12) seats, one (1) TV, serving classic, healthy dishes, during all hours of operation with ambient background music; and

**WHEREAS**, there are 21 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this is a restaurant located completely inside the New Museum; and

**WHEREAS**, the applicant owns and manages five other restaurants in New York City since 2011; and

**WHEREAS**, The Bowery Mission submitted a letter in support of this application; and

**WHEREAS**, Two people and spoke in opposition, primarily due to the entrance/exit on Freeman Alley

**WHEREAS**, 96 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Aesthetic Matter LLC for the premises located at 235 Bowery, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, serving healthy, café-style food between the hours of 9am-1am daily;
- 2) its hours of operation will be opening no later than 9A.M and closing by 1A.M all days,
- 3) it will not use outdoor space for commercial use,
- 4) it will have closed façade,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, or DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" that end by 6PM,
- 10) it will ensure that there are no wait lines,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints,
- 13) it will designate staff members to ensure Freeman Alley is kept orderly and clear at all times.

Items not heard at Committee

14. Ray's (Swiss White Int'l LLC), 177 Chrystie St (corp change)  
withdrawn
15. Luk Shinn Inc, 85 Stanton St (wb)  
administratively approved
16. Okiboru (Okiboru USA LLC), 188 1st Ave (wb)  
administratively approved

Dining Out NYC - Not heard at Committee

17. Mayamezcal (Bytelogics Inc), 304 E 6th St (Roadway Café)  
administratively approved
18. Phoenix (Hughes Murray Walsh LLC), 447 E 13th St (Roadway Café)  
administratively approved
19. A10 Kitchen (A10TH Kitchen Group Inc), 162 Ave A (Roadway Café)  
administratively approved
20. A10 Kitchen (A10TH Kitchen Group Inc), 162 Ave A (Sidewalk Café)  
administratively approved
21. Grand Street Pizza (384 Grand Street Pizza LLC), 384 Grand St (Sidewalk Café)  
administratively approved
22. Kiki's Grill & Rotisserie (#2) (SGrill Plan A Group LLC), 121 Division St (Roadway Café)  
administratively approved
23. Kiki's Grill & Rotisserie (#2) (SGrill Plan A Group LLC), 121 Division St (Sidewalk Café)



- administratively approved
24. Spicy Moon (20X Hospitality At Bowery LLC), 265 Bowery (Sidewalk Café)  
administratively approved
25. Jajaja Plantas Mexicana (Raise Hospitality LLC), 162 E Broadway (Sidewalk Café)  
administratively approved
26. Lil Frankie's Grocery (Frank Grocery Corp), 21 1st Ave (Sidewalk Café)  
administratively approved
27. Desi Galli (Second Desi Galli, LLC), 172 Ave B (Roadway Café)  
administratively approved
28. Upstate Craft Beer and Oyster Bar (Marry the Ketchup Inc), 95 1st Ave (Roadway Café)  
administratively approved
29. Five Guys (FGNY 188 Second Avenue LLC), 188 2nd Ave (Sidewalk Café)  
administratively approved
30. Ainslie Bowery (Ainslie Bowery LLC), 199 Bowery (Roadway Café)  
administratively approved
31. Ainslie Bowery (Ainslie Bowery LLC), 199 Bowery (Sidewalk Café)  
administratively approved
32. Early Terrible NYC (Broome Bistro and Café LLC), 303 Broome St (Sidewalk Café)  
administratively approved
33. Early Terrible NYC (Broome Bistro and Café LLC), 303 Broome St (Roadway Café)  
administratively approved
34. Dolar Shop (Dolar Shop 55 3rd Ave LLC), 55 3rd Ave (Roadway Café)  
administratively approved
35. Zest Sushi (Broome Hospitality Corp), 249 Broome St (Roadway Café)  
administratively approved
36. Mister Paradise (First Hospitality LLC), 105 1st Ave (Sidewalk Café)  
administratively approved
37. Gnocco (Food in Italy LLC), 337 E 10th St (Sidewalk Café)  
administratively approved
38. Sunday to Sunday (Sunday to Sunday Café, Inc), 88 Orchard St (Sidewalk Café)  
administratively approved
39. Sunday to Sunday (Sunday to Sunday Café, Inc), 88 Orchard St (Roadway Café)  
administratively approved
40. Parkside Lounge (Sterling Parkside Corp), 317 E Houston St (Roadway Café)  
administratively approved
41. Ernesto's (259 E Broadway LLC), 259 E Broadway (Sidewalk Café)  
administratively approved
42. Casetta (61 Hester LLC), 61 Hester St (Sidewalk Café)  
administratively approved
43. Sarita's Mac & Cheese (Sarita's Macaroni & Cheese EV, LLC), 197 1st Ave (Sidewalk Café)  
administratively approved
44. The Headless Widow (The Headless Widow LLC), 99 1st Ave (Sidewalk Café)  
administratively approved
45. Maiden Lane (Yardbird LLC), 162 Ave B (Sidewalk Café)  
administratively approved
46. Ray's Pizza Bagel Café (Agoriani Inc), 2 Saint Marks Pl (Sidewalk Café)  
administratively approved
47. Little Canal (Coffeemen's, LLC), 26 Canal St (Sidewalk Café)  
administratively approved
48. Casa Thirteen (Casa Thirteen LLC), 1 Delancey St (Sidewalk Café)  
administratively approved
49. Loreley (Douglas Jacobson), 7 Rivington St (Roadway Café)  
administratively approved
50. Sake Bar Satsko (AW Creative Associates Inc), 202 E 7th St (Roadway Café)  
administratively approved
51. Think Coffee (Think Fourth Avenue LLC), 123 4th Ave (Sidewalk Café)  
administratively approved
- License Expansion for Dining Out - Not heard at Committee
52. Dimes, 49 Canal St - Application  
administratively approved
53. Whiskey Tavern, 79 Baxter St - Application  
administratively approved
54. Tuome, 536 E 5th St - Application  
administratively approved
55. Corner Bar/Swan Room, 9 Orchard St (aka: 54 Canal St) - Application  
administratively approved

56. Book Club Bar, 197 E 3rd St - Application  
administratively approved
57. Bibi, 211 E 4th St - Application  
administratively approved
58. Ama Raw Bar, 190-192 Ave B - Application  
administratively approved
59. Mudspot, 307 E 9th St - Application  
administratively approved
60. Vote to adjourn  
approved by committee

**36 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA item 5)**  
**35 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 5)**

**Land Use, Zoning, Public & Private Housing Committee**

1. Approval of previous month's minutes  
approved by committee
2. HPD: RFP Survey Report for 324 E 5th St affordable housing site  
no vote necessary
3. Vote to Adjourn  
approved by committee

**36 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**Transportation, Public Safety, Sanitation & Environment Committee**

**Joint Transportation Committee and SLA Committee for 2025 Open Streets Applications**

1. Orchard Street from Canal Street to Grand Street
2. Avenue B from East 7th Street to East 10th Street
3. Jefferson Street from East Broadway to Henry Street
4. Pell Street from Mott Street to Bowery
5. Forsyth Street from East Broadway to Division Street
6. St Marks Place from 1st Avenue to Avenue A
7. Rivington Street from Allen Street to Eldridge Street
8. Orchard Street from Grand Street to Delancey Street
9. Hester Street from Ludlow Street to Allen Street
10. Broome Street from Ludlow Street to Allen Street
11. East 4th Street from Bowery to 2nd Avenue
12. Canal Street from Essex Street to Orchard Street
13. Suffolk Street from Rivington Street to Delancey Street

**VOTE: TITLE: DOT's 2025 Open Streets Applications**

**Whereas**, the DOT's 2025 Open Streets Application is required by both new and returning partners and are accepted on a rolling basis by DOT.

**Whereas**, DOT has provided Community Board 3 with a list of Open Street applications approved with the name of the community partner, location, and operational dates, days and times.

**Whereas**, the Community Board has 45 days to offer any comments on the approved applications.

**Therefore, be it resolved**, that Community Board 3 supports the Open Streets with the days and hours listed, with the one exception of Avenue B:

1. Orchard Street from Canal Street to Grand Street  
Friday through Sunday: 3:00PM to 10:00PM
2. Avenue B from East 7th Street to East 10th Street  
Monday through Sunday: 8:00AM to 8:00PM
3. Jefferson Street from East Broadway to Henry Street  
Friday: 3:00PM to 10:00PM  
Saturday: 11:00AM to 10:00PM  
Sunday: 11:00AM to 9:00PM
4. Pell Street from Mott Street to Bowery

Saturday and Sunday: 9:00AM to 8:00PM

5. Forsyth Street from East Broadway to Division Street  
Saturday: 9:00AM to 8:00PM
6. St Marks Place from 1st Avenue to Avenue A  
Friday: 4:30PM to 10:00PM  
Saturday and Sunday: 11:30AM to 10:00PM
7. Rivington Street from Allen Street to Eldridge Street  
Tuesday through Thursday: 4:45PM to 11:00PM  
Friday and Saturday: 9:00AM to 11:45PM  
Sunday: 9:00AM to 11:00PM
8. Orchard Street from Grand Street to Delancey Street  
Monday through Sunday: 12:00PM to 10:00PM
9. Hester Street from Ludlow Street to Allen Street  
Friday through Sunday: 3:00PM to 10:00PM
10. Broome Street from Ludlow Street to Allen Street  
Monday through Sunday: 12:00PM to 10:00PM
11. East 4th Street from Bowery to 2nd Avenue  
Thursday: 4:00PM to 9:00PM
12. Canal Street from Essex Street to Orchard Street  
Thursday through Sunday: 3:00PM to 10:00PM
13. Suffolk Street from Rivington Street to Delancey Street  
Sunday: 4:00PM to 7:30PM

**Be it further resolved,** CB3 requests to extend the Avenue B application to 14th Street on the weekends to allow for additional programming and increased foot traffic for the local businesses.

Transportation Committee

1. Approval of previous month's minutes  
approved by committee
2. DOT: Update on Park Row bike lane  
no vote necessary
3. Committee Goals  
no vote necessary
4. Vote to adjourn  
approved by committee

**33 YES 3 NO 0 ABS 0 PNV MOTION PASSED (Joint Transportation/SLA Committees Open Streets items)**

**36 YES 0 NO 0 ABS 0 PNV MOTION PASSED (Transportation Committee Items)**

Parks, Recreation, Waterfront, & Resiliency Committee

1. Approval of previous month's minutes  
approved by committee
2. Parks Manager Update  
no vote necessary
3. EDC: Pier 36 Dock modifications  
no vote necessary
4. DDC: ESCR PA1/BMCR Updates  
no vote necessary
5. SDR Alliance: Request for support to Replace the Hester Street Playground Sandbox Area with Synlawn for Safety and Multi-Use Play with additional options from Parks  
withdrawn
6. Review of responses to preliminary budget for FY'26  
no vote necessary
7. Vote to adjourn  
approved by committee

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED

**Outreach Task Force**

1. Approval of previous month's minutes  
approved by committee
2. Revision of CB 3 outreach brochure  
no vote necessary
3. Vote to Adjourn  
approved by committee

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED

**Landmarks Committee**

1. Approval of previous month's minutes  
approved by committee
2. 121 East 7th Street: Vertical addition and modification to the existing façade

**VOTE: TITLE: Approval of the Certificate of Appropriateness 121 East 7th Street**

WHEREAS, 121 East 7th Street is a contributing building in the East Village/Lower East Side Historic District; and

WHEREAS, it is a 3-story, towered, Altered Gothic Revival style, religious structure (church), built c. 1903-04 by architect/builder Frederick Ebeling; and

WHEREAS, the Historic District designation report calls out "Special Windows" (Double-hung windows with transoms, all stained glass, on first- and second story windows; transom over western door; non-historic colored glass in tower window, all with protective covers); decorative metal work (newel posts at base of stairs); and significant architectural features (decorative painted transom over door in center bay, bell tower; decorative lintel on window of bell tower, parged); and

WHEREAS, the proposal is to convert the church to residential units with a community space in the cellar; and

WHEREAS, CB3 Finds the initiative to retain and adaptively reuse the historic church commendable; in particular, CB3 commends the following:

- Replication of the historic, gabled cornice;
- Restoration of the gothic window hoods and the first floor window surrounds;
- Removal of the "naturestone" coating and restoration or replacement of the original brick

WHEREAS, the original windows configuration on the front façade should be retained, including the double-hung windows with transoms and the stained glass windows (which may be replicated, if necessary); and

WHEREAS, CB3 finds the recessed balconies on the residential floors, as well as the recessed entrance at the street level, inconsistent with the historic façade and therefore inappropriate; and

WHEREAS, CB3 recommends that the railing on the roof of the addition be made of metal, painted black, to minimize its visibility; so

Therefore be it resolved, CB3 approves the Certificate of Appropriateness application regarding 121 East 7th Street, with the following recommendation:

CB3 would prefer that the stoop be retained (if at all possible) to maintain the building's original façade and we ask that alternatives for meeting ADA access to the building be studied.

3. Vote to adjourn  
approved by committee

36 YES 0 NO 0 ABS 0 PNV MOTION PASSED