



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

June 2025 Vote Sheet

Executive Committee

no votes necessary

Transportation, Public Safety, Sanitation & Environment Committee

Joint Transportation Committee and SLA Committee for 2025 Open Streets Applications

1. Forsyth Street from Canal Street to Hester Street, 7/1-12/1, 5pm-11pm every day
withdrawn
2. Mott Street from Canal Street to Bayard Street, 7/5-12/6, 9am-5pm Saturdays
withdrawn
3. Stanton Street from Essex Street to Norfolk Street, 7/5-7/27 and 9/6-9/28, 10am-6pm Saturdays and
Sundays

VOTE: TITLE: Support of DOT's 2025 Open Streets Applications

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, Community Board 3 supports the Open Streets with the days and hours listed:

Stanton Street from Essex Street to Norfolk Street

Community Partner: More Gardens Fund

Operational Days: Saturdays and Sundays, July 5 – July 27

Operational Hours: 10am-6pm

34 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Transportation Committee

1. Approval of previous month's minutes
approved by committee
2. Streets with approved reduced speed limits under "Sammy's law" (see attached information on website)
 - Catherine Street, between Henry Street and Cherry Street (PS 1 Alfred E Smith; PS 126 Jacob August Riis)
 - Henry Street, between Pike Street to Rutgers Street (PS 2 Meyer London)
 - Madison Street, between Oliver Street and Catherine Street (PS 1 Alfred E Smith)
 - Mott Street, between Pell Street and Mosco Street (Transfiguration School)
 - Oliver Street, between Madison Street and Catherine Street (PS 1 Alfred E Smith)

no vote necessary

3. District Needs update and budget consult questions

no vote necessary

Block Parties

4. AVNTGRDNY Block Party, 8/30/25, Eldridge St (btwn Broome & Delancey St)

VOTE: TITLE: Support AVNTGRDNY Block Party, 08/30/2025, Eldridge Street between Broome and Delancy Streets

WHEREAS, Community Board 3 received a petition from Andrew Rosenthal (Applicant) for a Community Block Party on August 30, 2025 on Eldridge St (between Broome & Delancey St) for 9 hours and require a street closure.

WHEREAS, the petition included signatures from both residents and merchants on the block in support of the community block party.

THEREFORE, BE IT RESOLVED, Community Board 3 supports the application for the Community Block Party.

5. Vote to adjourn

approved by committee

34 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Parks, Recreation, Waterfront, & Resiliency Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Parks Manager Update
no vote necessary
- 3. DDC: ESCR PA1/BMCR Updates
no vote necessary
- 4. DEP: "Flooding 101- Hazards, Mitigation, and Impacts" - focusing on Manhattan south of 14th Street
no vote necessary
- 5. Parks: Proposed dog run at Captain Joseph Jacobs Park

VOTE: TITLE: Support For Consideration Of Dog Run At Captain Jacob Joseph Playground

To Approve A Resolution Supporting The Consideration Of Converting Captain Jacob Joseph Playground Into A Dog Run

WHEREAS, Captain Jacob Joseph Playground, located at the corner of Henry Street and Rutgers Street in the Two Bridges neighborhood, has historically served as a shaded, small-scale play area for nearby families, including many low-income and immigrant residents; and

WHEREAS, the playground has been plagued for years by persistent quality-of-life issues—such as encampments, drug activity, and illegal dumping by nearby buildings and businesses—that have made the space unsafe and unattractive for children and families; and

WHEREAS, while some consider the playground underused, this underuse reflects long-standing neglect rather than a lack of need, and the space has not been maintained or invested in for many years; and

WHEREAS, nearby playgrounds at Seward Park and Little Flower Playground offer recreational alternatives, but each serves different needs, and Captain Jacob Joseph Playground has historically provided a uniquely shaded, quieter space preferred by some parents and caregivers; and

WHEREAS, while the installation of a dog run is not inherently a sign of gentrification, concerns have been raised that the lack of prior investment in the playground—despite years of safety and maintenance issues—combined with a sudden investment only to convert the space into a dog run, reflects broader patterns of disinvestment and shifting neighborhood priorities; and

WHEREAS, the funding for this proposed conversion—\$1 million from Councilmember Christopher Marte and \$700,000 from Manhattan Borough President Mark Levine—represents a rare and significant allocation of capital funds for this park; and

WHEREAS, the proposal to convert the playground into a dog run originated through the Councilmember's office in response to a request from a specific community group, rather than through the more typical NYC Parks-led planning process, which makes the approach somewhat unusual and underscores the importance of ensuring full community outreach—particularly to determine whether local residents and nearby businesses believe a dog run is the best use of the space; and

WHEREAS, the removal of a children's playground represents a loss for neighborhood families, and while the installation of a dog run would provide a new public amenity, there are concerns about how to maintain the space's appeal to families; some have suggested exploring whether the new design could include child-friendly elements—such as a safe viewing area or seating near the dog run—to allow children to observe and engage with the space in a way that softens the impact of removing the playground; and

WHEREAS, any new dog run typically requires a dedicated stewardship group in place before construction, in line with NYC Parks best practices; and

WHEREAS, the sidewalk in front of Captain Jacob Joseph Playground has been identified as the proposed site of an elevator installation for the subway station underneath, and any future capital project must take into account potential conflicts with this major infrastructure work;

THEREFORE BE IT RESOLVED, that Community Board 3 supports the consideration of converting Captain Jacob Joseph Playground into a dog run, provided that the following conditions are met:

- 1) NYC Parks must conduct a full and open community engagement process that includes multiple, on-site outreach sessions at Captain Jacob Joseph Playground. These sessions must be transparent about the possibility of playground removal and must ask residents and local businesses what they want for the space, not just how they would design a dog run. The results of this outreach must be returned to the CB 3 Parks Committee prior to any final design determination.
- 2) NYC Parks must work with the Department of Sanitation, NYPD, and all relevant city agencies to immediately launch and maintain an active enforcement and cleanup effort at the site-including joint operations to address illegal dumping, drug use, and unhoused presence. These quality-of-life issues must be addressed now, not deferred until after any future conversion. This effort must be ongoing, sustained, and documented, as the proposed project is likely to take years to complete. NYC Parks must return to the CB 3 Parks Committee with regular updates on these enforcement and remediation efforts.
- 3) Any final design for the space should explore the inclusion of child-friendly elements, such as a safe viewing or seating area that allows children to observe and engage with the dog run, to preserve some intergenerational value for neighborhood families.
- 4) A formal dog run stewardship group must be identified and committed prior to construction, to ensure long-term maintenance and community oversight.
- 5) NYC Parks must coordinate with the MTA and other agencies to evaluate whether the proposed subway elevator project in front of the playground would interfere with or damage any future dog run installation.

BE IT FURTHER RESOLVED, that Community Board 3 appreciates the significant investment proposed by Councilmember Marte and Borough President Levine, and remains committed to ensuring that the final use of these public funds results in an equitable, accessible, and well-supported public space that reflects the needs of the entire community.

- 6. + pool-update
no vote necessary
- 7. DNS updates and budget consultation questions
no vote necessary
- 8. Vote to adjourn
approved by committee

34 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks item 5)
33 YES 0 NO 0 ABS 2 PNV MOTION PASSED (Parks item 5)

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

1. Approval of previous month's minutes
approved by committee
2. School District 1: Needs and budget priorities
no vote necessary
3. University Settlement: Funding and programming needs for after school programs
no vote necessary
4. CCM Marte: Support for Intro 1288-2025 to amend the Administrative Code to require a discount rate for seniors participating in the bike share program
withdrawn
5. DNS updates and budget consultation questions
no vote necessary
6. CAB/CEC reports
no vote necessary
7. Vote to adjourn
approved by committee

34 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. Pardon Me (White Horse Hospitality Group LLC), 162 Orchard St (op/method of operation: extend hours of operation to 2am 7 days a week)
withdrawn
3. Pinky Swear (Wallabout Entertainment LLC), 167-171 Chrystie St (op/alt: add rear yard with 5 tables, a fire pit, and 24 seats)
withdrawn

New Liquor License Applications

4. Nine Orchard F&B Subtenant LLC and NO F&B Management LLC, 9 Orchard St (op)

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

WHEREAS, Orchard Street Restaurant Management LLC doing business as Corner Bar; Swam Room, is seeking a full on-premises liquor license, in the premises located at 9 Orchard Street, Corner of Canal Street and Orchard Street with Allen Street to the west, New York, New York; and

WHEREAS, this is an application for a sale of assets for an establishment with of 803 people, 68(maximum) tables and 439(maximum) seats with 3 bars 30'10" 1st fl (corner) with 14 seats; 27' 1st fl (lobby) with 12 seats; 15' 14th fl with, Restaurant within a hotel with meeting/event spaces serving food during [all hours of operation 2 TVs (TBD), with live musician (3-4 instrument ensembles); DJs Streaming services/playlists and

WHEREAS, there are 15 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

WHEREAS, This location has been licensed to the current establishment since 2018, this is a sale of assets; and

WHEREAS, the applicant has never been a license holder in NY State but has had work experience similar to the proposed business in other states;

WHEREAS, there were 18 commercial 311 complaints at this location with NYPD action necessary since 2022; and

WHEREAS, 47 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, the applicant intends to keep the same stipulations that were approved October 26, 2018 with the only amendment being that the 2nd floor space and the 14th floor space will be accessible for hotel guests when there are no events, and if there is additional capacity it will be open to the public by reservation only; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Orchard Street Restaurant Management LLC for the premises located at 9 Orchard St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Restaurant within a hotel with meeting/event spaces with a full kitchen,
- 2) its hours of operation will be opening no later than 07:00 A.M and closing by 02:00 A.M ALL DAYS Except: Ground Fl Space on Allen and Canal, 7am-Midnight, Sunday-Wednesday; 14th Fl Exterior 7am-Midnight Daily,
- 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 sports
- 5) it will play live music, at background level, OR entertainment level, 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 08:00 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
 - 13) it will accept all stipulations approved October 26, 2018 (attached) and amend to include use of the 2nd floor space and 14th floor space by hotel guests, and if capacity allows public with reservations.
5. Nine Orchard Hotel Subtenant LLC and NO Hotel Management LLC, 9 Orchard St (op)

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

WHEREAS, Nine Orchard Hotel Subtenant LLC, NO Hotel Management LLC and Orchard Street Hotel Management LLC doing business as Nine Orchard Hotel, is seeking a full on-premises liquor license, in the premises located at 9 Orchard Street, New York, NY 10002, between Canal and Division St, New York, New York; and

WHEREAS, this is an application for an establishment for 265 people, 7 tables and 14 seats with 1 service bar back of house with a full kitchen (operated by the restaurant, which is separately licensed) serving food during all hours of operation with no TVs, background/streaming music; and

WHEREAS, there are 15 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, This location has been licensed to the current establishment since 2018, this is a sale of assets. and

WHEREAS, the applicant has never previously been a license holder in NY but has other restaurants in other states; and

WHEREAS, there were 18 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, this applicant will operate under the same stipulations as approved October 26, 2018 (attached); and

WHEREAS, 42 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 Nine Orchard Hotel Subtenant LLC, NO Hotel Management LLC and Orchard Street Hotel Management LLC for the premises located at 9 Orchard Street, New York, NY, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as Hotel (with restaurant that is separately licensed), with a full kitchen (operated by the restaurant, which is separately licensed) serving food during all hours of operation
- 2) its hours of operation will be opening no later than Hotel is 24 hrs/daily; Room Service Only: 08:00 A.M and closing by 04:00 A.M Mon-Sat/ 10:00 A.M. – 4:00 A.M. Sun,
- 3) it will not use outdoor space for commercial use
- 4) 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],
- 5) it will play ambient background music only
- 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 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; and
 - 13) it will operate under the stipulations approved October 26, 2018, attached.
6. AIK Hospitality Inc, 92 Ludlow St (op)
withdrawn
 7. Studio 6 (Studio 6 Collective LLC), 106 Rivington St (wb)

VOTE: TITLE: Community Board 3 Recommendation To Deny

WHEREAS, Studio 6 collective doing business as Studio 6 is seeking a Beer/Wine license, in the premises located at 106 Rivington Street, between Essex and Ludlow Streets New York, New York; and

WHEREAS, this is an application for an Art Gallery with an occupancy of 74 people, four tables and 24 seats with one 8 ft by 8 ft bar serving finger foods served from less than a full-service kitchen during all hours of operation, Hours of Operation would be 2:00PM – 12:00AM Tuesday – Sunday, two televisions, DJs and Live music at entertainment level, and

WHEREAS, there are 45 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

WHEREAS, this location is currently unlicensed and was denied for a full OP by the NY SLA in 2013 due to the oversaturation of licenses in the area, and the 500 foot law; and

WHEREAS, the applicants have never held a license. Sheila Perry has worked as a manager at a steakhouse in Florida and the other, Seth Cohen was involved with 188 Allen Street Gallery. As per Department of Transportation (DOT) and the New York State Liquor Authority (NY SLA) regulations, the operators of this business were unlawfully using another business's (Cheese Grill) liquor license to allow drinking in and around their enclosed structure, despite the space never being used for dining. After repeated DOT investigations, both the Cheese Grill and the gallery operators refused to comply with agency directives. It took numerous complaints to elected officials, the DOT, and the NY SLA before the city finally intervened on June 15, 2023, dismantled the structure. <https://nypost.com/2022/08/20/dining-shed-thats-actually-an-art-gallery-hits-les/> and <https://blog.resy.com/2022/08/best-downtown-new-york-bars-restaurants-nightlife-mayor-ariel-palitz/> The Department of Transportation had issued a formal termination notice for the outdoor structure. The space was never used for legitimate outdoor dining and was used as an art gallery/event space. Even after the Cheese Grill ceased operations around April 2023, the gallery operators continued to use the space for late-night drinking, smoking, and congregation in and around the premises; and

WHEREAS, We received a letter in opposition from the LES Dwellers, citing that it is an unlicensed location, the oversaturation of licenses in the area, and problems with the applicant's previous business; 8 residents spoke in opposition due to the saturation, noise, crowds and safety issues, as well as this being an unlicensed location and concerns around adding another license to a problem area; and

WHEREAS, 46 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, there are many art galleries in the neighborhood, none of which have liquor licenses, live music or DJs. There was a concern by members of the committee that this would be an unfair advantage for this business as well as setting a precedent for all of the other art galleries to apply for liquor licenses in order to compete; and

WHEREAS, This location is in an extremely over saturated area, where there are already 45 full on- premises liquor licenses within 500 feet, this volume of license causes many problems and quality of life issues for the residents, such as noise, traffic congestion, crowds, and litter and an increase in crime. The local police precinct regularly cordons off the area in an attempt to control the crowds and traffic; and

WHEREAS, Although this is a Beer/Wine license closing at 12:00AM, there are many successful art galleries in the neighborhood and none of them are licensed. The business describes its method of operation as a gallery, but it has a bar, tables and chairs, TVs, live music and DJs at entertainment level, which is not a gallery; it is a bar with art on the walls. Seth Cohen, one of the principals, has an adverse history from his time as Gallery Director at 188 Allen Street Gallery.

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of this application for a Beer/Wine license for Studio 6 Collective, for the premises located at 106 Rivington Street, New York, New York. This is a previously unlicensed location, and adding a license will have a negative impact on the community.

8. St Dymphna's (DM Hospitality Management LLC), 117 Ave A (op)

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

WHEREAS, St. Dymphnas LLC doing business as St. Dymphnas, is seeking a full on-premises liquor license, in the premises located at 117 Ave. A, between 7th St. and St. Mark's Place, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 20 tables and 45 seats with one bar with 8 stools, and a full kitchen serving traditional Irish food during all hours of operation, and will have a maximum of 5 TVs, live music and streaming music played at background levels; and

WHEREAS, there are 28 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the applicant has been a license holder at this location since 2018; and

WHEREAS, there were 27 commercial noise 311 complaints at this location with NYPD action necessary since 2022; 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 St. Dymphnas LLC for the premises located at 117 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as full service restaurant, with full kitchen serving traditional Irish food within all hours of operation,
- 2) its hours of operation will be opening no later than 12PM and closing by 4AM 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 have a doorman on Friday and Saturday,
- 6) it will play ambient background music, consisting of recorded music, and will have live music at background level, live music will consist of no more than three instruments no more than two times per month, will not have third party promoted events, events with covers or scheduled performances,
- 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 8 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.

9. 141Sport Inc, 141 Chrystie St (op)

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

WHEREAS, 141 Sport Inc is seeking a full on-premises liquor license, in the premises located at 141 Chrystie Street, between Delancey and Broome Streets, New York, New York; and

WHEREAS, this is an application for an establishment of 146 people, 24 tables and 104 seats with a 17 foot bar on the 1st floor and a 33 foot bar on the 2nd floor, with a full kitchen serving food during all hour of operation, with 6 tvs, DJs and recorded background music, and

WHEREAS, there are 12 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, This location was been operated as Footy Haus. Footy Haus was granted a temporary license by the NY SLA, however had some issues and eventually withdrew their application; and

WHEREAS, The applicant has operated Flower Shop on Eldridge street and Little Ways on West Broadway, in CB2; and

WHEREAS, there were 3 commercial 311 complaints at this location with NYPD action necessary since 2022; and

WHEREAS, we received a letter from one resident in opposition due to the noise and problems on Chrystie St.; and

WHEREAS, 16 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 141 Sport Inc, for the premises located at 141 Chrystie St New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service American restaurant focused on soccer culture and community with kitchen open and serving food all hours,
- 2) its hours of operation will be opening no later than 8:00AM – 12:00AM Sunday – Wednesday, and 8:00AM – 2:00AM Thursday – Saturday,
- 3) it will not use outdoor space for commercial use
- 4) it will employ a doorman if needed,
- 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 and have DJs at background level, and will not have live music, promoted events, scheduled performances or any event at which a cover fee will be charged and not more than 2 private parties per week,
- 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 9:00PM 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.

10. PDS Dreams LLC, 162 Ave A (op)

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

WHEREAS, PDS Dreams, LLC doing business as "PD's A10 Kitchen", is seeking a sale of assets for a full on-premises liquor license, in the premises located at 162 Avenue A, between E.10th Street and E. 11th Street, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 19 tables and 41 seats, including a stand-up bar, 8 stools, with a full kitchen and food preparation area, serving food during all hours of operation, no televisions and background music played through small speakers; and

WHEREAS, there are 7 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously a restaurant under the name "A10 Kitchen", which was licensed with a full OP; and

WHEREAS, this applicant has never held a license for the sale of alcohol, but has some experience working in the food/hospitality history; and

WHEREAS, 15 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, a representative from the East Village Community Coalition appeared and wanted to ensure that the applicant is aware that there have been issues with lines at this location, specifically during brunch and that lines are not permitted,

WHEREAS, There is a church less than 200 Feet from the location, The Iglesia Del Dios Pentecostal M.J. Alpha Y Omega at 168 Avenue A, which was recently determined by the NY SLA to be a legitimate church, however this location has been previously licensed,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for PDS Dreams, LLC, for the premises located at 162 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American restaurant, with a full kitchen serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11AM and closing by 12AM Sundays-Wednesdays and 1AM Thursdays-Saturdays,
- 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) I will not employ a doorman/security personnel,
- 5) it will not 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 may have "happy hours" until 8PM 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.

11. The Cup Bearer (TCBLES LLC), 302 Broome St (op)
withdrawn

Other SLA Committee Item

12. DNS updates and budget consultation questions
no vote necessary

Items not heard at Committee

13. Binondo (Kabisera Kape LLC), 50 E B'way (wb/removal from 261-267 Canal St)
administratively approved

14. Titi's East Village Inc, 130 E 7th St (wb)
administratively approved

15. Shang Shan USA Inc, 167 1st Ave (wb)
administratively approved

16. Tip Tara Thai Restaurant (Tata Kitchen LLC), 213 E B'way (wb)
administratively approved

Dining Out NYC - Not heard at Committee

17. Bar Veloce, 175 2nd Ave (Sidewalk Cafe)
administratively approved

18. Ho Foods NYC, 110 E 7th St (Roadway Cafe)
administratively approved

19. Downtown Social, 149 2nd Ave (Sidewalk Cafe)
administratively approved

20. Crispiano, 130 Saint Marks Pl (Roadway Cafe)
administratively approved
21. Virginias, 200 E 3rd St (Sidewalk Cafe)
administratively approved
- License Expansion for Dining Out - Not heard at Committee
22. Kanoyama, 175 2nd Ave
administratively approved
23. Bar Valentina, 85 Orchard St
administratively approved
24. Bar Primi, 325 Bowery
administratively approved
25. Essex, 124 Rivington St
administratively approved
26. 886, 26 St. Marks Pl
administratively approved
27. Vote to adjourn
approved by committee

34 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 7, 8)
32 YES 2 NO 0 ABS 0 PNV MOTION PASSED (SLA item 7)
33 YES 0 NO 0 ABS 1 PNV MOTION PASSED (SLA item 8)

Joint City Charter Revision Task Force & Land Use, Zoning, Public & Private Housing Committee
June 9 Meeting

Joint City Charter Revision Task Force & Land Use, Zoning, Public & Private Housing Committee

- Presentation of Charter Commission proposed land use items
no vote necessary

Land Use, Zoning, Public & Private Housing Committee

1. Approval of previous month's minutes
approved by committee
2. District needs update and budget consult questions
no vote necessary
3. Vote to adjourn
approved by committee

34 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Joint City Charter Revision Task Force & Land Use, Zoning, Public & Private Housing Committee
June 17 Meeting

- Presentation of Charter Commission proposed land use items

VOTE: TITLE: Community Board 3 support for certain issues considered for Charter Revision including support for new tools to prevent displacement and unlock housing development, preserve community boards' limited ability to provide input, consideration of member deference that does not dilute CB input, support efforts to streamline the contractor payment processes, and consideration of any proposal that might increase voter turnout

WHEREAS, Mayor Eric Adams convened the NYC Charter Revision Commission ("MCRC") and Council Speaker Adrienne Adams convened the NYC Commission to Strengthen Local Democracy, which are both reviewing the New York City Charter and have each released preliminary reports outlining areas they may explore further as they continue their work; and

WHEREAS, both commissions are continuing their review processes, with further updates and recommendations expected later this year and the MCRC is explicitly seeking public comment; and

WHEREAS, the commissions appear to be exploring the possibility of reforms pertaining to land use, elections, and city agencies; and

WHEREAS, the MCRC discusses possible changes to fast-track the Universal Land Use Review Process (ULURP) to reduce costs and facilitate certain types of development; and

WHEREAS, the MCRC introduces the idea of different levels of review: large projects take one path, small projects take another with the intention of providing opportunities for more smaller rezonings; and

WHEREAS, the MCRC also suggests streamlining the review of "categorically beneficial projects," like, 100% affordable housing, but fails to provide clarity on the criteria for determining what is considered a categorically beneficial project; and

WHEREAS, the MCRC introduces the concept of a "zoning administrator" office, which was already mentioned in the charter but has not been implemented, as the mechanism to review projects that qualify for "fast-track" treatment that are small, crucial, and categorically beneficial; and

WHEREAS the MCRC proposes the creation of a different review procedure for housing developments in districts that fail to meet Fair Housing targets. The city will set housing development goals as part of Fair Housing efforts and a Fair Housing Framework that will set housing targets by Community District; and

WHEREAS, the MCRC is proposing to amend the roles played within the ULURP process, including, the role of community board, and the role of officials, like the Borough President, and the Speaker of the City Council; and

WHEREAS, the most common recommendation has been to consolidate the advisory portions of ULURP — that is, Community Board, Borough President, and, when applicable, Borough Board — into a single review period. This suggestion would preserve an advisory role for the Community Board and Borough President but could save meaningful time. Today, the Community Board review period is generally 60 days and Borough President and Borough Board review add another 30 days. Consolidation could thus reduce the overall review period from 90 days to 60; and

WHEREAS, the MCRC suggests a new process for zoning changes related to Climate/Infrastructure and another process for public land disposition as "ULURP's "one-size-fits-all" procedure with the intention of having the City spend scarce time and resources on exceedingly modest changes"; and

WHEREAS, there is a recommendation to streamline disposition to activate public land for affordable housing and other uses the city have hundreds of properties that are tiny, sometimes inches wide and to dispose of them, the City must go through ULURP. There is already a precedent for special disposition processes such as DSBS's maritime dependent lease provision that are deployed for other public benefits; and

WHEREAS, the MCRC described the idea that certain zoning changes would not have a full ULURP but would instead go to the Zoning Administrator office. This new mechanism would replace some land use and Board of Standards and Appeals action, but the report has no detail on if and how this role would impact Community Board input on these actions. It is unclear whether CBs would still see these applications and whether the Zoning Administrator would hold hearings; and

WHEREAS, the MCRC includes language on "elevating citywide needs" in land use processes, which suggests a Citywide plan but does not explicitly call for one. The commission examines imposing "Fair Share" housing requirements using models from other jurisdictions, such as California, Oregon, and New Jersey. The commission also examines how capital planning processes set out in the Charter may need to change to ensure investments in infrastructure, transportation, and neighborhood amenities are made in concert with new housing; and

WHEREAS, the MCRC suggests the allocation of additional funding as well as DCP staffing to support the development of community 197A plans but does not describe a mechanism by which those plans would be incorporated into actionable plans from city agencies; and

WHEREAS, the MCRC identifies "Member Deference" as a barrier to development in certain areas and to balancing citywide versus local priorities. Member deference is a City Council convention and not a Charter-mandated process and there are no specific recommendations for a Charter amendment; and

WHEREAS, the tradition of "member deference" in the city council allows members to block more needed housing in their districts, especially in wealthier neighborhoods, and the lack of affordable housing is a city wide issue and every district must do its part to contribute new housing to bring down costs; and

WHEREAS, contrary to the MCRC's report, Community Board 3's ("CB3") has seen benefits to member deference (such as permanently affordable housing in Essex Market and two stages for the East Side Coastal Resiliency) as councilmembers are the first layer of government that most communities and community boards have access to, and who are more likely to listen to the community than large, monied interests, and

WHEREAS, the local community and community board is likely to have a better idea about what the impact of projects will be and are in a better position to be able to bring attention to defects with plans or suggest alternatives to those plans,

WHEREAS, the MCRC is recommending changes to the process for modernizing the city map by centralizing its management from borough presidents' office to the Department of City Planning ("DCP"), digitizing the city map, and other minor actions; and

WHEREAS, consistently CB3's district needs includes the need for more affordable housing production and preservation as a major challenge for the district and states that "unnecessary administrative and bureaucratic roadblocks in the approval process are some of the largest financial costs in building new affordable homes, which often renders desirable projects financially unfeasible"; and

WHEREAS, the Charter Revision Commissions has deemed it important to consider several possible changes to the City's Election process in order to increase and improve voter turnout; and

WHEREAS, the Commission is also looking into the impact on voter turnout should the city switch to Open Primaries. Currently NYC has "Closed Primaries" which means voters must be enrolled as members of a political party to vote in that party's primary election. New York State also has closed primaries; and

WHEREAS, NYC has almost one million unaffiliated voters who cannot vote in party primaries and it is posited that opening our primaries may increase voter turnout; and

WHEREAS, several past charter commissions have considered whether to implement open primaries and the various ways to do so, including considering a two top system, where the two top vote getters in the primary election ran for mayor in the general election, however that proposal was overwhelmingly rejected by NYC voters in 2003; and

WHEREAS, over time NYC voter participation has declined, in the 1970s and 1980s participation was at 50% but registered voter turnout has not exceeded 40% in a mayoral election since 2001 and has been below 30% in every mayoral election since 2009, and in 2021, just 23% of NYC registered voters participated in the general election; and

WHEREAS, good government groups say that moving NYC elections to even years would increase voter participation¹ and allow younger voters and voters of color, especially Latino communities, to be better represented in high-turnout, even-year elections; and

WHEREAS, the MCRC has deemed it important to consider several possible changes to NYC's election process to increase and improve voter turnout; and

WHEREAS, one possible change would be shifting city elections from odd years to even years, which would guarantee that state elections and city elections would occur at the same times. Additionally, it could also allow city elections to be held at the same time as presidential elections; and

WHEREAS, studies have shown that voter participation is increased when citywide elections are held at the same time as other elections and that voter turnout is higher in traditionally marginalize electorates including voters of color; and

WHEREAS, holding city elections at the same time as state elections could save as much as \$42 million every two years; and

WHEREAS, holding state elections and city elections in even years could help eliminate special elections to fill vacated seats, where candidates would be forced to indicate which seat they chose

¹ <https://www.commoncause.org/new-york/press/common-cause-ny-on-gov-hochuls-state-of-the-state/>; <https://citizensunion.org/portfolio-item/cu-report-moving-municipal-elections-to-even-numbered-years/#:~:text=A%20key%20reason%20for%20low,held%20in%20even%2Dnumbered%20years.>

to contest rather than holding on to their current seat and, should they win a new position, then cause a special election to fill their former position; and

WHEREAS, the commission should thoroughly consider how best to implement the shift to even year elections, considering the numerous impacts of voter drop off; and

WHEREAS, NYC relied on non-profit service providers to fulfill its stated mission and deliver public services; and

WHEREAS, NYC has consistently struggled to fulfill its own contractual obligations to these non-profits including delays in contract execution and registration and crucially the delivery of payments, leading to financial hardships on the part of the non-profits and in turn a decreased ability of these non-profits to deliver the services they have been contracted to provide; and

WHEREAS, closed primaries are becoming an increasing area of concern in New York as the number of unaffiliated voters grows²; and

THEREFORE, BE IT RESOLVED, New York City has a housing crisis and needs new tools to prevent displacement and unlock housing in communities that don't produce enough, particularly tools for projects that include affordable housing, and not allowing sites chosen for housing developments to be inequitably changed to a different community district; and

THEREFORE, BE IT FURTHER RESOLVED, this committee is adamant about preserving the already limited ability of the community boards to provide input and is not open to proposals that seek to affect the process of member deference because it would dilute community boards' ability to provide input; and

THEREFORE, BE IT FURTHER RESOLVED, CB3 supports the MCRC efforts to streamline the contractor payment processes, including the contracting portals, to support the city meeting its obligations on a more timely basis; and

THEREFORE, BE IT FURTHER RESOLVED, the commission should consider any proposal that might increase voter turnout and participation including the commission's recommendation that NYC elections be moved to even election years and that primaries be open to everyone regardless of party affiliation to ensure free and fair elections and should support additional proposals for equitable participation in NYC elections not contemplated by MCRC.

That Community Board 3 encourages the charger commission to continue to consider and evaluate any proposals that might increase voter turnout and participation, including that New York City elections be moved to even years and that primaries be open to everyone regardless of party affiliation, in order to ensure free and fair elections but that Community Board 3 takes no position on these proposals at this time.

THEREFORE, BE IT FURTHER RESOLVED, Community Board 3 is opposed to the concurrent review period of the Borough President and Community Board in order to preserve the Community Board's ability to comment prior to the Borough President taking action.

(Motion: new language for member deference)

20 YES 14 NO 1 ABS 0 PNV MOTION PASSED

(Motion: new language for the last therefore regarding election)

17 YES 16 NO 2 ABS 0 PNV MOTION FAILED

(Motion: new therefore be it resolve CB 3 opposed to a parallel timeline)

29 YES 5 NO 0 ABS 0 PNV MOTION PASSED

(Charter Commission motion)

31 YES 2 NO 1 ABS 0 PNV MOTION PASSED

Economic Development Committee

1. Approval of previous month's minutes
approved by committee
2. Presentation for report on City of Yes economic opportunities for CB 3

² <https://www.commoncause.org/new-york/resources/independent-state-of-mind-the-rise-of-new-yorks-unaffiliated-voters/>

- no vote necessary
3. Resolution for support for enhanced City enforcement for commercial tenant harassment violations

VOTE: TITLE: RESOLUTION IN SUPPORT OF ASSIGNING A CITY AGENCY TO TRACK COMMERCIAL TENANT HARASSMENT AND PROVIDE LEGAL RESOURCES FOR SMALL BUSINESSES

WHEREAS, small businesses are essential to the vibrancy of New York City neighborhoods, providing culturally relevant goods, jobs, and community spaces, and helping to anchor neighborhoods against the impacts of gentrification; and

WHEREAS, commercial tenant harassment is a growing threat in communities experiencing rapid economic change, where landlords often employ tactics such as illegal eviction efforts, neglect of repairs, intimidation, or other forms of pressure to displace long-time tenants in favor of more lucrative leases; and

WHEREAS, NYC does not collect or publish official data on commercial tenant harassment; and

WHEREAS, according to survey data published in "The State of Storefronts 2023: Beyond Recovery," [including surveys of Lower East Side and East Village businesses] 1 in 5 merchants said they had experienced one or more forms of commercial tenant harassment³; and

WHEREAS, while the City has passed a commercial tenant anti-harassment law, enforcement remains insufficient, and business owners lack the resources to fully leverage the law to protect themselves; and

WHEREAS, since the commercial tenant anti-harassment statute was enacted in 2016, fewer than 30 cases have been heard by New York Supreme Court⁴; and

WHEREAS, Cooper Square Committee is advocating to assign a dedicated city agency to track incidents of commercial tenant harassment, support enforcement of the law, and ensure that small business owners have access to free legal services, including litigation support;

THEREFORE BE IT RESOLVED, that Manhattan Community Board 3 strongly supports the assigning of a dedicated city agency tasked with tracking, investigating, and addressing commercial tenant harassment

BE IT FURTHER RESOLVED, that CB3 calls on the City of New York to allocate funding to provide free, accessible legal assistance for commercial tenants facing harassment or displacement, including resources for education on tenant rights.

4. District Needs Statement – first review
no vote necessary
5. Vote to adjourn
approved by committee

34 YES 0 NO 0 ABS 0 PNV MOTION PASSED

By-Laws Task Force

- Proposed by-law change
- VOTE:** District Manager and Staff

In accordance with the City Charter, personnel, policies of the City of New York and existing requirements of due process, the Board shall appoint a District Manager to serve at the pleasure of the Board. **The Board delegates to the District Manager the authority for hiring additional board staff, to be carried out within the board's budgetary appropriations and in accordance with other applicable laws and personnel policies of the City.**

Such staff shall perform such functions as are assigned by the Community Board or other provisions of law.

29 YES 5 NO 0 ABS 0 PNV MOTION PASSED

³ https://anhd.org/sites/default/files/state_of_storefronts_2023_final.pdf

⁴ Testimony of SBS Commissioner Dynishal Gross at NY City Council Joint Small Business and Economic Development Committee Hearing, January 30, 2025

Cannabis Control Task Force

1. Approval of previous month's minutes
approved by committee
2. Cream Inc, 5 Division St (Adult-Use Retail Dispensary)
withdrawn
3. BlissBar LLC, 331 E 9th St (Adult-Use Retail Dispensary)

VOTE: TITLE: Community Board 3 Recommendation to Support—Stipulations Attached

WHEREAS, BlissBar LLC doing business as Bellanova is seeking an Adult-Use Retail Dispensary license, in the premises located at 331 E. 9th Street, between First Avenue and Second Avenue, New York, New York; and

WHEREAS, the applicant appeared before Community Board 3 on June 16, 2025 to allow the community the opportunity to provide comments on the proposed business; and

WHEREAS, 0 (zero) residents spoke in opposition or support of the application; and

WHEREAS, Community Board 3 finds no concerns with the proposed business;

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the application for [an Adult-Use Retail Dispensary for BlissBar LLC, for the premises located at 331 East 9th Street, New York, New York, provided that the applicant agrees to the following signed notarized stipulations that

- 1) It will close by 10:00 pm from Sunday to Saturday, and
- 2) it will have no music emanating from business.

33 YES 1 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. Planning for outreach tabling
no vote necessary
4. Vote to adjourn
approved by committee

34 YES 0 NO 0 ABS 0 PNV MOTION PASSED