

# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## September 2025 Vote Sheet

### Executive Committee

no vote necessary

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

1. Approval of previous month's minutes  
approved by committee
2. Pratt Center for Community Development: Affordable housing needs analysis  
no vote necessary
3. FY'2027 District Needs Statement  
no vote necessary
4. Vote to adjourn  
approved by committee

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

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

1. Approval of previous month's minutes  
approved by committee
2. DOT and EDC – Chinatown Connections Update  
no vote necessary
3. DOT: Update on the Manhattan Bridge Off-Ramp and Canal Street Interim Safety Improvements  
no vote necessary
4. JOCO: Overview of Business Model  
withdrawn
5. TSP Halloween Dog Parade; October 18, Avenue A from 7th to 15th Streets  
withdrawn
6. FY2027 District Needs Statement, Budget Priorities  
no vote necessary
7. Vote to adjourn  
approved by committee

**32 YES 0 NO 0 ABS 0 PNV**

### Parks, Recreation, Waterfront, & Resiliency Committee

1. Approval of previous month's minutes  
approved by committee
2. FY'2027 District Needs Statement  
no vote necessary
3. Parks Manager Update  
no vote necessary
4. GOLES: Baruch Bathhouse Community Use Survey (Survey is available upon request)  
no vote necessary
5. Parks: Parks' FY 27 budget priorities, including Tompkins Square Park (new entrance at E 10th Street), Sara D Roosevelt Park (Hester Street Playground and the Stanton Street Parkhouse), Coleman Oval Playground, Seward Park, Vladeck Park and Al Smith Recreation Center  
no vote necessary
6. DDC: BMCR Updates  
no vote necessary
7. DDC: ESCR PA1 Updates  
no vote necessary
8. DDC: presentation on the East River Park Public Restroom Building

**VOTE: TITLE: To Support the Design of the New East River Park Public Restroom Building**

**WHEREAS**, the Department of Design and Construction (DDC) proposes a new design build restroom facility in the East River Park; and,

**WHEREAS**, the restroom building will be approximately 720 square feet, ADA-compliant and energy-efficient with a men's room, women's room, and a mechanical room; and,

**WHEREAS**, the location of the new building will be in the East River Park parallel with Grand Street; and,

**WHEREAS**, the construction for this project is set to begin in early 2026 with substantial completion the same year;

**THEREFORE BE IT RESOLVED**, that Community Board 3 supports the DDC's plan to construct a new public restroom facility in the East River Park.

- 9. Vote to adjourn  
approved by committee

**32 YES 0 NO 0 ABS 0 PNV (excluding Parks item 8)**

**31 YES 0 NO 0 ABS 1 PNV (Parks item 8)**

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

- 1. Approval of previous month's minutes  
approved by committee
- 2. Ryan Health: Informational updates about Ryan Health | NENA at 279 E 3rd St and School-Based Health Center at PS 188  
no vote necessary
- 3. District 1 Schools: plan for new D1 Cares Center for families – Did not attend or present at the meeting.  
no vote necessary
- 4. NYC Commission on Human Rights: Services & Enforcement of City Human Rights Law  
no vote necessary
- 5. FY'2027 District Needs Statement  
no vote necessary
- 6. CAB/CEC reports  
no vote necessary
- 7. Vote to adjourn  
approved by committee

**32 YES 0 NO 0 ABS 0 PNV**

**August SLA Licensing & Outdoor Dining Committee**

- 1. Approval of previous month's minutes  
approved by committee
- Alterations
- 2. Cafe Maud, The Rhymers' Club (Host 132 LLC), 132 2nd Ave (op/method of operation: extend closing hours to 4am all days from 12am Sunday-Wednesday, 2am Thursday-Saturday)  
withdrawn
  - 3. Ishq (Jhakaas LLC), 202 Ave A (op/method of operation: change hours to 11am-2am Tuesday-Sunday, closed Monday from opening no later than 5pm Tuesday-Friday, 12pm Saturday and Sunday, closed Mondays, closing by 11pm all days)
- VOTE: TITLE:** Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached

**WHEREAS**, Jhakaas, LLC, doing business as "Ishq", is seeking to alter its existing OP license, (expanding operating days/hours), in the premises located at 202 Avenue, between E. 12th Street and E. 13th Street, New York, New York; and,

**WHEREAS**, this is an application for an establishment for up to 74 people, 23 tables and 66 seats, including a stand-up bar, a full kitchen and food preparation area serving food during all hours of operation, no televisions, and small speakers playing music from streaming services at background level volume;

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

**WHEREAS**, this restaurant opened at its current location in August 2024, with a full OP license, closing hours of 11PM (all days); previously, the restaurant "Kōbo by Nai" operated in the space; and,

**WHEREAS**, applicant has owned an operated "Ishq" at its current location since opening in August 2024; applicant also serves as General Manager of the restaurant "Gazab" located at Essex and E. Houston; and,

**WHEREAS,** One resident representing the North Avenue A Neighborhood Association, spoke in opposition to extending the hours to 2AM, due to the late night problems, and a representative from the Esat Village Community Coalition spoke in opposition to a 2AM close, and would support later hours, until midnight.

**WHEREAS,** 24 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 Jhakaas, LLC, for the premises located at 202 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Modern Indian 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 11 AM all days, closing by 12 AM Sunday – Thursday, and 1AM Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it 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, not more than 24 private parties per year.
- 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 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.

New Liquor License Applications

4. OTI (E3 Hospitality LLC), 40 Clinton St (upgrade to op)  
withdrawn
5. AIK Hospitality Inc, 92 Ludlow St (op)  
withdrawn
6. Danny and Coop's (Danny and Coop's LLC), 151 Ave A (wb)  
withdrawn
7. Musche LLC, 201 Allen St (wb)

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

**WHEREAS,** Musche LLC doing business as Matsonuri Kitchen Restaurant, is seeking a new on-premises liquor license, in the premises located at 201 Allen St, between Houston and Stanton, New York, New York; and

**WHEREAS,** this is an application for Bar/Tavern establishment of 16 people, 11 tables and 16 seats with 1 bar with no seats, with no full kitchen, a prep area, serving small bites, serving food during all hours of operation, with streaming music and karaoke; and

**WHEREAS,** there are 31 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

**WHEREAS,** This location was previously licensed with a Beer/Wine license to Yokoya Ramen, and

**WHEREAS,** the applicant is a license holder (Village Craft Beer and Smoke 136 1st Ave./52 La Guardia Place) with no SLA reports or actions within the past 5 years; and

**WHEREAS,** 4 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 Musche LLC for the premises located at 201 Allen St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Tavern with a prep kitchen serving small bites during all hours of operation,
- 2) its hours of operation will be opening no later than 9 A.M. all days and closing by 12:00 A.M. Sunday – Wednesday, and 2AM Thursday – 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 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 7PM 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.

8. Annapurni Hospitality LLC, 211 1st Ave (op)  
withdrawn

9. The Oven's Slice 2 LLC, 218 1st Ave (wb)

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

**WHEREAS**, The Oven Slice 2 LLC doing business as The Oven Slice 2, is seeking a full on-premises liquor license, in the premises located at 218 First Avenue, between 13th and 14th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 48 people, 8 tables and 23 seats with 1 Point of sale counter with 4 stools, less than full kitchen, serving food during all hours of operation No TVs, playing background recorded music; and

**WHEREAS**, there are 22 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, This location was previously an unlicensed coffee shop; and

**WHEREAS**, the applicant has never previously been a license holder but has worked in this business as a bar tender at a pizzeria since 2016, and

**WHEREAS**, A representative from East Village Community Coalition expressed concern about 4am hours,

**WHEREAS**, 27 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 The Oven Slice 2 LLC, for the premises located at 218 1st Avenue , New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Pizza Wine Bar with Less than full kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 11:00 A.M. and ending alcohol service by 12AM, Food Service will continue after 12am all days,
- 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,
- 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 7:00 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.

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

11. Cafe Skye East Village (Cafe Skye East Village LLC), 520 E 14th St (Most Easterly Store) (op)

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

**WHEREAS**, Café Skye East Village LLC doing business as Café Sky East Village is seeking a full on-premises liquor license, in the premises located at 520 E. 14th Street, between Avenue A and Avenue B, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 50 people, 7 tables and 22 seats with a 7 foot bar and two seats, serving New American food, from a full kitchen open and serving food during all hours; with no televisions and recorded background music,

**WHEREAS**, there are 11 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, This location was previously licensed as Café Dua with a Beer/Wine license; and

**WHEREAS**, The applicant has operated an establishment in CB3 since 2021 and has over 20 years working in the industry; and

**WHEREAS**, A representative from the East Village Community Coalition spoke in support of this application; and

**WHEREAS**, 47 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 Café Skye East Village LLC, for the premises located at 520 East 14th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service new American restaurant, with kitchen open and serving food all hours,
- 2) its hours of operation will be opening no later than 4pm – 12am Monday – Thursday, 4pm – 1am Friday, 1pm – 1am Saturday, and 1pm – 12am Sunday,
- 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, and not more than 30 private parties per year,
- 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 7:00 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.

12. Village Blue Hospitality LLC, 536 E 5th St (op)  
withdrawn

Items not heard at Committee

13. Kanoyama (N & D Restaurant Corp), 175 2nd Ave (wb/alt: legalizing addition of L-shape sushi counter with 10 seats, adding 9 tables with 15 seats, and various other changes)  
withdrawn

14. Deb's Catering (Daily Bread Inc), 3 Madison St (op/corp change)  
administratively approved

15. Set LES (JMDR 127 Ludlow LLC), 127 Ludlow St (op/corp change)  
administratively approved

16. Shtick New York LLC, 36 Orchard St (wb)  
administratively approved

17. Moc Mac (Five Shining Stars LLC), 77 2nd Ave (wb)  
administratively approved

18. Rollcraft 77 Corp, 77 E 10th St (wb)  
administratively approved

19. Hancock Cafe LLC, 176 Rivington St (wb)  
administratively approved

Dining Out NYC - Not heard at Committee

20. Penny Farthing Restaurant, 103 3rd Ave (Sidewalk Cafe)  
administratively approved

21. Boulton & Watt, 5 Ave A (Sidewalk Cafe)  
administratively approved

22. Au Za'atar, 188 Ave A (Sidewalk Cafe)  
administratively approved

23. Orchard Grocer, 78 Orchard St (Sidewalk Cafe)  
administratively approved

24. Village Creperie, 445 E 9th St (Sidewalk Cafe)  
administratively approved

25. Souvlaki GR, 116 Stanton St (Sidewalk Cafe)  
administratively approved

26. Mr Taka Ramen, 170 Allen St (Sidewalk Cafe)  
administratively approved

27. Ixta, 299 Bowery (Sidewalk Cafe)  
no stipulations submitted

28. Gemma, 4 E 3rd St (Sidewalk Cafe)  
administratively approved

License Expansion for Dining Out - Not heard at Committee

29. Little Rebel, 219 2nd Ave  
administratively approved

30. The DL, 95 Delancey St  
administratively approved

31. Cellar 36, 36 Market St  
administratively approved

32. Parcelle, 135 Division St  
administratively approved

33. Vote to adjourn  
approved by committee

**32 YES 0 NO 0 ABS 0 PNV**

**September SLA Licensing & Outdoor Dining Committee**

1. Approval of previous month's minutes  
approved by committee

Alterations

2. Chinese Tuxedo & TBD (8 Tuxedos Inc), 5 Doyers St (op/alt: cellar bar is being altered and moved and changing layout of tables/chairs, name of cellar concept is changing TBD)  
item moved to not heard at committee - administratively approved

3. Cafe Maud (Host 132 LLC), 132 2nd Ave (op/method of operation: add DJ, extend closing hours to 4am all days from 12am Sunday-Wednesday, 2am Thursday-Saturday)  
withdrawn

4. Revival (Pilgrim Souls LLC), 161 Ludlow St (op/alt: converting existing service bar to a customer bar, adding four bar stools)

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

**WHEREAS**, Pilgrim Souls, LLC doing business as "Revival", is proposing an alteration by changing an existing service bar into a customer bar with two seats in the premises located at 161 Ludlow Street between Stanton Street and E. Houston Street, New York, New York; and

**WHEREAS**, applicant is an establishment with up to 150 people, 19 tables and 52 seats, including one (1) full stand-up bar and the newly proposed second customer bar with four (4) stools, a full kitchen and food preparation area serving food during all hours of operation, no TVs, small speakers playing ambient background music; and

**WHEREAS**, there are 32 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, applicant opened this establishment at this location in 2024; previously this location sited a bar/tavern called "Thief LES", that held a full op liquor license and closed at 2 a.m. (all days); and

**WHEREAS**, the principals of 'Pilgrim Soul, LLC', have worked in food/restaurant/hospitality business in New York City and Hoboken for over 10 years; principal Darragh McConnon has been the owner/operator of "Dear Maud" in Hoboken, NJ, for over three years; and

**WHEREAS**, the Lower East Side Dwellers submitted a letter that they are not opposed as long as the other stipulations are followed; and

**WHEREAS**, there was one (1) commercial 311 noise complaint at this location with NYPD action necessary since 2024; and,

**WHEREAS**, 47 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 alteration for Pilgrim Souls, LLC, for the premises located at 161 Ludlow Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a bar/tavern, with American food served at all hours of operation,
- 2) its hours of operation will be opening no later than 12PM Monday-Friday and 10AM Saturday and Sunday; and closing by 1 A.M. Thursday-Saturday; and 12AM Sunday-Wednesday;
- 3) 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 ambient background music only, consisting of recorded music, and will not have live music,
- 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 7P.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. Motel No Tell (Alphabet City Group LLC), 210 Ave A (op/method of operation: to extend closing hours from by 12am Monday-Tuesday, 1am Wednesday, 2am Thursday-Friday, 2am Saturday-Sunday, 12am Sunday to closing by 2am Sunday-Wednesday and 3am Thursday-Saturday)

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

**WHEREAS**, Alphabet City Group LLC doing business as Motel NO Tell is seeking an alteration to their full on-premises liquor license to add DJs and extend their hours to 1AM Sunday – Tuesday, 2AM

Wednesday and 3:00AM Thursday – Saturday, in the premises located at 210 Avenue A, between 13th and 14th, New York, New York; and

**WHEREAS**, this is an establishment with an occupancy of 130 people, 21 tables and 84 seats with a 23 foot bar, with 14 seats with a full service kitchen open and serving food American Fusion food all hours of operation, with four televisions, ambient recorded background music, DJs and live acoustic jazz music no more than one time a week, on Fridays or Saturdays, no third party promoted events, cover charges; and

**WHEREAS**, there are 17 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the most recent tenant of the premises, Steelbar 180 Inc. doing business as Percy's was approved for the transfer of the full on-premises liquor license without stipulations by Community Board 3 in June 2010, after informing Community Board 3 that it would operate as a restaurant bar playing only recorded background music but subsequently operated contrary to its stated method of operation by employing live bands; and

**WHEREAS**, Percy's was then heard for a renewal by Community Board 3 in November 2014, because of persistent noise complaints and a nuisance abatement on June 12, 2013, for underage sales and was denied unless the applicant agreed to make as conditions of its license stipulations that it would 1) operate as a full-service American comfort food restaurant, with a kitchen open and serving food to within one (1) hour of closing, 2) close any façade doors and windows at 10:00 P.M. every night and during amplified performances, including but not limited to DJs, live music, and live nonmusical performances, as well as during any televised sporting events, promoted events and trivia nights, 3) post signs on its façade doors informing customers that it would close doors fifteen (15) minutes before events, 4) not apply for any alteration in its method of operation without first appearing before Community Board 3, 5) conspicuously post this stipulation form beside its liquor license inside of its business, and 6) provide a telephone number for residents to call with complaints and immediately address any resident complaints; and

**WHEREAS**, Steelbar 180 Incor & Downtown Avenue Hospitality dba Percy's was licensed until January 2021, the license was placed into safekeeping in February 2019; and

**WHEREAS**, an application for a full on-premises license for 210 Avenue A was heard by this committee in December 2021 and the committee approved closing hours of 12:00 A.M. Sunday to Tuesday, 1:00 A.M. Wednesday, 2:00 A.M. Thursday to Saturday, once weekly acoustic Jazz music performances without drums, no DJs, no promoted events, and no events with cover fees (<https://www1.nyc.gov/assets/manhattancb3/downloads/minutes/2021/minutes2021-12.pdf>) however that business did not open, this current applicant agreed to the same stipulations, and

**WHEREAS**, the applicants have operated this business since September of 2023 and have been licensed within New York, Manhattan, and Community District 3, specifically Ronan Downs has held 14 on-premises licenses and was a principal on the license at 232 East 9th Street (9th Street Ventures, LTD) from 1999 to 2010 and holds several on-premises licenses on Stone Street in neighboring Community District 1, and all of the applicants have multiple years of industry experience in Manhattan; and

**WHEREAS**, this applicant came for an extension of hours until 4:00 A.M. and adding DJs, in August of 2024, at that point there was an issue with noise disturbing the neighbor upstairs, the applicant worked with a sound engineer to ensure that sound is not heard in the upstairs apartment, since then there have been no complaints from the upstairs tenant; and

**WHEREAS**, this applicant came returned to the community board for an extension of hours and adding DJs and live music in January of 2025, and were approved for DJs and Live music, but not the extension of hours; and

**WHEREAS**, there currently is a saturation of full liquor licenses and the existing businesses on upper Avenue A are very loud and create frequent quality of life complaints from residents; and

**WHEREAS**, there were 37 commercial 311 complaints at this location with 19 requiring NYPD action necessary since September 2023, none since June of 2024; and



**WHEREAS**, we received a letter in opposition from the North Avenue A Block Association, and a representative of the East Village community Coalition appeared and spoke against the application for the extension of hours; and

**WHEREAS**, 6 Residents spoke in favor of the application, including several from the building and a member of the condo board, stating there have been no issues and this business has been a positive addition to the neighborhood,

**WHEREAS**, 11 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, this area of Avenue A was one of the worst areas in on Community board for many years, and community worked very hard to improve it. They now have diversified some of the nightlife businesses with businesses that do not create late night noise issues, such as an animal hospital, restaurants, and other retail uses. The applicant was made aware of this when buying the assets of the previous business that the hours were specifically set to address these issues and not contribute to late night noise and crowds in the area; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Alphabet City Group, for the premises located at 210 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American Fusion restaurant with kitchen open and serving food all hours,
- 2) its hours of operation will be opening no later than 4:00P.M. closing by 1A.M. Monday – Tuesday, 4:00P.M. – 2:00A.M., Wednesday, 4pm to 3A.M. Thursday and Friday, 11AM – 3AM Saturday and 11:00 AM - 1AM Sunday,
- 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 ambient recorded background music, DJs at background level and live, acoustic Jazz music without drum sets no more than one time a week on Friday or Saturday only, played over speakers without subwoofers, scheduled performances, it will not have third-party promoted events or any event at which a cover fee will be charged, no more than 12 private parties per year,
- 6) it will ensure that no sound is audible in any surrounding residences, and will work with a sound engineer to address any soundproofing deficiencies, as necessary,
- 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 8:00 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
- 14) may have live, acoustic jazz music without drums, no more than one time a week on Friday or Saturday only, over speakers without subwoofers. DJs, vinyl only through existing system.

6. Oti, 40 Clinton St, (op)

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

**WHEREAS**, E3 Hospitality doing business as Oti, is seeking an upgrade to a full on premises liquor license, in the premises located at 40 Clinton Street, between Clinton and Stanton Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 11 tables and 23 seats with a bar that includes 8 seats, Romanian-style tapas prepared in a full kitchen and food prep area, serving food during all hours of operation, and recorded music at background levels; and

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

**WHEREAS**, the location was previously unlicensed, in August of 2023 the applicant was approved for a Beer/wine license; and

**WHEREAS**, the applicant has operated this location with a Beer/Wine license since December of 2023; and

**WHEREAS**, 22 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 an upgrade to a full on-premises liquor license for E3 Hospitality, for the premises located at 40 Clinton Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Romanian Tapas prepared in full kitchen and food prep area and serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 4:00 P.M. and closing by 12:00 A.M. all days Monday-Sunday.
- 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 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, 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 will not have "happy hours,"
- 10) it will ensure that there are no wait lines 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.

7. Top Secret Comedy Club, 44 Ave A (op)

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

**WHEREAS**, Top Secret Comedy Club Inc. doing business as Top Secret Comedy, is seeking a full on-premises liquor) license, in the premises located at 44 Avenue A, between 3rd and 4th Street , New York, New York; and

**WHEREAS**, this is an application for an establishment with of 276 people, 0 tables and 242 seats with 2 bars with no seats, 21' 1" long, Serving food from a less than full kitchen; and no prep area, serving food during all hours of operation; and

**WHEREAS**, there are 22 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, This location was previously an art gallery; and prior to that it was the Upright Citizens Brigade Comedy club from 2011 to 2019; and

**WHEREAS**, This applicant has no NYC experience, but owns a comedy club in London, in Covent Garden, and

**WHEREAS**, Three residents that live across the street at 160 E, 3rd St, spoke in opposition to the exit on third Street, and the crowds and noise, a resident of 141 e, 3rd ,directly across avenue A, spoke in opposition to the lines and crowds on Avenue A, and the church on 3rd St. the residents requested that the 3rd St exit be an emergency exit only, the applicant's attorney stated that he believed that legally the exit was not allowed to be an emergency exit only; and

**WHEREAS**, a resident spoke in support of the comedy club and his business in London, but did express concern for noise outside; a resident of 151 E. 3rd St, above the location, spoke in support; and

**WHEREAS**, 78 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 Top Secret Comedy Club Inc. , for the premises located at 44 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Comedy Club with Food served from a less than full kitchen,
- 2) its hours of operation will be opening no later than 5:00 P.M. and closing by 12:00 A.M. Monday-Thursday ; 5:00 P.M. and closing by 1:00 A.M. Friday; 1:00 P.M. and closing by 1:00 A.M. Saturday and 1:00PM and closing by 12:00AM Sunday,
- 3) it will not use outdoor space for commercial use ,
- 4) I will employ a doorman/security personnel, 2 on weekends and 1 weekday,
- 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, third party promoted events, but may have scheduled performances and events with covers. It will be operating as a comedy club with comedians at entertainment level, and may have 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 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
- 14) it will have staff at each exit to ensure crowds are dispersed and not congregating after the shows, there will be no alcohol service after shows, only ticket holders may enter the venue, including the bar.

8. Present Momentz (Present Momentz LLC), 96 Orchard St (op)  
withdrawn

9. Chinato (Gao Hospitality LLC), 108 Stanton St (op)  
withdrawn

10. Lotus Group Hospitality LLC, 162 Orchard St (op)

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

**WHEREAS**, Lotus Group Hospitality LLC, is seeking a full on-premises liquor license, in the premises located at 162 Orchard Street, between Stanton and Rivington Streets, New York, New York; and

**WHEREAS**, this is an application for a restaurant establishment with 73 people, 7 tables and 32 seats with 1 stand-up bard, serving Vietnamese food with a full kitchen serving food during all hours of operation with no TVs, recorded background music, and

**WHEREAS**, there are 57 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

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

**WHEREAS**, this applicant is license holder in Community Board 3 (139 Christie Street) and in Community Board 2, Manhattan, and Community Board 1, Queens; and

**WHEREAS**, there were 6 commercial 311 complaints at this location with NYPD action necessary since 2023; and

**WHEREAS**, The LES Dwellers submitted a letter that they are not opposed as long as they adhere to the previous approved stipulations and not have DJs; and

**WHEREAS**, 70 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 Lotus Group Hospitality LLC for the premises located at 162 Orchard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Vietnamese food, type of kitchen TBD
- 2) its hours of operation will be opening no later than 10:00 A.M. and closing by 02:00 A.M. all days,
- 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 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 07:00P.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.

11. Annapurni Hospitality LLC, 211 1st Ave (op)

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

**WHEREAS**, Annapurni Hospitality LLC doing business as Dravida, is seeking a full on-premises liquor license, in the premises located at 211 1st Ave, between 12th and 13th streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 4 tables and 20 seats with No Bar, Full Kitchen, serving food during all hours of operation No TVs, streamed music at a background level; and

**WHEREAS**, there are 24 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, This location was previously licensed as Luzzo's; and

**WHEREAS**, The Applicant does not have any previous experienced; and

**WHEREAS**, there were 0 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, a representative from East Village Community Coalition expressed concern that there is a Church at 207 1st Avenue; and

**WHEREAS**, the Slavic Evangelical Church is located at 207 1st Avenue. We ask the New York State Liquor Authority to determine if this is an active Church for their purposes, and if so then the 200 Foot Rule would apply, 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 full on-premises liquor license for Annapurni Hospitality LLC, for the premises located at 211 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American Indian Restaurant, with Full Kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 3:00 P.M. and closing by 12:00 A.M. ALL DAYS,
- 3) it will 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 install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) 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,

- 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.

12. Cloister Cafe (The Cloister East Inc), 236-238 E 9th St (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Cloister Café at 236-238 E 9th Street**

**WHEREAS**, The Cloister East doing business as Cloister Café is seeking a full on-premises liquor license, in the premises located at 236-238 E. 9th Street between 2nd and 3rd Avenues, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 196 people, 14 tables and 28 seats with one 10' by 6' bar with two seats, a full kitchen serving American, Mexican, Brazilian food, full kitchen serving food during all hours of operation, with two televisions, live music, and recorded music, and

**WHEREAS**, there are 30 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the principal applicant owned and operated Cloister Café at this location from 1987 to 2021 and is seeking to re-open; and

**WHEREAS**, A resident of the building spoke in support of this application, he previously worked for them, he has lived in the building for 10 years, he has no complaints about the restaurant. A resident nearby, spoke in support saying he never had a problem and it was peaceful and nice. Another resident spoke in support has been going to this restaurant since she was 10 years old and hopes to have it reopened; and

**WHEREAS**, 114 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, Cloister Café operated with a full on-premises liquor license from 1987 until approximately 2020, and was found during an investigation on August 7th, 2020 with both SLA investigators and NYC Sheriff's office present to host illicit, private parties with over 80 people present and DJ's playing loud music during the pandemic in violation of the governor's executive order. Other promoted parties were also reported (<https://gothamist.com/arts-entertainment/pandemic-parties-nyc-underground-covid-coronavirus>); and

**WHEREAS**, the SLA issued a summary suspension against Cloister Café on August 7, 2020, for operating as a nightclub past curfew, violating social distancing, and significant fire and life safety violations, with the NYC Sheriff's Office issuing seven criminal court summonses and SLA Chair Bradley recommending that the license not be returned. (<https://sla.ny.gov/summary-suspensions-august5th-through-10th>); and

**WHEREAS**, SLA Commissioner Lily Fan stated during the applicant's disciplinary hearing that he had "committed multiple violations of the governor's executive order by allowing indoor service and alcohol service with no food, drinking outside the establishment within 100 feet of his front door, patrons and employees with insufficient use of face coverings and the lack of social distancing... given that our investigators and our own chairman himself are risking their own health during the pandemic to enforce these laws, I can really say that these locations, as they continue to put profit over safety, are wasting our valuable investigative resources"; and

**WHEREAS**, an SLA staff member stated during the hearing that the applicant's backyard had an illegal structure, was over capacity, and did not have the proper egress in the case of emergency and that the applicant acknowledged to the SLA investigator that he was aware of 311 noise complaints coming from backyard; and

**WHEREAS**, there were complaints to Community Board 3, the SLA and the 9th precinct during the COVID pandemic about noise and parties coming from this location; and

**WHEREAS**, prior to the pandemic from 2018 – 2020 there were 20 NYPD commercial noise 311 complaints at this location with NYPD action; and

**WHEREAS**, the SLA revoked Cloister Café's license on January 20, 2021 after sustaining 16 of the 24 charges made against the operator following the August 7, 2020 summary suspension including six charges of failing to comply with local regulations and a sustained pattern of noise/disorder; and

**WHEREAS**, the Community Board District Manager stated that there were many complaints prior to COVID as well. She has been working with residents for 15 years on problems from this business; and

**WHEREAS**, a resident of the building called and spoke to the CB 3 Assistant District Manager and reported that the tenants who lived in the building above the business, which is also owned by the business owner, were told that they had to sign the petition or they would be evicted. Three residents of 238 East 9th Street spoke in opposition to this application, one has lived in the building for about 15 years, and spent many years filing complaints, long before COVID, calling the police, speaking to the owner personally, trying to mitigate noise issues stemming from the use of the backyard with speakers, disco lights, and noise directly below her bedroom window; another also directly overlooks the backyard and is opposed. We received an email from a former tenant that had to move because the noise made her apartment unbearable; and

**WHEREAS**, In February 2022 the Community Board denied their application to reopen, due to no public benefit, disregard and disrespect for people's lives, disregard for the immediate neighbors and intention to do the same by refusing to sign stipulations, and at the committee meeting the applicant disputed that the SLA had rightfully taken away their license for violating COVID protocols and stated that they would continue to fight in courts, indicating that they were not taking responsibility; and

**WHEREAS**, In May of 2023 the NY SLA heard this item and denied their application due to their disregard for the public safety, including loud and pounding music until 3AM right outside of adjacent apartments, at a time when the City of New York was at its most vulnerable and they were concerned about making as much money as possible, and the applicant took no responsibility for their actions; and

**WHEREAS**, In May of 2023 after the NY SLA decision to deny, the owner approached the District Manager in the hearing room, after she had testified that CB 3 recommended denial, and spoke to her in a hostile and threatening manner, so much so that she had to be escorted out of the room by another lawyer; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for The Cloister East Inc. for the premises located at 238 East 9th Street, New York, New York because of the long history of complaints at this location that the owner did not address, the life-threatening adverse history during the COVID-19 pandemic, their disregard for the rules and regulations put the health and safety of New Yorkers at risk, and the multiple charges and revocation of its liquor license by the NY SLA.

13. Village Blue Hospitality LLC, 536 E 5th St (op)

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

**WHEREAS**, Village Blue Hospitality LLC doing business as, is seeking a full on-premises liquor license, in the premises located at 536 East 5th Street between Avenues A and B, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 or less people, 3 tables and 8 seats with one stand up bar with 15 seats, with a full kitchen serving Japanese food, serving food during all hours of operation with strained background, low level recorded music; and

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

**WHEREAS**, This applicant, has extensive restaurant experience, two with the same method of operation and two pending in CB4; and

**WHEREAS**, 46 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 Village Blue Hospitality LLC, for the premises located at 536 E 5th St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Japanese food,
- 2) its hours of operation will be opening no later than 12:00 P.M and closing by 12:00 A.M. Sunday - Thursday, 12PM – 1AM Friday – Saturday,
- 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.,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, events with cover charges, an may have not more than 12 private parties per year,
- 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,
- 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.

Items not heard at Committee

14. BBF (Eastern District Operations), 177 Ludlow St (op/corp change)  
administratively approved
15. Ping (Ping Brothers Corp), 22 Mott St (wb)  
administratively approved
16. Community Kitchen Inc, 402 E 8th St (wb)  
administratively approved

Dining Out NYC - Not heard at Committee

17. Dudleys, 85 Orchard St (Sidewalk Cafe)  
administratively approved
18. 169 Bar, 169 E B'way (Sidewalk Cafe)  
administratively approved
19. Ops, 176 2nd Ave (Sidewalk Cafe)  
administratively approved
20. Bar Primi, 325 Bowery (Sidewalk Cafe)  
administratively approved
24. Plantshed Cafe, 193 2nd Ave (Sidewalk Cafe)  
administratively approved

License Expansion for Dining Out - Not heard at Committee

21. Bua, 122 St Marks Pl  
no stipulations submitted
22. Crispiano, 130 St Marks Pl  
administratively approved
23. Veselka Coffee Shop, 144 2nd Ave  
administratively approved
25. Vote to adjourn  
approved by committee

**32 YES 0 NO 0 ABS 0 PNV**

SLA Licensing & Outdoor Dining Committee - Policy Meeting

1. Review of CB 3 SLA Policies

**VOTE: TITLE: Revision of the following documents: Community Board 3 Guidance to Liquor License Applicants, Administrative Approval Guidelines, and Administrative Approval Stipulations, with the following changes:**

**Community Board 3 Guidance To Liquor License Applicants**

**WHEREAS,** Community Board 3 offers the following guidance for liquor license applicants. This guidance will inform applicants regarding policies that inform CB 3's votes as well as create consistency in policies informing the Board's recommendations. The guidance will additionally

allow meetings to be shorter and more efficient, which is a benefit to applicants, board members, and the public.

Prior to submitting your application, CB3 suggests you review previous CB3 SLA questionnaires, resolutions, and meeting recordings, which are available on the CB3 website and reach out to nearby community groups and residents to inform them of your plans(see CB3's website for list of community groups)

- When reviewing applications one of the main criteria that CB3 considers is the current use/impact of the location. The goal is to ensure that any new licenses do not increase the impact, whether hours or method of operation, on the community.

For applications subject to the 500-foot rule, full on-premises liquor license applications for previously unlicensed locations in saturated areas will generally not be supported, such as portions of the East Village (especially Avenue A, Avenue B, Avenue C and St. Marks Place) and the upper Lower East Side (Allen Street to Essex Street, East Houston Street to Delancey Street) areas, but the number of licenses and quality of life complaints in all areas will be considered. The New York State Liquor Authority considers any lapse in licensing of the premises to render the location previously unlicensed. Residential streets, and those with commercial overlays, will be considered differently than busy commercial avenues.

- For applications in problem areas that are likely to be approved by the State Liquor Authority, CB 3 will consider stringent stipulations, such as early closing hours, that address persistent quality of life issues like late night noise and congested streets and sidewalks.
- CB 3 always adheres to zoning regulations when making recommendations. Before presenting a business plan, please check the zoning of the proposed location. A common mistake is applying for method of operations not compliant to residential zoning. This would include expansion of existing space at nonconforming locations in residential areas and non-compliant method of operation. Under the current Open Dining regulations, that includes any outdoor space not on municipal property. R and C-1 zoning prohibits scheduled performances, outdoor use on private property, and ticketed events. Please check the Certificate of Occupancy for proposed locations.

### **Administrative Approval Policy for Certain SLA Applications**

Certain applications can be administratively approved without the applicant attending the committee meeting. Eligible applications are those that have no complaint history or community impact and generally include food-based businesses, such as restaurants, pizza and coffee shops. Licenses approved under the Administrative approval process may not apply for an upgrade to a full on-premise liquor license, method of operation change, or alteration before business has been in operation for a minimum of two years and without first obtaining approval by CB 3.

The administrative approval process is for businesses that intend to operate with a low impact method of operation. This process should not be used as the first step to eventually applying for a method of operation that has a greater impact on the community.

Applicants are encouraged to reach out to nearby community groups and residents to inform them of your plans(see CB3's website for list of community groups).












- **Alterations** - Any alteration that will not impact the community may be administratively approved. For example, creating storage space or moving a bar may be administratively approved. This also includes the longstanding CB 3 policy of administratively approving an alteration to extend a liquor license to a sidewalk café that has been approved at committee unless specifically stated otherwise.
- **New licenses** - Applications for beer wine or full liquor licenses closing by 12:00 a.m. all days. The administrative approval process for full liquor licenses only applies to locations that are previously licensed with a full liquor license. This will not apply to any application that includes outdoor use other than sidewalk, roadbed, or Open Streets dining as allowed under the Dining Out NYC and Open Streets programs. The sidewalk, roadbed, or Open Streets dining will close by 10:00 p.m. all days and not have any music, speakers or tv monitors. There will not be commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m. The general criteria for new licenses must also be agreed upon (see table on next page).
- **Restructuring of a business** where some or all of the same people operating the existing business will continue to operate the same business with existing or more limited stipulations.



- **Various license applications that have no impact**, such as a museum or gallery special event or catering, etc., or for businesses that do not serve liquor to the public on a daily basis may be eligible for administrative approval on a case by case basis.
- Other applications not noted here if determined by the committee chair.

The applicant will be given a "SLA EXPRESS" notice to post on the proposed location to announce the application and provide contact information. This notice must be posted for 7 days prior to the committee meeting. Applicants not heard at committee and residents are still encouraged to meet.

**DISCLAIMER:** CB 3 may determine after reviewing the method of operation, or if there are resident concerns, that it is necessary for the application to be heard at the committee meeting. If the application is heard by committee, any previously agreed upon stipulations will be invalidated.

General Criteria for Administrative Approval of SLA License Applications	New Licenses
1. Closing at or before 12:00 a.m. all days.	
2. Will not use outdoor space for commercial use except that I may apply for the Dining Out NYC program or Open Streets but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop.	
3. Will not apply for an upgrade to a full on-premise liquor license, a method of operation change, or alteration before business has been in operation for a minimum of two years and without first obtaining approval by CB 3.	
4. Will close any front or rear facade doors and windows at 10:00 p.m. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.	
5. Will not have DJs, live music, promoted events, any event at which a cover fee is charged, or scheduled performances.	
6. Will play ambient recorded background music only.	
7. Will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.	
8. Will not participate in pub crawls or have party buses come to establishment.	
9. Will not have wait lines outside.	
10 Will not have unlimited drink specials with food, including Boozy Brunches	
11. Residents may contact the manager/owner at a given phone number for complaints to be addressed immediately and will revisit the above-stated method of operation if necessary, in order to minimize the establishment's impact on the neighbors.	

Community Board 3 Liquor License Stipulations for Administrative Approval

I, \_\_\_\_\_, as a qualified representative of \_\_\_\_\_, located at \_\_\_\_\_, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☐ liquor, wine, beer & cider
2. ☐ My License category is: ☐ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit  
☐ Removal ☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration
3. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_, ☒ Kitchen open and serving food every night during all hours of operation.
4. My hours of operation will be:  
Mon \_\_\_\_\_; Tue \_\_\_\_\_; Wed \_\_\_\_\_;  
Thu \_\_\_\_\_; Fri \_\_\_\_\_; Sat \_\_\_\_\_; Sun \_\_\_\_\_.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

5. ☒ I may apply for sidewalk and/or roadbed dining as allowed by the Dining Out NYC or Open Streets Program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. ☐
6. 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. ☐ 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.
7. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ Dancing ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_.
8. ☒ I will play ambient recorded background music only. \_\_\_\_\_ number of TVs.
9. ☒ 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.
10. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
11. ☒ I will not apply for an upgrade to a full on-premises liquor license, a change to my method of operation, or alteration for at least two years after my operations begin.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ I will not have a happy hour or drink specials with or without time limitations OR ☐ I will have happy hour and it will end by \_\_\_\_\_. - **Please indicate one of the above** -
15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

18. ☐ I will:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signed \_\_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_

Dated Sworn to this

Community Board 3 requests that the SLA add this stipulation to the license of the above-mentioned applicant. Rev. 01/2016

- 2. Vote to adjourn  
approved by committee

32 YES 0 NO 0 ABS 0 PNV

**Economic Development Committee**

- 1. Approval of previous month's minutes  
approved by committee
- 2. Manhattan Chamber of Commerce: presentation on services offered to small businesses  
no vote necessary
- 3. Vote to adjourn  
approved by committee

32 YES 0 NO 0 ABS 0 PNV

**Cannabis Control Task Force**

- 1. Approval of previous month's minutes  
approved by committee
- 2. Fire Escape LLC, 103 Ave A (Method of operation change – add walk up service window)

**VOTE: TITLE: Support for walk up service window at Fire Escape LLC, 103 Avenue A**

Whereas Fire Escape LLC at 103 Avenue A is a retail cannabis dispensary has requested support to add a walk up service window to his already approved business, and

Whereas Fire Escape has agreed to operate the window during the hours of 10 a.m. to 10 p.m. and has also agreed to not have outside lines, so

Therefore be it resolved that Manhattan Community Board supports the addition of the walk up service window to Fire Escape at 103 Avenue A.

- 3. Vote to adjourn  
approved by committee

32 YES 0 NO 0 ABS 0 PNV

**Personnel and Board Member Matters Task Force**

- Personnel matter

**VOTE: TITLE: To Terminate**

To approve the Personnel Task Force's recommendation to terminate the Assistant District Manager to take effect October 03, 2025.

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (Vote to go into Executive Session)

26 YES 1 NO 5 ABS 0 PNV MOTION PASSED (Vote on Personnel matter)

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (Vote to exit Executive Session)