



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

April 2026 Vote Sheet

Executive Committee

1. Attendance Report

no vote necessary

2. Open Container Waiver

VOTE: To deny street events involving open alcohol consumption because lack of information, insufficient notice, and absence of coordinated planning.

15 YES 13 NO 4 ABS 0 PNV MOTION DID NOT PASS (Exec item 2)

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

1. Approval of previous month's minutes

approved by committee

2. IBO Presentation: How Federal Changes Will Impact Lower-Income Households

no vote necessary

3. IBO Report: B-HEARD (Behavioral Health Emergency Assistance Response Division): Precinct-Level Analysis of NYC's Mental Health Emergency Response Pilot

no vote necessary

4. Term limit planning

no vote necessary

5. CAB/CEC reports

no vote necessary

6. Vote to adjourn

approved by committee

31 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. Corner Bistro East (Corner Bistro East LLC), 94-96 Ave A (op/alt: add 19 banquette seats and 9 tables for guest to the basement level) (restaurant)

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

WHEREAS, Corner Bistro East LLC doing business as Corner Bistro, is seeking a full on-premises liquor license, in the premises located at 94-96 Avenue A, between 6th and 7th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 17 tables and 50 seats with 1 Customer bar on first floor, 31'5" long and 15 seats, and 9 tables and 19 seats in the basement, American Bistro cuisine served from a full kitchen, serving food during all hours of operation 6 televisions; and DJs playing background level music; and

WHEREAS, there are 43 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

WHEREAS, the space was previously licensed as of February 2025; and previously operated as the sports bar Offside Tavern, a café August Laura, and the live music venue Sidewalk Cafe; and

WHEREAS, the applicant currently operates Corner Bistro in the West Village. Their Family has been operating that business since 1961 and took over in 2015; and

WHEREAS, there were 9 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, 23 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 Corner Bistro LLC for the premises located at 94 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a American Bistro, with a full kitchen serving food at all hours,
 - 2) its hours of operation will be opening no later than 11:00 A.M and closing by 4:00 A.M ALL DAYS,
 - 3) it will close all outdoor dining allowed under the Dining Out NYC Program and any other outdoor uses by 10PM all days, and will not have any speakers or tv monitors outside,
 - 4) I will employ a doorman/security personnel, 1 on busy nights,
 - 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 a DJs at background level through the existing speaker and will not have live music, third party promoted events, scheduled performances or any event at which a cover fee will be charged, and no more than 6 private parties per year,
 - 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
 - 8) it will not host pub crawls or party buses,
 - 9) it will not have unlimited drink specials, including boozy brunches, with food,
 - 10) it may have "happy hours" until 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.
3. Smithereens (Tramps Like Us LLC), 412-414 E 9th St (op/method of operation: extend hours to Monday-Saturday 5pm-12am, Sunday 12pm-12am from current Tuesday-Saturday 5pm-12am) (restaurant)

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

WHEREAS, Tramps Like Us, LLC doing business as "Smithereens", which holds an on-premises liquor license, is seeking a method of operation change, extension of hours to Sundays and Mondays, in the premises located at 412-414 E. 9th Street, between First Avenue and Avenue A, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 11 tables and 45 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 at background level volume; and

WHEREAS, there are 29 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location has sited this restaurant – with an on-premise liquor license – since mid-2024; and

WHEREAS, applicants have over a decade of experience in fine dining and hospitality, including over the past two (2) years at its current location; and

WHEREAS, there was one (1) commercial noise 311 complaint where police action was necessary from November 2024; and

WHEREAS, 20 residents who live within two blocks of the location signed a petition in favor of the application and we received a letter from the 9th Street A-1 Block Association that they are not opposing this application because they have been good neighbors; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a method of operation change for Tramps Like Us, LLC, for the premises located at 412-414 E. 9th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a seafood 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 5PM and closing by 12AM Monday – Saturday, and 12PM – 12AM Sundays,
- 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, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances, dancing, 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 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.

New Liquor License Applications

4. Forsythia NYC (JDS Restaurant 2 LLC), 32 E 1st St (op) (restaurant)

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

WHEREAS, JDS Restaurant doing business as Forsythia NYC, is seeking a full on-premises liquor license, in the premises located at 32 E 1st Street, between 2nd and 1st Ave, New York, New York; and

WHEREAS, this is an application for an establishment with of 75 people, 2 tables and 40 seats with a full kitchen, serving food during all hours of operation, no televisions, recorded background music; and

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

WHEREAS, this location is currently unlicensed, and is in a newly constructed building; and

WHEREAS, the applicant has operated Forsythia on Stanton Street since October of 2020 and

WHEREAS, the 1st Street Block Association submitted a letter that they voted not to oppose this application; and

WHEREAS, 10 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 JDS Restaurant 2 LLC, for the premises located at A32 E. 1st Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Italian Restaurant with full kitchen serving food all hours of operations,
- 2) its hours of operation will be opening no later than 4:00 P.M. and closing by 12:00 A.M all days,
- 3) it will not use outdoor space for commercial use,
- 4) It will install soundproofing to ensure sound is not audible in neighboring apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to

- DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
 - 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, scheduled performances, dancing, or any event which a cover fee will be charged, they may have food related ticketed events,
 - 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.
5. Wine Art Laboratory Inc, 40 Ave B (op) (bar/tavern)

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

WHEREAS, Beka Gelashvili, doing business as Art Laboratory, is seeking a full on-premises liquor license, in the premises located at 40 Avenue B, between 3rd and 2nd Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 80 people, 25 tables and 65 seats, a 13 foot bar with 13 seats with full kitchen serving food until 10PM every night, with no TVs and live music and DJs; and

WHEREAS, there are 18 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this is a currently an unlicensed location. From 2023 -2024 Dora's Restaurant operated with a beer/wine license, however they violated stipulations by having DJs, keeping windows open past 10pm, and allegedly serving liquor without a license. Prior to that, El Carnival opened in 2021 without a liquor license, but were serving alcohol illegally, prior to that it was Fonda; and

WHEREAS, the applicant does not have any license experience; and

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

WHEREAS, 3 residents spoke in opposition to this application, and a representative from the East Village Community Coalition submitted a letter in opposition due to the problems on this block, as well as the late night hours, DJ's, lack of experience of the applicants, and that this location was an unlicensed location, and most recently had a Beer/Wine license closing at 12AM all nights; and

WHEREAS, at one time this block was one of the worst areas in CB3, the residents, community board and SLA worked very hard to resolve the issues, including revocation of several licenses. In recent years, the quality of life has been improving, and we are very concerned about increasing the impact on the neighborhood; and

WHEREAS, the committee questioned the applicant about their proposed method of operation, specifically the Live music, DJ, Hours and Full license. There was a discussion about a Beer/Wine license and the applicant agreed to a Beer/Wine License closing at 12AM all nights; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a Beer/Wine license for Beka Gelashvili, for the premises located at 40 Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Full service Georgian Restaurant with wine bar, a full kitchen serving food at all hours,

- 2) its hours of operation will be opening no later than 2PM and closing by 12:00 A.M ALL DAYS,
 - 3) it will close all outdoor dining allowed under the Dining Out NYC Program and any other outdoor uses by 10PM all days, and will not have any speakers or tv monitors outside,
 - 4) it will employ a doorman/security personnel,
 - 5) it will install soundproofing to ensure sound is not audible 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 and may have live music, and djs at background level, consisting of recorded music and a DJs at background level through the existing speaker and will not have third party promoted events, scheduled performances or any event at which a cover fee will be charged. Live music consisting on 1 nonamplified musician or DJs and will be at background level volume only Friday – Sunday only, and will not be in the front of the restaurant,
 - 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.
6. Mission Chinese/Basement (Mott 45 Inc), 45 Mott St (op)

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

WHEREAS, Mott45 Inc doing business as Mission Chinese/Basement, is seeking a full on-premises liquor license, in the premises located at 45 Mott Street, between Bayard and Pell, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 22 tables and 59 seats with a 20 foot Bar on the 1st floor; an 18 foot bar in the basement, a Full Kitchen serving food during all hours of operation No TVs; DJs and live music at background level; and

WHEREAS, there are 30 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

WHEREAS, the location is currently licensed and operating as Tea Bistro; and

WHEREAS, the applicant currently operates this location and the restaurant Cha Kee next door; and

WHEREAS, there were 22 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, one resident submitted an email, and spoke in support of this application, and

WHEREAS, 12 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 Mott45 Inc, for the premises located at 45 Mott Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Chinese Restaurant, with Full Kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 7:00 A.M. and closing by 2: A.M Sunday-Wednesday; 7:00 A.M. and closing by 4:00 A.M. Thursday-Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will employ a doorman/security personnel,

- 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 OR 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 DJs and live music; it will not have scheduled performances, third party promoted events, events where a cover is 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" that end by 7PM
 - 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.
7. B Scene (B Scene Corp), 50 Ave B (op) (bar/tavern)

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

WHEREAS, B Scene Corp. is seeking a full liquor license to operate a Bar/Tavern at the premises located at 50 Avenue B, between 3rd Street and 4th Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 200 people, 26 tables and 117 seats with 1 Customer bar on first floor, 12 feet, 10 seats, and 8 feet four seats in the basement, less than a full service kitchen serving bar food during all hours of operation 3 televisions; with DJs, live music, promoted events, events with cover charges, and dancing, playing entertainment level and background level music; and

WHEREAS, this location was previously approved in September 2021 to Gama Lounge, DBA Joey Bats for an establishment with a certificate of occupancy of 183 people, 26 tables and 117 seats, with 2 bars of 10 seats and 4 seats, respectively, hours of operation of 9:00 A.M to 12:00 A.M Sunday to Wednesday, 9:00 A.M to 1:00 A.M Thursday to Saturday, with a food preparation area, serving Portuguese small bites at all hours of operation, 3 televisions, live, acoustic, unamplified music at background level in the cellar only, and

WHEREAS, prior to Joey Bats this location was previously licensed for a full on-premise liquor license to Sunrise Shadow LLC doing business as Lovecraft, until it expired in July 2018; and

WHEREAS, there has been a long history on problems at this location and on the block. This location specifically has been a problem for residents of the building and adjacent building, primarily due to noise from the basement space, which has been used for entertainment level events; and

WHEREAS, there are 21 full on-premises liquor licenses within 500 feet per the applicant; and

WHEREAS, there were 65 commercial 311 complaints with 22 requiring NYPD action necessary since 2022; and

WHEREAS, the applicant holds a Full Liquor license at Lucky, 168 Avenue B, where there were 49 commercial 311 complaints at this location with 19 requiring NYPD action necessary since

WHEREAS, 16 residents and the East 4th Street/Lower Avenue B Block Association wrote in opposition to this application and 12 residents appeared and spoke in opposition, because of issues with noise, crowds, with all of the previous businesses at this location, with lower impact method of operations, and

WHEREAS, 39 residents who live within two blocks (21 from 172 E, 3rd St) of the location signed a petition in favor of the application and 18 residents appear and spoke in support of the applicant; and

WHEREAS, the applicant originally appeared at the March and withdrew in order to meet with the neighbors and discuss their issues. They were able to come to an agreement that both parties supported and signed (attached), the main points being that there will be no wait lines, soundproofing will be installed to ensure sound is not audible in neighboring apartments, events with entertainment level sound will end by 11pm Sunday – Thursday, and 12AM Friday and Saturday, Use of the basement space for entertainment level sound will take place no more than 50% of the days/nights in any month; and

THEREFORE, BE IT RESOLVED that Community Board #3 recommends the denial of the application for a full on-premises liquor license for B Scene Corporations, for the premises located at 50 Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Tavern club with less that a full kitchen serving food all hours of operation,
- 2) its hours of operation will be opening no later than 12PM and closing by 2:00 A.M all days,
- 3) it will close all outdoor dining allowed under the Dining Out NYC Program and any other outdoor uses by 10PM all days, and will not have any speakers or tv monitors outside,
- 4) I will employ a doorman/security personnel,
- 5) it will install soundproofing to ensure that sound or vibrations are inaudible in nearby apartments,
- 6) it will close any front or rear façade entrance doors at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances or during unamplified live performances or televised sports, and will otherwise have a closed fixed facade with no open doors or windows,
- 7) it will have Djs, Live Music, cover fees, scheduled performances, dancing, at background and entertainment level, no more than 15 events with entertainment level sound per month,
- 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 with food, including boozy brunches.
- 11) it may have "happy hours" until 8:00 P.M. each night,
- 12) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.
- 15) It will ensure that any events with entertainment level sound will end by 11pm, Sunday – Thursday, and 12AM Friday and Saturday.

8. Orchard Grocer LLC, 78 Orchard St (wb) (bar/tavern)

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

WHEREAS, Orchard Grocer Inc is seeking a Beer/Wine license, in the premises located at 78 Orchard Street, between Broome and Grand Streets New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, seven (7) tables and fifteen (15) seats with one (1) stand up bar with zero (0) seats, with a full kitchen serving vegan fare during all hours of operation and playing background, recorded music; and

WHEREAS, there are twenty-two (22) full on-premises liquor licenses within 500 feet per the SLA LAMP map;

WHEREAS, the applicant has operated a business at this location for 20 years, it is a mixed space with a shoe store and a grocer, they are adding a few seats to the grocer side; and

WHEREAS, this applicant has been at this location for 9 years, this applicant has run this establishment since July of 2021 with a retail beer license; and

WHEREAS, Since 2020, there were six (6) commercial noise complaints for the location and the street/sidewalk where police action was necessary to fix the condition (Note: all from 2020-2022); and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full Beer/wine license for Orchard Grocer Inc, for the premises located at 78 Orchard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate bar/tavern serving vegan food within all hours of operation,
- 2) its hours of operation will be opening no later than 9A.M and closing by 10P.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, third party promoted events, shcedueld performances, events with covers, or dancing,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" that end by 8PM,
- 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.

9. Kimmi (Bowies Lucky 88 LLC), 125 Canal St (west store) (upgrade to op) (restaurant)

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

WHEREAS, Bowies Lucky 88, LLC, doing business as "Kimmi", is seeking an upgrade to a full on-premises liquor license (it currently hold a wine and beer license), in the premises located at 125 Canal Street, between Chrystie Street and the Manhattan Bridge, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 14 tables and 39 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 at background volume level; and

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

WHEREAS, this location has sited this restaurant with a wine and beer license since mid-2025, it was previously an unlicensed location; and

WHEREAS, applicant has over a decade in the hospitality industry in New York City, including owning and operating this restaurant; and

WHEREAS, 26 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 Bowies Lucky 88, LLC, for the premises located at 125 Canal Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an Asian fusion restaurant, with a full kitchen and food preparation area, serving food during all hours of operation,

- 2) its hours of operation will be opening no later than 12PM (all days) and closing by 1AM Sunday-Thursday and 2AM Friday-Saturday,
- 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, dancing, 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 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.

10. Leciél NYC LLC, 129 Rivington St (Store B) (upgrade to op) (restaurant)

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

WHEREAS, Leciél NYC LLC doing business as Leciél, is seeking upgrade to a full on-premises license, in the premises located at 129 Rivington St, between Essex St and Norfolk St, New York, New York; and

WHEREAS, this is an application for an establishment with of 45 people, 10 tables and 22 seats with one 3' x 11' rectangular bar located at the middle of the premises, with 5 stools, New American Food with a FULL KITCHEN, serving food during all hours of operation no televisions, Streaming music; and

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

WHEREAS, location is currently licensed as wine and beer, and

WHEREAS, this is a class change, the applicant has been a license holder since May 2025 in the same location; and

WHEREAS, there were 25 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, the lower East Side Dwellers submitted a letter that they support this application without the live music; and

WHEREAS, we received a letter of opposition due to the proximity of the school,

WHEREAS, 38 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, Community Board 3 asks that the SLA investigate the proximity of this location to the building located at 145 Stanton Street, with an entrance and egress into a school yard located on the corner of Rivington Street and Norfolk Street, given that this location now houses at least three schools, to wit Marta Valle High School, School for Global Leadership and Lower Eastside Preparatory High School, to determine if the 200 foot rule applies to this location; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Leciél NYC LLC, for the premises located at

129 Rivington Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a New American Restaurant, with a full kitchen serving food all hours,
- 2) its hours of operation will be opening no later than Monday -Friday: 12PM – 12AM, Saturday – Sunday 11AM – 12AM
- 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 recorded background music, and will not have DJs, live music, third party promoted events, scheduled performances, with a cover fee and 10 private parties a 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.

11. SKWR (Stuffed Ice Cream LLC), 139 1st Ave (wb) (restaurant)
withdrawn

12. PD's A10 Kitchen LLC (PDS Dreams LLC), 162 Ave A (wb) (restaurant)

**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 Beer/Wine license, in the premises located at 162 Avenue A, between E.10th Street and E. 11th Street, New York, New York; and

WHEREAS, this application was heard and approved in June of 2025 for the same application with a Full On-Premises License. The NY SLA subsequently determined that the church located at 168 Avenue A, The Iglesia Del Dios Pentecostal M.J. Alpha Y Omega, is a fully operating church, and the 200 ft rule applies to this application. The applicant has returned for a Beer/Wine license; 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, 36 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, we received two letters in opposition, and a letter from a representative from the East Village Community Coalition in opposition, and wanted to ensure that the applicant is aware that there have been issues with lines at this location, specifically during brunch and happy hours and that lines are not permitted,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a Beer/wine 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.

13. Recente (LW Restaurant Projects LLC), 182 2nd Ave (op) (restaurant)

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

WHEREAS, LW Restaurant Projects, LLC doing business as "Recente", is seeking an full on-premises liquor license (sale of assets), in the premises located at 182 Second Avenue, between E. 11th and E. 12th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 31 tables and 75 seats, that includes indoor and outdoor (enclosed backyard) areas with a full kitchen and food preparation area serving food during all hours of operation, no televisions, occasional live music and music playing from small speakers; and

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

WHEREAS, this location is licensed for an on-premise liquor license, its previous tenant "Cacio e Pepe" operated at this site for over 22 years; and,

WHEREAS, applicants have over a decade of hospitality experience, including management and operations experience including "Dante NYC", Golden Age Hospitality, which includes The Nines, Bar Bianchi and Le Dive; and

WHEREAS, there was one (1) commercial noise 311 complaint where police action was necessary from May 2025; and

WHEREAS, 44 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 LW Restaurant Projects, LLC, for the premises located at 182 Second Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an Italian restaurant, with a full kitchen and food operation serving food during all hours of operation,

- 2) its hours of operation will be opening no later than 11AM (all days) and closing by 12AM (Sun.-Mon.), 1AM (Tues.-Weds.), and 2AM (Thurs.-Sat.),
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it 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 recorded background music and may have live music at background level consisting of one acoustic musician, but no DJs, promoted events, scheduled performances, dancing, or any event at which a cover fee will be charged, and may have 24 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 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.

14. Sous Vide Panda LLC, 218 E 10th St (op) (restaurant)

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

WHEREAS, Sous Vide Panda LLC doing business as Kuro Neko, is seeking a full on-premises liquor license, in the premises located at 218 E 10th St, between 1st and 2nd Ave, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 8 plus private dining table tables and 16 plus 5 counter/bar seats plus 6-8 private dining seats with 1 (counter/bar) 10' straight with 5 seats; there is also an 8' service bar adjacent to the counter/bar, Japanese with full kitchen, serving food during all hours of operations, no TVS and Streaming music; and

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

WHEREAS, Previously a Japanese restaurant; Prior occupant was Sobaya Restaurant Inc. d/b/a Rai Rai Ken; and

WHEREAS, Applicant has never had a license, but does have experience a chef and culinary director; and

WHEREAS, A representative of EV LOVES spoke in support of this application; and

WHEREAS, 164 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 Sous Vide Panda LLC, for the premises located at 218 E 10th St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Japanese Restaurant, with full kitchen and prep are serving food during all hours of operation,
- 2) its hours of operation will be 5pm-Midnight Sunday- Wednesday; 5PM-1AM Thursday-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. 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, dancing, or any event at which a cover fee will be charged and may have dinner events or collaborations, up to 2 per month, with advance tickets or reservations promoted via social media,
- 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.

15. Idaho (Jimmyleatherpants LLC), 349 E 13th St (op) (bar/restaurant)

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

WHEREAS, Jimmyleatherpants LLC doing business as IDAHO, is seeking a full on-premises liquor license, in the premises located at 349 E 13th Street, between 1st and 2nd Ave, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 8 tables and 55 seats with 13' bar, full kitchen, serving food during all hours of operation 2 TVs, and music background acoustic live bands; and

WHEREAS, there are 20 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

WHEREAS, the location is currently licensed with the same hours and method of operation; and

WHEREAS, the applicant is not currently a license holder; and the applicant has worked in the industry for 30 years and managed this location for the past two and a half years; and

WHEREAS, there were 10 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, 36 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 JIMMYLEATHERPANTS LLC, for the premises located at 349 E 13th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Restaurant, with Full Kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 12:00 PM and closing by 12AM. SUNDAY, 12:00 P.M. and closing by 2:00 A.M. Monday-Thursday, 12:00 P.M. and closing by 4:00 A.M. Friday and 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. 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 with acoustic live music at a background level, and but will not have 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 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.

16. Salma (Balsamic LLC), 351 E 12th St (op) (restaurant)

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

WHEREAS, Balsamic LLC doing business as Salma Authentic Lebanese Grill Restaurant, is seeking a full on-premises liquor license, in the premises located at 351 East 12th St, between 1st and 2nd Avenues, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 or less people, seven (7) tables and twenty (20) seats with one (1) stand up bar approximately seventeen and a half (17.5) feet long with five (5) seats, with a full kitchen serving Lebanese food during all hours of operation and playing background, recorded music and one (1) TV; and

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

WHEREAS, the location is currently licensed and operated by the applicant; and

WHEREAS, the applicant is currently operation this establishment, he is keeping the same stipulations and method of operation, and one partner is leaving the corporation; and

WHEREAS, seventeen (17) 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 Balsamic LLC for the premises located at 351 East 12th St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Lebanese Restaurant serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30AM and closing by 2A.M. Sunday-Wednesday and 11:30 A.M and closing by 2A.M. Thursday -Saturday,
- 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, third party promoted events, cover fees, scheduled performances, dancing, and no more than two private parties per month,
- 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 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.

Items not heard at Committee

17. Whits (Whits 34 St Marks PI LLC), 34 St Marks PI (b) (restaurant)
administratively approved

18. Edoya Sushi LLC, 151 Rivington St (wb) (restaurant)
administratively approved

19. Chubby Tan NYC LLC, 239-241 E 5th St (wb) (restaurant)
administratively approved

20. Canal Cave Corp, 125 Canal St (lower level) (wb) (bar/tavern)

administratively approved

21. IaraNYC LLC, 201 Allen St (op) (restaurant)

administratively approved

Dining Out NYC - Not heard at Committee

22. Corner Bistro East LLC, 94-96 Avenue A (RWC)

administratively approved

23. Baked Clams LLC, 33 Ave B (SWC) **this item was heard at committee**

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

WHEREAS, Baked Clams LLC, doing business as Limo Bar is seeking a full on-premises liquor license, in the premises located at 33 Avenue B, between E. 2nd and E. 3rd Streete, New York, New York; and

WHEREAS, this is an application to add commercial use of the outdoor space, for an establishment with of 75 people, 18 tables and 50 seats with a 15 foot bar, with 15 seats. With a full kitchen serving food all hours of operation, no televisions, background music; and

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

WHEREAS, this location was previously Poco. Poco opening in 2009 and was a problem for nearby residents for years, specifically it's boozy brunches and outdoor areas. It because such a problems that the Department of consumer affairs chose not to renew their sidewalk café license for one season. There continued to be complaints regarding, noise crowds and open windows until closing in December of 225; and

WHEREAS, the applicant operates Virginia's at 200 E. 3rd Street since march of 2023 and Romeo's at 118 St Marks Pl since 2019; and

WHEREAS, there were 52 commercial 311 complaints at this location with 30 requiring police action since 2023. At 200 E. 3rd street there were 12 total, with 3 non crime corrected, at 118 St. Marks, there were 32, with 12 Non crime corrected; and

WHEREAS, We received 8 letters in support from nearby residents and one resident spoke in support of this application; and

WHEREAS, 30 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, although the applicant has been operating the outdoor space in violation of the stipulations they agreed to with the community board and the Dining Out NYC program rules, with tables in the furnishing zone, open later than 10PM, and speakers outside, he acknowledged the issues and will ensure that does not continue,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Baked Clams LL, for the premises located at 33 Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Tavern/café, with a full kitchen serving food during all hours,
- 2) its hours of operation will be opening no later than 12:00 P.M. and closing by 12:00AM Sunday – Wednesday, ad 2:00AM Thursday – Saturday,
- 3) it will close all outdoor dining allowed under the Dining Out NYC program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors
- 4) it will install soundproofing,
- 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, dancing, or any event at which a cover fee will be charged, and may have six private parties per year,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,

- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it may have "happy hours" until 7:00PM 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.

24. Moonless Night LLC, 99 Ave B (RWC)
administratively approved

25. SR 222 LLC, 222 Ave B (RWC)
administratively approved

Municipal License Expansion for Dining Out- Not heard at Committee

26. Yuca Bar & Restaurant Inc, 111 Ave A (SWC)
administratively approved

27. Sweet Ranger Inc, 14B Orchard St (RWC)
administratively approved

28. Twin Eagles LLC, 252 Broome St (RWC)
administratively approved

29. Cache SP LLC, 139 E 12th St (SWC)
administratively approved

30. Delta 510 Corp, 510 E 11th St (RWC)
administratively approved

31. Graz Restaurant LLC, 79 Orchard St (SWC)
administratively approved

32. Vote to adjourn
approved by committee

31 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 2, 5, 6, 7, 10, 23)

30 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 2)

28 YES 3 NO 0 ABS 0 PNV MOTION PASSED (SLA item 5)

30 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 6)

29 YES 2 NO 0 ABS 0 PNV MOTION PASSED (SLA item 7)

30 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 10)

30 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 23)

Land Use, Zoning, Public & Private Housing Committee

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

2. St Augustine's Church & August330Madison Partners LLC: special permit ZR 74-711 to modify bulk regulations to facilitate a new 21-story development containing 130 income-restricted units, retail, and religious space

VOTE: TITLE: To approve St Augustine's Church & August330Madison Partners LLC: special permit ZR 74-711 to modify bulk regulations to facilitate a new 21-story development containing 130 income-restricted units, retail, and religious space

ULURP No. C250336ZSM

Whereas, St. Augustine's Church and August330Madison Partners LLC have applied for a Zoning Special Permit pursuant to ZR 74-711 to permit bulk modifications on a zoning lot containing a landmark at 290 Henry Street (Block 267, Lot 19); and

Whereas, the proposed development consists of a new 21-story building containing 130 income-restricted residential units and ground floor community facility and retail space, to be constructed on the Madison Street frontage following demolition of the existing 1965 Annex building; and

Whereas, the building is 100% affordable, developed in partnership with NYC HPD through the New Construction Finance program, with units serving households ranging from formerly homeless to 110% AMI, including 39 units of supportive housing at 60% AMI, 26 units at 47% AMI, 13 units at 77% AMI, and 51 units at 110% AMI; and

Whereas, the landmarked St. Augustine's Chapel, constructed in 1829, will be preserved and restored as part of this project, with the Landmarks Preservation Commission having issued a Certificate of Appropriateness on September 24, 2025 supported by Community Board 3; and

Whereas, the requested bulk modifications include waivers of rear yard equivalent, side open area, and height and setback requirements, with the proposed building reaching a maximum height of 232 feet and 5 inches; and

Therefore be it resolved that Community Board 3 Manhattan **approves** the application with the following conditions:

- 1) The applicant shall make every effort to ensure the income-restricted residential units are affordable in perpetuity.
 - 2) The applicant shall make every effort to keep commercial rents as affordable as possible.
 - 3) The applicant shall provide a robust construction protection plan to ensure the protection of the historic church.
3. Fellow Report: Final Presentation for Policy Analysis of Affordable Housing Opportunities under City of Yes in CB 3
no vote necessary
4. Vote to adjourn
approved by committee

31 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Transportation, Public Safety, Sanitation & Environment Committee

Joint Transportation Committee and SLA Committee for 2026 Open Streets Applications

1. Canal Street from Essex Street to Orchard Street
2. Stanton Street from Essex Street to Norfolk Street
3. Suffolk Street from Rivington Street to Delancey Street
4. St Marks Place from 1 Avenue to Avenue A
5. Pell Street from Bowery to Mott Street
6. Orchard Street from Grand Street to Delancey Street
- ~~7. Mulberry Street from Broome Street to Canal Street~~
8. Avenue B from East 4 Street to East 13 Street
9. Broome Street from Allen Street to Ludlow Street
10. East 4 Street from Bowery to 2 Avenue
- ~~11. East 9 Street from Avenue B to Avenue C~~
12. Forsyth Street from Division Street to East Broadway
13. Hester Street from Ludlow Street to Orchard Street
14. Jefferson Street from East Broadway to Henry Street

VOTE: TITLE: DOT's 2026 Open Streets Application

Whereas, DOT has provisionally approved the following 2026 Open Streets applications, with the exception of Canal Street, for which DOT is waiting for feedback from the Community Board, elected officials, and other local stakeholders to determine the days and times that would be appropriate for this Open Street location on a weekly basis.

Therefore, be it resolved, Community Board 3 supports the following Open Streets with the days and hours of the Open Street and the close hours for restaurants listed:

1. Canal Street from Essex Street to Orchard Street
Wednesday through Friday: 3:00PM to 10:30PM
Saturday and Sunday: 3:00PM to 10:30PM
Restaurant hours: to stop serving at 10:00PM
2. Stanton Street from Essex Street to Norfolk Street
Friday: 10:00AM to 11:00PM
Saturday: 10:00AM to 9:00PM
Sunday: 10:00AM to 7:00PM
Restaurant hours: to stop serving at 10:00PM
3. Suffolk Street from Rivington Street to Delancey Street
Sunday: 4:00PM to 7:30PM
Restaurant hours: to stop serving at 10:00PM

4. St Marks Place from 1st Avenue to Avenue A
Friday: 4:30PM to 10:30PM
Saturday and Sunday: 11:30AM to 10:30PM
Restaurant hours: to stop serving at 10:00PM
5. Pell Street from Mott Street to Bowery
Saturday and Sunday: 8:00AM to 8:00PM
Restaurant hours: to stop serving at 10:00PM
6. Orchard Street from Grand Street to Delancey Street
Monday through Friday: 4:00PM to 10:00PM
Saturday and Sunday: 12:00PM to 10:00PM
Restaurant hours: to stop serving at 10:00PM
7. Mulberry Street from Broome Street to Canal Street
item 7 removed: not within CB 3
8. Avenue B from East 4th Street to East 13th Street
Monday through Sunday: 8:00AM to 8:00PM
9. Broome Street from Ludlow Street to Allen Street
Monday through Friday: 4:00PM to 10:00PM
Saturday and Sunday: 12:00PM to 10:00PM
10. East 4th Street from Bowery to 2nd Avenue
Thursday: 4:00PM to 9:00PM
11. East 9th Street from Avenue B to Avenue C
item 11 removed: did not meet criteria
12. Forsyth Street from Division Street to East Broadway
Saturday: 9:00AM to 8:00PM
Sunday: 9:00AM to 7:00PM
Restaurant hours: to stop serving at 10:00PM
13. Hester Street from Ludlow Street to Orchard Street (Open Streets Schools Program)
Monday through Friday:
Arrival: 8:00AM to 8:40AM
Dismissal: 2:20PM to 3:00PM
Recess/Outdoor Learning: 10:30AM to 2:00PM
14. Jefferson Street from East Broadway to Henry Street
Thursday: 12:00PM to 8:00PM
Friday: 12:00PM to 10:00PM
Saturday: 10:00AM to 10:00PM
Sunday: 10:00AM to 8:00PM
Restaurant hours: to stop serving at 10:00PM

Be it further resolved, Community Board 3 supports 5-day open street operations from 3pm to 10pm Wed through Sunday for the Canal Street Open Streets application.

31 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Joint Transportation & SLA items 1, 4, 12)
31 YES 0 NO 0 ABS 0 PNV MOTION PASSED (Joint Transportation & SLA items 1)
31 YES 0 NO 0 ABS 0 PNV MOTION PASSED (Joint Transportation & SLA items 4)
31 YES 0 NO 0 ABS 0 PNV MOTION PASSED (Joint Transportation & SLA items 12)

Transportation Committee

1. Approval of previous month's minutes
approved by committee
2. DOT: Proposal for a Bike Lane on St Marks Pl from 4th Ave to Ave A and Informational Update on Nearby Bike Projects
no vote necessary
3. Vote to adjourn
approved by committee

31 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. LES Ecology Center Informational Presentation: Coolest Block in the Lower East Side Contest (to promote street tree care); Tool Lending Library: Tree Guard Request Form
no vote necessary
4. DDC: Construction of a public restroom building in East River Park
no vote necessary
5. Review Preliminary Budget
no vote necessary
6. Term limit planning
no vote necessary
7. Vote to adjourn
approved by committee

31 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Landmarks Committee

1. Approval of previous month's minutes
approved by committee
2. Certificate of Appropriateness: 4 St Marks Place: Install Exterior Handicap Lift, Modify Balcony & Railings

VOTE: TITLE: To approve the Certificate of Appropriateness application to install an exterior handicap lift at the front of 4 St. Mark's Place, to modify the first-floor balcony, and to relocate the fire escape to make clearance for the new handicap lift.

WHEREAS, 4 St. Mark's Place was built by developer Thomas E. Davis and is a large, Federal-style town house constructed in 1831, characterized and made notable by its unusual 26-foot width and 3 ½ story height; and

WHEREAS, the building is further characterized by Flemish-bond brickwork, a high stoop, long parlor-floor windows, Gibbs surround entrance with triple keystone and vermiculated blocks, white marble base with openings also with Gibbs surrounds, molded pediment lintels, peaked roof, and double segmental dormers; and

WHEREAS, the *2004 Designation Report* noted that 4 St. Mark's Place is among the rare surviving and significantly intact large Manhattan town houses of the Federal Style with a 3 ½ - story, dormered peaked-roof; and

WHEREAS, the application is to make several modifications to accommodate a three-level lift between the basement, street level, and first floor. This lift is necessary to provide ADA access to retail establishments located in the basement and on the first floor. The lift is to be located on the right side of the building and should be painted black.

- Remove the non-historic balcony on the first floor
- Replace that balcony with a rectangular one wide enough for a wheelchair
- Remove one of two stairways to the basement
- Change the direction of the doors accessing the retail establishments on both the basement level and on the first floor
- Shift the fire escape ladder between the first and second floors to make room for the lift
- Relocate the existing flagpole

THEREFORE BE IT RESOLVED, CB3 approves Certificate of Appropriateness for the planned lift installation and associated modifications necessary to accommodate it.

3. Term limit planning
no vote necessary
4. Vote to adjourn
approved by committee

31 YES 0 NO 0 ABS 0 PNV MOTION PASSED