



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Arnette Scott, Board Chair

Susan Stetzer, District Manager

September 2026 Vote Sheet

Executive Committee

no votes necessary

SLA Licensing & Outdoor Dining Committee - August Meeting

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

Alterations

2. The Hairy Lemon (Galmac LLC), 28-30 Ave B (op/method of operation: removal of security on quiet evenings, addition of a DJ, allow cover charges) (bar/tavern)
withdrawn
3. Cozy Cafe (Cozy Cafe Corp), 43 E 1st St (wb/alt: license 2 tables and 4 seats on terrace area within building line)

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

WHEREAS, Cozy Cafe Corp, is seeking an expansion of their Beer/wine license to municipal property, to add outdoor seating within their property line located at 43 E 1st St, between First and Second Ave, New York, New York. This application is to license the adjacent space; and

WHEREAS, this is an application for an establishment with 16 tables and 64 seats, with a bar with 6 bar seats, with 4 seats at 2 outdoor tables within the building lines, a food prep area preparing Mediterranean, serving food during all hours of operation, 3 televisions, background music with volume control speakers from streaming services/playlists and with DJs on the weekends, with no live music, and no promoted events, no scheduled events, and no events at which a cover fee is charged; and

WHEREAS, there are 14 full on-premises beer and wine licenses within 500 feet per the SLA LAMP map and 2 on the same block; and

WHEREAS, the applicant is a license holder at several businesses in CD 3:

- A beer/wine license for this business, Cozy Cafe, at this same location since June 2005
- A beer/wine license for 45 First Ave Corp (Aziza Cafe & Lounge), at 45 First Ave, since June 2013
- A full liquor license for Foundation Lounge Corp (Mazaar Bar & Lounge), at 137 Essex St, since April 2015. The SLA disciplinary history shows Case No: 152077 with a \$1,500 penalty on 2/1/2022, and Case No: 117030 with a \$20,000 penalty on 7/21/2017.
- A full liquor license for Cocktail Art LLC (Sanatorium), at 14 Ave C, since May 2016. The SLA disciplinary history shows Case No: 124002 with a \$12,000 penalty on 8/10/2018, Case No: 126668 with a \$1,000 penalty on 6/7/2018, and Case No: 120644 with a \$7,500 penalty on 3/9/2018; and

WHEREAS, there were 2 commercial 311 complaints at this location with NYPD action necessary since 2021 these were all for Cozy Cafe; and

WHEREAS, we received an email from the First Street Block Association that they are not opposed as long as the applicant agrees to close the outdoor space at 10PM; 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 a full on-premises liquor license for Cozy Cafe Corp, for the premises located at 43 E 1st St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that;

- 1) it will operate as a cafe, with Mediterranean food prepared in less than a full kitchen, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12:00 P.M. all days and closing by 2:00 A.M. Sunday – Thursday, and 4:00AM Friday and Saturday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent 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 employ a doorman/security,
 - 6) it will play ambient background music only, consisting of recorded music, and will not have live music, promoted events, scheduled performances or any event at which a cover fee will be charged, no more than 4 private parties a month, ,
 - 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
 - 8) it will not host pub crawls or party buses,
 - 9) it will not have unlimited drink specials with food,
 - 10) it may have "happy hours" until 9:00 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.
4. Ainslie (Ainslie Bowery LLC), 199 Bowery (op/method of operation: add dancing)
withdrawn

New Liquor License Applications

5. Allen Grill LLC, 11 Allen St (op) (restaurant)
motion to come
6. Dim Sum Palace (Xinji Family Inc), 27 Division St (op)
withdrawn
7. Wine Art Laboratory Inc, 40 Ave B (op) (bar/tavern)
no vote necessary
8. Amaya Mezcal Social (AMSC74 Orchard LLC), 74 Orchard St (op) (restaurant)

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

WHEREAS, AMSC74 LLC doing business as Amaya Mezcal Social, is seeking a full on-premises liquor license, in the premises located at 74 Orchard Street between Grand St. and Broome St., New York, New York; and

WHEREAS, this is an application for an establishment with of forty-eight (48) people, sixteen (16) tables and forty (40) seats with one (1) stand-up bar with five (5) seats, a full kitchen serving food during all hours, DJ's no more than six (6) times per week, live jazz no more than four (4) times per week and no TV's; and

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

WHEREAS, this location was previously Las Lap, with a Full On Premises Liquor license; and

WHEREAS, the applicant currently manages Marylou located at 41 St. Marks Place; and

WHEREAS, since 2020, there have been 165 311 commercial noise complaints for the commercial space and street/sidewalk where police action was necessary; and

WHEREAS, a resident spoke in support of this applicant; a representative from the Bowery Block Association spoke in opposition, specifically to the hours, and

WHEREAS, twenty-seven (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 AMSC74 LLC for the premises located at 74 Orchard Street New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant and bar, with mezcal inspired food and drinks being served during all hours of operation,
- 2) its hours of operation will be opening no later than 12P.M. and closing by 4:00 A.M ALL DAYS,
- 3) it will not use outdoor space for commercial use,
- 4) it will employ a security guard every night from 9pm to close,
- 5) it will install soundproofing to ensure sound and vibrations are not audible in neighboring 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 live music, DJs and streamed music, all music will be at background level, Live music will be jazz one night per wee ending at 11PM,
- 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 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.

9. Time Again (Time Again Bar LLC), 105 Canal St (op) (restaurant)
withdrawn

10. Soft Hours Tea House (Soft Hours NY 001 LLC), 119 Hester St (Space B) (wb) (bar/tavern)

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

WHEREAS, Soft Hours NY 001 LLC doing business as Soft Hours, is seeking a Beer/Wine license, in the premises located at 119 Hester Street, between Forsythe and Eldridge Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 4 tables and 8 seats with one 8 foot bar, with no seats, with less than a full kitchen serving café food during all hours, no tvs and recorded background music; and

WHEREAS, there are 9 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location is currently operated as Soft Hours Tea House; and was previously a pizza shop,

WHEREAS, the applicant has never previously been a license; and

WHEREAS, there were 8 commercial 311 complaints at this location with NYPD action necessary since 2020; and

WHEREAS, 16 residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Soft Hours NY 001 LLC for the premises located at 119 Hester St New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Tea House serving Café Food during all hours of operation,
- 2) its hours of operation will be opening no later than 12 PM and closing by 12 A.M Sunday – Wednesday, and 12PM closing by 2AM 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, promoted events, scheduled performances, dancing, or any event at which a cover fee will be charged, but may have DJs at background level only and played through the existing sound system,
- 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.

11. Mili NYC LLC, 123 Ludlow St (op) (restaurant)

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

WHEREAS, Mili NYC, LLC doing business as "Mili", is seeking a full on-premises liquor license, in the premises located at 123 Ludlow Street, between Delancey and Rivington Streets, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 12 tables and 30 seats, including seats at a stand-up bar, a full kitchen, a food preparation area, serving food during all hours of operation, no TVs, and small speakers playing background volume level music; and

WHEREAS, there are 42 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this is a currently unlicensed location; the previous occupant, a Thai restaurant named "Copper Throat", held a beer and wine license, which expired in February 2025; and,

WHEREAS, applicant has served as General Manager at two downtown Manhattan locations over the past 5 years; and

WHEREAS, since 2020, there have been 10 311 commercial noise complaints for the commercial space and street/sidewalk where police action was necessary to fix the condition; and

WHEREAS, 60 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 Mili NYC, LLC, for the premises located at 123 Ludlow Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations:

- 1) it will operate as an American restaurant, with a full kitchen, a 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 ALL DAYS,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances, 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 may have "happy hours" until 8PM 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. Circolo (CocktailArtistSociety LLC), 127 E 7 St (op) (bar/tavern)

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

WHEREAS, Cocktailartistsociety LLC Circolo, is seeking a full on-premises liquor license, in the premises located at 127 E 7th Street, between Avenue A and 1st Ave, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 9 tables and 34 seats with 9 Foot Bar with 10 seats, a full kitchen serving food during Until 10pm on weekdays and 11pm on Weekends 1 projector, and recorded music at a background level; and

WHEREAS, there are 34 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, previously had a wine license; and

WHEREAS, the applicants have hospitality management experience; and

WHEREAS, there were 24 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, a representative from the East Village Community Coalition spoke and expressed concerns regarding the hours of 2AM, as well as adding a new full liquor license next door to a funeral home; and

WHEREAS, 72 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 Cocktailartistsociety LLC, for the premises located at 127 E 7th 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 Full Kitchen open until 10pm on the weekdays and 11pm on the weekends,
- 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 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 will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

13. Slow Stir LLC, 196 Allen St (op) (bar/tavern)
withdrawn

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

15. JESA NY Management LLC, 215 Chrystie St (op) (restaurant)

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

WHEREAS, JESA NY Management LLC is seeking a full on-premises liquor license, in the premises located at 215 Chrystie Street at the corner of East Houston Street; and

WHEREAS, this is an application for an establishment with of 243 people, forty-nine (49) tables and one hundred and thirty-nine (139) seats with one (1) stand-up bar in the restaurant measuring 29'9" with twelve (12) seats and one (1) service bar in the exterior garden measuring 11'11.5". It will be a full service restaurant in the style of a NY Brasserie; and

WHEREAS, there are thirteen (13) full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location is currently in operation with a Full OP license inside the Public Hotel; and

WHEREAS, the applicant has operated similar restaurants in New York; and

WHEREAS, since 2020, there have been fifteen (15) 311 noise complaints for the commercial space and street/sidewalk where police action was necessary; and

WHEREAS, three (3) 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 Jesa NY Management, for the premises located at 215 Chrystie Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant and coffee shop, serving Brasserie style food,
- 2) its hours of operation will be opening no later than 6 A.M and closing by 4 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,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, and not more than 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 may have "happy hours" until 7 P.M. each night,
- 10) it will ensure that there are no wait lines,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

16. Tompkins Social Club (Con Job LLC), 503 E 6th St (op) (bar/tavern)

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

WHEREAS, Con Job LLC DBA Con Tomkins Social Club, is seeking a full on-premises liquor license, in the premises located at 503 East 6th St, NY, NY, 10009 between Avenue A and Avenue B and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 74 people, with 4 tables, 36 seats, and one 20ft bar with 14 seats, with a full kitchen, serving moderna American Cuisine, serving food all hours of operation, ambient recorded background music only, one televisions; and

WHEREAS, this location was previously Down and Out, with a Full liquor license, and closing hours of 2AM all nights; and

WHEREAS, this applicant has operated Figaro, at 184 Bleeker since 2022; and

WHEREAS, there are 25 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the applicant has more than eight years of experience as a licensed operator in Brooklyn, running similar, less food oriented concepts; and

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

WHEREAS, three resident spoke and presented a petition from 20 residents in opposition to this application due to existing problems on this street, due to the oversaturation of bars on this street, the noise and crowds and loitering on the sidewalk, and littering are already a problem, ubers honking, as well as the noise inside the building that travel through the walls; and

WHEREAS, 60 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 Down & Out Brooklyn LLC, for the premises located at 503 East 6th St, NY, NY, 10009 unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service restaurant serving modern American food during all hours of operation
- 2) its hours of operation will be opening no later than 3:30 P.M. closing at 12:00 A.M. all nights,
- 3) it will not use outdoor space for commercial use,

- 4) It will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports.
- 5) It will install soundproofing to ensure sound and vibrations are inaudible in neighboring apartments,
- 6) it will play ambient background music, 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 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.

Items not heard at Committee

17. Conall's Public House (Cavan NYC Hospitality Inc), 51 1st Ave (op/alt: adding small rear service only bar on ground floor, correcting error in initial application to lengthen customer bar in cellar by 16 inches)
administratively approved
18. Chippies East 7th LLC, 21-23 E 7th St (wb) (restaurant)
administratively approved
19. Grandma's Dumpling House Inc, 24 Pell St (wb) (restaurant)
administratively approved
20. Dumpling Xi (Fusion Byte Express AI Inc), 71 4th Ave (wb) (restaurant)
administratively approved
21. Solid Liquids LLC, 115 St Marks Pl (wb) (restaurant)
administratively approved
22. Sanwits (RR149 EV LLC), 149 1st Ave (wb) (restaurant)
administratively approved
23. Analemma (Analemma Corp), 219 1st Ave (wb) (cafe)
administratively approved
24. Luna Pizza (Kevin and Gabriella Pizza and Restaurant Inc), 225 Park Row (wb) (restaurant)
administratively approved

Dining Out NYC - Not heard at Committee

25. Cien Fuegos LLC, 95 Ave A (SWC)
administratively approved
26. 88 2nd Ave Buenavista Restaurant & Bar LLC, 88 2nd Ave (SWC)
administratively approved
27. Bar Clark LLC, 102 Bayard St (SWC)
administratively approved
28. Orchard F&B LLC, 139 Orchard St (SWC)
administratively approved
29. Monolith Incorporated Inc, 194 Ave A (SWC)
administratively approved
30. Atlantic Bar Group LLC, 146 Orchard St (SWC)
administratively approved

Municipal Space Expansion - Not heard at Committee

31. Nice Hospitality Group LLC, 254 Broome St (Open Streets)
administratively approved
32. Disfruting Two LLC, 110 St. Mark's Pl (Open Streets)
administratively approved
33. Baked Clams LLC, 33 Ave B (SWC)
administratively approved
34. Vote to adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding August SLA item 5)

20 YES 10 NO 9 ABS 0 PNV MOTION PASSED (August SLA item 5)

SLA Licensing & Outdoor Dining Committee - September Meeting

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

Alterations

2. The Hairy Lemon (Galmac LLC), 28-30 Ave B (op/method of operation: removal of security on quiet evenings, addition of a DJ, allow cover charges) (bar/tavern)

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

WHEREAS, Galmac LLC doing business as The Hairy Lemon is seeking an alteration to their Full liquor license to permit covers for 12 annual sporting events, reduce nightly security, add DJs, and add a pool table in the premises located at 28-30 Avenue B, between 2nd and 3rd Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 125 people, 30 tables and 105 seats with full kitchen serving food during all hours of operation 27 televisions with music at background level, DJs will be at entertainment level, and

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

WHEREAS, the applicant's have operated this location since 2017 and have three other locations in Manhattan; and

WHEREAS, there were 11 commercial 311 complaints at this location with NYPD action necessary since 2020; and

WHEREAS, 23 residents submitted letters in support of this application and four residents spoke in support of the application; and

WHEREAS, the district manager stated that this business has been a problem, including not following stipulations and not following instructions from the NYPD, they have also had their license suspended by the SLA in the past; and

WHEREAS, 129 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, there was a discussion with the applicant, specifically about the tickets for the 12 boxing matches, they agreed to sell tickets in advance, as opposed to selling them at the door. They also understand that having a TV in the front window has caused problems and they agreed that they will not have tvs in the front window,

WHEREAS, although this business has been a problem in the past they acknowledge and understand the issues and are agreeing to ensure that the employees are trained on the stipulations. We would consider approving this application because this is a long standing business and they do have considerable support from the neighborhood, and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Galmac LLC, for the premises located at 28-30 Avenue B New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a sports bar serving Irish and American comfort food, with during all hours of operation,
- 2) its hours of operation will be opening no later than 12:00PM and closing by 4:00AM Monday – Friday, and 11:00AM and closing by 4:00AM Saturday and Sunday,
- 3) it will not use outdoor space for commercial use,
- 4) it will have doorman/security as needed Thursday – Saturday,
- 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, consisting of recorded music, sporting events, and will have DJs at entertainment level once per week on Fridays from 10PM – 1AM, will not have promoted events, scheduled performances, dancing, and may have and may have 12 sporting events per year with cover charges, tickets will be sold in advance to prevent lines and crowds outside,
- 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 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. The York (Dos Dudes LLC), 186 Ave B (op/alt: license adjacent storefront) (bar/tavern)

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

WHEREAS, Dos Dudes, LLC, doing business as "The York", is seeking an alteration of its existing license to license its adjacent storefront to the south), in the premises located at 186 Avenue B, between E. 11th and E. 12th, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 15 tables and 56 seats, including seats, barstools, and counter seats, a full kitchen and food preparation area serving food during all hours of operation, no TVs, live music, and small speakers playing background level volume music; and

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

WHEREAS, applicant has owned and operated "The York", with an on-premises license, at this location since 2022; and

WHEREAS, since 2020, there have been three (3) 311 commercial noise complaints that required police action; and,

WHEREAS, a resident spoke with concerns about the back yard use they have had issues with noise from the back yards of the businesses along Avenue B, it is hard to determine which business is causing the noise, they want to ensure the back yards are closed at 10PM; and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for an alteration of its full on-premises liquor license for Dos Dudes, LLC, for the premises located at 186 Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American comfort food 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 2PM and closing by 2AM 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, 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 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.

4. San Antonios (Oscura 247 LLC), 247 Eldridge St (op/method of operation: extend closing hour from 2am to 4am) (bar/tavern)

withdrawn

New Liquor License Applications

5. Treaty Holding Co LLC, 9 Eldridge St (South Store) (op) (restaurant)

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

WHEREAS, Treaty Holdings Co. LLC doing business as The Kingsbury, is seeking a full on-premises liquor license, in the premises located at 9 Eldridge Street (South Store) between Doyers Street and Canal Street, New York, New York; and

WHEREAS, this is an application for an establishment with of thirty-seven (37) people, seven (7) tables and fourteen (14) seats, and one 22 foot counter with eleven (11) seats, a full kitchen serving South Asian food during all hours of operation, and playing recorded background music only; and

WHEREAS, there are three (3) full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location has not been previously licensed; and

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

WHEREAS, nine (9) residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, Although this is a full liquor license in a previously unlicensed location, this is not a saturated area, the applicant does have experience in a food-centric restaurants, they are proposing to operate a full service Peshawari Restaurant, a specific type of Pakistani cuisine, which will close at 12:00 every night, with background music only, the applicant was informed that extending the hours or any other changes in their method of operation, in the future would be possibly be an issue because of the increased impact on the neighborhood;

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Treaty Holdings Co. LLC, for the premises located at 9 Eldridge Street (South Store), New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service restaurant serving South Asian cuisine during all hours of operation,
- 2) its hours of operation will be opening no later than 5PM and closing 12AM all days,
- 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 install soundproofing to ensure sound is not audible in neighboring apartments,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, events with covers, scheduled performances,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it 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.

6. Dim Sum Palace (Xinji Family Inc), 27 Division St (op)
withdrawn

7. Laozao Hotpot 8ST LLC, 37 St Marks Pl (op) (restaurant)

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

WHEREAS, Laozao Hotpot 8ST, LLC doing business as TBD, is seeking a full on-premises liquor license, in the premises located at 37 Saint Mark's Place, between Second and Third Avenues, New York, New York; and

WHEREAS, this is an application for an establishment with up to 142people, 26 tables and 110 seats with a full kitchen and food preparation area serving food during all hours of operation, no TVs, small speakers playing ambient background music only; and,

WHEREAS, there are 55 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this is a previously unlicensed location; and

WHEREAS, applicant has owned and operated hotpot restaurant, "Hakata Zen", on 31 St. Mark's Place, with an on-premises liquor license, since 2019 and another restaurant since 2017; and,

WHEREAS, 14 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, although this is a full liquor license in a location that only had a Beer and wine, the applicant has two other restaurants with no complaints, but more importantly this is a full service restaurant with closing hours of 10:30 every night, this is not increasing the impact from the previous restaurant that was in this location,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Laozao Hotpot 8ST, LLC, for the premises located at 37 Saint Mark's Place, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Chinese hotpot 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 11:30am and closing by 10:30pm ALL DAYS,
- 3) it will not use outdoor space for commercial use,
- 4) it Will install soundproofing,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances, dancing, or any event at which a cover fee will be charged],
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it will not have "happy hours,"
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

8. Tera NYC (Maxi Mini LLC), 41 Essex St (op) (bar/tavern)
withdrawn

9. Bobblehead NYC LLC, 103-105 Ave B (op) (restaurant)

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

WHEREAS, Bobblehead NYC LLC doing business as Bobblehead is seeking a full on-premises liquor license, in the premises located at 103 -105 Avenue B, between E. 6th and E. 7th Streets, New York, New York; and

WHEREAS, this is an application for New American full-service restaurant with a retail component selling records, clothing and ceramics, and a café open during daytime hours. It has an occupancy of one hundred and forty-eight (148) people and has thirty-three (33) tables, seventy (70) seats and two L-shaped stand-up bars, one with twelve (12) seats and the other with eight (8) seats as well as a back garden. Music will consist of DJ's and streamed music played at background level; and

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

WHEREAS, this location was operating as French Avenue B Inc, dba Pardon My French, which closed in May of this year; and

WHEREAS, since 2020, there have been twenty-two (22) 311 commercial noise complaints that required police action, and three (3) pandemic-era social distancing complaints; and

WHEREAS, we received two emails in support, and one in opposition to this application; and

WHEREAS, one resident spoke in support, he has known the applicant for 20 years and trusts he will be a good neighbor. A resident spoke in opposition, he live directly above and has suffered for years under the last business at this location, he is concerned about noise, any sound and how much the sound comes into his apartment. A representative from East Village Community Coalition expressed concerns about the backyard, specifically the extra hours during the day that the previous business did not have, even people chatting during the daytime can be a disturbance for neighbors; and

WHEREAS, forty-two (42) residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Bobblehead NYC LLC for the premises located at 103-105 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 restaurant serving New American food, retail shop and daytime cafe,
- 2) its hours of operation will be opening the café no later than 10am and closing by 2am all days indoors. The backyard will be 3PM – 10PM Monday – Thursday, and 12PM – 10PM Friday – 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, and will not seat any groups in the backyard,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised,
- 5) It will install soundproofing to ensure vibrations and sound are not audible in neighboring apartments,
- 6) it will play ambient background music only, consisting of recorded music and DJs, and will not have live music, third party promoted events, any event which a cover is charged, scheduled performances, no more than three DJs per week, Thursday – Saturday, DJs will select vinyl records, played through the existing sound system, at background level,
- 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 dedicate a member of staff to ensuring no noise, loitering 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. Badger Bar LLC, 116 Ave C (op) (bar/tavern)

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

WHEREAS, Badger Bar LLC doing business as Rads is seeking a full on-premises liquor license, in the premises located at 116 Avenue C, between 7th and 8th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 10 tables and 60 seats with one square bar 13'3" by 6'11" with less than a full service kitchen serving food during all hours, five televisions, music at background level, and

WHEREAS, there are 9 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, This location has operated as Ding a ling since 2021, prior top that it was The Third Man for over 15 years; and

WHEREAS, The applicant operates two other licensed establishments in CB3; with no history of complaints, and

WHEREAS, there were 14 commercial 311 complaints at this location with NYPD action necessary since 2020; and

WHEREAS, a resident that lives next door spoke about the issues that they have had, the crowds on the sidewalk as well as the noise coming from inside, they hear is in their apartments, there is also a problem with trash and maintenance of the sidewalk, after closing, a resident spoke in favor of the application, helping reign in some problems, representative from the East Village Community Coalition spoke

WHEREAS, 48 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 Badger Bar LLC, for the premises located at 116 Avenue C, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar /Tavern with less than a full kitchen serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 5:00 PM and closing by 1:00AM Sunday, Tuesday, and Wednesday, 2:00AM Thursday, and 4:00AM Friday and 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 have one Security personnel on Thursday, two on Friday and Saturday,
- 6) It will install soundproofing to ensure vibrations and sound are not audible in neighboring apartments,
- 7) it will play ambient background music only, consisting of recorded music, and Djs and will not have live music, promoted events, scheduled performances, or any event at which a cover fee will be charged, djs not more than two times per week, and 24 private parties per year, Djs will be at background level, in-house, not promoted or event based,
- 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 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.

11. Mannya Hospitality Group LLC, 120 Orchard St (op) (restaurant)

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

WHEREAS, Mannya Hospitality Group, LLC, doing business as TBD, is seeking a full on-premises liquor license, in the premises located at 120 Orchard Street, between Delancey and Rivington Streets, New York, New York; and

WHEREAS, this is an application for an establishment with 24 tables and 68 including 11 seats at a stand-up bar, a full kitchen and food preparation area serving food during all hours of operation, no TVs, live DJs, and small speakers playing music at background level volume; and

WHEREAS, there are 35 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location previously housed the bar/tavern, "Cowboy Tom's", which held an on-premises liquor license; and

WHEREAS, since November 2024, applicant has owned and operated "Marson Caffé" in Gravesend, Brooklyn, which holds an on-premises liquor license; and

WHEREAS, since 2020, there have been four (4) 311 commercial noise complaints that required police action; and,

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Manny Hospitality Group, LLC, for the premises located at 120 Orchard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Modern European restaurant, with a full kitchen serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 10AM – closing by 12AM Sunday, 11AM-12AM, Monday – Wednesday, 11AM-2AM, Thursday - Friday 10am-2AM 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 employ 1-2 doorman/security Fridays and Saturdays,
- 6) It will install soundproofing to ensure vibrations and sound are not audible in neighboring apartments,
- 7) it will have ambient recorded music and will not have live music, promoted events, scheduled performances, or any event at which a cover fee will be charged, it may have not more than two private parties per month, and may have DJs at entertainment level and in the lower level only, through existing sound system,
- 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 6pm 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.

12. La Lupe Tacos (La Lupe LM LLC), 172 Delancy St (op) (restaurant)

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

WHEREAS, La Lupe LM LLC doing business as La Lupe tacos, is seeking (a full on-premises liquor) license, in the premises located at 172 Delancy, between Clinton and Attorney, New York, New York; and

WHEREAS, this is an application for an establishment with of 35 people, 8 tables and 17 seats with Point of sale bar, 5 feet no customer seating, less than a full service kitchen, with a prep area, serving food during all hours of operation No TVs and pre recorded music at background level; and

WHEREAS, there are 20 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, Current location is unlicensed; and

WHEREAS, The Applicant currently has a location in Brooklyn; and

WHEREAS, there were 2 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, 45 Petitions not submitted yet residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, although this is a full liquor license in a previously unlicensed location, the applicant operates a similar establishment in Brooklyn, They are proposing to close at 11PM every night, This location is along the exit from the Williamsburg bridge, and it will not increase the impact on the surrounding area,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for La Lupe LM LLC, for the premises located at 172 Delancy, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Street Style Mexican Fast Casual, with Electric kitchen in a prep area serving food. At all hours,
- 2) its hours of operation will be opening no later than 10:00 A.M. and closing by 12:00 P.M. ALL Days,

- 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, third party 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 have "happy hours," ending at 7PM,
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

13. Annapurni Hospitality LLC, 211 1st Ave (wb) (restaurant)
administratively approved

14. Red Onion (Red Onion Foods Inc), 277 E 10th St (upgrade to op/corp change/alt: license space next door)

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

WHEREAS, Red Onion Foods Inc doing business as Red Onion, is seeking and upgrade to a full on-premises liquor license and an expansion into the adjacent space in the premises located at 277 E. 10th Street, between Avenue A and 1st Avenue, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 22 tables and 53 seats with a 12 foot bar, with 8 seats, serving food during all hours of operation one television, background music; and

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

WHEREAS, the applicant has operated this establishment at this location since 2024; prior to this business it was the Brindle Room with a Beer/Wine license; and

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

WHEREAS, we received a letter of support from the 10th Street Block association, and a letter from the Pastor of St. Nicolas of Myra Church that they are not opposed, and two letters in opposition, one from a nearby resident and condo board president, another from the North Avenue A Block association; and

WHEREAS, 37 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, this location is within two hundred (200) feet of St. Nicolas of Myra Church located at 288 E. 10th Street, the applicant asserts that this building is not exclusively used as a church. This location is a landmarked building with an active congregation, and the community board believes that all uses are incidental to its use as a place of worship; and

THEREFORE, BE IT RESOLVED that Community Board 3 asks that the SLA investigates to determine whether this location is within two hundred (200) feet of a Church located at 288 E. 10th Street and that the building is used exclusively as a place of worship; and

THEREFORE, BE IT FURTHER RESOLVED if the NY SLA determines that the 200-foot Rule does not apply in this situation, Community Board 3 recommends the denial of the application for a full on-premises liquor license for Red Onion Foods Inc for the premises located at 277 E. 10th Street New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an Indian Restaurant with kitchen open and serving food during all hours,
- 2) its hours of operation will be opening no later than 11:00AM and closing by 12:00AM ALL DAYS,
- 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 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

Items not heard at Committee

15. Hoy Restaurant LLC, 3 Clinton St (wb) (restaurant)
administratively approved
16. Materiales 111 LLC, 103 Canal St (op) (restaurant)
administratively approved
17. SLBurger12 LLC, 141 2nd Ave (wb) (bar/tavern)
withdrawn

Dining Out NYC - Not heard at Committee

18. BAC 115 Corp, 115 St Mark's Pl (RWC)
administratively approved
19. Wolf & Bear LLC, 41 Monroe St (SWC)
administratively approved

Municipal Expansion for Dining Out - Not heard at Committee

20. Bowery F&B LLC, 4 E 3rd St (RWC & SWC)
administratively approved
21. 118 Restaurant LLC, 118 St. Mark's Pl (RWC & SWC)
administratively approved
22. PJC Restaurant LLC, 125 E 7th St (RWC)
administratively approved
23. West Mayo LLC, 359-361 Bowery (RWC)
administratively approved
24. Vote to adjourn
approved by committee

38 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Land Use, Zoning, Public & Private Housing Committee

Joint committee meeting- Land Use, Zoning, Public & Private Housing & Economic Development

- Update on Essex Market - Next Steps Related to Market Line Step Closure, Community Programming Contracts & Operations

VOTE: TITLE: Community Board 3 Requests Regarding the RFP for Essex Market Community Partner

WHEREAS: Community Board 3 has continually engaged NYC EDC through multiple resolutions related to the Essex Market and the closure of the Market Line and;

WHEREAS: NYC EDC has not adequately addressed community concerns related to Essex Market, approvals for a Burlington Coat Factory to replace small format vendors promised as part of the Essex Crossing development, or how the Market should continue to provide community benefits and;

WHEREAS: There has been no meaningful community engagement related to the RFP for an Essex Market community partner although NYC EDC has stated they intend to release an RFP in October and select a respondent by the end of December and;

WHEREAS: Community Board 3 opposes any effort to have Essex Market operate or be promoted as an EDC corporate brand and not the Lower East Side community and ;

WHEREAS: New NYC EDC leadership requires time to review and understand all recent decisions related to operations of Essex Market and recently approved changes meant to permit big box retail

to replace small format vendors and entrepreneurs in the former Market Line which remains directly connected to Essex Market so;

THEREFORE BE IT RESOLVED: Regarding the RFP, Community Board 3 requests:

- The RFP be delayed until robust community engagement takes place to inform the services and community benefits are requested by the community to be incorporated into the RFP,
- CB 3 has the ability to appoint representatives to serve on any selection committee for review of proposals for an Essex Market community partner as it did with the original Essex Crossing RFP and;
- The RFP incorporates requirements that Essex Market's unique culture and identity will be maintained, and that respondents should be encouraged to explicitly identify how this will be achieved
- EDC informs CB 3 of the contents of any RFP prior to issuing and note which elements previously recommended by Community Board 3 have been included.

37 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Joint Land Use and Economic Development)

Land Use, Zoning, Public & Private Housing Committee

1. Approval of previous month's minutes
approved by committee
2. Vote to adjourn
approved by committee

38 YES 0 NO 0 ABS 0 PNV MOTION PASSED (Land Use)

Transportation, Public Safety, Sanitation & Environment Committee

1. Approval of previous month's minutes
approved by committee
2. DOHMH: be Rat Inspections and Complaints in CB3: Findings from the Neighborhood Rat Reduction program
no vote necessary
3. Transportation equity analysis topic review based on IBO examination of CB 3 issues (discussion)
no vote necessary
4. DOT presentation on Public Modular Restroom Pilot Program
no vote necessary
5. Vote to adjourn
approved by committee

38 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Parks, Recreation, Waterfront, & Resiliency Committee

1. Approval of previous month's minutes
approved by committee
2. Parks Manager Update
no vote necessary
3. DDC: ESCR / BMCR Construction Update
no vote necessary
4. Tompkins Square Park Event: Halloween Dog Parade, October 17
no vote necessary
5. Vote to adjourn
approved by committee

38 YES 0 NO 0 ABS 0 PNV MOTION PASSED

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

1. Approval of previous month's minutes
approved by committee
2. The Mobile Voting Project: Request for support and presentation of technology and advocacy for mobile voting

VOTE: TITLE: Support for the establishment of a secure mobile voting pilot option for Community and Citywide Education Council elections

WHEREAS, Manhattan Community Board 3 recognizes that Community and Citywide Education Council ("CCEC") elections are a critical opportunity for parents and guardians to participate in public school governance and help shape the direction of New York City Public Schools ("NYCPS"); and

WHEREAS, Community Education Councils provide parents with an opportunity to influence district educational priorities, work with district superintendents, review educational programs, approve school zoning lines, and make recommendations intended to improve services for NYCPS students; and

WHEREAS, Manhattan Community District 3 overlaps with the entirety of School District 1 and a portion of School District 2; and

WHEREAS, more than three-quarters of Manhattan Community District 3, including its portions overlapping with School Districts 1 and 2, has been designated as an environmental justice ("EJ") area and disadvantaged community ("DAC") by the City and State of New York and United States federal government; and¹

WHEREAS, participation in CCEC elections has remained extremely limited when compared with the total number of eligible NYCPS parents and guardians; and

WHEREAS, Chalkbeat reported that only 18,158 households participated in the 2025 CCEC elections, representing approximately 2% of eligible households and the lowest participation since all NYCPS parents became eligible to vote in 2021; and²

WHEREAS, Chalkbeat further reported that approximately 19,000 caregivers voted in 2023 and approximately 22,000 voted in 2021, demonstrating that persistently low participation is not limited to a single election cycle; and

WHEREAS, barriers to participation may include limited awareness of election procedures, inadequate outreach, language access challenges, difficulty navigating online systems, lack of time due to work and caregiving responsibilities, limited technical support, and unequal access to reliable technology; and

WHEREAS, a 2023 Chalkbeat investigation reported that approximately one-third of the city's roughly 900,000 students were not linked to an activated New York City Schools Account and documented concerns about inadequate outreach to non-English-speaking and low-income families; and³

WHEREAS, the current CCEC election process relies on the New York City Schools Account ("NYCSA"), which NYCPS identifies as necessary for eligible parents and guardians to vote; and⁴

WHEREAS, Chalkbeat reported in January 2025 that many parents had never activated their NYCSA accounts and that roughly one-third of the city's students were not linked to an account when NYCPS previously provided those figures; and⁵

WHEREAS, some New York City households rely on smartphones as their only computing devices, and the New York City Office of Technology and Innovation recognizes "smartphone only households" as a distinct measure of digital equity; and⁶

WHEREAS, any CCEC election system should therefore be designed through a mobile-first approach that functions effectively on smartphones and does not require a desktop or laptop computer to complete registration, identity verification, ballot review, or voting; and

WHEREAS, increasing voter participation and ensuring equitable access to the democratic process are essential to maintaining the legitimacy, credibility, and representative nature of Community and Citywide Education Councils; and

WHEREAS, recent CCEC elections have experienced substantial administrative and technical problems that have affected voter confidence and, in some cases, required ballots or votes to be canceled and recast; and

¹ <https://www.nyc.gov/content/climate/pages/environmental-justice>

² <https://www.chalkbeat.org/newyork/2025/06/16/community-education-council-election-results-place-age/>

³ <https://www.chalkbeat.org/newyork/2023/8/18/23837111/doe-family-and-community-empowerment-turmoil-affects-parents/>

⁴ <https://www.schools.nyc.gov/get-involved/families/education-councils/elections>

⁵ <https://www.chalkbeat.org/newyork/2025/01/08/how-nyc-parents-can-serve-on-community-education-councils-as-elections-near/>

⁶ <https://www.nyc.gov/content/oti/pages/digital-equity>

WHEREAS, Chalkbeat reported that NYCPS took the CCEC voting system offline for approximately 11 hours on the first day of voting in April 2025 after parents reported technical problems, incorrect ballots, and candidates appearing in races for which they had not sought election; and⁷

WHEREAS, Chalkbeat subsequently reported that a CEC District 1 candidate was omitted from the ballot after voting had been underway for approximately one week, resulting in the cancellation of votes already cast and requiring District 1 families to vote again; and⁸

WHEREAS, such errors may disproportionately disenfranchise parents who have limited time, limited internet access, limited English proficiency, disabilities, or difficulty accessing their NYCSA credentials; and

WHEREAS, despite those warnings and recommendations, significant technical and administrative problems continued during the 2025 election cycle; and

WHEREAS, the modernization of CCEC elections should include consideration of a dedicated mobile voting application or a secure, mobile-optimized web platform that reduces unnecessary steps, provides clear instructions, and allows eligible families to access the ballot through devices they commonly use; and

WHEREAS, a December 2025 Chalkbeat forum on proposals to improve New York City public schools included a direct recommendation that NYCPS move to mobile voting to increase parent engagement in CCEC elections; and⁹

WHEREAS, mobile voting options could offer multilingual interfaces, compatibility with assistive technologies, remote participation, improved usability, and more direct communication with eligible voters before and during the voting period; and

WHEREAS, secure mobile voting should not be implemented in a manner that excludes families who lack reliable technology, require assistance, are less comfortable using digital platforms, or prefer an in-person or otherwise supported voting option; and

WHEREAS, the modernization of CCEC elections should include consideration of a dedicated mobile voting application or a secure, mobile-optimized web platform that reduces unnecessary steps, provides clear instructions, and allows eligible families to access the ballot through devices they commonly use; and

WHEREAS, any mobile voting system considered for use in CCEC elections should, at minimum:

- 1) Provide multilingual voting interfaces and voter support;
- 2) Meet strong accessibility standards for voters with disabilities;
- 3) Protect voter anonymity, ballot secrecy, and personal data;
- 4) Include auditable, verifiable, and independently reviewable election records;
- 5) Undergo independent cybersecurity, privacy, and accessibility assessments before implementation;
- 6) Provide clear public reporting on voter participation, system performance, technical issues, and complaint resolution;
- 7) Include a transparent process for identifying and resolving errors, access issues, or election irregularities;
- 8) Ensure that eligible voters are not excluded because of limited technology access, lack of familiarity with digital systems, language barriers, disability, or socioeconomic status;
- 9) Offer meaningful technical assistance before and during the voting period; and
- 10) Preserve alternative voting supports for families who cannot or do not wish to vote through a mobile device; and

WHEREAS, any proposed mobile voting reform be conducted through a transparent public process that includes Community Board members, parent leaders, CCEC members, accessibility experts,

⁷ <https://www.chalkbeat.org/newyork/2025/04/25/parent-council-elections-offline-after-technical-problems-voting-system/>

⁸ <https://www.chalkbeat.org/newyork/2025/05/13/nyc-community-education-council-election-dysfunction-education-department/>

⁹ <https://www.chalkbeat.org/newyork/2025/12/22/big-ideas-for-zohran-mamdani-to-improve-nyc-public-schools-part-2/>

cybersecurity experts, multilingual family engagement staff, and representatives of communities that have historically faced barriers to participation; and

WHEREAS, Manhattan Community Board 3 affirms that election modernization must be guided not only by convenience, but by equity, trust, transparency, and the fundamental right of families to meaningfully participate in public school governance; and

WHEREAS, expanding voter access through an independently evaluated, accessible, mobile-friendly, and auditable voting option aligns with the goals of increasing parent engagement, improving transparency, strengthening democratic participation, and rebuilding trust in New York City's public school governance structures;

THEREFORE BE IT RESOLVED that Manhattan Community Board 3 calls upon the Chancellor of New York City Public Schools and the Office of Family and Community Empowerment ("FACE") to explore secure mobile voting options, whether integrated into NYCSA or offered through a separate voting platform, that prioritize accessibility, election integrity, transparency, voter privacy, ballot secrecy, and public accountability; and

BE IT FURTHER RESOLVED that Manhattan Community Board 3 urges NYCPS and FACE to consider piloting any secure mobile voting option before full implementation, with public reporting on participation rates, accessibility outcomes, technical performance, security safeguards, user experience, and any recommendations for improvement; and

BE IT FURTHER RESOLVED that Manhattan Community Board 3 urges NYCPS and FACE to make CCEC election outreach clearer, earlier, multilingual, and consistent across districts, so that all eligible parents and guardians understand when elections take place, who is eligible to vote, how to vote, and where to receive support.

- 3. CAB/CEC reports
no vote necessary
- 4. Future Agenda Planning
no vote necessary
- 5. Vote to adjourn
approved by committee

38 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Human Services item 2)
37 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Human Services item 2)

By-Laws Task Force

- 1. Clarification and Review of attendance procedures
no vote necessary
- 2. Public member compliance with board member rules and regulations, including city and state public officer and open meeting laws
no vote necessary