



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

## December 2019 Full Board Minutes

Meeting of Community Board 3 held on Thursday, December 19, 2019 at 6:30pm at PS 20, 166 Essex Street.

### Public Session:

John Senter – Twenty Five year residents is opposed to the transfer of air rights at the designated building. He is supporting CB3's Land Use Committee Resolution on agenda item: Land Use 2 ULURP 200077 ZSM: 3 St. Mark's Place.

Harry Bubbins – Is in support of CB3's Land Use Committee Resolution opposing the Air Rights transfer at St.Marks Place. Is in support of landmark church building built in 1891 within the CB3 district.

Vaylateena Jones – Provided an overview of the Victims Compensation Relief for World Trade Center survivors.

Laura Sewell – Announcement of the 2020 Get Local Guide just published and is also available online that serves as a directory of local merchants in the CB3 district.

### Public Officials:

Mayor Bill de Blasio, Gabrielle Dann-Allel (George Espinal):

Representing the End Domestic and Gender Based Violence unit of the Mayor's Office. This unit is available to provide services to the community leaders and Tenant Associations interested in workshops and presentations which include Elder Abuse and Sex Trafficking. He can be reached at 646 629 7073 and [gespinal@endgbv.nyc.gov](mailto:gespinal@endgbv.nyc.gov).

Public Advocate Jumaane Williams:

Did not report

Comptroller Scott Stringer, Michael Stinson:

Did not report

Borough President Gale Brewer, Brian Lewis:

Community Board applications are available online (CB3 existing members and new member applications are needed). Census outreach and Get Out the Count work will reach between 10-15,000 workers in Manhattan. Census job opportunities continue to be available with flexible and well paying positions.

Congressmember Nydia Velazquez, Iris Quinones:

Announced legislation on predatory lenders. Provided snapshot of the latest publication of the Congresswoman Velasquez.

Congressmember Carolyn Maloney, Victor Montesinos:

Did not report

Assemblymember Yuh-Line Niou, Shivani Gonzalez:

Is interested in developing more onsite health screening workshops at sites throughout CB3 district. Is seeking to redesign criminal justice reform.

Assemblymember Deborah J. Glick, Charlie Anderson:

Did not report

Assemblymember Harvey Epstein, Mike Schweinsburg:

Coat Drive is being held by the Assemblymember. Advocated to the state that the public health and health plan council ensure vital health services remain in our community. Introduced legislation to reverse recommendations made towards our NYS ballot rules limiting our total number of candidates.

State Senator Brian Kavanagh, Venus Galarza-Mullins:

January 8th is the new session at the Senate. Senator Kavanagh is the Chair of the Housing Committee and affirmed his commitment to advocating and protecting tenants rights. State funded voucher program is being discussed to support tenants. Budget is being formed to support NYCHA boiler replacements and other capital funding. The commission will be announcing soon the information on the Congestion Pricing plan for residents. Regarding the sanitation department response to CB3 letter for parking their garbage trucks at Pier 36, the

senator has written a letter to remove the garbage trucks citing a previous MOU agreement between City and State. Good Cause eviction is a bill that prevents Landlords from kicking out tenants for no reason, however was not passed last year. The senator is committed to pushing this bill further. The Senator has made it so that tenants do not receive an automatic eviction from the NYS Marshall after 14 days as was the law previously.

State Senator Brad M. Hoylman, Caroline Wekselbaum:

Is protecting the laws to ensure housing does not become warehoused and saved for market rate pricing. Is investigating a tragic death within his district and seeking preventive measures to protect lives in the future. The Senator took a stance against the annual NYC Santa Con by implementing measures to protect civilians from the tradition.

Councilmember Margaret Chin, Marian Guerra:

An oversight hearing on Access a Ride was held at the City Council – first time ever. The E Hail on demand program for 1200 persons with disabilities is being proposed to be reduced from its pilot resulting in less mileage per traveler. Confucius Plaza, received a \$100,000 investment to fund a nurse on site to serve residents. NYCHA round-tables continue to be held and available for NYCHA leaders and active resident leaders.

Councilmember Carlina Rivera, Isabelle Jackson:

Is proposing to reduce solitary confinement policies. The Councilmember is organizing a brunch, luncheon meal for NYCHA residents affected by gas outages this Saturday December 21st.

Presentation of the ESCR:

Slide 49 presents flood protection to be completed Mid-2023. There is a concern of too much concrete areas within the design. Concern regarding pedestrian walkway and designated running and bike way which is designated in the design. The vehicular access is for emergency and parks dept usage limited to the Amphitheater area. Bike lane is opened along the east river view. Native planting question brought up with the design team promising to follow up on percentage of plants that will be native. Seating on the northern end (8th-10th street) will be clustered with BBQ grills (more than 10 grills than there are now) and as result a noise concern was brought up. A reconfiguration of the umbrellas and canopies from concrete to another form of greenery (wood rather than metal) was requested by board members (coinciding with the committee resolution). The new design will shield more from the car side (FDR side). There is a question regarding utilizing more space to develop habitats for Monarch butterflies and partnering with an organization that will help procreate these natural species. The design team is mindful of the pollinators (bees, moths and flies, etc;) and seeks to develop more detailed information on the types of plants and habitats they will build. There was a strong opinion against the conceptualization of the 10th street park on ramp.

Board Parliamentarian Session:

A presentation was provided by Parliamentarian regarding the Robert Rules to "call the question" which always results in a vote from the committee to determine the outcome of using such a rule at committee.

Adjustment to Previous Months' Minutes:

Board member asked to adjust their absence from "Absent" to "Excused". The only qualification for "Excused" is with a death in the family but not for religious observances. Another board member supported this

Health & Service Committee Chair request to change the title from "create new nursing home beds" to match the "Therefore be it resolved" language of "partnering with the community".

Members Present at First Vote:

David Adams	[P]	Herman Hewitt	[P]	Nancy Ortiz	[A]
Yaron Altman	[A]	Trever Holland	[P]	Michael Perles	[A]
Jesse Beck	[P]	Linda Jones	[A]	Paul Rangel	[P]
Dominic Berg	[P]	Vaylateena Jones	[P]	Carolyn Ratcliffe	[P]
Lee Berman	[P]	Tatiana Jorio	[P]	Damaris Reyes	[A]
Lisa Burriss	[A]	Meghan Joye	[P]	Richard Ropiak	[P]
Karlin Chan	[P]	Lisa Kaplan	[P]	Thomas Rosa	[A]
Jonathan Chu	[P]	Olympia Kazi	[P]	Robin Schatell	[P]
David Crane	[P]	Joseph Kerns	[P]	Heidi Schmidt	[A]
Felicia Cruickshank	[A]	Michelle Koppersmith	[A]	Laryssa Shainberg	[P]
Paul DeRienzo	[P]	Mae Lee	[P]	Clint Smeltzer	[P]
Eric Diaz	[P]	Alysha Lewis-Coleman	[P]	Anisha Steephen	[A]
Alistair Economakis	[A]	Ellen Luo	[P]	Sandra Strother	[A]
Shirley Fennessey	[P]	Michael Marino	[P]	Josephine Velez	[A]
Ryan Gilliam	[P]	Alexandra Militano	[P]	Rodney Washington	[A]
Debra Glass	[P]	Therese Mitchell	[A]	Kathleen Webster	[P]

Jacky Wong [P]

Minutes:

Minutes of October 2019 were approved, with corrections as stated above.

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

Board Chairperson's Report:

Chairperson Alysha Lewis-Coleman

Thanked the board for attending the Holiday party alongside Assemblyman Epstein and Councilwoman Carlina Rivera. Acknowledged the new executive officers for this coming year Lisa Kaplan and Michelle Koppersmith. Thanked the board members for their flexibility and stepping out of comfort zones. Wished the board a warm happy holiday season. The Chair shared the rise of the Con Edison prices affecting residents.

District Manager's Report:

District Manager Susan Stetzer

CB3 office will be closed Wednesday December 25th, Friday December 27th and Tuesday December 31st.

Committee Reports:

**Executive Committee**

no vote necessary

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

1. Approval of previous month's minutes  
approved by committee
2. NY County Public Defenders: Informational presentation of program to represent low income New Yorkers inside courtroom and out and partnerships with local nonprofits  
no vote necessary
3. CB 3 questions and suggestion re: MTA plan to hire 500 state police  
no vote necessary
4. Request that the developer, Delancey Street Associates, extend the deadline to reserve land for a new school at Essex Crossing  
no vote necessary
5. Planning for future agenda items  
no vote necessary
6. CAB reports  
no vote necessary
7. Vote to adjourn  
approved by committee

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

**SLA & DCA Licensing Committee**

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

**Alterations**

2. Reception Bar Inc, 45 Orchard St btwn Hester & Grand Sts (wb/method of operation change/extend hours to 2am Thursdays, 4am Fridays & Saturdays, 12am Sundays)

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

**WHEREAS**, Reception Bar Inc., doing business as Reception Bar, is seeking a change in the method of operation of its wine beer license for the premises located at 45 Orchard Street, between Hester Street and Grand Street, New York, New York, to wit extending its hours of operation to 2:00 A.M. Thursdays and 4:00 A.M. Fridays and Saturdays; and

**WHEREAS**, this is an application for a tavern cocktail bar with a certificate of occupancy of seventy-four (74) people, seven (7) tables and thirteen (13) seats, a twenty (20) foot bar with ten (10) stools, proposed hours of operation of 5:00 P.M. to 12:00 A.M. Sundays, Tuesdays and Wednesdays, 5:00 P.M. to 2:00 A.M. Thursdays and 5:00 P.M. to 4:00 A.M. Fridays and Saturdays, a prep area serving Korean appetizers during all hours of operation, a fixed facade, no televisions and recorded background music; and

**WHEREAS**, this application also reflects a reduction in the daytime hours of operation originally applied for from 11:00 A.M. to 12:00 A.M. all days to 5:00 P.M. to 12:00 A.M. Sundays, Tuesdays and Wednesdays, 5:00 P.M. to 2:00 A.M. Thursdays and 5:00 P.M. to 4:00 A.M. Fridays and Saturdays, as well as an increase in the originally stated size of the standup bar from thirteen (13) to twenty (20) feet; and

**WHEREAS**, this applicant was administratively approved a wine beer license by Community Board 3 in May of 2018 with stipulations that it would 1) have a kitchen open and serving food during all hours of operation, 2) have hours of operation of 11:00 A.M. to 12:00 A.M. all days, 3) not commercially operate any outdoor areas, 4) close any front or rear façade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances, 5) play ambient background music only, consisting of recorded music, and not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee would be charged, 6) not apply for any alteration in its method of operation without first appearing before Community Board 3, 7) not seek a change in class to a full on-premises liquor license without first obtaining the approval of Community Board 3, 8) not host pub crawls or party buses, 9) not have unlimited drinks specials with food, 10) not have wait lines, 11) conspicuously post this stipulation form beside its liquor license inside of its business, and 14) provide a telephone number for residents to call with complaints and immediately address any resident complaints; and

**WHEREAS**, the applicant was issued a wine beer license by the SLA on October 5, 2018 and its business opened on November 1, 2018; and

**WHEREAS**, the applicant provided petition signatures, thirty-three (33) of which are from area residents, in support of its application; and

**WHEREAS**, Seward Park around Canal East, a residents' association, submitted a statement in opposition to the extension of hours to 4:00 A.M. but in support of an extension of hours to 2:00 A.M. Thursdays through Saturdays; and

**WHEREAS**, the applicant stated that it increased the size of its planned bar after it first applied to Community Board 3 and it had not been able to sustain daytime hours of operation; and

**WHEREAS**, the applicant stated that given the recommendation of the Seward Park around Canal East residents' association, it was amending its application to extend its hours of operation of 2:00 A.M. Thursdays through Saturdays; and

**WHEREAS**, given these circumstances, Community Board 3 would approve this application for a change in the method of operation of this license with hours of operation no later than 2:00 A.M. Thursdays through Saturdays; now

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a change in the method of operation of the wine beer license for Reception Bar Inc., doing business as Reception Bar, for the premises located at 45 Orchard Street, between Hester Street and Grand Street, New York, New York, to wit changing its hours of operation from 11:00 A.M. to 12:00 A.M. all days to 5:00 P.M. to 12:00 A.M. Sundays, Tuesdays and Wednesdays and 5:00 P.M. to 2:00 A.M. Thursdays through Saturdays, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulations that

- 1) it will operate a tavern, to wit a cocktail bar, with less than a full-service kitchen serving food during all hours of operation,
- 2) its hours of operation will be 5:00 P.M. to 12:00 A.M. Sundays, Tuesdays and Wednesdays and 5:00 P.M. to 2:00 A.M. Thursdays through Saturdays,
- 3) it will not commercially operate any outdoor areas,
- 4) it will close any front or rear façade entrance doors at 10:00 P.M. every night or when amplified sound is playing and will otherwise have a closed fixed facade with no open doors or windows,
- 5) it will play ambient background music only, consisting of recorded music, and will not have DJs, live music, 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 seek a change in class to a full on-premises liquor license without first obtaining approval from 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 to oversee patrons and noise on the sidewalk,
  - 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. St Dymphnas (St Dymphnas LLC), 117 Ave A (op/alt/add additional bar)  
no vote necessary - item was administratively approved
  - 4. The Crown (Bridgeview Hotel LLC), 50 Bowery btwn Canal & Bayard Sts (op/method of operation/add recorded/background music to roof-top space)

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

**WHEREAS**, Bridgeview Hotel LLC, doing business as Hotel 50 Bowery, is seeking a change in the method of operation of the full on-premises liquor license for the premises located at 50 Bowery, between Canal Street and Bayard Street, New York, New York, to wit adding DJs and regular live music to its nineteenth-floor interior rooftop lounge, doing business as The Crown, and recorded background music to its nineteenth-floor exterior rooftop terraces; and

**WHEREAS**, Bridgeview Hotel LLC was denied a full-on premises hotel liquor license by Community Board 3 in February of 2016 unless the applicant agreed to make as conditions of its license stipulations that, in pertinent part, the nineteenth-floor interior lounge would 1) operate as bar and lounge, with the restaurant kitchen serving food during all hours of operation, 2) have hours of operation of 7:00 A.M. to 4:00 A.M. all days, 3) play recorded background music daily and have live music no more than five (5) times per year for special events, but not have DJs, promoted events, scheduled performances or any event at which a cover fee would be charged, 4) have a closed fixed facade with no open doors or windows, 5) not have "happy hours;" 6) not host pub crawls or party buses, 7) not have unlimited drink specials with food, 8) be accessed through the hotel lobby, 9) conspicuously post this stipulation form beside its liquor license inside of its business, and 10) provide a telephone number for residents to call with complaints and immediately address any resident complaints; and

**WHEREAS**, Bridgeview Hotel LLC was further denied a full-on premises hotel liquor license by Community Board 3 in February of 2016 unless the applicant agreed to make as conditions of its license stipulations that, in pertinent part, the nineteenth-floor exterior terraces would 1) operate as lounge seating areas for patrons, with the restaurant kitchen serving food during all hours of operation and additional food service from food carts with electric grills, 2) have hours of operation of 7:00 A.M. to 2:00 A.M. all days, 3) have no music at any time, 4) not have "happy hours," 5) not host pub crawls or party buses, 6) not have unlimited drink specials with food, 7) be accessed through the hotel lobby, 8) conspicuously post this stipulation form beside its liquor license inside of its business, and 9) provide a telephone number provided for residents to call with complaints and immediately address any resident complaints; and

**WHEREAS**, this corporation was issued a full on-premises liquor license by the SLA on May 12, 2017; and

**WHEREAS**, the Confucius Plaza Board of Directors, representing seven hundred sixty-two (762) families living in a large-scale development directly across Bowery from this location, submitted a statement in opposition to this application and a resident of that building appeared stating that residents had complained about noise from live music and DJs from the hotel rooftop from the Spring of 2019 through September of 2019, and, in response to complaints, the Board of Directors sent a letter to hotel management in June of 2019, but had received no reply; and

**WHEREAS**, the Democratic District Leader for this area submitted a statement expressing concern that there had been complaints from residents about the noise from this rooftop and asking that the applicant address these complaints before seeking to amend its license; and

**WHEREAS**, three (3) other residents, including residents appearing on behalf of the Bowery Block Association and Bowery Alliance of Neighbors, organizations representing residents of Bowery, appeared in opposition to this application, stating that the applicant had been operating inconsistent from its stipulations, in that the rooftop interior lounge had regularly hosted live music and DJs and the rooftop exterior lounge played music; and

**WHEREAS**, the applicant stated that it had only received complaints regarding its rooftop from the community board office in the Summer of 2019 and had spoken with the community affairs officer from the local precinct who informed the applicant that any noise complaints regarding the rooftop had not been verified or validated; and

**WHEREAS**, the applicant conceded, however, that the former management of the rooftop areas had not been operating those areas consistent with its stipulations and had caused the area to be a disturbance and the applicant had removed this management team and was now appearing with a new management group which would operate the rooftop lounge; and

**WHEREAS**, the applicant provided seven (7) petition signatures in support of its application from 26 Elizabeth Street, the nearest residential building; and

**WHEREAS**, the applicant did not provide recommendations from a sound engineer to mitigate music on the exterior terraces and Community Board 3 expressed concern about approving music for the outdoor area without such a study; and

**WHEREAS**, given the above-described circumstances and lack of a sound study and recommendations from a sound engineer, Community Board 3 would support the alteration for the nineteenth-floor interior lounge with amended stipulations governing use of the area for which the alteration is sought but cannot now support the alteration of the nineteenth-floor terraces; and

**WHEREAS**, given the concerns of Community Board 3 about the potential impacts of adding music to the nineteenth-floor terraces, the applicant has agreed to withdraw this portion of its application and seek the input of a sound engineer before applying for an alteration of these area; now

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a change in the method of operation of the full on-premises liquor license of Bridgeview Hotel LLC, doing business as Hotel 50 Bowery, for the premises located at 50 Bowery, between Canal Street and Bayard Street, New York, New York, unless the applicant agrees before the SLA to make as amended conditions of its license the following signed notarized amended stipulations for the nineteenth-floor interior lounge, that

- 1) it will operate this area as a bar and lounge, with the restaurant kitchen serving food during all hours of operation,
- 2) it will have hours of operation of 7:00 A.M. to 4:00 A.M. all days,
- 3) it will play ambient recorded background music as part of its regular business operations and may have DJs and live music, provided that it have DJs no more than two (2) times per week and live music no more than two (2) times per month for private parties and not during its regular operations, will not have promoted events, scheduled performances or any event at which a cover fee will be charged and will have private parties or events no more than two (2) times per week,
- 4) it will have a closed fixed facade with no open doors or windows and will close any façade doors and windows onto terraces when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, and will insure that interior music and sound is inaudible to affected neighbors,
- 5) it will not have "happy hours,"
- 6) it will not host pub crawls or party buses,
- 7) it will not have unlimited drink specials with food,
- 8) access to this area will be through the hotel lobby,
- 9) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 10) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

**New Liquor License Applications**

5. Soothr (Soothr Limited), 204 E 13th St btwn 2nd & 3rd Aves (op)

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

**WHEREAS**, Soothr Limited, with a proposed business name of Soothr, is seeking a full on-premises liquor license for the premises located at 204 East 13th Street, between Second Avenue and Third Avenue, New York, New York; and

**WHEREAS**, this applicant is proposing to operate a Thai restaurant with a certificate of occupancy of seventy-four (74) people, twenty (20) tables and forty-three (43) seats, a thirteen (13) foot by four (4) foot noodle bar with nine (9) stools, hours of operation of 10:30 A.M. to 11:00 P.M. Sundays, 11:30 A.M. to 11:00 P.M. Mondays through Thursdays, 11:30 A.M. to 12:00 A.M. Fridays and 10:30 A.M. to

12:00 A.M. Saturdays, a kitchen open during all hours of operation, French doors, no televisions and recorded background music; and

**WHEREAS**, the previous licensee at this location was heard for a full on-premises liquor license by Community Board 3 in June of 2013 but was denied a wine beer license unless it agreed to make as conditions of its license stipulations that it would 1) operate a full-service Italian restaurant, with a kitchen open and serving food during all hours of operation, 2) have hours of operation of 11:30 A.M. to 2:00 A.M. all days, 3) maintain a closed fixed façade with no open doors or windows, 4) play ambient background music only, consisting of recorded music, and not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee would be charged, and 5) install soundproofing; and

**WHEREAS**, the wine beer license for the previous licensee was issued by the SLA on August 11, 2015, and expired on July 31, 2019; and

**WHEREAS**, the applicant counted eight (8) full on-premises liquor licenses within five hundred (500) feet of this location but provided a list with ten (10) full on-premises liquor licenses within five hundred (500) feet of this location and there are thirteen (13) full on-premises liquor licenses within five hundred (500) feet of this location per the SLA LAMP map; and

**WHEREAS**, the applicant provided petition signatures, seventy-three (73) of which are from area residents, in support of its application; and

**WHEREAS**, the applicant stated that it is seeking a full on-premises liquor license to pair Thai noodles and other cuisine with nine (9) Thai cocktails inspired by the colors of gems and two (2) specialty Thai liquors; and

**WHEREAS**, the applicant submitted a statement in support of the public benefit of the addition of its full on-premises liquor license that 1) the applicant needed a full on-premises liquor license to compete with other licensed businesses in the area, 2) there are no Thai restaurants with full on-premises liquor licenses within five hundred (500) feet of this location, 3) there have been and are Thai restaurants with full on-premises liquor licenses within Community Board 3, including within five (5) blocks of this location, 4) there is no evidence that there is no public benefit in approving this application, 5) no one had appeared in opposition to this application, 6) the applicant provided petition signatures in support of its application, 7) the business will be food-focused, 8) the location has no history of complaints or violations, and 9) there will be no impact on traffic or noise with the addition of this license; and

**WHEREAS**, the applicant has no experience operating a licensed business but has worked as a server and manager in restaurants in New York City for the past six (6) years and intends to consult with its cousin who operates Sala Thai, a Thai restaurant located at 307 Amsterdam Avenue, New York, New York, with a full on-premises liquor license issued on August 6, 2018; and

**WHEREAS**, given that the applicant intends to operate a full-service restaurant with daytime hours of operation and early closing times, Community Board 3 would approve this application for a full on-premises liquor license with stipulations governing its method of operation; now

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Soothr Limited, with a proposed business name of Soothr, for the premises located at 204 East 13th Street, between Second Avenue and Third Avenue, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulations that

- 1) it will operate a full-service restaurant, to wit a Thai restaurant, with a kitchen open and serving food during all hours of operation,
- 2) its hours of operation will be 10:30 A.M. to 11:00 P.M. Sundays, 11:30 A.M. to 11:00 P.M. Mondays through Thursdays, 11:30 A.M. to 12:00 A.M. Fridays and 10:30 A.M. to 12:00 A.M. Saturdays,
- 3) it will not commercially operate any outdoor areas,
- 4) it will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances,
- 5) it will play ambient background music only, consisting of recorded music, and will not have DJs, live music, 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 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 to oversee patrons and noise on the sidewalk,
  - 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.
6. Highlife Entertainment Corp, 245 Bowery @ Stanton St (op) withdrawn
  7. Corp to be formed by Erinson Salce, 112 Rivington St (op) withdrawn
  8. SushiLab (11th Street Sushi LLC), 320 E 11th St btwn 1st & 2nd Aves (op) withdrawn
  9. Soda Club (Soda Club LLC), 155 Ave B btwn E 9th & E 10th Sts (wb)

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

**WHEREAS**, Soda Club LLC, with a proposed business name of Soda Club, has applied for a wine beer license to operate a restaurant in the premises located at 155 Avenue B, between East 9th Street and East 10th Street, New York, New York; and

**WHEREAS**, this applicant is seeking to operate a vegan pasta restaurant with no listed certificate of occupancy, eight (8) tables and two (2) rails and forty-five (45) seats, a twenty-four (24) foot bar with seventeen (17) stools, hours of operation of 5:00 P.M. to 1:00 A.M. Mondays through Thursdays and 5:00 P.M. to 2:00 A.M. Fridays and Saturdays, a kitchen serving food during all hours of operation, accordion doors, no televisions and recorded background music; and

**WHEREAS**, the previous licensee at this location was denied a wine beer license by Community Board 3 in May of 2013 unless it agreed to make as conditions of its license stipulations that it would 1) operate a café tapas bar, serving food during all hours of operation and containing a retail component of at least thirty percent (30%) of its business for the sale of Spanish foods, 2) have hours of operation of 10:00 A.M. to 12:00 A.M. all days, 3) close any façade doors and windows at 10:00 P.M. every night, 4) play ambient background music only, consisting of recorded music, and not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee would be charged, 5) not have "happy hours," and 6) not seek an upgrade in class of its liquor license; and

**WHEREAS**, the applicant has operated many licensed businesses within this community, some of which are or have now become vegan restaurants, but has altered the methods of operation of many of its businesses without notice to the community board; and

**WHEREAS**, this applicant has not submitted any indication of its outreach to the community or support by the community for this application through petition signatures or other means; and

**WHEREAS**, a representative of the East Village Community Coalition, a local residents and business owners association, appeared and expressed concern about the narrowness of this block of Avenue B, which has only one (1) business and is already congested with vehicles and garbage and whose sidewalk is too narrow to accommodate waiting patrons and asked that the applicant devise a traffic and garbage removal plan and take other necessary steps to minimize the impact of this business on surrounding residents; and

**WHEREAS**, given these circumstances, Community Board 3 will approve this application for a wine beer license with stipulations governing the method of operation of the proposed business, including earlier weekday closing times; now

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a wine beer license for Soda Club LLC, for the premises located 155 Avenue B, between East 9th Street and East 10th Street, New York, New York, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulations that

- 1) it will operate as a full-service vegan pasta restaurant, with a kitchen open and serving food during all hours of operation,



- 2) its hours of operation will be 5:00 P.M. to 12:00 A.M. Sundays through Thursdays and 5:00 P.M. to 2:00 A.M. Fridays and Saturdays,
- 3) it will not commercially operate any outdoor areas,
- 4) it will install soundproofing, consistent with the instructions of its landlord,
- 5) it will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, and when live acoustic musicians are playing,
- 6) it will play ambient background music only, consisting of recorded music, and will not have DJs, live music, 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 seek a change in class to a full on-premises liquor license without first obtaining approval from Community Board 3,
- 9) it will not have "happy hours,"
- 10) it will not host pub crawls or party buses,
- 11) it will not have unlimited drink specials with food,
- 12) it will ensure that there are no wait lines outside and will designate an employee to oversee patrons and noise on the sidewalk,
- 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.

10. Fatboys Jukejoint (Fatboy Enterprises USA LLC), 15 Ave B (op)  
withdrawn

11. Down and Out (Down and Out Brooklyn LLC), 503 E 6th St (op)  
withdrawn

12. 7 Eldridge Restaurant Group LLC, 7 Eldridge St btwn Division & Canal Sts (op)

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

**WHEREAS**, 7 Eldridge Group Restaurant LLC has applied for a full on-premises liquor license to operate a two-story restaurant in the premises located at 7 Eldridge Street, between Division Street and Canal Street, New York, New York; and

**WHEREAS**, this applicant is seeking to operate a Japanese and Asian restaurant with a certificate of occupancy of forty-four (44) or seventy-four (74) people on three (3) floors, thirty-eight (38) tables and seventy-four (74) seats with twenty-one (21) tables and fifty (50) seats on the first floor, six (6) tables and twenty-four (24) seats on the second floor and ten (10) tables and couches and benches in the basement, a six (6) foot by ten (10) foot bar with an unspecified number of stools on each floor, hours of operation of 6:00 P.M. to 12:00 A.M. Sundays through Wednesdays and 4:00 P.M. to 4:00 A.M. Thursdays through Saturdays, a kitchen open to within two (2) hours of closing, a fixed facade, commercial use of gardens or outdoor grounds, no televisions, recorded and live music and DJs at background levels, one (1) to two (2) security guards as needed from 10:00 P.M. to closing and wait lines; and

**WHEREAS**, the applicant has stated to Community Board 3 that, although its the SLA notice included use of garden or grounds, it is not intending to use any outdoor areas and, although it submitted diagrams for patron use of the basement, the basement will only be used as a storage and prep area; and

**WHEREAS**, the applicant as stated that it is intending to create a business that will cater to "industry people" after they leave work; and

**WHEREAS**, this premises is an unlicensed location although the applicant has stated that one of the businesses at this location had an eating place beer license; and

**WHEREAS**, this location may be within two hundred (200) feet of two (2) houses of worship, to wit a synagogue doing business as the Eldridge Street Synagogue, located at 12 Eldridge Street, New York, New York, and a Buddhist temple doing business as the Pu Chao Buddhist Temple, located at 20 Eldridge Street, New York New York; and

**WHEREAS**, the applicant counted one (1) full on-premises liquor license within five hundred (500) feet of this location; and

**WHEREAS**, the applicant provided petition signatures, seventy-four (74) of which are from area residents, in support of its application, four (4) of which are residents of Eldridge Street; and

**WHEREAS**, this applicant has no experience operating a licensed business, but one of the two principals has stated that he has worked in restaurants in Paris, France and has managed Casa Mezcal, a licensed business, located at 86 Orchard Street, New York, New York, for ten (10) years; and

**WHEREAS**, two (2) area residents and representatives of the Bowery Street Block Association and Bowery Alliance of Neighbors, organizations representing residents on Bowery, appeared and stated that they were opposed to this application because 1) the proposed business would exacerbate existing conditions from traffic and trash, as well as a significant rodent problem, all of which would be increased with the addition of a three-story eating and drinking venue, 2) this is a previously unlicensed location within close proximity to two (2) houses of worship, 3) although the applicant is representing that it will operate a full-service restaurant, the late night hours of operation, live music and DJs and security suggest that this business will operate as a club, and 4) this is a narrow street with many residential buildings and the addition of a three-story venue with late night hours of operation is incompatible with this street; and

**WHEREAS**, Community Board 3 is concerned that 1) the elements of this application, such as the late-night weekend hours, live music and DJs, security, kitchen closing two (2) hours before the business closes and anticipated wait lines are more consistent with a club rather than with the restaurant lounge that has been represented by the applicant, 2) the applicant has represented that the certificate of occupancy is either forty-four (44) people or seventy-four (74) people on all three (3) floors, neither of which is compatible with the proposed seating plans that were submitted, 3) the applicant submitted plans for patron use of the basement and filed an SLA Notice that it intended to use outdoor gardens or grounds and has now stated that the basement will only be used as a storage and prep area and that it will not commercially use any outdoor area, 4) the applicant has not submitted a proposed soundproofing, sound insulation or ventilation plan although this is a largely unrenovated space surrounded by residential buildings, 5) the applicant stated that the synagogue is no longer used as a house of worship, although audience members stated that they attend weekend services at the synagogue and the applicant stated that it measured the distance to the temple and found it to be further than two hundred (200) feet away but provided no documented measurements, 6) this multi-story venue will impact a narrow street with numerous residential buildings and small retail businesses that is already significantly affected by sidewalk and street congestion, and 7) only one of the principals has stated that he has experience working in licensed businesses and the business within Community Board 3 where he has been a manager was recently found by Community Board 3 to have been operating inconsistent from its stipulations; and

**WHEREAS**, despite the deficiencies in this application and the concerns about adding this venue to a street that cannot accommodate it, Community Board 3 understands that the SLA is likely to approve this application given that there is only one full on-premises license within five hundred (500 feet) of this location; and

**WHEREAS**, given these circumstances and provided that a determination is made by the SLA that this location is not within two hundred (200) feet of the aforementioned houses of worship, Community Board 3 will approve this application for a full on-premises liquor license with stipulations limiting the method of operation of the proposed business; now

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for 7 Eldridge Restaurant Group LLC, for the premises located 7 Eldridge Street, between Division Street and Canal Street, New York, New York, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulations that

- 1) it will operate as a full-service Japanese and Asian restaurant on all floors, with a kitchen open and serving food during all hours of operation,
- 2) its hours of operation will be 6:00 P.M. to 12:00 A.M. Sundays through Wednesdays and 4:00 P.M. to 2:00 A.M. Thursdays through Saturdays,
- 3) it will not commercially operate any outdoor areas,
- 4) it will employ security guards as needed,
- 5) it will install soundproofing and a ventilation system consistent with the recommendations of a sound engineers,
- 6) it will close any front or rear façade entrance doors at 10:00 P.M. every night or when amplified sound is playing and will otherwise have a closed fixed facade with no open doors or windows,

- 7) it will play ambient background music only, consisting of recorded music, and will not have DJs, live music, 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 have "happy hours,"
- 10) it will not host pub crawls or party buses,
- 11) it will not have unlimited drink specials with food,
- 12) it will ensure that there are no wait lines outside and will designate an employee to oversee patrons and noise on the sidewalk,
- 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. Corp to be formed by Yiquan Yang, 27 Allen St btwn Hester & Canal Sts op)

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

**WHEREAS**, Go 4 Laugh Group Inc., with a proposed business name of Laughing Queen, has applied for a full on-premises liquor license to operate a two-story restaurant in the premises located at 27 Allen Street, between Hester Street and Canal Street, New York, New York; and

**WHEREAS**, this applicant is seeking to operate a traditional family-style Asian restaurant with a pending certificate of occupancy, thirty-nine (39) tables and one hundred twenty-four (124) seats on two (2) floors with fourteen (14) tables and forty-four (44) seats on the first floor and twenty-five (25) tables and eighty (80) seats on the second floor, a twenty-eight (28) foot bar with ten (10) stools on the ground floor and a twenty-eight (28) foot bar with ten (10) stools on the second floor, hours of operation of 4:00 P.M. to 2:00 A.M. Mondays through Fridays and 12:00 P.M. to 2:00 A.M. Saturdays and Sundays, a kitchen open during all hours of operation, a fixed facade, three (3) to four (4) televisions or monitors for "occasional" karaoke, recorded and live background music generally and DJs at background levels for private parties, no promoted events, scheduled performances or events with cover fees, four (4) private parties per month, security and happy hours to 7:00 P.M.; and

**WHEREAS**, this premises is a previously unlicensed location on a wide commercial avenue; and

**WHEREAS**, the applicant counted nine (9) full on-premises liquor licenses within five hundred (500) feet of this location and there is one (1) pending full on-premises liquor license within five hundred (500) feet of this location per the SLA LAMP map; and

**WHEREAS**, this applicant appeared with its architect who submitted a proposal to soundproof the walls and ceiling of the premises and install acoustic doors and windows; and

**WHEREAS**, the applicant provided petition signatures, sixty (60) of which are from area residents, in support of its application, and three (3) neighboring residents appeared in support of this application; and

**WHEREAS**, this applicant has no experience operating a licensed business but has eight (8) years' experience working as a bartender in and managing similar businesses; and

**WHEREAS**, given these circumstances, Community Board 3 will approve this application for a full on-premises liquor license with stipulations governing the method of operation of the proposed business; now

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Go 4 Laugh Group, with a proposed business name of Laughing Queen, for the premises located 27 Allen Street, between Hester Street and Canal Street, New York, New York, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulations that

- 1) it will operate as a full-service Asian restaurant, with a kitchen open and serving food during all hours of operation,
- 2) its hours of operation will be 4:00 P.M. to 2:00 A.M. Mondays through Fridays and 12:00 P.M. to 2:00 A.M. Saturdays and Sundays,
- 3) it will not commercially operate any outdoor areas,
- 4) it will employ two (2) security guards Thursdays through Saturdays from 8:00 P.M. to closing,

- 5) it will install soundproofing consistent with the submitted architect's plan and will install sound and vibration mitigation for its ventilation system,
- 6) it will close any front or rear façade entrance doors at 10:00 P.M. every night or when amplified sound is playing and will otherwise have a closed fixed facade with no open doors or windows,
- 7) it will play ambient recorded background music during its general operation, may have live music consisting of karaoke which will only occur on the second floor of the business and may have DJs and live music consisting of no more than three (3) players or instruments playing at background levels during private parties which will only occur on the second floor but will not have promoted events, scheduled performances or any event at which a cover fee will be charged and may have no more than four (4) private parties 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 may have "happy hours" to 7:00 P.M. each night,
- 10) it will not host pub crawls or party buses,
- 11) it will not have unlimited drink specials with food,
- 12) it will ensure that there are no wait lines outside and will designate an employee to oversee patrons and noise on the sidewalk,
- 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.

14. The Monroe Group 29 LLC, 244 E Houston St (op)  
 withdrawn

**Items not heard at Committee**

15. Thai Direct Inc, 131 Ave A (wb)  
 no vote necessary
16. Night Market (Yin Yang East Village Inc), 130 1st Ave (wb)  
 no vote necessary
17. Kitchen 192 Inc, 192 1st Ave (wb)  
 no vote necessary
18. Song Bo Yuan (Song Bo Yuan Inc), 36 Eldridge St (wb)  
 no vote necessary
19. International Center of Photography Corp, 79 Essex St (wb)  
 no vote necessary
20. Fat Choy (China Bull LLC), 250 Broome St (wb)  
 no vote necessary
21. Kent's Dumpling House Inc, 220 E 14th St (wb)  
 no vote necessary
22. Vote to adjourn  
 approved by committee

**33 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 4, 12)**

**32 YES 0 NO 0 ABS 1 PNV MOTION PASSED (SLA item 4)**

**29 YES 4 NO 0 ABS 0 PNV MOTION PASSED (SLA item 12)**

**Landmarks Committee**

1. Approval of previous month's minutes  
 approved by committee
2. GVSHP: Request for support for reconsideration of Landmark Designation for San Isidoro y San Leandro Western Orthodox Church of Hispanic Mozarabic Rite at 345 East 4th Street

**VOTE: TITLE: Support for Landmark Designation of San Isidoro y San Leandro Western Orthodox Church of Hispanic Mozarabic Rite, 345 East 4th Street**

**Whereas**, San Isidoro y San Leandro Western Orthodox Catholic Church of the Hispanic Mozarabic Rite, built in 1891-92, was designed by Edward Wenz, a successful architect who designed many buildings in New York City; and

**Whereas**, the structure originally housed the Church of St. Elizabeth of Hungary and later, in reflection of the changing surrounding population of the Lower East Side, housed the Carpathian Russian Orthodox Church of St. Nicholas; and

**Whereas**, after 1975, the church housed San Isidoro y San Leandro Western Orthodox Catholic Church of Hispanic Mozarabic Rite, a highly unusual Western Orthodox Catholic Church – seemingly one of the very few in America, and one of the few or perhaps only to practice the Mozarabic Rite; and

**Whereas**, the structure is clad in painted brick and features pointed arch voussoirs at the window and entry openings with alternating white and brown painted stone blocks at the arches; and

**Whereas**, while the polychromatic paint was a later addition, the scheme wonderfully seemingly references both the Ruskinian Gothic origins of the building and the Moorish influences of its later occupants at the same time; and

**Whereas**, churches and synagogues such as this, located on single lot sites, filling the space of what was once a single home, were once found throughout the East Village and Lower East Side and were reflective of the incredibly modest resources but bold ambitions of the immigrant communities they served; and

**Whereas**, the remarkably intact Gothic Revival form, design, details, and history of San Isidoro y San Leandro Western Orthodox Church of Hispanic Mozarabic Rite reflect the kaleidoscope of immigrants and ethnic groups which called the Lower East Side home and shaped New York over the last century and a quarter — making it not just architecturally significant but an embodiment of New York City's and the East Village's immigrant history; and

**Whereas**, the church was determined to be eligible for listing on the State and National Register of Historic Places in 2017; and

**Whereas**, in 2017 the Landmarks Preservation Commission declined to consider the church for landmarking; and

**Whereas**, the East Village remains woefully under-landmarked, making valuable historic resources such as these small churches and synagogues vulnerable to insensitive alteration and demolition; and

**Whereas** the building is at present for sale, putting its future in jeopardy, and making Landmark Designation a high priority; and

**Whereas**, representatives of Village Preservation and Lower East Side Preservation Initiative spoke in favor of designation and East Village Community Coalition provided written support; so

**Therefore be it resolved**, Community Board 3 recommends that the Landmarks Preservation Commission reconsider its decision and designate 345 East 4th Street as an individual landmark.

3. Vote to adjourn  
approved by committee

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

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

1. Approval of previous month's minutes  
approved by committee
2. ULURP 200077 ZSM: 3 St Marks Place - Special Permit to transfer air rights from landmarked 4 St Marks PI and modify height and setback requirements to facilitate a 10-story commercial building

**VOTE: TITLE: ULURP #200077ZSM: 3 St Marks Place - Special Permit to transfer air rights from landmarked 4 St Marks PI and modify height and setback requirements to facilitate a 10-story commercial building**

**WHEREAS**, REEC St Marks LP is seeking a City Planning Commission Special Permit pursuant to Section 74-79 of the New York City Zoning Resolution (ZR); and

**WHEREAS**, this special permit would facilitate the construction of a ten-story commercial building located at 3 St. Mark's Place on the corner of St. Marks Place and 3rd Avenue; and

**WHEREAS**, the ground floor program would contain retail and office uses while the upper floors will exclusively contain office uses; and

**WHEREAS**, the Special Permit would allow a transfer of 8,386 square feet of development rights from a site across the street at 4 St. Mark's Place, occupied by the landmarked Hamilton-Holly House, to the receiving site at 3 St. Mark's Place; and

**WHEREAS**, pursuant to ZR Section 74-79, the proposed transfer would increase the basic maximum FAR at the receiving site by the maximum allowable percentage of 20 percent; and

**WHEREAS**, the Special Permit would also modify the provisions of ZR Section 33-432 to allow the building at the receiving site at 3 St. Mark's Place to penetrate the maximum front wall height and sky exposure plane within the 20-foot initial setback distance on St. Mark's Place; and

**WHEREAS**, the applicant appeared before the Community Board 3 Landmarks Committee in February 2019, and the Board passed a resolution opposing the transfer of development rights and recommending that LPC not issue an approving report; and

**WHEREAS**, this resolution identified a lack of a harmonious relationship between the proposed development and the existing character of the neighborhood, and questioned whether the dedicated maintenance funds for an already restored landmark building justified additional height and bulk at the proposed development across the street; and

**WHEREAS**, the developer and their representatives who presented the project at the December 2019 Community Board 3 meeting provided nothing to justify a conclusion different from CB3 opposition to the transfer of air rights; and

**WHEREAS**, an increase in the FAR of the proposed building from a 6 FAR as-of-right to a 7.2 FAR is a consequential increase which is not justified by additional enhancements to the landmarked building's previous improvement; and

**WHEREAS**, all members of the community who spoke at the hearing spoke against the transfer of air rights, arguing that the 10-story building would not be harmonious with the character of the neighborhood and that the funds to be allocated to the already restored landmark do not justify a larger building across the street;

**THEREFORE BE IT RESOLVED**, Community Board #3 recommends disapproval of the proposed transfer of development rights and modifications to height and setback requirements associated with the requested special permit as outlined in the application for ULURP #200077 ZSM, "3 St Marks Place."

3. Cooper Square Committee: Informational presentation on In Context / Out of Reach - The Impact of the 2008 EV / LES Rezoning  
no vote necessary
4. Report from Two Bridges Community Rezoning Co-Application  
no vote necessary
5. Vote to adjourn  
approved by committee

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

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

1. Approval of previous month's minutes  
approved by committee
2. DOT: Update on Clinton / Grand traffic  
no vote necessary

**Bus Stop Application**

3. Bus Stop Application: LX Transportation LLC (on Canal St, from Orchard St to Allen St; In front of 59 Canal St)  
Destination: Columbus, Ohio  
no vote necessary
4. Vote to adjourn  
approved by committee

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

**Economic Development Committee**

1. Approval of previous month's minutes  
approved by committee
2. East Village Special District - Proposed zoning regulations  
no vote necessary
3. Vote to adjourn  
approved by committee

**33 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. [DDC: East Side Coastal Resiliency final design presentation](#)

**VOTE: TITLE: CB 3 Conditional Support for ESCR Final Design**

**WHEREAS**, to address vulnerability to coastal flooding and sea level rise, the City of New York is constructing the East Side Coastal Resiliency Project (ESCR), an integrated coastal flood protection system along a portion of the east side waterfront of Community District 3 from Montgomery Street to 14th Street; and

**WHEREAS**, the proposed flood protection system will be installed primarily on City property, including parkland and city street rights-of-way, including a proposed reconstruction of East River Park; and

**WHEREAS**, in March 2018, Community Board 3 approved of preliminary park redesign plans with a number of conditions attached; and

**WHEREAS**, in October 2018, after several years of outreach and coordination, the City unveiled a significantly redesigned proposal for the ESCR project that differed from previous iterations; and

**WHEREAS**, in July 2019 the City again came to CB 3 with a preliminary final design that addressed several concerns from the March 2018 presentation, and

**WHEREAS**, in December 2019 the City presented the final design for the ESCR project which again addressed some concerns from the previous meeting, so

**THEREFORE BE IT FURTHER RESOLVED**, that Community Board 3 supports the final ESCR design with the following conditions:

- Exercise equipment needs to include more interactive (movement oriented) such as those at Pier 35. This will better suit ability and needs of seniors while being an asset for all age groups.
- More lighting and cameras in areas that are more hidden from view such as walkways near walls or buildings. This will address safety concerns that based on current public safety conditions.
- Solar lighting must be used in all areas that have sun exposure (such as Pier 42)
- The lawn landing area at Corlears Hook Park must be made rectangular to be in context with the aesthetic design of Corlears
- Bollards that are used to prevent unauthorized vehicular traffic should also double as planters where appropriate
- Parks should meet with the 7th Precinct to discuss overall security measures
- Umbrellas for shading should be rethought or at least be more creative. Ideally wherever possible the design should employ climate regenerative greenery including the use of potted plantings. Use structures that could facilitate green plantings (such as vines) to create natural shade while also providing greenery such as pergolas or gazebos. Use every possibility to use energy efficient technologies such as solar panels and/or wind turbines. And use more decorative touches such as the use of sails.
- Seating alternatives at the amphitheater must be redesigned to address the "knee-back" conflict and increase overall capacity
- Ensure that vehicular access to the amphitheater allows for large trucks
- Design of new amphitheater should decrease the amount of noise that might affect nearby buildings
- All recreational fields must be designed to maximize drainage which will maximize the use and availability which is currently a problem because of the lack of sufficient fields
- Community space must be accommodated in one of the newly designed structures
- The basketball courts need better design and should involve a local artist or mimic the artistic flair or other high design courts in NYC such as Stanton St
- All pavement and walkways should be designed in a manner that highlights the change in elevation through colored or stained concrete and resiliency educational signage/markers
- Parks should continue community outreach including a meeting to discuss design elements
- Parks will continue meeting with the amphitheater community group and will come back to CB 3 with further designs for the amphitheater and the amphitheater canopy.
- Parks should plant indigenous and insect friendly plantings in parks nearby and alongside the east river park during the construction phase in order to ensure the habitat of migrating species, such as monarchs, is not interrupted.

3. [Parks: Update on ESCR interim recreation improvements](#)  
no vote necessary

4. DSNY plan to relocate truck parking from E 10th Street to Pier 42

**VOTE: TITLE: CB 3 Request for DSNY Truck Removal from Pier 42 and Pier 36**

**WHEREAS**, Department of Sanitation (DSNY) has used Community Board 3 land to garage sanitation trucks for other community boards, namely CBs 1 and 6, as well as CB 3 trucks, and

**WHEREAS**, in September 2018 DSNY informed CB 3 that CB 6 trucks would be moved to East 10th Street and Pier 36 because DSNY had not been successful in locating a site for a garage with community support to maintain the CB 6 trucks, and

**WHEREAS**, 15 additional CB 6 trucks were moved to pier 36 along with the 28 CB 3 trucks, and

**WHEREAS**, in November 2019 DSNY moved CB 6 trucks from East 10th Street to Pier 42, and

**WHEREAS**, CB 3 has located an MOU from 1994 between Mayor David Dinkins and Assembly Members Sheldon Silver that stated only CB 3 trucks would be garaged on Pier 36 and Pier 42 would not be used for sanitation vehicles, along with other stipulations, and

**WHEREAS**, CB 3, DSNY, and elected officials documented several serious safety issues at Pier 36 and Pier 42 during a November 2019 site walkthrough, so

**THEREFORE BE IT RESOLVED**, that CB 3 requests that DSNY comply with the City's MOU and immediately remove all sanitation vehicles from Pier 42, and

**THEREFORE BE IT FURTHER RESOLVED**, that DSNY must also remove all trucks that do not serve CB 3 from Pier 36, and

**THEREFORE BE IT FURTHER RESOLVED**, that:

- There must be an increase in the presence of safety agents at the Sanitation entrance at Pier 36, particularly during school hours.
- There must be enforcement of illegal parking on South Street between Montgomery and Clinton Streets, including installation of adequate, immovable barriers and increased signage.
- There must be an addition of 3 to 4 Bigbelly trash containers at the Pier 35 park or similar high-efficiency trash receptacles, to reduce rat activities at the Pier and the nearby playgrounds.

5. Baruch Bathhouse: Building history, current state of condition, Parks discussions with community, RFEI response and community task force recommendations and Request for Proposal

no vote necessary

6. Parks Manager update

no vote necessary

7. Vote to adjourn

approved by committee

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

Vote to adjourn

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

Members Present at Last Vote:

David Adams	[P]	Alistair Economakis	[A]	Joseph Kerns	[P]
Yaron Altman	[A]	Shirley Fennessey	[P]	Michelle Koppersmith	[A]
Jesse Beck	[P]	Ryan Gilliam	[P]	Mae Lee	[P]
Dominic Berg	[P]	Debra Glass	[P]	Alysha Lewis-Coleman	[P]
Lee Berman	[P]	Herman Hewitt	[P]	Ellen Luo	[P]
Lisa Burriss	[A]	Trever Holland	[P]	Michael Marino	[P]
Karlin Chan	[P]	Linda Jones	[A]	Alexandra Militano	[P]
Jonathan Chu	[P]	Vaylateena Jones	[P]	Therese Mitchell	[A]
David Crane	[P]	Tatiana Jorio	[P]	Nancy Ortiz	[A]
Felicia Cruickshank	[A]	Meghan Joye	[P]	Michael Perles	[A]
Paul DeRienzo	[P]	Lisa Kaplan	[P]	Paul Rangel	[P]
Eric Diaz	[P]	Olympia Kazi	[P]	Carolyn Ratcliffe	[P]



Damaris Reyes	[A]	Laryssa Shainberg	[P]	Rodney Washington	[A]
Richard Ropiak	[P]	Clint Smeltzer	[P]	Kathleen Webster	[P]
Thomas Rosa	[A]	Anisha Steephen	[A]	Jacky Wong	[P]
Robin Schatell	[P]	Sandra Strother	[A]		
Heidi Schmidt	[A]	Josephine Velez	[A]		

Meeting Adjourned