



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Paul Rangel, Board Chair

Susan Stetzer, District Manager

December 2022 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, December 20, 2022 at 6:30pm via Zoom.

Public Session:

Test and Trace Corp, Jason Reishel w/ NYHH. Test and Trace is now Test and Treat. We have mobile test and treat units throughout the city. Now if you test at home and take a pic or get tested at the van you can now get Paxlovid at the van. It is shown to reduce hospitalization and death by 88%. Those testing positive for flu can get Tamiflu at the van as well. There is no cost for these services, including medication. You do not have to show I.D. or insurance.

If there's a high traffic area you feel would need a van, you can reach out and suggest that location.

- Use the City's **COVID-19 Test Site Finder** to find a no-cost, City-run site near you. This includes a search filter to find Mobile T2T units or free at-home test distribution sites.
- Visit www.NYC.gov/COVIDtest to learn more!
- Or, view/download our weekly flyers: <https://bit.ly/NYCweeklytestingsites>

Vincent Jenkins – speaking as a member of the deaf community

Tim Laughlin, LES Partnership President – In support of the Transportation item number 3. The changes to the traffic pattern will make improvement to current situation. But there is a lot of senior housing and new housing. We need more pedestrian space. I encourage the members to support the resolution.

Andriy Duydo – Irresponsible driving has increased since the pandemic. Please close Broome street to cars and support the proposal by transportation.

Alex Baker - Support #3 trans. It is a very dangerous corner at Broome and Clinton. Foot traffic is still a problem.

Sam Zimmerman – Speaking in support of Transportation item number 3. This proposal will be safer for pedestrian and improve bus traffic. I'm concerned that without the resolution the DOT will continue to take no action.

Bill Ferns - Speaking against Transportation item number 3. The DOT is not actively making improvements. They have promised for years to add safety features. They still have not installed a stop light on Broome. DOT has not attended local 7th precinct meetings. The board should be stronger on their asks of the DOT before this plan happens.

Laura Sewell, representing East Village Association - Speaking against SLA 16 – I am recommending a denial for the full liquor license. There is no added benefit for an additional location with a full liquor license.

Juan Rivera, East Villiage Special Projects – Our organization promotes small business in the East Village. Each year we loose more and more as they keep getting pushed out of the area. Our newest initiative is a QR code sticker. We provide the sticker for small business that tell about the history of the building when scanned.

Public Officials:

Mayor Eric Adams:

Public Advocate Jumaane Williams, Socrates Solano:

Comptroller Brad Landers, Evelin Collado:

Borough President Mark Levine, Yiyi Wang: Our office is watching the emergency order, which expires today. If not renewed, community boards will start operating in a hybrid style.

The application process is open for community board membership. Get your application in as soon as possible. The capital funding application process is now open. Community groups can apply (ie., schools, parks, libraries, not for profits.) If you know people looking for funding let them know.

The office is working on the 1 million trees initiative. We are asking community boards to pass resolutions in support. It will make a big statement.
The office is fighting for more composting. Too much is going to landfill.
The annual State of the Borough address is scheduled for January 31st.

Congressmember Nydia Velazquez, Lingxia Ye: not present

Congressmember Carolyn Maloney, Victor Montesinos: not present

Assemblymember Yuh-Line Niou, Hong Hui Yu: December 28 the assembly member will be holding a closing celebration. Details on the website. Local heroes will be honored at the celebration. Thank you for the opportunity to serve the community and I will continue to be an ally.

Assemblymember Deborah J. Glick, Roy Ruiz: The assembly member expressed concerned about pedestrian safety and cyclist safety in and around the bridge approach. The office invited the DOT commissioner to walk through and observe the problems in the area.
The assembly member is asking for more public education for cyclists. There is a need to raise the awareness of businesses who use cycle delivery regarding safety.
Two bills were recently passed to assist senior citizen and disabled residents in affording their rent. One particularly is aimed at residents in what were formally known as Mitchell Lama residences.
The office is pushing for more affordable housing in the WTC development. This is public land and the ideal location for more public housing.
We understand people are very concerned about crime. The office sees the need to do more to address the core causes of crime like poverty and are looking to getting more resources to improve the situation.
Hate crimes are on the increase. The office is interesting in addressing the lack of understanding between communities.
Please visit my official websites to find links to websites for assistance for many needs, including heating assistance.
Report link:
https://us06st1.zoom.us/web_client/bai5dum/html/externalLinkPage.html?ref=https://conta.cc/3jeccPX

Assemblymember Harvey Epstein, Chanel Elliott: not present

State Senator Brian Kavanagh, Patricia Olan: not present

State Senator Brad M. Hoylman, Caroline Wechselbaum: not present

Councilmember Christopher Marte, Jennifer Chiao: The council member provided a summary of what the office has worked on during the first year of service. The council member introduced 14 bills. A few initiatives currently focused on - working to end 24 hour shifts for home health workers, preventing the loss of benefits for ACE workers, working with district leaders to keep affordable housing affordable
The council member's office delivered funds for new street trees.
The office increased investment in the parks and playground, including a new one as PS 56. He is currently working on the SDR park renovations, including new sidewalks and lights. Increased funds for tenant protection and for children and seniors.

Councilmember Carlina Rivera, Julio Rivas: Link to Councilmember Rivera's report :
https://us06st1.zoom.us/web_client/bai5dum/html/externalLinkPage.html?ref=https://docs.google.com/document/d/18mKecqTvcd7vBYkLWBvTYELmQpC4r9pg/edit?usp=sharing&oid=104030359651115607321&rtpof=true&sd=true

District Attorney Alvin Bragg, Lingjun Chen: not present

Members Present at First Vote:

David Adams	[P]	Jaime Felber	[A]	Trever Holland	[P]
Yaron Altman	[A]	Larry Fenn	[A]	Vaylateena Jones	[P]
Sarah Rose Batchu	[P]	Shirley Fennessey	[P]	Jeanette Kim	[P]
Lee Berman	[P]	Kathryn Freed	[P]	Michelle Koppersmith	[P]
Ana Calderon	[P]	Ryan Gilliam	[A]	Mae Lee	[P]
Karlin Chan	[P]	Debra Glass	[P]	Wendy Lee	[P]
David Crane	[P]	Jake Gold	[P]	Alysha Lewis-Coleman	[P]
Eric Diaz	[P]	Andrea Gordillo	[P]	Amanda Liu	[P]
Tareake Dorill	[P]	Kanielle Hernandez	[P]	David Louie	[A]
Alistair Economakis	[A]	Herman Hewitt	[P]	Laura Lugo	[P]

Paul Rangel	[P]	Arnette Scott	[P]	Troy Velez	[P]
Damaris Reyes	[P]	Laryssa Shainberg	[P]	Rodney Washington	[P]
Richard Ropiak	[P]	Anisha Steephen	[P]	Joshua Waterman	[P]
Thomas Rosa	[P]	Sandra Strother	[P]	Kathleen Webster	[P]
Robin Schatell	[P]	Daniel Tainow	[P]	Jacky Wong	[A]
Heidi Schmidt	[A]	Josephine Velez	[P]	July Yang	[P]

Minutes:

Minutes of October 2022 were approved, as is.

40 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Paul Rangel –

An email was sent last week requesting contributions for gifts to the support staff. Please, if you are able, contribute to this fund to express our thanks for all their hard work.

The executive order continues to be extended. We do not expect this to change any time soon. Meetings will continue to be virtual.

CB2 this month has completed the first meeting hearing a cannabis application. The chair will be creating a cannabis task force to hear CB3's first applicant on January 11th.

On January 4th, a presentation for the entire board has been scheduled to help members better understand the community board's role in the cannabis management application process.

District Manager's Report:

District Manager Susan Stetzer

The new assistant district manager will officially begin working with the office on January 3rd.

Reminder: The office is closed next week. The email account will be watched for emergencies.

January's agenda will be release around Wednesday. All meetings will be on zoom.

Please attend the cannabis forum on January 4th.

There is some miscommunications regarding traffic redesign. The DOT has been invited to the 7th precinct but could not attend. The two offices will be planning a future meeting.

Tompkins Square gates are now locked at night.

DOT gave an Open Streets presentation this month for this coming summer. They currently will provide community boards 30-day notice on the schedule. District managers are requesting a longer comment period so there can be comment on the scheduled events. The Borough President's office is trying to make this happen. In response to concerns expressed over the placement of 5G towers, the Borough President's office is working on a presentation.

There has been progress made on the list of priority sheds in our community that need to be removed. Please continue to report these sheds to get them on the list to remove.

Committee Reports:

Executive Committee

1. 9/11 Responder and Survivor Health Funding Correction Act (H.R. 4965/S. 2683)

VOTE: TITLE: Support for 9/11 Responder and Survivor Health Funding Correction Act (H.R. 4965/S. 2683)

WHEREAS: With the impending budget shortfall facing the World Trade Center Health Program starting in FY 2025, U.S. Senators Kirsten Gillibrand (D-NY) and U.S. Senate Majority Leader Charles E. Schumer (D-NY), and U.S. Representatives Carolyn B. Maloney (D-NY-12), Jerrold Nadler (D-NY-10), and Andrew Garbarino (R-NY-2) introduced in August 2021, the bipartisan legislation, "9/11 Responder and Survivor Health Funding Correction Act" (HR.4965/S. 2683); and

WHEREAS: Its purpose is to ensure the adequate funding for the World Trade Center Health Program so that it can continue to provide medical and mental health treatment and monitoring to injured and ill 9/11 responders and survivors: and

WHEREAS: The World Trade Center Health Program was created by Congress in 2010 and was reauthorized in 2015 to remain open until 2090 after years of efforts by 9/11 responders and survivors to get Washington to recognize the health impacts of the toxins at Ground Zero that were impacting thousands (Community Board 3 has supported these efforts with resolutions, including in 2010 and 2015.); and

WHEREAS: In coming years, the World Trade Center Health Program will not have enough funds to provide all the care that is needed for those still suffering the physical and mental health impacts of

9/11. This includes the responders and survivors who will be newly diagnosed in the coming years with 9/11-associated cancers caused by their toxic WTC exposures; and

WHEREAS: The World Trade Center Health Program (WTCHP) currently provides treatment and monitoring for over 118,000 9/11 responders and survivors from the World Trade Center site and Lower Manhattan, the Pentagon, and the Shanksville crash site, who live in every State and 434 out of 435 Congressional Districts; and

WHEREAS: If Congress does not take action this year, to deal with the impending budget shortfall, then starting on October 1, 2024, the World Trade Center Health Program will have to stop enrolling new members and start imposing additional cuts in services, including cancer care; and

WHEREAS: Among the approximately 360,000 World Trade Center survivors were more than 35,000 people who were children at the time of the 9/11 attacks and the aftermath who resided or attended school or daycare in the NYC disaster area, and were extremely vulnerable to harm from both toxic exposures and psychological trauma, and there are continuing reports of emerging health impacts to this population now that they are adults; and

WHEREAS: The program is not currently authorized to conduct research on this population in order to study the emerging impacts the WTC disaster has had on them; and

WHEREAS: The bill would also authorize the spending of funds by the World Trade Center Health Program to develop a cohort of (now) young adults so as to be able to study the impacts of the WTC toxins and the attacks on those exposed as children.

THEREFORE BE IT RESOLVED THAT: Community Board 3 urges and calls on U.S. House Speaker Nancy Pelosi, Minority Leader Kevin McCarthy, and U.S. Senate Majority Leader Charles Schumer and Minority Leader Mitch McConnell to include in the National Defense Authorization or the end of the year Omnibus bill the provisions of HR 4965, S.2683 that would provide the funding the World Trade Center Health Program needs and that authorizes the creation of a research cohort to better study the health impacts on the Lower Manhattan community.

2. Formation of Cannabis Control Task Force

VOTE: To approve formation of taskforce to hear initial current CUARD application.

37 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Exec item 1)

35 YES 0 NO 0 ABS 2 PNV MOTION PASSED (Exec item 1)

Landmarks Committee

no meeting scheduled

SLA & DCA Licensing Committee

1. Approval of previous month's minutes (minutes are deemed approved if no objections)
approved by committee

Alterations

2. Belvedere Lounge NYC (7th Street Sushi Park Inc), 77 E 7th St (op/method of operation change: change dba from Klimat, expand hours to 7 days 4pm to 2am)
withdrawn

3. Pretty Ricky's (JED Partners LLC), 126 Ludlow St (op/alt: extend hours to 3am Friday and Saturday nights)

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

WHEREAS, JED Partners LLC doing business as Pretty Ricky's, is seeking an alteration to its existing full on-premises liquor license, in the premises located at 126 Ludlow Street, between Essex Street and Ludlow Street, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 250 people, 16 tables and 75 seats with two bars – one 20-foot bar in the front room and one 10-foot back bar in the back room with a total of 15 seats, modern American food prepared in a full kitchen, serving food during all hours of operation, no televisions, ambient recorded background music only; and

WHEREAS, the applicants seek to adjust the closing hours on Friday and Saturday from 2:00 A.M. to 3:00 A.M.; and

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

WHEREAS, nearby on-premises liquor licenses have closing hours of:

- Camille Productions LLC dba Verlaine at 110 Rivington Street must close by 4:00 A.M. all nights,
- JMDR 127 Ludlow Inc LLC dba SET L.E.S. at 127 Ludlow Street must close by 3:00 A.M. Thursday to Saturday,
- Howling Inc. dba Wolfnights at 127 Ludlow Street must stop serving liquor by 1:00 A.M. all nights,
- Keltic Lounge Inc. dba Iggy's Keltic Lounge at 132 Ludlow Street must close by 4:00 A.M. all nights; and

WHEREAS, Community Board 3 approved these applicants for a full on-premises license at this location in December 2018 provided that it agreed to stipulations including hours of operation will be 10:00 A.M. to 2:00 A.M. all days, it will employ one security guard Fridays and Saturdays, from 10:00 P.M. to 2:00 A.M., it may have "happy hours" to 8:00 P.M. each night; and

WHEREAS, the applicants hold three other full on-premises licenses in Community District 3 – First Hospitality LLC doing business as Mister Paradise at 105 1st Avenue, Downtown Dining LLC doing business as Boulton & Watt at 5 Avenue A, JJD Group LLC doing business as Wiggle Room at 9 Avenue A, and previously held a license at 41 St. Marks Place operating as Paper Daisy which closed at the beginning of the pandemic; and

WHEREAS, there were two commercial 311 complaints at 126 Ludlow Street with NYPD action necessary since 2019, seven at 105 1st Avenue, zero at 5 Avenue A and 9 Avenue A; and

WHEREAS, a resident notified Community Board 3 in August 2022 that on one occasion Pretty Ricky's did not close its façade by 10:00 P.M., which has not repeated since the applicants were notified of the incident; and

WHEREAS, 40 residents (13 live within two blocks of the premises) submitted a form letter against the application created by the L.E.S. Dwellers, that in part reads "the issuance of extended hours on the weekends to Pretty Ricky's will only add to the unsafe and unlivable conditions in the area... Ludlow & Rivington is already a scary corner from 11 pm to 5 am. We don't need more people falling out on the street at 3 am.;" and

WHEREAS, 13 residents, including two who live at 126 Ludlow Street, who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, a resident that lives around the corner spoke in favor of the alteration because the applicants are great operators, attract a respectful crowd, and they frequent the business multiple times a week; and

WHEREAS, two residents spoke against the alteration because they said that the Lower East Side is overlicensed and needs scaled back hours for liquor licenses, not later hours; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for JED Partners LLC, for the premises located at 126 Ludlow Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that:

- 1) it will operate as a restaurant, with modern American tavern food prepared in a full kitchen and served 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 to Thursday and 3:00 A.M. Friday to 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 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 with food,

- 9) it may have "happy hours" until 8:00 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.

New Liquor License Applications

4. Loreley (Rivington Beer Garden LLC), 7 Rivington St (op)

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

WHEREAS, Rivington Beer Garden LLC doing business as Loreley Restaurant, is seeking a full on-premises liquor license, in the premises located at 7 Rivington Street, between Chrystie Street and Bowery, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 178 people, a ground and cellar floor and backyard, 16 tables and 98 seats with one 15-foot bar with 15 seats on the ground floor and one six-foot bar in the cellar level with zero seats, German food prepared in a full kitchen served during all hours of operation, 10 televisions and three projectors, ambient recorded background music only; and

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

WHEREAS, the SLA granted Biergarten America Inc. doing business as Loreley a full on-premises license at this location without stipulations in September 2003, and then granted this applicant (Rivington Beer Garden LLC dba Loreley) with stipulations in February 2018 including closing indoors by 2:00 A.M. Monday through Wednesday and 4:00 A.M. Thursday to Saturday, closing its backyard by 11:00 P.M. all nights, no DJs or live music but the business transaction did not proceed; and

WHEREAS, the applicant was the General Manager of this establishment for more than a decade handling bookkeeping, accounting, employees, payroll and more and is now applying for a license at the same location to continue the same method of operation; and

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

WHEREAS, 26 residents who live within two blocks of the location, including 13 residents of 7 Rivington Street, 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 Rivington Beer Garden LLC, for the premises located at 7 Rivington Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant and biergarten, with German food prepared in a full kitchen served during all hours of operation,
- 2) its hours of operation will be opening no later than 5:00 P.M. Monday to Thursday, 12:00 P.M. Friday, and 10:00 A.M. Saturday and Sunday and closing by 1:00 A.M. Sunday to Tuesday, 2:00 A.M. Wednesday to Thursday, and 4:00 A.M. Friday to Saturday,
- 3) it will close all curbside and sidewalk outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and its backyard by 11:00 P.M. all days and not have any speakers or TV monitors in any of its outdoor areas,
- 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 with food,
- 9) it may have "happy hours" until 10:00 P.M. Sunday to Tuesday and 7:00 P.M. Wednesday to Saturday,

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

5. Corp to be formed by Christopher Buncher, 14 Ave C (op)

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

WHEREAS, Christopher Buncher and Taylor Dow doing business as The Commodore, are seeking a full on-premises liquor license, in the premises located at 14 Avenue C, between East 2nd Street and East 3rd Street, New York, New York; and

WHEREAS, this is an application for an establishment with a Letter of No Objection of 74 people, seven tables and 40 seats with one 20-foot bar with 10 seats, American food with Southern influences prepared in a full kitchen, serving food during all hours of operation, one television, ambient recorded background music that may be curated by a DJ; and

WHEREAS, there is one full on-premises liquor licenses within 500 feet per the SLA LAMP map and thus this application is not subject to the 500 foot rule; and

WHEREAS, Cocktail Art LLC doing business as Sanatorium which Community Board 3 approved for a full on-premises liquor license in June 2015 with stipulations including closing by 2:00 A.M. all nights, playing ambient recorded music only that could be curated by DJs, and no wait lines, and whose license expired on March 31, 2022 according to the SLA public query search; and

WHEREAS, this applicant is licensed with full on-premises liquor licenses at two locations in Brooklyn: Dow Young Group Inc. doing business as The Commodore at 366 Metropolitan Avenue which received its license in April 2010, and Dow Young Group 1 Inc. doing business as The Drift at 579 Meeker Avenue which received its license in August 2016; and

WHEREAS, the applicant received a \$500 fine from the SLA in February 2019 for late payment, according to the applicant; and

WHEREAS, there were 12 commercial noise 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, one resident of 14 Avenue C who lives directly above the proposed premises wrote to the committee in support of the application after meeting with the applicants; and

WHEREAS, one resident of the East Village and another local business owner/resident spoke in support of the application because they support the applicants' other locations in Brooklyn; and

WHEREAS, 43 residents who live within two blocks of the location, including three who live above the proposed premises, 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 Christopher Buncher and Taylor Dow, for the premises located at 14 Avenue C, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant serving American food with Southern influences prepared in a full kitchen, served during all hours of operation,
- 2) its hours of operation will be opening no later than 4:00 P.M. Monday to Friday and 11:00 A.M. Saturday to Sunday, and closing by 2:00 A.M. Sunday to Wednesday and 4:00 A.M. Thursday to 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 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 that may be curated by a DJ on Friday and Saturday nights only, and will not have 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 may have "happy hours" until 6:00 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.

6. Francis Kite (Francis Kite LLC), 40 Ave C (op)
withdrawn

7. Sonnyboy (Vian Ventures LLC), 65 Rivington St (op)

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

WHEREAS, INWANY, Inc. doing business as Sonnyboy, is seeking a transfer of assets from Banter Nolita LLC and seeking a full on-premises liquor license in the premises located at 65 Rivington Street, between Eldridge Street and Allen Street, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 74 people, 13 tables and 26 seats with a bar with 3 seats, serving Australian food in a full kitchen and prep area during all hours of operation, no televisions, and ambient recorded background music only; and

WHEREAS, there are 19 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, Banter Nolita LLC doing business as Sonnyboy is the current license holder and the new applicant INWANY, inc doing business as Sonnyboy stated on the application that this is a sale of assets; and

WHEREAS, Banter Nolita LLC doing business as Sonnyboy was approved for a full on-premises liquor license by Community Board 3 in September 2018 with a very similar method of operation as the current application but with later hours, and was issued a license by the SLA in June 2019; and

WHEREAS, this location is within 200 feet of a house of worship and when the committee received the application from Banter Nolita LLC in 2018, the representative for the applicant stated that the location is a house of worship doing business as First Warsaw Congregation, located at 58 Rivington Street, which has been determined not to be used exclusively as a house of worship by the SLA; and

WHEREAS, the applicant has never previously held an on-premises liquor license; and

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

WHEREAS, a resident informed the board that Sonnyboy has speakers in its outdoor dining area that creates quality of life issues for them and provided proof of the speakers which are noncompliant with Sonnyboy's Open Restaurants self-certification and that the current operator is having live music in the street on the weekends; and

WHEREAS, the applicant has committed to removing the outdoor speakers and not having indoor or outdoor live music; and

WHEREAS, six residents of 62 Rivington Street (directly across from the location) and one resident of 65 Rivington Street 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 INWANY, Inc. doing business as Sonnyboy, for the premises located at 65 Rivington Street, between Eldridge Street and Allen Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant with a full kitchen serving Australian food during all hours of operation,
- 2) its hours of operation will be opening no later than 5:00 P.M. Monday through Thursday and 10:00 A.M. Friday through Sunday and closing by 11:00 P.M. Monday through Thursday and 12:00 A.M. Friday through Sunday,

- 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 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 with food,
 - 9) it may have "happy hours" until 8:00 P.M. each night,
 - 10) it will ensure that there are no wait lines outside,
 - 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
 - 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.
8. International Center of Photography Corp, 79 Essex St (op) - (this item was not heard at committee) administratively approved
9. Entity to be formed by Patrick Joseph Cremin, 99 2nd Ave (op)

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

WHEREAS, Patrick Cremin, Tim Hansberry, and Joshua Bierman doing business as TBD, are seeking a full on-premises liquor license, in the premises located at 99 2nd Avenue, between East 5th Street and East 6th Street, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 74 people, 16 tables with 32 seats and a counter with six seats with one 35' 10" bar with 15 stools, full kitchen, serving American Fusion food during all hours of operation, no televisions, ambient recorded background music only; and

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

WHEREAS, Calexico Cinco LLC currently holds a full on-premises license at this location with hours of operation of closing by 12:00 A.M. Sunday to Thursday and 1:00 A.M. Friday to Saturday; and

WHEREAS, Community Board 3 approved an alteration to this license to extend the closing hours to 2:00 A.M. all days and change from a fast-casual Calexico concept to an Asian/Latin fusion restaurant; and

WHEREAS, Patrick Cremin has held a full on-premises liquor license for Host 1373 LLC doing business as Sefton at 1373 1st Avenue in Community District 8 from October 2019 to present, has no SLA disciplinary record and all of the applicants have been working in hospitality for many years; and

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

WHEREAS, a representative of the East 5th Street Block Association wrote to the committee that it would not oppose this license provided that the business will operate by the standard stipulations and method of operation described below, including having its kitchen open until closing; and

WHEREAS, 20 residents who live within two blocks of the location, including two who live at 99 2nd Avenue, 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 Patrick Cremin, Tim Hansberry, and Joshua Bierman corporation TBD, for the premises located at 99 2nd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with a full kitchen, serving American Fusion food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M. and closing by 2:00 A.M. all days,
- 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 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 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.

10. Paradise Lost (Paradise Lost LLC), 100 2nd Ave (op)

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

WHEREAS, Paradise Lost LLC doing business as Paradise Lost, is seeking a full on-premises liquor license, in the premises located at 100 2nd Avenue, between East 5th Street and East 6th Street, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 74 people, 21 tables and 54 seats with one 26-foot bar with 10 seats, Global food prepared in a full kitchen served during all hours of operation, no televisions, ambient recorded background music only; and

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

WHEREAS, this location was licensed with a full on-premises liquor license without stipulations from 1987 until October 14, 2020, when the SLA retroactively canceled the license for Haveli Restaurant Inc. (https://sla.ny.gov/system/files/documents/2020/10/10-14-2020_-_civil_penalties.pdf) which closed in late 2019 (<https://evgrieve.com/2019/11/haveli-banjara-has-not-been-open-lately.html?m=1>) and was open until 12:00 A.M. according to online sources (https://www.tripadvisor.com/Restaurant_Review-g60763-d425795-Reviews-Haveli_Banjara_Indian_Restaurant-New_York_City_New_York.html); and

WHEREAS, in May 2020 Community Board 3 approved a different application for this space with hours of operation of 12:00 P.M. to 2:00 A.M. Mondays through Thursdays, 12:00 P.M. to 4:00 A.M. Fridays, 11:00 A.M. to 4:00 A.M. Saturdays and 11:00 A.M. to 2:00 A.M. Sundays, no DJs, ambient recorded background music only, and no more than four private parties per month; and

WHEREAS, on November 22, 2022 the SLA declined to provide a declaratory ruling that the location had been licensed continuously since before 1993 (<https://youtu.be/0qr0GEt2kCE?t=6172>); and

WHEREAS, the applicants have never been license holders they have been in the hospitality business, including working at locations in Community District 3 including working as bartenders at Nitecap (151 Rivington Street) and Ray's (177 Chrystie Street); and

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

WHEREAS, one character witness who is a license holder in Community District 3 and who has worked with one of the applicants spoke in favor of the application; and

WHEREAS, 64 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 Paradise Lost LLC, for the premises located at 100 2nd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Global restaurant with food prepared in a full kitchen served during all hours of operation,

- 2) its hours of operation will be opening no later than 5:00 P.M. all days and closing by 2:00 A.M. Sunday to Thursday and 4:00 A.M. Friday to Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials with food,
- 9) it may have "happy hours" until 7:00 P.M. each night,
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

11. Cafe Mocha Inc, 111 1st Ave (op)

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

WHEREAS, Café Mocha Inc doing business as Aura Kitchen and Bar, is seeking a full on-premises liquor license, in the premises located at 111 1st Avenue (north storefront), between 6th and 7th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with a Letter of No Objection of 74 people, 10 tables and 42 seats with a 16' stand-up bar with 13 seats, a full kitchen, serving food during within thirty minutes of closing, one television, background music recorded and/or curated by a DJ played at ambient levels; and

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

WHEREAS, this location is licensed with a restaurant wine license to Café TKJ Inc DBA Suki, which the SLA issued in July 2021 and from April 2013 until May 2021 INSIANG LLC doing business as Maharlika held a restaurant wine license in this space with closing hours of 11:00 P.M. all days; and

WHEREAS, 111 1st Avenue (north storefront) has never been licensed with a full on-premises liquor license, according to the SLA public query search; and

WHEREAS, this applicant previously held a restaurant wine license for Café Mocha Inc. dba Café Mocha at 116 2nd Avenue from August 2009 until February 2021, which Community Board 3 approved in May 2009 with stipulations including closing by 11:00 P.M. all days, and for which Community Board 3 had no known complaints; and

WHEREAS, there were zero commercial 311 complaints at this location with NYPD action necessary since 2018; 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 Cafe Mocha, for the premises located at 111 1st Ave, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Mediterranean restaurant, with a full kitchen serving food until 30 minutes within closing operations,
- 2) its hours of operation will be opening no later than 5:00 P.M. all days and closing by 3:00 A.M. all nights but it may only serve alcohol on premises until 2:00 A.M., it may continue to serve alcohol via delivery ONLY after 2:00 A.M.,
- 3) it will close all outdoor dining (including the backyard) 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 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 with food,
- 9) it may have "happy hours" until 7:00 P.M. each night,
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

12. El Castillo De Jagua Rest Corp, 113 Rivington St (upgrade to op)

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

WHEREAS, El Castillo De Jagua Rest Corp, is seeking an upgrade from a wine beer license to a full on-premises license, in the premises located at 113 Rivington Street, between Essex Street and Ludlow Street, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 70 people, 14 tables and 56 seats with a bar with 9 seats, serving Caribbean Dominican food in a full kitchen, serving food within 30 minutes of closing, no televisions, ambient recorded background music only; and

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

WHEREAS, the applicant was approved at this location for a restaurant wine license by Community Board 3 in July 2007 without stipulations; and

WHEREAS, the applicant has been operating at the same location with no known complaints to the community board for 36 years; and

WHEREAS, there were no commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, the committee received written support from the LES Dwellers for the application citing the applicants' long track record of being good neighbors; 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 El Castillo De Jagua Rest Corp, for the premises located at 113 Rivington Street, between Essex Street and Ludlow Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Caribbean Dominican food in a full kitchen, serving food within 30 minutes of closing,
- 2) its hours of operation will be opening no later than 8:00 A.M and closing by 11:00 P.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 with food,
- 9) it will not have "happy hours,"

- 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.

13. Only Love Strangers LLC, 175 E Houston St (op)

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

WHEREAS, Only Love Strangers LLC, is seeking a full on-premises liquor license, in the premises located at 175 East Houston Street, between Allen and Orchard Streets, New York, New York; and

WHEREAS, this is an application for an establishment in a commercially zoned (C6) building with a pending certificate of occupancy, 45 tables and 100 seats with a 20-foot bar with 10 seats on the ground floor, a full kitchen, serving food during all hours of operation, no televisions, recorded and live music; and

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

WHEREAS, this location was previously licensed from October 2020 until September 2022 with a full on-premises liquor license to Jibli's Foodies LLC doing business as Jibli which Community Board 3 approved in June 2019 with stipulations including closing by 12:00 A.M. Sunday and Monday, 1:00 A.M. Tuesday and Wednesday and 1:30 A.M. Thursday to Saturday, operating as a full-service Mediterranean restaurant on both the ground floor and basement, would not operate the basement as a separate bar area and would have a kitchen open and serving food during all hours of operation; and

WHEREAS, the applicant is currently licensed with full on-premises liquor licenses at three restaurants, including at Mala Project East Village dba Mala Project at 122 1st Ave, where there have been zero commercial 311 complaints since 2018 and no prior complaint history with the SLA; and

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

WHEREAS, the applicant entered into a private agreement with an adjoining building owner to address any potential quality of life impacts on tenants; and

WHEREAS, 33 residents who live within two blocks of the location, including two who live at 175 East Houston Street, signed a petition in favor of the application, and five character witnesses wrote in support; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Only Love Strangers, for the premises located at 175 East Houston Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Mediterranean inspired restaurant and bar on both the ground floor and basement, will not operate the basement as a separate bar area, with a kitchen open at all hours of operation,
- 2) its hours of operation will be opening no later than 5:00 P.M. Monday to Friday and 12:00 P.M. Saturday and Sunday, and closing by 1:00 A.M. Sunday to Thursday and 2:00 A.M. Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will not allow the courtyard area to be used by restaurant patrons or staff and will not house any additional restaurant mechanical equipment in the courtyard of the premises and will insulate and soundproof the existing mechanical equipment,
- 5) it will keep the courtyard windows and doors on the ground floor restaurant facing the courtyard closed at all times and fully soundproof the door and windows facing the garden and to conduct a sound inspection,
- 6) it will install a curtain to the upper part of all windows,
- 7) 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,
- 8) it will play ambient background music and entertainment level music consisting of recorded music and one scheduled live jazz performance every Monday to Friday and two-three scheduled live

- jazz performances every Saturday and Sunday, and will not have, DJs and events at which a cover fee will be charged, but may have promoted events, and scheduled performances,
- 9) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
 - 10) it will not host pub crawls or party buses,
 - 11) it will not have unlimited drink specials with food,
 - 12) it may have "happy hours" until 7:00 P.M. each night,
 - 13) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
 - 14) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
 - 15) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

14. Chuppa Rastam (Rice Guys LLC), 214 E 9th St (op)

VOTE: TITLE: Community Board 3 Recommendation To Deny

WHEREAS, Rice Guys LLC doing business as Chuppa Rastam, is seeking a full on-premises liquor license, in the premises located at 214 East 9th Street, between Stuyvesant Street and Second Avenue, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 60 people, 11 tables and 35 seats with one ground floor bar with 16 seats total, a full kitchen, serving British-Indian pub food during all hours of operation, three televisions, and recorded ambient music at background levels; and

WHEREAS, there are 24 full on-premises liquor licenses within 500 feet per the SLA LAMP map and seven on the same block as the proposed premises; and

WHEREAS, the location has never been licensed and was previously a hair salon; and

WHEREAS, Community Board 3 adopted guidance in September 2021 that it would not generally support full on-premises liquor license applications in previously unlicensed locations subject to the 500-foot rule that do not show public interest (<https://www.nyc.gov/assets/manhattancb3/downloads/cb3docs/guidance-to-applicants-on-cb3-licensing-priorities.pdf>); and

WHEREAS, the applicant includes one principal, Salil Mehta, who has been a license holder and has extensive experience in the restaurant industry as the chef owner of Laut, a Michelin star Malaysian restaurant in Flatiron with a full on-premises liquor license, Kebab Aur Sharab on the Upper West Side, Wau in Union Square, which has a full on-premises liquor license, and Char'd in the East Village; and

WHEREAS, 10 residents who live within two blocks of the location, including one resident who lives in the same building, signed a petition in favor of the application; and

WHEREAS, a representative of the 214 East 9th Street board spoke at the meeting and represented that the board had voted against supporting a full on-premises liquor license at this location because of quality of life issues caused by licenses in 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 Chuppa Rastam, for the premises located at 214 East 9th Street, New York, New York, because the location is previously unlicensed and there are already 24 full on-premises liquor licenses within 500 feet.

15. Atelier LES Inc, 245 Eldridge St (op)

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

WHEREAS, Atelier LES Inc., is seeking a wine beer license, in the premises located at 245 Eldridge Street (north storefront), between Stanton Street and Houston Street, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 40 people, no tables and 15 seats at the bar, Mediterranean small plates in a food prep area, serving food during all hours of operation, no televisions, and ambient background music only; and

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

WHEREAS, this location has never been licensed with a beer/wine or full on-premises liquor license and was most recently a flower shop called Flower Girl;

WHEREAS, this location also has a licensed south storefront, Bar Goto, with a full on-premises liquor license closing at 2:00 A.M. all days; the original application in 2014 had operating hours from 5:00 P.M. to midnight Sunday – Thursday and closing at 2:00 A.M. Fridays and Saturdays, in 2016 the applicant was granted extended closing hours to 2:00 A.M. all days approved by the committee in 2016; and

WHEREAS, the applicant has been in the hospitality business for more than 23 years and is a license holder of two on-premises liquor licenses and two wine licenses in both Manhattan Community Board 5 and Manhattan Community Board 8; and

WHEREAS, one of the applicant's establishments, Vicolina Restaurant Venture DBA Vicolina, with an on-premises license received a covid-related "failure to comply – local regulations on 7/30/20" disciplinary action and \$1,500 from the SLA in June 2021 ([https://sla.ny.gov/system/files/documents/2021/06/06-23-2021 - detailed disciplinary agenda-.pdf](https://sla.ny.gov/system/files/documents/2021/06/06-23-2021_-_detailed_disciplinary_agenda_.pdf)); and

WHEREAS, there were no commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, the Eldridge Street Block Association is in opposition to an application for a full on-premises liquor license at this location, 16 members voted against supporting the license and zero voted in favor, because there are four full on-premises licenses on the block and one beer/wine license and there is no public benefit to granting a full on-premises liquor license in an unlicensed space; and

WHEREAS, the president of the Eldridge Street Block Association, four residents of the block spoke against because of how saturated the block is already with four full on-premises liquor licenses; and

WHEREAS, five 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 wine beer license for Atelier LES Inc., for the premises located at 245 Eldridge Street, between Stanton Street and Houston 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 Mediterranean small plates in a food prep area, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 5:00 P.M. and closing by 12:00 A.M all days,
- 3) it will not use outdoor space for commercial use,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials 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.

16. Corretto LLC, 511 E 12th St (op)

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

WHEREAS, Corretto LLC doing business as Caffe Corretto, is seeking a full on-premises liquor license, in the premises located at 511 East 12th Street, between Avenue A and Avenue B, New York, New York; and

WHEREAS, this is an application for an establishment with a pending certificate of occupancy, 16 tables and 44 seats with one rectangular stand up bar with four seats, a full kitchen and food preparation area, serving Italian Roman food until within one hour of closing, one television, and ambient recorded music at background levels; and

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

WHEREAS, this location was previously Le Vraie Raclette which was approved for a wine beer license by Community Board 3 in July 2016, because although the location previously housed a restaurant with a full on-premises liquor license, the change in class for the previous licensee to a full on-premises liquor license was approved by Community Board 3 after it had been operating with a wine beer license for six years; and

WHEREAS, Community Board 3 approved an upgrade to a full on-premises liquor license for Le Vraie Raclette in October 2021 after operating with a wine beer license since September 2016 with no complaints known to the community board and no commercial 311 complaints with NYPD action necessary since 2018; and

WHEREAS, the SLA gave conditional approval for a full on-premises liquor license for Le Vraie Raclette in July 2022; and

WHEREAS, the applicants have never previously been license holders but have worked in food/beverage hospitality for a combined 30 years, including managing New York restaurants Fatty Crab and the Spanish Diner in Hudson Yards, along with other restaurants in Philadelphia and Washington DC and held front of house positions at Buddakan and Aureole; and

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

WHEREAS, seven residents including wrote in opposition to this application because they do not want a new licensed establishment on East 12th Street; and

WHEREAS, a representative of the North Avenue A Neighborhood Association, a representative of the East Village Community Coalition, and three other residents spoke in opposition to the application because there are already enough Italian restaurants and liquor licenses in the neighborhood; and

WHEREAS, three neighbors (including two who live within two blocks of the proposed premises,) three character witnesses, and three local business owners submitted notes in support of the application; and

WHEREAS, 80 residents who live within two blocks of the location, including six residents of 511 East 12th Street, 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 Corretto LLC, for the premises located at 511 East 12th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Roman restaurant, with a full kitchen serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 8:00 A.M. and closing by 12:00 A.M. all days,
- 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) remove the previous tenant's non-compliant curbside dining structure and only have sidewalk tables under the auspices of the Open Restaurants program,
- 5) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,

- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials with food,
- 10) it may have "happy hours" until 5:00 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.

Expansion onto Municipal Property

17. Gemma (Bowery F&B LLC and E&S Hotel Owners Inc), 4 E 3rd St

VOTE: TITLE: Approval For Bowery F&B LLC and E&S Hotel Owners Inc. Municipal Expansion (4 East 3rd Street)

WHEREAS, F&B LLC and E&S Hotel Owners Inc. doing business as Gemma at the Bowery Hotel located at 4 East 3rd Street is seeking an approval for municipal expansion with hours of closing by 12:00 A.M. Sunday to Thursday and 1:00 A.M. Saturday to Sunday; and

WHEREAS, Community Board 3 adopted administrative approval for municipal expansion requests provided that applicants agree to certain stipulations including closing by 10:00 P.M. all nights (<https://www1.nyc.gov/assets/manhattancb3/downloads/forms/admin-approval-stipulation-for-expansion-onto-municipal-property.pdf>); and

WHEREAS, the Bowery Hotel / Gemma was approved for a full on-premises liquor license by this committee in May 2003 and was denied by Community Board 3 for a sidewalk café in June 2007 and subsequently approved by DCA with its maximum sidewalk café closing hours (closing by 12:00 A.M. Sunday to Thursday and 1:00 A.M. Saturday to Sunday); and

THEREFORE BE IT RESOLVED, that Community Board 3 approves F&B LLC and E&S Hotel Owners Inc.'s request for municipal expansion provided that it:

- 1) closes all outdoor dining by losing by 12:00 A.M. Sunday to Thursday and 1:00 A.M. Friday to Saturday all nights,
- 2) will not have music, amplified sound, or TVs outdoors,
- 3) will not have wait lines outside. It will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- 4) will conspicuously post this stipulation form beside its liquor license inside of its business.

Items not heard at Committee

18. The Boil (Saigon Shack Corp), 139 Chrystie St (op/corp change)

administratively approved

19. Spectrum Catering and Concessions (Facility Concession Services LLC), 119-125 E 11th St (op/corp change)

administratively approved

20. Zen 6 (20X Hospitality LLC), 328 E 6th St (wb/corp change)

administratively approved

21. WXY Sushi Inc, 102 St Marks Pl (wb)

administratively approved

22. Marinara Pizza (Pizza 10 LLC), 160 2nd Ave (wb)

administratively approved

23. Kara 170 Allen LLC, 170 Allen St (wb)

administratively approved

24. Appas Pizza LLC, 210 1st Ave (wb)

administratively approved

25. Red Onion Foods Inc, 277 E 10th St (wb)

administratively approved

26. Vote to adjourn

approved by committee

37 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 1,3,4,5,6,7,12,13,15,16,17)

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

33 YES 4 NO 0 ABS 0 PNV MOTION PASSED (SLA item 3)

35 YES 2 NO 0 ABS 0 PNV MOTION PASSED (SLA item 4)

36 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 5)

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

36 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 7)

36 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 12)
 36 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 13)
 34 YES 3 NO 0 ABS 0 PNV MOTION PASSED (SLA item 15)
 31 YES 6 NO 0 ABS 0 PNV MOTION PASSED (SLA item 16)
 36 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 17)

Joint Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee and Land Use, Zoning, Public & Private Housing Committee

1. Approval of previous month's minutes
approved by committee
2. HPD, DHS, City Hall: informational presentation on Mayor's plan for housing and homelessness
no vote necessary
3. CAB/CEC reports
no vote necessary
4. Vote to adjourn
approved by committee

37 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. Manhattan Justice Opportunities: Informational presentation
no vote necessary
3. DOT: Request for support for DOT's previously presented proposal to restore Norfolk St as primary access to Williamsburg Bridge from westbound Grand Street while retaining bridge access from NB Clinton Street, contingent on DOT monitoring the area and returning to CB 3 to present a report after 1 year of operation
([click here for presentation](#)) ([click here for committee video](#))

VOTE: TITLE: Support For One-Year Pilot For DOT Plans To Mitigate Traffic And Safety Issues At And Near The Intersection Of Grand Street At Clinton Street

WHEREAS, residents in the Grand/Clinton Streets area have long dealt with dangerous traffic and transportation conditions stemming from that intersection being the primary approach to the Williamsburg Bridge (the "Bridge,") including, but not limited to, the following issues which have been documented by residents:

- Traffic congestion on Grand Street that spills onto other local streets,
- Pedestrians are unable to safely cross Clinton Street on the north side of Grand Street because of right-turning vehicles during the walk signal,
- Dangerous driver behavior such as driving the wrong way down streets, making illegal turns, cutting queues, running red lights, and blocking crosswalks,
- Parking in and/or blocking bike lanes,
- Horn-honking and other noise from traffic,
- Slow bus travel times,
- Double parking due to difficulty making deliveries and drop offs; and

WHEREAS, previous short-term actions taken by DOT impacted traffic volumes, but did not fully address the problems. These included:

- Changes to wayfinding to direct vehicles from FDR Drive to Houston Street instead of Grand Street and other local streets,
- Turn bans on East Broadway and Madison Street to redirect lower Manhattan traffic to Essex and other streets further west of Clinton Street,
- Working with Trader Joe's and Target to improve delivery operations, shift some deliveries to nighttime, and create new loading zones on Grand Street,
- Addition of traffic enforcement agents at local intersections,
- Signal timing changes; and

WHEREAS, DOT has proposed significant changes to nearby streets and intersections to mitigate these issues, which are noted below; and

WHEREAS, Norfolk Street reopened to two lanes earlier this year, a key factor for implementing the proposed plans; and

WHEREAS, to mitigate the above-mentioned transportation and access issues, DOT proposes the following changes to the Grand Street and Clinton Street intersection and surrounding streets, which

it claims will split Bridge-bound traffic between Clinton and Norfolk Streets and improve overall traffic conditions in the area:

- Westbound traffic on Grand Street will be banned from turning right onto Clinton Street. Restoring Norfolk Street as the primary access street to the Bridge from westbound Grand Street is better because:
 - Norfolk has two turn lanes onto Delancey Street since there is no crosswalk on the southeast intersection of Norfolk Street and Delancey Street,
 - Allows for more time to process vehicles at Clinton Street,
 - Adds conflict-free bike and pedestrian crossings at Clinton Street and Grand Street,
 - Adds a section of Protected Bike Lanes in the westbound direction of Grand Street.
 - Maintains Clinton Street access to the Bridge for vehicles already driving northbound on Clinton Street.
- The following changes will prevent illegal right turns by westbound Grand Street traffic onto Clinton Street:
 - Change existing Grand Street bike lane to a curbside, parking-protected bike lane in the westbound direction of Grand Street,
 - Add pedestrian island on the southeast side of the intersection to enhance protections for cyclists and pedestrians, and increase the vehicle turning radius,
 - Traffic enforcement agents to further deter illegal turns at Clinton Street and Grand Street.
 - The westbound Grand Street bike lane will have a dedicated signal phase at Norfolk Street to prevent conflicts with the high volume of turning vehicles turning right from Grand Street to Norfolk Street.
 - The intersection of Norfolk Street and Grand Street will also have a dedicated pedestrian signal phase.
- Additional loading zones and regulations to surrounding streets to reduce double-parking and other loading issues.
- Approved traffic signal for Clinton Street and Broome Street intersection will improve pedestrian crossing once implemented; and

WHEREAS, traffic simulations of the plan predict significant vehicle travel time improvements for Grand Street and slight vehicle travel time increases for Houston Street; and

WHEREAS, the intersection of Norfolk Street and Broome Street creates a dangerous conflict between pedestrians crossing the north side of Norfolk at the same time that Bridge-bound traffic driving eastbound on Broome makes lefts onto Norfolk; and

WHEREAS, DOT told Community Board 3 that more than 50% of vehicles using Grand Street are approaching the Bridge and only "some" are of local origin; and

WHEREAS, DOT predicts that the number of cars using the Grand Street corridor to approach the Bridge will increase almost 13% from 1130 cars (760 to Clinton and 370 to Norfolk) to 1280 cars (735 to Norfolk and 545 to Clinton) once Norfolk Street is widened but this is redistributed traffic not additional traffic; and

WHEREAS, DOT is in the process of conducting a separate public space study roughly between Clinton Street and Orchard Street; and

WHEREAS, Community Board 3 rejected DOT's plan in February 2022 because it predicted that the changes would lead to additional cars, and requested that DOT return expediently with a comprehensive plan that includes traffic re-design and public space study for the area to mitigate traffic and safety that centers residents, pedestrians, and cyclists and does not increase the volume of cars traveling through the neighborhood and includes information about how traffic will be re-distributed around the neighborhood between East Houston Street and South Street; and

WHEREAS, DOT has not returned with an alternative plan but explained that there are no additional redesigns it can offer, or a public space study but has assured Community Board 3 that the plan does not predict additional traffic in the area; and

WHEREAS, the traffic situation around the Grand/Clinton corridor has not improved and the news that congestion pricing will be delayed until at least 2024 makes the neighborhood's situation even more dire; and

THEREFORE BE IT RESOLVED, that Community Board 3 supports a one-year pilot of the proposed DOT plan to mitigate traffic and safety at and near the intersection of Grand Street at Clinton Street as detailed above. CB 3 also requests that DOT consider the following changes and report back to CB 3 on the status or viability of these changes, intended to improve the traffic situation in the area and protect residents:

- Make the Broome Street / Norfolk Street intersection safe for pedestrians:
 - Permit implementation at the beginning of FY 2024 for pedestrianization of Broome Street between Essex Street and Norfolk Street, including but not limited to public pedestrian plazas and other similar treatments, and analysis of traffic calming and other measures for Broome Street between Norfolk Street and Clinton Street, and a return to the community board with options by April 2023,
 - Immediate - Put a "No Standing" sign on the north side of Broome Street just west of Norfolk Street to ensure that there is a clear line of sight for pedestrians and drivers,
 - Immediate - Put either a "Barnes dance" or delayed pedestrian crossing at the Norfolk/Broome Street intersection to ensure the safety of pedestrians crossing the north side of Norfolk Street at Broome Street,
- Work with the NYPD to plan passive and active enforcement to ensure that westbound drivers on Grand Street do not make right turns onto Clinton Street and that eastbound drivers on East Broadway do not make left turns onto Clinton Street during prohibited hours,
- Increase signage, demarcation, and enforcement of the truck-only loading zone on the west side of Clinton Street between Grand Street and East Broadway,
- Add additional loading zones to the neighborhood in key areas such as Broome Street between Suffolk Street and Clinton Street, Suffolk Street between Delancey Street and Broome Street, Grand Street between Essex Street and Clinton Street, and East Broadway between Essex Street and Clinton Street,
- Put treatments along the entirety of the Delancey Street Pedestrian Plaza between Norfolk Street and Clinton Street to protect pedestrians from oncoming Delancey Street traffic and keep cars from illegally parking in the pedestrian plaza,
- Install the promised and already approved lane separating Qwick Kurb treatments between Madison Street and Jackson Street to keep westbound drivers from turning into oncoming traffic lanes; and
- Meet regularly with the NYPD 7th Precinct to ensure coordination around traffic conditions and safety.

THEREFORE BE IT FURTHER RESOLVED, that DOT will return to Community Board 3 periodically with updates on the status of the pilot and will return in one year for a pilot evaluation.

Bus Stop Application

4. Go New York Tours Inc dba Topview Sightseeing-on the west side of Pike Slip from Cherry Street to South Street

VOTE: TITLE: Rejection of support for a Go New York Bus Tours hop on/hop off service stop on the west side of Pike Slip from Cherry Street to South Street until the applicant appears at CB 3

WHEREAS Go New York Tours Inc has applied for a designated bus stop for curbside loading/unloading on the west side of Pike Slip from Cherry Street to South Street. The buses will operate under the TopView Sightseeing name, providing hop on/hop off bus tour service through Manhattan and Brooklyn. This bus stop would be served by 14 pick-ups and drop-offs, from 11:30am to 6:00pm seven days a week.

WHEREAS the applicant did not appear at the community board committee meeting in order to answer questions concerning the location and operations

THEREFORE IT BE RESOLVED CB3 asks that DOT deny this bus stop license at this time to give CB3 to hear them at the January committee meeting.

5. Vote to adjourn
approved by committee

19 YES 21 NO 0 ABS 0 PNV MOTION FAILED (to refer Transportation item 3 back to committee)
37 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Transportation item 3)
20 YES 17 NO 0 ABS 0 PNV MOTION PASSED (Transportation item 3)

Parks, Recreation, Waterfront, & Resiliency Committee

no meeting scheduled

Arts & Cultural Affairs Committee

no meeting scheduled

Economic Development Committee

no meeting scheduled

Vote to adjourn

37 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

David Adams	[P]	Jake Gold	[P]	Richard Ropiak	[P]
Yaron Altman	[A]	Andrea Gordillo	[A]	Thomas Rosa	[P]
Sarah Rose Batchu	[P]	Kanielle Hernandez	[P]	Robin Schatell	[P]
Lee Berman	[P]	Herman Hewitt	[P]	Heidi Schmidt	[A]
Ana Calderon	[A]	Trever Holland	[P]	Arnette Scott	[P]
Karlin Chan	[P]	Vaylateena Jones	[P]	Laryssa Shainberg	[P]
David Crane	[P]	Jeanette Kim	[P]	Anisha Steephen	[P]
Eric Diaz	[P]	Michelle Koppersmith	[P]	Sandra Strother	[P]
Tareake Dorill	[P]	Mae Lee	[P]	Daniel Tainow	[P]
Alistair Economakis	[A]	Wendy Lee	[P]	Josephine Velez	[P]
Jaime Felber	[A]	Alysha Lewis-Coleman	[P]	Troy Velez	[P]
Larry Fenn	[A]	Amanda Liu	[P]	Rodney Washington	[P]
Shirley Fennessey	[A]	David Louie	[A]	Joshua Waterman	[P]
Kathryn Freed	[P]	Laura Lugo	[P]	Kathleen Webster	[P]
Ryan Gilliam	[A]	Paul Rangel	[P]	Jacky Wong	[A]
Debra Glass	[P]	Damaris Reyes	[P]	July Yang	[P]

Meeting Adjourned