



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

July 2024 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, July 23, 2024 at 6:30pm at Cooper Union Rose Auditorium, 41 Cooper Square.

Public Session:

Lina Alfonso Gutierrez, Lower Manhattan Cultural Council: Presenting on two grant opportunities for artists and organizations

Philip Reinhold: Speaking in support of City of Yes HO proposal

Eddie Rodriguez: Co-Director at Cuala Foundation, to ask board to table resolution for re-issuing Baruch Bathhouse RFEI

Melanie Best, Cuala: to ask board to table resolution for re-issuing Baruch Bathhouse RFEI

Public Officials:

Mayor Eric Adams, Robin Forst:

- Operation Padlock has sealed 639 stores throughout NYC, over 32,000 violations issued, over 20 million in illegal products seized
- Lithium bike batteries: New program to ensure safe charging will be more readily available to the public via sidewalk charging stations; FDNY will launch public education program about dangers of unsafe batteries

Question: Where will violation/seizure funds go? Will bring answer back to board.

Question: How many fines can be collected? Unknown

Public Advocate Jumaane Williams, Curtis Young:

Not present

Comptroller Brad Landers, Evelin Collado:

Not present

Borough President Mark Levine, Yiyi Wang:

- CoY Housing: Nearly all proposals were passed at Borough Board; can find BP's further recommendations on BP website
- BP, DOT commissioner, and Parks commissioner announced refurbished restrooms coming online, map available online
- Upcoming events: NYCHA Connect to be held quarterly July 24-July 25; first one to be held at Harlem Center; Dominican celebration on 8/1 honoring community members. Will march in Dominican and African-American Day Parades. Office of MWBE hosting procurement fair Friday 8/9.
- Public can join Volunteer Corps to assist with events, or announce their own events.

District Attorney Alvin Bragg, Peter Tse:

- Reminder: Office has Workers Protection Unit
- Office will participate in National Night Out at several precincts including 9th

Congressmember Dan Goldman, Lingxia Ye:

Not present

Assemblymember Grace Lee, Laura Rosas:

- Bills passed – Mandate 50,000 grant next to a Bradfield clean up , Stop hiding hate act, Pro Banking Act, Financial App Security Act,
- The Rhythms of L.E.S in conjunction with District Leader Daisy Paez
- Mobile Office Hours and will be tabling within the district, tomorrow Metro Park, Sunday Roosevelt Park
- National Night Out August 6 office will be tabling
- L.E.S Backpack Event inviting MTA to give information about discounted Metro Cards for students

Assemblymember Deborah J. Glick, Roy Ruiz:

Not present

Assemblymember Harvey Epstein, Chanel Elliott:

(come back to him) Returned

- August 5th Movie Night at Tompkins Square Park
- Hang with Harvey August 14th, Madison Park August 19th Tompkins Square Park
- More police presence at Tompkins Square Park
- Reading Challenge for young children
- Mount Sinai is continuing to close the hospital, the fight continues to keep Mount Sinai as a full-service Hospital
- Breaking ground on an environmental sound art space

State Senator Brian Kavanagh, Patricia Olan:

- Legislatively lithium ion batteries, packet bills that will keep everyone safe
- City creating programs to turn in lithium batteries.
- Bill was not passed – Bill to hold the manufacturer responsible for lithium
- Congestion Prices suspended, make an effort to find other ways to fund
- June meeting for Essex Crossing to elevator at the Delancey Train Station

Question

Funding letter for the Bathhouse

Answer

Senator has not committed to fund the project.

Question

Congestion Price was not for the accessibility for Delancey Street

Answer

You are correct congestion pricing was not set aside for the accessibility of the Delancey Street train station

Question

Are there any more Brownfields within the district

Answer

There are containment sites but no number of brownfield project in the area.

Question

Can your office's add a resource portal to your website to inform where are the brownfield areas in the district

Answer

That was a good question.

Councilmember Christopher Marte, Simon Kostelanetz:

- PB winner: Pace High School, funds to renovate gym
- Attended the visual for the victims of Corlears Park tragedy.

Councilmember Carlina Rivera, Julio Rivas:

- Budget Wins, Libraries are open seven days (restored opens of operations) \$58.3 million restored to libraries and \$68 million dollars dedicated to Cultural Institution
- NYPD patrolling East 13th and 14th Street, two light towers on Avenue A and B, MTA was advised to report illegal activities on 14th Street
- Department of Homeless Services is working the HHS to aid persons in need on East 14th Street.
- Pier 42 ribbon cutting

Question:

Why has there meeting only two weeks ago on the issues of East 13th Street

Answer: We have been working with agencies prior to two weeks ago and looking to continue to work with the agencies

Parliamentary Rules

- Refer to cheat sheet given out.

Members Present at First Vote:

| | | | | | |
|---------------------|-----|----------------------|-----|--------------------------|-----|
| David Adams | [P] | Shawn Garcia | [A] | Mollye Liu | [P] |
| Sarah Rose Batchu | [P] | Ryan Gilliam | [P] | Campbell Munn | [P] |
| Lee Berman | [P] | Debra Glass | [A] | Indrani Nicodemus Rivera | [P] |
| Solomon Blecher | [P] | Charlie Goldensohn | [P] | Grauken Olivares | [A] |
| Thanh Bui | [P] | Andrea Gordillo | [A] | Damaris Reyes | [P] |
| August Castelli | [A] | Angel Guzman | [A] | Jailene Rodriguez | [P] |
| Karlin Chan | [A] | Herman Hewitt | [P] | Richard Ropiak | [A] |
| Ariadna Chua | [P] | Trever Holland | [A] | Jayleen Rosario | [A] |
| Vincent Cirrito | [P] | Vaylateena Jones | [A] | Arnette Scott | [P] |
| Eric Diaz | [A] | Ana Kakkar | [A] | Clint Smeltzer | [P] |
| Alistair Economakis | [A] | Nancy Kong | [P] | Sandra Strother | [P] |
| Larry Fenn | [A] | Michelle Koppersmith | [P] | Daniel Tainow | [P] |
| Tahisha Fields | [A] | Dianne Lake | [P] | Zachary Thomas | [P] |
| Nagnouma Fofana | [P] | Mae Lee | [P] | Josephine Velez | [P] |
| John Fout | [P] | Michael Levario | [P] | Kathleen Webster | [P] |
| Kathryn Freed | [P] | Jaja Liao | [P] | Guillermo Zubillaga | [P] |

Minutes:

Minutes of May 2024 were approved, as is.

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Andrea Gordillo

Sarah Rose Batchu Chairing

- Office celebrate Ribbons Thompkins Square new Basketball Court and Pier 42

District Manager's Report:

District Manager Susan Stetzer

-The Rat Report came out

- Working with DOT and DOH on how to deal with mitigation with sheds taken down by owners

-Working with One Police to stop Pop Up events

- Drunk Party Boats in the community which had a drunk driver hitting and killing three people from the community

- Stabbing in Thompkins Square Park, rivaling drug dealers

- Follow up on meetings on Thompkins Park and East 14th Street

-Medical leave starting Friday, new Assistant District Manager will start Monday

-District Needs – Any programs that would like to advocate for funding may do so

Question

Could we place ballards by the park so that cars have a barrier from the street to park

Committee Reports:

Executive Committee

1. Vote for comments for SLA draft guidelines for Outside Dining

VOTE: Community Board 3, Manhattan, would like to have 2 additions to the guidelines

1) All comment periods for community boards should be a minimum of 45 days

2) All outdoor service of alcohol is permitted only to patrons seated at tables.

2. Vote to delegate hiring of Community Associate to District Manager

VOTE: Community Board 3 delegates the hiring decision for Community Associate to the District Manager.

3. Vote on attendance email letter for Angel Guzman

VOTE: The Executive Committees authorizes the Board chair to send an email about complete absence for 2 months to Angel Guzman. The letter should inform him that if he continues to be absent, there will be a vote to remove him.

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

29 YES 3 NO 0 ABS 0 PNV MOTION PASSED (Exec item 1)

Transportation, Public Safety, Sanitation & Environment Committee

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

2. Update District Needs Statement for FY'26
no vote necessary

3. Vote to adjourn

approved by committee

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Parks, Recreation, Waterfront, & Resiliency Committee

1. Approval of previous month's minutes
approved by committee
2. Parks: Introductory Meeting and Update on Baruch Bathhouse with Manhattan Borough Parks

VOTE: TITLE: Support for NYC Parks' Re-Release of RFEI for Baruch Bathhouse

WHEREAS, the Baruch Bathhouse, a historic structure located within the Baruch Playground, has been closed and in a state of disrepair since 1975, with significant structural and environmental issues including corrosion, lead paint, asbestos, and extensive damage both internally and externally; and

WHEREAS, in 2018, NYC Parks released a Request for Expressions of Interest (RFEI) to repurpose the Bathhouse site, receiving limited responses. Subsequently, a developer was selected to demolish the Bathhouse and build a state-of-the-art community facility with an ice rink and other spaces for sports and programming; and

WHEREAS, despite the development plan, there was a lack of consensus within the community regarding the project, which may have impacted the developer's ability to secure necessary funding; and

WHEREAS, throughout 2018 and 2019, Parks engaged with Community Board 3 and a Community Task Force to gather feedback and discuss the RFEI and subsequent Request for Proposals (RFP). The community emphasized the need for a space that offers free or low-cost access to recreational amenities and programming, and includes facilities such as public restrooms and affordable food services; and

WHEREAS, parks has expressed its intent to re-release the RFEI to attract more responses and ensure the development aligns with community interests and needs; and

THEREFORE, BE IT RESOLVED, that Community Board 3 supports NYC Parks' decision to re-release the RFEI for the redevelopment of the Baruch Bathhouse subject to the following conditions:

- Community Board 3 urges NYC Parks to continue engaging with the community throughout the process to ensure that the project reflects the needs and desires of local residents which will include the re-formation of a task force.
- NYC Parks should provide regular updates to Community Board 3 on the progress of the RFEI, responses received, and any subsequent steps in the development process.
- Community Board 3 emphasizes the importance of creating a community-oriented space that offers significant free or low-cost programming, access to recreational amenities for youth, families, and seniors, and spaces for community organizations; and

BE IT FURTHER RESOLVED, that NYC Parks is encouraged to ensure that any selected proposal includes clear plans for funding, operation, and maintenance of the facility to prevent future disrepair and to secure the long-term viability of the project; and

BE IT FURTHER RESOLVED, that Community Board 3 looks forward to a continued partnership with NYC Parks in the revitalization of the Baruch Bathhouse, aiming to enhance community engagement, recreational opportunities, and the overall quality of life for residents.

3. Parks Manager Update
no vote necessary
4. Parks: proposed plan for Allen / Pike Street Malls redesign – alternate plan for Division / Pike intersection
no vote necessary
-Parks proposal include street closers and it was a meeting in June and the community was not made aware. Question: Having a joint meeting with Parks and Transportation on the closing. Asking for support for a joint meeting.

Answer

Both chairs agreed not to have a joint meeting. Precedents is that this not a joint issue.
DOT does not consider this an agency issues

5. DDC: ESCR/BMCR update

- no vote necessary
- 6. Update District Needs Statement/Budget Priorities for FY'25
no vote necessary
- 7. Vote to adjourn
approved by committee

Question
Formation of a Task Force and/or Planning and Engaging Coalition.

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks item 2)
31 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Parks item 2)

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

- 1. Approval of previous month's minutes
approved by committee
- 2. CAB/CEC reports
no vote necessary
- 3. Update District Needs Statement for FY'26
no vote necessary
- 4. Vote to adjourn
approved by committee

32 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. Sauced Grocer (Heaven's Cookies LLC), 47 2nd Ave (wb/alt: include backyard seating)

VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To – stipulations attached

WHEREAS, Heaven's Cookies doing business as Sauced Grocer, is seeking to amend its wine beer license to include use of backyard for dining, in the premises located at 47 Second Avenue, between 2nd and 3rd Street, New York, New York; and

WHEREAS, this is an application for an establishment for 74 people, 10 tables and 32 seats with a stand-up bar that includes 8 seats, small plates prepared in a full kitchen and food prep area, serving food during all hours of operation, recorded music, playing music at background levels; and

WHEREAS, the location is currently has a wine beer license pending; and

WHEREAS, the applicant has 10 years of experience in the industry and has been a license holder for Sauced Rooster, doing business as Sauced LLC, since 2020; and

WHEREAS, a representative from Lanza Funeral Home submitted a letter and spoke in opposition, due to the close proximity to their chapel, as well as the location underneath residential windows, a representative from the Marble cemetery submitted a letter and spoke in opposition, as well as the tenants of 43,45 and 47 Second Ave submitted a letter in opposition and four residents appeared in opposition; and

WHEREAS, two residents that live in the apartment directly above the business and one resident that lives next door spoke in support of this application; and

WHEREAS, 75 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, in the original application the applicant agreed to stipulations that they would not use outdoor space for commercial use, and that sound would not be audible in the nearby apartments, and the residents state that they can hear the music form inside the business in their apartments, and they are concerned that use of the outdoor space will make the situation worse; and

WHEREAS, there are concerns as to the legality and the safety of the backyard use, due to the lack of a second means of egress; and

WHEREAS, given the proximity to a longstanding funeral home, the historic Marble Cemetery, as well numerous residential apartments, and the concern about disturbance from the use of the back yard, Community Board #3 cannot support this application given the concerns; now

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application an alteration for a full on-premises beer and wine license for Heaven's Cookies, for the premises located at 47 Second Avenue, New York, New York.

New Liquor License Applications

3. Rivington Café (8-10 Rivington Realty LLC), 8-10 Rivington St (op) withdrawn
4. New Huaxia LLC, 11 Division St (op) Moved to not heard at committee administratively approved with stipulations
5. Dim Sum Palace (Dim Sum VI Inc), 27 Division St (upgrade to op)

VOTE: TITLE: Community Board #3 Recommendation To Ask the SLA To Investigate Proximity To A House Of Worship And To Deny Unless Stipulations Agreed To Once A Finding Is Made—Stipulations Attached

WHEREAS, Dim Sum VI Inc doing business as Dim Sum Palace, is seeking an upgrade to a full on-premises liquor license, in the premises located at 27 Division St, between Bowery and Catherine St, New York, New York; and

WHEREAS, this is an application for an establishment with of 269 people 19 tables and 156 seats serving Chinese food and dim sum in a full kitchen all hours; and

WHEREAS, there are 5 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the applicant has operated this location with a Beer/Wine license since 2022; and

WHEREAS, this applicant holds three on-premises liquor licenses: Dim Sum Palace Inc. (334 W. 46th Street) since March 2022, Dim Sum Yan Inc. (33 West 33rd Street) since December 2021, and Dim Sum Palace Yan Inc. (28 West 56th Street) since September 2021, and holds a restaurant wine license at one location in Community District 3 as Dim Sum Sam Inc. (59 2nd Avenue) since June 2021, and with two issued pending temporary eating place beer licenses at Dim Sum Palace Express Inc. (28 E 23rd Street) and Dim Sum Time Inc. (240 W 40th Street); and

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

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

WHEREAS, there is a concern that the proposed location may be within two hundred (200) feet of PS 124 located at 40 Division Street; and

THEREFORE, BE IT RESOLVED that Community Board #3 asks that the SLA investigates to determine whether this location is within two hundred (200) feet of a School, PS 124 located at 40 Division Street; now

THEREFORE BE IT FURTHER RESOLVED that, provided that SLA determines that this location is not within two hundred (200) feet of a PS 124, Community Board #3 moves to deny the application for a full on-premises liquor license for Dim Sum VI, for the premises located at 27 Division Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Chinese food Dim Sum restaurant with serving food all hours,
- 2) its hours of operation will be opening no later than 10:00 A.M and closing by 3:00 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, including boozy brunches, with food,
 - 9) it will not have "happy hours,"
 - 10) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside,
 - 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
 - 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.
- 6. Doras Restaurant (Galvan Restaurant LLC), 40 Ave B (upgrade to op)
withdrawn
 - 7. Sesh Comedy The Bigger Room (Still Workshopping it Productions LLC), 55 Chrystie St (wb)
withdrawn
 - 8. IOM 92 Second Avenue LLC, 92 2nd Ave (op)

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

WHEREAS, IOM 92 Second Avenue LLC doing business as Bar Snack, is seeking a full on-premises liquor license, in the premises located at 92 2nd Ave, between 6th and 7th St., New York, New York; and

WHEREAS, this is an application for an establishment with of 70 people, 1 dining table with 8 seats, and 3 4 top tables, 18 seats at the bar, 20 bar seats along the side, 8 in the back room, cocktail bar and restaurant concept with a full-service kitchen open and serving food until 2 AM, playing background ambient music from streaming services/playlists with no TVs; and

WHEREAS, there are 23 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously Local 92, for approximately 14 years as a full service restaurant, with a full license and hours until 1AM every night, there were some issues in the past with noise complaints from neighbors; and

WHEREAS, the applicant has previously been a license holder in Saint Ellie LLC dba Minnows CB #1 Brooklyn, since Sept 2020; and

WHEREAS, we received two emails from CB3 Public Members in support of this application; and

WHEREAS, two residents spoke in opposition to this application due to the later hours and that it will be a cocktail bar as opposed to a full service restaurant; and

WHEREAS, 56 residents who live within two blocks of the location signed a petition in favor of the application; now

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for IOM 92 Second Avenue LLC, for the premises located at 92 2nd Ave, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a neighborhood cocktail bar and restaurant, with full-service kitchen open and serving food until 2 AM
- 2) its hours of operation will be opening no later than Monday – Thursday 2PM-1AM; Friday 2PM-2AM; Sat:12PM-2AM; Sun:12PM-1AM
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will employ security/doorman Thursday – Saturday 6PM to close,
- 5) it will install soundproofing to ensure no sound is heard outside of the space,
- 6) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 7) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it may have "happy hours" until 07:00 P.M. each night

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

9. 107 EV LLC, 107 1st Avenue (op)

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

WHEREAS, 107 EV LLC, is seeking a full on-premises liquor license, in the premises located at 107 First Avenue, between 6th and 7th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 19 tables and 54 seats with A 30 foot Bar with 10 seats, Authentic Indian food served from a full kitchen during all hours of operation, No TVs, and background music played from a playlist; and

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

WHEREAS, the location was previously Huertas, with a full OP license; and

WHEREAS, the applicant currently owns and operates multiple restaurants in New York City and is or has been a license holder at 7 locations; Rowdy Rooster, Naks, The Masalawala located in Manhattan, The Masalawala Located in Brooklyn, Adda, Dhamaka and Semma; and

WHEREAS, 22 residents who live within two blocks of the location signed a petition in favor of the application; now

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for 107 EV LLC, for the premises located at 107 First 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 authentic Indian food within one hour of close,
- 2) its hours of operation will be opening no later than 12:00 P.M and closing by 2:00 A.M all days,
- 3) it will install soundproofing pending the results of a soundproofing plan,
- 4) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 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, not more than 20 private parties per year,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it will not have "happy hours,"
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

10. Kalye (Kooking NYC LLC), 111 Rivington St (op)

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

WHEREAS, Kooking LLC, doing business as Kalye, is seeking a full liquor license on the premises located at 111 Rivington Street, between Ludlow and Essex, New York, New York; and

WHEREAS, this is an application for an establishment of 70 people, 25 tables and 70 seats, operating as a Filipino restaurant, a full kitchen, serving food during all hours of operation, using ambient recorded background music; and

WHEREAS, this application was previously a Japanese restaurant with a Beer/Wine license; and

WHEREAS, there are 41 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, applicant Roberto Mallari-D'Auria has operated the same restaurant at 251 Broome Street with a Beer wine license; and

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

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Kooking, LLC, for the premises located at 111 Rivington Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service Filipino restaurant, with a kitchen open and serving food during all hours of operation,
- 2) its hour of operation will be 12:00 pm. to 12:00 am daily.
- 3) it will not operate any outdoor commercial space
- 4) it will not use outdoor space for commercial use]
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports
- 6) it will install soundproofing to ensure sound is inaudible outside of premises.
- 7) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 8) it will not apply for any alteration in its method of operation without first appearing before Community Board 3,
- 9) it will have "happy hours" ending at 6 pm,
- 10) it will not host pub crawls or party buses,
- 11) it will not have unlimited drink specials with food,
- 12) it will not have wait lines outside and will designate an employee responsible to oversee patrons on the sidewalk and ensure no crowds or noise outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

11. Fuwa Fuwa New York Inc, 153 1st Ave (op)

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

WHEREAS, Fuwa Fuwa New York, Inc. doing business as TBD, is seeking a full on-premises liquor license, in the premises located at 153 1st Avenue, between E. 9th Street and E. 10th Street, New York, New York; and

WHEREAS, this is an application for an establishment with up to 60 people, 11 tables and 40 seats, including one (1) bar counter and its six (6) seats, a full kitchen and food prep area, serving food during all hours of operation, five (5) televisions, small speakers playing ambient/background music only; and

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

WHEREAS, previously, this location housed the bar, "Coyote Ugly", for over 27 years, but has been vacant since late 2020; and

WHEREAS, principal Shuo Tang has never previously held a liquor license; however, since 2019, they have owned and operated Dragon Tea, a tea and coffee café, with three (3) locations in New York City – Manhattan, the Bronx, and Brooklyn; and

WHEREAS, 21 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 Fuwa Fuwa New York, Inc., for the premises located at 153 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a fluffy soufflé pancake restaurant and dessert café, with a full kitchen and food preparation area serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 a.m. and closing by 1:00 a.m. all days,
- 3) it will not use outdoor space for commercial use,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 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.

12. Copper & Oak (New Copper & Oak LLC), 157 Allen St (op)
 withdrawn

13. White Horse Concepts LLC, 167 East B'way (wb)/(op)

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

WHEREAS, White Horse Concepts LLC Reign, is seeking a Restaurant Wine/Beer license, in the premises located at 167 East Broadway, between Essex Street and Jefferson Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 21 tables and 66 seats with Two Bars, One 32' and the other 7.5' A Restaurant serving American classics with a full kitchen, serving food during all hours of operation No televisions, Recorded and acoustic music at background levels; and

WHEREAS, there are 23 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the Applicant has never held a liquor license and has no previous work experience in a similar business; and

WHEREAS, there is a stipulation agreement signed between the applicant and the SPaCE block association; and

WHEREAS, 54 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 restaurant Wine/Beer license for White Horse Concepts, for the premises located at 167 East Broadway, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Full Restaurant serving American Classics, with full Kitchen open and serving food at all hours,
- 2) its hours of operation will be opening no later Monday-Thursday 3pm-12am, Friday 3pm-2am, Saturday 12pm-2am, Sunday 12pm-12am
- 3) it will not use outdoor space for commercial use,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play recorded ambient background music only and live unamplified acoustic strings instruments and vocalists at background level, and will not have DJs third party promoted events, scheduled performance, or any event in which a cover fee is charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,

- 9) it will not have "happy hours
- 10) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside],
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

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

WHEREAS, White Horse Concepts LLC Reign, is seeking a full on-premises License in the premises located at 167 East Broadway, between Essex Street and Jefferson Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 21 tables and 66 seats with Two Bars, One 32' and the other 7.5' A Restaurant serving American classics with a full kitchen, serving food during all hours of operation No televisions, Recorded and acoustic music at background levels; and

WHEREAS, there are 23 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, there is a stipulation agreement signed between the applicant and the SPaCE block association; and

WHEREAS, 54 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 White Horse Concepts , for the premises located at 167 East Broadway, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Full Restaurant serving American Classics, with full Kitchen open and serving food at all hours,
- 2) its hours of operation will be opening no later Monday-Thursday 3pm-12am, Friday 3pm-2am, Saturday 12pm-2am, Sunday 12pm-12am
- 3) it will not use outdoor space for commercial use,
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play recorded ambient background music only and live unamplified acoustic strings instruments and vocalists at background level, and will not have DJs third party promoted events, scheduled performance, or any event in which a cover fee is charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours
- 10) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside],
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

14. Ninth Ward (Church & Louis Inc), 180 2nd Ave (op)

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

WHEREAS, Church & Louis, Inc. doing business as "Ninth Ward", is seeking a full on-premises liquor license, in the premises located at 180 2nd Avenue, between E. 11th Street and E. 12th Street, New York, New York; and

WHEREAS, this is an application for a restaurant with up to 74 people, seven (7) indoor tables, six (6) outdoor patio tables, and 77 seats (including 24 seats in the outdoor garden patio and 8 bar stools) with one (1) stand-up bar, a full kitchen and food preparation area, serving food during all hours of operation, no televisions, small speakers playing background/ambient music only; and,

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

WHEREAS, a representative from EVCC appears and questions the legality of the backyard, and if they need to use the backyard; and

WHEREAS, this location previously housed an earlier version of "Ninth Ward", through 2015, until building renovations, change of building ownerships, the COVID-19 pandemic, and other issues delayed a re-opening of "Ninth Ward"; and

WHEREAS, principals Nic Ratner and Robert Morgan, have previously held full liquor licenses in New York City, which includes a previous iteration of "Ninth Ward", located at the same location, 180 2nd Avenue from 2010-2015; a bar, "Shoolbred's", located at 197 2nd Avenue that operated from 2008-2017; and currently, an OP license for "Kingston Hall", located at 147-149 2nd Avenue in the East Village, which opened in 2012; and

WHEREAS, 69 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 Church & Louis, Inc., doing business as "Ninth Ward", for the premises located at 180 2nd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a New Orleans Style/Cajun restaurant, with a full kitchen and food preparation area, serving food at all hours of operation,
- 2) its hours of operation will be opening no later than 3:00 p.m. closing by 2:00am Monday-Thursday, 11:30 a.m. – 4:00am Friday-Saturday and 11:30 – 12:00am on Sundays,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will employ a doorman/security personnel all nights to check IDs and mitigate any exterior noise,
- 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, third party promoted events, any event with a cover, and scheduled performances,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it may have "happy hours" until 8:00 P.M. each night,
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.
- 14) it will utilize sound mitigation treatments to ensure backyard sound is reduced as much as possible, no speakers in the back yard.

15. Ankara 3 Turkish Restaurant Inc, 183 East Houston St (wb)

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

WHEREAS, Ankara 3 Turkish Restaurant Inc doing business as Ankara # 3 , is seeking a wine and beer on-premises license, in the premises located at 183 E Houston St, between Orchard St and Allen St., New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 12 tables and 44 seats with 1 counter bar, Turkish Cuisine with full kitchen serving food during all hours; and

WHEREAS, there are 27 full on-premises liquor licenses within 500 feet per the SLA LAMP map

WHEREAS, this location is previously unlicensed, and operated across the street for over 20 years, and

WHEREAS, the applicant has never previously been a license holder but has worked in this business for over 20 years; and

WHEREAS, 24 residents who live within two blocks of the location signed a petition in favor of the application; now

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Ankara 3 Turkish Restaurant Inc, for the premises located at 183 E Houston St, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a 24-hours diner concept, with Full Kitchen Turkish Cuisine,
- 2) its hours of operation will be 24-hours. Alcohol will only be served until 12am.
- 3) it will not use outdoor space for commercial use
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M.
- 5) it will play ambient background music only, consisting of recorded music
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

16. Jhakaas LLC, 202 Ave A (op)

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

WHEREAS, Jhakaas LLC, is seeking a full on-premises liquor license, in the premises located at 202 Avenue A, between 12th and 13th Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people, 23 tables and 54 seats with a 31.5' bar with 12 stools Full Kitchen serving modern Indian food, serving food during all hours of operation with no TVs and playing a background level music; and

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

WHEREAS, this location was previously Kobo by Nai, since 2022 with a full on-premises liquor license; and

WHEREAS, the applicant has never previously been a license holder but has worked in this business for 3 years and been a general manager of a restaurant; and

WHEREAS, The North Avenue A Block association met with the applicant and have no objection to the application; and

WHEREAS, 50 residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Jhakaas LLC, for the premises located at 202 Avenue A New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Modern Indian Restaurant, with Full Kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 5:00P.M. Tuesday-Friday, and 12pm Saturday and Sunday, Closed Mondays and closing by 11:00P.M. all days,
- 3) it will not use outdoor space for commercial use
- 4) it will close any doors and windows 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, and may have up to 24 private parties per year,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,

- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 7:00 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.

17. Tramps Like Us LLC, 412-414 East 9th St (op)

VOTE: TITLE: Community Board #3 Recommendation To Deny Unless Stipulations Agreed To Once A Finding Is Made—Stipulations Attached

WHEREAS, Tramps Like Us LLC, doing business as TBD, is seeking a full on-premises liquor license on the premises located at 412-414 E. 9th, between 1st Avenue and Avenue A, New York, New York; and

WHEREAS, this is an application for an establishment of 74 people, 11 tables and 45 seats, and an L shaped bar operating as a full-service seafood restaurant, a full kitchen, serving food during all hours of operation, using ambient recorded background music; and

WHEREAS, there are 27 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this application was previously a restaurant with a Beer/Wine license for 10 years,

WHEREAS, applicants have significant experience in the NYC restaurant industry; and

WHEREAS, we received a letter in opposition from the 9th St A-1 Block association in opposition to this application, as well as a petition signed by 62 residents and two representative from the 9th St A-1 Block association,

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

WHEREAS, although Community Board 3 generally does not support the addition of a full liquor license midblock on a residential side street, we would only approve this specific application because of the experience of the applicants, the limited method of operation, including early hours (last seating at 10PM), background recorded music only, closed faced, not tv, no outdoor space, etc; and

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

- 1) it will operate as a full-service seafood restaurant, with a kitchen open and serving food during all hours of operation,
- 2) its hour of operation will be 5 pm to midnight Tuesday through Sundays,
- 3) it will have a fixed facade and will close any front or rear façade doors and windows at 10:00 P.M. every night,
- 4) it will install soundproofing to ensure sound is not audible outside of premises; and
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, and not have more than 12 private parties per year,
- 6) it will not apply for any alteration in its method of operation without first appearing before Community Board 3,
- 7) it will not have "happy hours,"
- 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 wait lines outside and will designate an employee responsible to oversee patrons on the sidewalk and ensure no crowds or noise outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints,
- 13) it will have a no loitering policy that is communicated to patrons and strictly enforced.

Items not heard at Committee

18. Ho Foods (Ho Foods NYC LLC), 110 East 7th St (wb)
administratively approved

District Needs Statement

19. Update District Needs Statement for FY'26

no vote necessary
20. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 2, 5, 10, 13, 15, 17)
32 YES 2 NO 0 ABS 0 PNV MOTION PASSED (SLA item 2)
32 YES 2 NO 0 ABS 0 PNV MOTION PASSED (SLA item 5)
32 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 10)
32 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 13)
32 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 15)
32 YES 2 NO 0 ABS 0 PNV MOTION PASSED (SLA item 17)

Land Use, Zoning, Public & Private Housing Committee

1. Approval of previous month's minutes
approved by committee
2. City of Yes Citywide Text Amendment for Housing Opportunities

VOTE: TITLE: Community Board 3, Manhattan, supports City of Yes - Housing with a Favorable Recommendation with Modifications to increase incentives to create more affordable housing.

WHEREAS, NYC is experiencing an historic housing crisis, with apartment vacancy rates at its lowest since 1968 at 1.4%. More than half of New Yorkers spend much more than 30% of their income on rent, and sheltered homelessness has risen dramatically over the last 25 years.¹ NYC also builds far less housing than previously, and household sizes have diminished, causing a need for more homes; and

WHEREAS, the housing shortage has economic consequences, including \$2 billion in lost tax revenue, soaring rents, and forcing many prime-aged New Yorkers to leave.² The gap to solve this crisis would be the creation of affordable housing to offer a stable home for those left behind. However, the NYC has not produced enough affordable housing despite its programs and tax incentives; and

WHEREAS, NYC has always come together during a crisis. The City of Yes for Housing Opportunity Zoning Text Amendment proposal ("COYHO") offers a sweeping change to the zoning, allowing for additional housing throughout the five boroughs. Each area of the City will have an opportunity to add much needed housing and over time spur the creation of new housing units; and

WHEREAS, COYHO emerged directly from Where We Live NYC, the city's comprehensive fair housing report conducted from 2018 to 2020 in conjunction with over 150 community board and organizations and dozens of government agencies across the city.³ The report was very clear about the exclusionary policies (typically in wealthier and whiter areas) that created the housing shortage over a period of many decades, and outlined the real human consequences of the shortage – high rents, gentrification and displacement pressure in less wealthy and less white areas, segregation, overcrowding, and homelessness, among other ills; and

WHEREAS, Where We Live NYC lays out goals, strategies, and concrete action that we as a city can take to address the housing shortage and its consequences and "affirmatively further fair housing" in response to federal Fair Housing Act requirements and COYHO was developed based on all the major components that were laid out in this comprehensive fair housing report to bring the zoning changes necessary to move toward the goals expressed by the report's Fair Housing Framework⁴; and

WHEREAS, COYHO is a comprehensive proposal that together creates a balanced approach where all neighborhoods contribute to the city's housing crisis, and removing any sub-proposals would reinforce the residential segregation of the past; and

WHEREAS, COYHO was developed to work in tandem with New York State tax breaks that will incentive the development of new affordable housing, such as a new tax incentive for multifamily rental construction, a tax incentive program to encourage office conversions to create more

¹ Office of the Comptroller, *Charting Homelessness in NYC*, <https://comptroller.nyc.gov/services/for-the-public/charting-homelessness-in-nyc/overview/#:~:text=Sheltered%20homelessness%20in%20New%20York,from%2022%2C955%20to%2062%2C679%20individuals>

² Citizens Budget Commission, *A Building Crisis*, <https://cbcny.org/building-crisis>

³ The City of New York, *Where We Live NYC*, <https://www.nyc.gov/assets/hpd/downloads/pdfs/wwl-plan.pdf>

⁴ The City of New York, *Where We Live NYC Explore the Goals*, <https://wherewelive.cityofnewyork.us/the-plan/explore-the-goals/>

affordable units, and the ability to create a pilot program to legalize and make safe basement apartments and is expected to produce up to 108,850 new housing units in 15 years⁵; and

WHEREAS, Manhattan Community Board 3 ("CB 3") has repeatedly expressed its need for additional affordable housing to address the crises of inadequate housing supply, affordability, inequality, and homelessness in the district⁶; and

THEREFORE, BE IT RESOLVED, CB 3 hereby tenders its favorable with modifications recommendation on the COYHO proposal to the Department of City Planning; and

THEREFORE, BE IT FURTHER RESOLVED, CB 3 tenders the following further comments on the COYHO proposal to the Department of City Planning:

- 1) **Infill housing** – Community District 3 ("CD 3") has many campuses that would come under the auspices of the campus infill proposal, both subsidized such as NYCHA and Section 8 and market rate such as Seward Park Cooperative. CB 3 is concerned that this proposal may lead to non-subsidized housing being built on subsidized campuses and proposes that any development on NYCHA or other subsidized campuses must have at least MIH levels of affordability and that there must be adequate and meaningful subsidized campus resident engagement and input, and asks that the city explore options to do this including but not limited to: special permits; UAP; MIH; and/or 100% subsidization.
- 2) **Small and Shared Housing** – CB 3 supports relief from the dwelling unit factor for any buildings with at least 20% affordable units. Single-person households and couples without children account for 50% of all NYC households⁷ and 76% of households in CD 3⁸, showing that a variety of housing options is necessary to better accommodate shifting demographics across the city. In addition, the demise of single-room occupancy units within the city's housing stock actively contributes to the homelessness crisis.⁹
- 3) **Town Centered Zoning, Transit Oriented Development, Accessory Dwelling Units, District Fixes, Lift Costly Parking Mandates** – CB 3 supports these proposals as is because all COYHO proposals are complimentary and necessary strategies that ensure every community in New York City is doing its fair share by contributing housing to address the housing crisis and historical and current housing segregation. New York City's low-density districts cover 71% of the city's residential land but only 9% of all housing added in the city between 2011 – 2020 was built in these districts¹⁰ and these proposals will allow more units to be built in low-density, low-producing districts.
- 4) **UAP** – CB 3 supports this proposal as is.
- 5) **Adjustments to Height and Bulk Allowances** – CB 3 supports this proposal as is.
- 6) **Convert Non-Residential Buildings to Housing** – CB 3 supports this proposal as is.
- 7) **Sliver Law** – CB 3 supports this proposal as is.
- 8) **Landmark Transferable Development Rights** – CB 3 supports this proposal as is.
- 9) **New Zoning Districts** – CB 3 supports this proposal as is.
- 10) **Update to Mandatory Inclusionary Housing** – CB 3 supports this proposal as is.
- 11) **Quality Housing Amenity Changes**—CB 3 supports this proposal as is
- 12) **Railroad Right of Way**—CB 3 supports this proposal this proposal as is

3. Vote to adjourn

approved by committee

Question

If the Borough Manhattan President has already made their comments is not a done deal?

Answer

It is not a done deal, our comments will be reviewed.

Vote to adjourn

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Land Use item 2)

⁵ Office of the Mayor, *Mayor Adams Kicks off Public Review of "City of Yes for Housing Opportunity" Proposal*, <https://www.nyc.gov/office-of-the-mayor/news/322-24/mayor-adams-kicks-off-public-review-city-yes-housing-opportunity-proposal#/0>

⁶ Community Board 3, *District Needs Statement for Fiscal Year 2024*, <https://www.nyc.gov/assets/manhattancb3/downloads/resources/FY25-CB3-District-Needs-Statement.pdf>

⁷ Citizen Housing & Planning Council, *Making Room*, <https://chpcny.org/publication/making-room-why-should-we-care/>

⁸ Department of City Planning, *NYC Planning Population FactFinder Community District 3*, <https://popfactfinder.planning.nyc.gov/explorer/selection/06e010c524ae0f3f69e736a0615e98d0d079707a?censusTopics=householdType%2ChousingOccupancy%2ChousingTenure%2ChouseholdSize>

⁹ The City University of New York Law Review, *Single-Room Occupancy Housing in New York City: The Origins and Dimensions of a Crisis*, <https://academicworks.cuny.edu/cgi/viewcontent.cgi?article=1344&context=clr>

¹⁰ Citizens Housing and Planning Commission, *The Uniquely Slow Housing Growth in New York City's Low-Density Districts*, <https://chpcny.org/wp-content/uploads/2024/04/Twilight-Zoning-Report.pdf>

29 YES 3 NO 0 ABS 0 PNV MOTION PASSED (Land Use item 2)

Members Present at Last Vote:

| | | | | | |
|---------------------|-----|----------------------|-----|--------------------------|-----|
| David Adams | [P] | Shawn Garcia | [A] | Mollye Liu | [P] |
| Sarah Rose Batchu | [P] | Ryan Gilliam | [P] | Campbell Munn | [P] |
| Lee Berman | [P] | Debra Glass | [A] | Indrani Nicodemus Rivera | [P] |
| Solomon Blecher | [P] | Charlie Goldensohn | [P] | Grauken Olivares | [A] |
| Thanh Bui | [P] | Andrea Gordillo | [A] | Damaris Reyes | [P] |
| August Castelli | [A] | Angel Guzman | [A] | Jailene Rodriguez | [P] |
| Karlin Chan | [A] | Herman Hewitt | [P] | Richard Ropiak | [A] |
| Ariadna Chua | [P] | Trever Holland | [A] | Jayleen Rosario | [A] |
| Vincent Cirrito | [P] | Vaylateena Jones | [A] | Arnette Scott | [P] |
| Eric Diaz | [A] | Ana Kakkar | [A] | Clint Smeltzer | [P] |
| Alistair Economakis | [A] | Nancy Kong | [P] | Sandra Strother | [P] |
| Larry Fenn | [A] | Michelle Koppersmith | [P] | Daniel Tainow | [P] |
| Tahisha Fields | [A] | Dianne Lake | [P] | Zachary Thomas | [P] |
| Nagnouma Fofana | [P] | Mae Lee | [P] | Josephine Velez | [P] |
| John Fout | [P] | Michael Levario | [P] | Kathleen Webster | [P] |
| Kathryn Freed | [P] | Jaja Liao | [P] | Guillermo Zubillaga | [P] |

Meeting Adjourned