



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## September 2024 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, September 24, 2024 at 6:30pm at PS 20, 166 Essex Street.

### Public Session:

Sallie Stroman – Against Pier 36 Boat Liquor License Application

Doreen Mauro – Against – 217 Bowery Bar (Bowery Hospitality 217 llc), requesting additional stipulation for application adding residents

Sam Mosikowitz – Against – oppose Pier 36 Boat Liquor License Application.

Marilyn Pasierb – Against – oppose Pier 36 Boat Liquor License Application

Marissa Yami – DSNY – Curb side composting, November 12th most containerize your garbage bin. Commercial fines will be increased.

Anne Mitcheltree – Riis Houses, tenants still not able to drink the water.

Ryan Gillman – LES Arts and Culture open house – Cultural Organization will have open houses and invite the community to visit.

Vaylateena Jones - Against NY Harbor – Gouverneur Gardens residents – the approval of SLA application.

Tonto Cabrera – Pier 36 Maintenance, the fence needs maintenance. The dock needs repairs.

### Public Officials:

Mayor Eric Adams, Socrates Soloman : Ghost cars – Partnering with DSNY with the police department to remove the cars from the street.

Operation Padlock – Aim to close illegal smoke shops – 60 million dollars of illegal drugs has been seized

Money in the pocket – website connects residents to links to agency with resources to help residents. Nyc.gov-money in the pocket.org

Board Member – question on mopeds – Answer – taking 16,000 mopeds off the street

Board Members – Can undocumented persons apply for Money in the pockets – Answer No

Board Members – Question Ebike enforcement – Answer, call 311 and report the bikes.

Public Advocate Jumaane Williams, Curtis Young: Not present

Comptroller Brad Landers, Evelin Collado: Not present

Borough President Mark Levine: Shelly Ryan (new CB3 member), Ghost car epidemic costing 2 million dollars a year, law states license plates cannot be covered. Climate Week – Composting in Manhattan curb side compost pick up. Free bins for landowners review on the Manhattan Borough website, Community Board Training, ie. Conflict Resolutions, How to understand Land use,

District Attorney Alvin Bragg, Peter Tse: Sherman Goldblum will be covering CB3, Joshua Dorchett was arrested for the shooting on Canal and indicted Two indictments and arrests for shooting in Thompkins square park. Art of Healing w

Congressmember Dan Goldman, Lingxia Ye: legislative updates – copies were provided to the public. Secured 160 millions for NYC for climate change, pushing to help people of SNAP theft, pushing to renew funding to repay victims of SNAP theft. Introduced a bipartisan – World Trade Center House Program pushing for legislation to fix the short fall in funding. Head Start Funding for Hamilton Madison and Henry Street.

Board Member – Question There is a law that requires to change to a papercheck to a direct deposit.

Assemblymember Grace Lee, Laura Rosas: Mailers sent out last week - Donate 300 backpacks within the district, event- shredding event

Legislation – expanding OMNI card initiative, 100,000 literacy academy collective continues the on going literacy, will on to the Summer Intensive Reading Program.

Assemblymember Deborah J. Glick, Roy Ruiz: Not Present

Assemblymember Harvey Epstein: Events - Shredding on 10/31 Stuyvesant, Movie Night at Thompkins Square.

Student Metro Cards – four swipes for 24 hours

Cannabis Shops – need to resolve illegal cannabis shops.

Board Member questions- Dog Attacks – Seward Parks, Corlear Park, - NYPD has the authority to handle the issues.

Board Member question- Used Metro Cards – How to return the Metro Card, Answer: Grace or Harvey office will refer to a MTA liaison.

Board Member question about Congestion Pricing – Answer-Congestion Pricing – No movement thus for

State Senator Brian Kavanagh, Patricia Olan: Legislation – All electronic building law, eliminate fossil fuels also reduce consumer cost, Final climate improvements (existing buildings contribute the fossil fuel usage)

Mount Sinai – November 23 submitted a proposal to close of Beth Israel. Mount Sinai – require to add funding to expand the ER department at Bellevue, Manhattan detention Center- Demolition and Construction working group will monitor the construction of the site. 10/1 – 5/31 Heat Season, if experiencing no heat office will follow up

Board Member – Question: Wages Rate increases for poll workers - Answer – No answer at this time.

Board Member – Chatham Squares was not invited to sit on the working group – Answer – No answer at this time.

Board Member – Question Accessibility at the Delancey Street - Answer- No answer at this time

Councilmember Christopher Marte, Simon Kostelanetz: Board of Election – No increase in pay.

Thursday, Corlears 56 complex new playground

5 million dollars for Eco-logical Center

Legislation – Freedom Trail

Will present a Resolution for a Public Housing Statewide

Councilmember Carlina Rivera: The library and cultural affairs committee is having a hearing on September 25th , The library have served as a resource to our new migrant residents.

14th Street - Including every city agency to ensure 14th street safe and clean.

Unlicensed Cannabis Shops – Some improvement, shops have been shut down.

Second Avenue – redesign to be safer for pedestrians. Safer for bikes, cars and pedestrians.

Metro Cards – Metro cards machine are broken. PUBLIC made a comment

SNAP – Snap issue will be addressed in the next newsletter.

Sidewalk Sheds – Trying to get them down and also looking to add art to the sheds.

Members Present at First Vote:

David Adams	[P]	Shawn Garcia	[P]	Mollye Liu	[P]
Sarah Rose Batchu	[P]	Ryan Gilliam	[P]	Campbell Munn	[P]
Lee Berman	[P]	Debra Glass	[P]	Indrani Nicodemus Rivera	[P]
Solomon Blecher	[P]	Charlie Goldensohn	[A]	Grauken Olivares	[P]
Thanh Bui	[P]	Andrea Gordillo	[P]	Damaris Reyes	[P]
August Castelli	[P]	Angel Guzman	[A]	Jailene Rodriguez	[P]
Karlin Chan	[P]	Herman Hewitt	[P]	Richard Ropiak	[P]
Ariadna Chua	[P]	Trever Holland	[P]	Sherry Ryan	[P]
Vincent Cirrito	[P]	Vaylateena Jones	[P]	Arnette Scott	[P]
Eric Diaz	[P]	Ana Kakkar	[A]	Clint Smeltzer	[P]
Alistair Economakis	[P]	Nancy Kong	[P]	Sandra Strother	[P]
Larry Fenn	[P]	Michelle Koppersmith	[P]	Daniel Tainow	[P]
Tahisha Fields	[P]	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	[A]

Minutes:

Minutes of June 2024 were approved, as is.

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

Board Chairperson's Report:

Chairperson Andrea Gordillo

Modification – changing times, enforcement on vendors, planning a meeting and town hall about issues stemming from the approved license

NST Grant – did a walkthrough and will work to resolve some issues

District Manager's Report:

District Manager Susan Stetzer

Contact information is not public information. Committee Chairs have public email address.

Absence

When reviewing the agenda please check the address of each meeting

District Needs in October meeting.

Lack of compliance of Canal open street area and Division Triangle Street, elected officials and city agencies have meet.

MTA – Does not have access to the site (Delancey Street)

Committee Reports:

Nominating Taskforce

Nominations are open now and will be open and will remain open in the October Full board meeting. Elections will be in November.

Land Use – Presented what was covered at the meeting

Transportation Committee – Two resolutions, Sammy Law – Slow zone law , Co-Naming a Street. 60% of residents and business and a maximum of 500 signature.

Executive Committee

**Resolution**

Angel Guzman was appointed to CB 3 in May 2024 but has not attended any meetings nor responded to emails. The Bylaws state that

*If a Board Member is absent from all of the Board Member's meeting obligations during a two-month period, the Board Chairperson shall propose that the Executive Committee take action. The Executive Committee may decide that the Board Member shall be contacted by phone and a written email, advising the Board Member of their complete lack of attendance with a copy to the elected official who recommended the Board Member and the Borough President.*

This email was sent and there was no response. Therefore, as Chair I propose the removal of the Board Member.

- Vote to remove Angel Guzman for lack of attendance

**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. Because of lack of response to letter or any communications, the Board votes to remove Angel Guzman.

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

Land Use, Zoning, Public & Private Housing Committee

1. Approval of previous month's minutes  
approved by committee
2. DCP: Presentation of City Of Yes-Economic Opportunity revised Use Groups  
no vote necessary
3. Vote to adjourn  
approved by committee

Transportation, Public Safety, Sanitation & Environment Committee

1. Approval of previous month's minutes  
approved by committee
2. DOT: Sammy's Law, presentation on law that will reduce speed limits to 20 mph on all lower Manhattan streets south of Canal/Rutgers east of FDR Drive and Manhattan Bridge approaching Canal St

**VOTE: TITLE: Community Board 3 Recommends Sammy's Law be Enacted**

**Whereas,** Sammy's Law, H.R.5778, was enacted to enhance traffic safety and reduce the risk of accidents involving pedestrians and cyclists and gives the City of New York the authority to reduce speed limits to 20 MPH on individual streets, and to 10 MPH on select streets undergoing safety-related redesign, and

**Whereas,** the implementation of Sammy's Law aims to address the critical need for improved pedestrian and cyclist safety, particularly in densely populated urban areas such as Manhattan Community District 3, where high pedestrian traffic and frequent cycling present significant safety concerns; and

**Whereas,** In Community District 3, Manhattan, there have been 509 total crashes resulting in 11 traffic fatalities and 643 injuries in the past year (August 2023 – August 2024),<sup>1</sup> and

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<sup>1</sup> Crashmapper.org

**Whereas,** DOT reports that reducing speed limits increases the likelihood of survival in the event of a car crash and in New York City areas where Neighborhood Slow Zones have been implemented there has been a 10-15% decrease in speeds, 14% reduction in crashes with injuries and 31% reduction in vehicle injuries,<sup>2</sup> and

**Whereas,** DOT is proposing the first Regional Slow Zone to be implemented under this law will be 20 mph on all Lower Manhattan streets south and inclusive of Canal Street, west and inclusive of Rutgers Street, but excluding the FDR and the Manhattan Bridge; so

**Therefore, Be It Resolved,** CB3 Manhattan, supports the first Regional Slow Zone in Manhattan, as permitted by Sammy's Law, H.R.5778, specifically, the 20 MPH regulations and signage on all streets south and inclusive of Canal Street, west and inclusive of Rutgers Street, but excluding the FDR and the Manhattan Bridge; and

**Therefore, It Be Further Resolved,** CB3 Manhattan, requests enhanced enforcement including training of the appropriate NYPD personnel, as well as, tracking and follow-up of summonses to ensure its success; and

**Therefore, It Be Further resolved,** CB3 requests DOT to return to explain the:

- Criterion and data used to determine the boundaries for the first Regional Slow Zone; and
- Post-implementation plans for evaluation of this first Regional Slow Zone; and

**Therefore, It Be Further Resolved,** CB3 asks DOT to expand the first Regional Slow Zone to include all streets below and inclusive of Houston Street because the following street segments, East Houston between Ave B and Bowery, Delancy Street and Grand Streets between Bowery and Clinton and 3rd Avenue between East Houston and 10th Street, have the highest concentration of crashes in the CD3.<sup>3</sup>

Motion to include language in the 6th paragraph Whereas to include all vehicles

Second Motion

Discussion on Motion

NO AMENDMENT (per votes)

Move to Table – Correction

Motion to refer to committee

Second Motion

Not going to pass, by a show of hands

Second Motion

Move to End Debate

Second the Motion

### 3. Revise street co-naming guidelines

**VOTE: TITLE: Motion to adopt changes to CB co-naming street requirements to require 60% or maximum of 500 signatures on a designated block.**

#### Community Board 3 Guidelines for Street Co-naming

Community Boards are a first step to co-name a street. The final step after the Community Board votes is for the City Council Member to request City council to vote on the co-name. City Council generally votes on street co-names in June and December, but the process requires several months work at the City Council level before the vote

Streets located within the boundaries of Manhattan Community Board 3 will be considered for co-naming in honor of members of the community who have made a significant contribution to this community. An application to co-name a street for community members already honored in a similar fashion will not be considered. CB 3 would consider a street co-naming at a location associated with the honoree for the following reasons:

- **Accomplishment during lifetime.** An individual who had demonstrated an extraordinary and consistent long-term commitment to benefit the community. The individual's accomplishments would not be considered if done in connection with the operation of a commercial enterprise. The individual must have been deceased for at least two (2) years.

<sup>2</sup> <https://www.nyc.gov/html/dot/html/motorist/slowzones.shtml>

<sup>3</sup> Crashmapper.org

- **Untimely but meaningful death.** An individual who died an untimely death that led to a greater awareness of the cause of death and a concerted effort to address that problem. The individual must have been deceased for at least two (2) years.
- **Non-profit community organization.** An organization that has demonstrated a minimum of 30 years of extraordinary and consistent commitment to benefit this community. A commercial enterprise will not be considered.

#### Street Co-Naming Process

**STEP 1.** Street co-naming requires organizing in the community to show community support. Contact the CB 3 office to request the application materials and to ask for any guidance or questions at any time during the process.

**STEP 2.** Confirm community support through the collection of the required amount of signatures on a petition. The petition must include a few sentences that explain reasons for the street co-naming. For example, petition language similar to the following was used to support a street co-naming application in September 2007:

*We, the neighbors of Frieda Zames, support a "Frieda Zames Way" sign on E 4 street between First Avenue and Avenue A, in honor of an outstanding New Yorker, Frieda Zames, former President of Disabled in Action and a civil rights leader, who lived on E 4 St between First Ave and Ave A, and who, through her advocacy and leadership, has improved the quality of life for people with disabilities and all New Yorkers.*

CB 3 will consider a petition as evidence that there is substantial support from the local community who believe there is a strong connection between the proposed co-naming and the proposed location. The petition must include a minimum of 60% of the total residents and businesses on the designated block, or maximum of 500 signatures, as well as meeting the co-naming criteria.

**STEP 3.** Submit a completed application, petition and the supporting materials to the CB 3 office. The application, petition, and supporting materials will be reviewed to ensure completeness and that they meet all the co-naming criteria.

**STEP 4.** After application review and confirmation of completeness, applicants will be invited, and are required, to make a presentation and answer questions about the proposed co-name honoree and location at a meeting of the Transportation Committee. Following the presentation and questioning, the committee will vote to deny or provide a resolution in support of the petition.

**STEP 5.** If the Transportation Committee passes a resolution in support of the petition, it will then be sent for consideration by the full Board. If approved by the full Board, the resolution would be sent to the office of the local Councilmember requesting that the NY City Council enact legislation to establish the street co-naming. You would need to work with the Councilmember's office during their legislative street co-naming process.

#### Street Co-Naming Request Instructions

The following items must be submitted:

1. CB 3 Street Co-naming application, which must be complete.

A petition demonstrating community support for the co-naming proposal, which must include the following information at the beginning of the petition above the gathered signatures:

- Several paragraphs (200-400 words) providing a biographical description such as the date and location of birth (for an individual) and when the individual/organization became part of the community, the connection between the co-named street and whomever is being honored, and why he or she should be memorialized with a street co-naming. This should contain more detail than the petition.
- Submit a count of the total number of residences and businesses on the block, which includes both sides of the street.  
Ex: Ten (10) apartment buildings of twenty-five (25) residential units each and five (5) total ground floor businesses.

- The petition must be signed by a minimum sixty percent (60%) of the total number of residential units and businesses, or maximum of 500 signatures. The petition must include the names, addresses, email addresses and signatures of the residents.  
Ex: A block with ten (10) apartment buildings of twenty-five (25) residential units each and five (5) total ground floor businesses would require 153 signatures (60%) of the total potential 255 signatures of the block.

Thank you for your help and cooperation. If there are any questions, please email the office.

Sincerely,

Susan Stetzer District Manager



Street Co-Naming Request Application

Please complete the following application and bring the required materials to the Transportation Committee meeting.

1. Applicant's Name
2. Applicant's Telephone Number and e-mail
3. Applicant's Address
4. Applicant's connection to proposed honoree
5. Proposed Honoree's Name
6. Is proposed honoree an  Individual or  Non-profit Organization (check one)
7. Proposed street for Co-naming (between which cross streets)
8. Does the proposed location already have a co-name?  Yes  No
  - a. If Yes indicate the current name
9. Has any other public area been named after the proposed honoree?  Yes  No
  - b. If yes indicate the location

Attach any relevant documentation along with the required petition of support from the residents and businesses on the street proposed to be co-named.

4. Vote to adjourn  
approved by committee

**15 YES 26 NO 2 ABS 0 PNV MOTION DID NOT PASS (Motion to amend Transportation item 2)**  
**43 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Transportation item 2)**  
**37 YES 6 NO 0 ABS 0 PNV MOTION PASSED (Transportation item 2)**

**Parks, Recreation, Waterfront, & Resiliency Committee**

1. Approval of previous month's minutes  
approved by committee
2. Parks Manager Update  
no vote necessary
3. Request to not consider bioswales on Avenue A between 7th & St Marks place that would interfere with Farmers Market

**VOTE: TITLE: Support To Not Install Bioswales on Avenue A between 7th & St. Marks Place**

**WHEREAS**, New York City plans to install about 8,000 bioswales by 2030, and

**WHEREAS**, bioswales run along streets and sidewalks and are similar to tree pits on the sidewalk, but wider and with specific design modifications to assist with stormwater capture, and

**WHEREAS**, Community Board 3 has always supported including bioswales in construction and reconstruction to mitigate stormwater runoff, which can overload treatment plants and send sewage into local waterways, and

**WHEREAS**, Avenue A between 7th Street and St Marks Place has two large empty tree pits being considered for bioswales, and

**WHEREAS**, the Sunday Tompkins Square Park Farmers Markets is a year-round farmers market located on Avenue A between 7th Street and St Marks Place for many years and is a great benefit to the community, and

**WHEREAS**, creating bioswales in this section of Avenue A would disrupt the farmers market and specifically farmers who have large and popular booths at these locations, so

**THEREFORE, BE IT RESOLVED**, that CB 3 generally supports installation of bioswales but does not support two bioswales on Avenue A between 7th Street and St Marks Place that would displace farmers in the Tompkins Square Farmers Market, and

**BE IT FURTHER RESOLVED**, that CB 3 supports the current empty pits on Avenue A between 7th Street and St Marks Place being cemented over to become part of the sidewalk.

4. DDC: ESCR/BMCR update  
no vote necessary

5. Parks: revised plan for the renovation of the Allen-Pike Street Malls between Hester and Madison Streets

**VOTE: TITLE: Support for the Revised Plan for the Renovation of the Allen-Pike Street Malls Between Hester and Madison Streets**

**WHEREAS**, the Allen and Pike Street Malls, located between Hester Street and Madison Street in Manhattan, are undergoing much-needed reconstruction to improve pedestrian safety, increase green space, and enhance public amenities; and

**WHEREAS**, the revised plan, presented to the Community Board 3 Parks, Recreation, Waterfront, and Resiliency Committee on September 12, 2024, includes important design improvements such as raised bike lanes, pedestrian paths, expanded seating areas, and the creation of a Greenmarket/Flexible space; and

**WHEREAS**, the revised plan, maintains the intersection at Division and Allen Street while pedestrianizing the intersection at Henry and Pike Street; and

**WHEREAS**, the committee recognizes the need to make the Pedestrianization of Pike Street (west portion) a flexible space, capable of adapting to various uses, including public events, markets, and general pedestrian use, ensuring it meets the needs of the community; and

**WHEREAS**, the addition of "Job Boxes" in the mall sections would provide essential storage space for tools and equipment, supporting the maintenance and ongoing development of the area while keeping public spaces organized and functional; and

**WHEREAS**, it is important that the New York City Department of Parks and Recreation return to the committee once the Pedestrianization of Pike Street (west portion) is fully defined to provide updates and gather further community input;

**THEREFORE, BE IT RESOLVED**, that CB3 supports the revised Allen and Pike Street Malls Reconstruction Phase 2 plan with the following conditions:

- The Pedestrianization of Pike Street (west portion) should be developed as a flexible space to accommodate various community needs.
- Job Boxes should be incorporated into the mall sections to allow for convenient tool and equipment storage.
- The Parks Department should return to the committee with a finalized plan for the Pedestrianization space once the space has been defined (DOT Plaza, Parks Event Space).

**BE IT FURTHER RESOLVED**, that Community Board 3 urges the Parks Department and the Department of Transportation to continue working closely with the community to ensure that the plan aligns with local needs and enhances the overall livability and functionality of the area.

6. Vote to adjourn  
approved by committee

**43 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks items 3, 5)**

**39 YES 3 NO 0 ABS 1 PNV MOTION PASSED (Parks item 3)**

**42 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Parks item 5)**

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

1. Approval of previous month's minutes  
approved by committee
2. Immigrant Social Services: Chinatown 360°: a multi-sector, multi-disciplinary collective of individuals, groups, and organizations to the work including data from youth survey, upcoming programming to address alcohol and substance misuse within the community  
no vote necessary
3. Transportation Alternatives Youth Activist Committee: Bike More: \$5 Citi Bike for Students campaign to lower prices of Citi Bikes for all public high school and CUNY students above the age of 16

**VOTE: TITLE:**

**WHEREAS**, Annual Citi Bike ridership has more than doubled since 2019 with 35 million Citi Bike rides in 2023 totaling 55 million miles, Citi Bike has become an invaluable resource for New York City residents; and

**WHEREAS**, per-minute fees for acoustic bikes, bikes without electrical assists, have increased 40% and e-bikes 60% from 2023 to 2024. These recent price hikes for Citi Bike memberships pose a significant barrier to accessibility for many New York City students, hindering their ability to utilize this efficient mode of transportation; and

**WHEREAS**, the Reduced Fare Bike Share program introduced by Citi Bike in 2018 for NYCHA residents and SNAP recipients has demonstrated success in expanding access to Citi Bike with around 16,000 residents participating in the Reduced Fare Bike Share Program; and

**WHEREAS**, the Reduced Fare Bike Share Program has been more consistently utilized with members taking 77% more trips than regular Citi Bike members; and

**WHEREAS**, extending the \$5 per month membership to include public high school and CUNY students aged 16 and above would provide them with affordable access to Citi Bike, addressing the challenges of long and inconvenient school commutes; and

**WHEREAS**, over 70 percent of students served by NYC Public Schools are economically disadvantaged<sup>4</sup>, and half of all the students served by CUNY institutions come from households with incomes less than \$30,000<sup>5</sup>, which underscores the urgent need for initiatives like Affordable Student Access to Citi Bike to alleviate transportation burdens for students; so

**THEREFORE, BE IT RESOLVED** that Manhattan Community Board 3 hereby endorses and supports the initiative for Affordable Student Access to Citi Bike, which advocates for the expansion of the Reduced Fare Bike Share program to include public high school and CUNY students aged 16 and above; and so

**THEREFORE, BE IT FURTHER RESOLVED** that Manhattan Community Board 3 urges Citi Bike to work collaboratively with relevant city agencies and educational institutions to implement and administer the Affordable Student Access to Citi Bike program effectively, ensuring its accessibility and affordability for eligible students, and so

**THEREFORE, BE IT FURTHER RESOLVED** that Manhattan Community Board 3 urges NYC Department of Transportation, NYC Department of Education and CUNY to allocate necessary resources and supports, including helmet distribution, bike safety education for pedestrians and riders, street etiquette training, and intergenerational engagement, among others for the implementation of this

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<sup>4</sup> NYC Department of Education demographic data from 2022-2023 academic year <https://www.schools.nyc.gov/about-us/reports/doe-data-at-a-glance>

<sup>5</sup> CUNY's Contribution to the Economy [https://comptroller.nyc.gov/wp-content/uploads/documents/CUNY\\_Report.pdf](https://comptroller.nyc.gov/wp-content/uploads/documents/CUNY_Report.pdf)



program, recognizing its potential to improve student transportation options, reduce chronic absenteeism, promote physical activity and increase safety for all street users.

4. CAB/CEC Reports  
no vote necessary
5. Vote to adjourn  
approved by committee

**43 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Human Services item 3)**

**42 YES 0 NO 1 ABS 0 PNV MOTION PASSED (Human Services item 3)**

**August SLA & DCA Licensing Committee**

1. Approval of previous month's minutes  
approved by committee
2. Stipulations and Guidelines for Outdoor Dining

**VOTE: TITLE:**

**WHEREAS**, Dining Out applications for both Sidewalk Cafes and Roadbed sheds are expected to be in the hundreds within a short amount of time, and

**WHEREAS**, the City is allowing only 30-day comment period for community boards, which does not allow for scheduling on the next month's calendar for committee review and full board vote, and

**WHEREAS**, DOT will not allow community boards access to the Dining Out portal and access to submitted applications so that the community boards could plan ahead to schedule and research the applications, and

**WHEREAS**, CBs 1, 2, and 3 have met with the SLA Chair to discuss the most efficient way to process applications to extend licenses to Sidewalk Cafes and Roadbed Sheds with stipulations that will be supported by the SLA, so

**THEREFORE, BE IT RESOLVED** that Community Board 3 applies the following stipulations to all applications for the SLA to apply as a condition of the licenses, and

**THEREFORE, BE IT FURTHER RESOLVED** that CB 3 has the ability to issue a waiver to a specific business to apply different stipulations, and

**THEREFORE, BE IT FURTHER RESOLVED** that roadbed sheds with a significant adverse history can be denied by the office if there is not time to put on the committee agenda to be reviewed at the City Council hearing,

Application for Sidewalk Café, Application for Curbside Dining

- 1) I will close all outdoor seating by 10 pm.
- 2) All outdoor dining patrons will be seated at tables.
- 3) I will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and I will remove all outdoor speakers.
- 4) For sidewalk seating, I will comply with DOT guidelines. I will have tables and chairs.
- 5) For roadbed seating, I will comply with DOT guidelines. I will have tables and chairs.
- 6) I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- 7) I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 8) Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary, in order to minimize my establishment's impact on my neighbors.

**Alterations**

3. Motel No Tell (Alphabet City Group LLC), 210 Avenue A (op/method of operation: add DJ, extend to 2am Sunday thru Wednesday hours and 4am Thursday thru Saturday)  
withdrawn

4. Pineapple Club (Pineapple Club LLC), 509 East 6th Street (op/method of operation: add DJ) extend

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

**WHEREAS**, The Pineapple Club LLC is seeking an alteration to its full on-premises liquor license for the premises located at 509 East 6th Street, between Avenue A and Avenue B, New York, New York to add a DJ; and

**WHEREAS**, the applicant has been operating an Tropical restaurant since May 2020 on two floors with a certificate of occupancy of one hundred forty people, forty tables and one hundred one seats, a twenty-foot bar with twelve stools on the ground floor and a fourteen-foot bar with eight stools in the basement, a kitchen open during all hours of operation, ambient recorded music at background levels, a doorman Thursdays through Saturdays and happy hours to 7:00 P.M.; and

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

**THEREFORE, BE IT RESOLVED** that Community Board #3 recommends the denial of the application for a full on-premises liquor license for The Pineapple Club LLC, for the premises located at 509 East 6th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full serviced restaurant, with Tropical/Polynesian food prepared in a full kitchen served during all hours of operation,
- 2) its hours of operation will be 11:00AM to 10:00PM Sunday, 5:00 P M to 12:00 AM, Mondays through Wednesdays, 5:00 PM to 11:00PM Thursdays 5:00 to 12:00AM, Friday, 5:00PM to 2:00 AM and 11:00 A.M. to 2:00 AM Saturdays,
- 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 may have a DJs no more than 2 times per week, playing a curated playlist at ambient levels but not entertainment levels, and will not have dancing, 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 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.

#### New Liquor License Applications

5. Doras Restaurant (Galvan Restaurant LLC), 40 Avenue B (upgrade to op)

**VOTE: TITLE:** Community Board 3 Recommendation To Deny

**WHEREAS**, Galvan Restaurant LLC (dba "Dora's Restaurant"), is seeking an upgrade to a full on-premises liquor license, in the premises located at 40 Avenue B, between E. 3rd and E. 4th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 74 people, 19 tables and 60 seats, including a stand-up bar with six seats, a full kitchen and food preparation area, serving food during all hours of operation, two televisions, and small speakers playing recorded, background music only; and

**WHEREAS**, there are 17 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location has previously housed restaurants, most recently "El Carnaval" through 2022, and "Fonda" through 2020, of note, "Fonda" held a full, on premises, liquor license; and,

**WHEREAS**, Dora's Restaurant opened in July 2023; and, Dora Morales, has stated that she has over 29 years of experience restaurant experience in New York City, including 20 years at the Pan American Hotel in Queens and 7 years at the W Hotel in Manhattan; and,

**WHEREAS**, there were 7 commercial 311 complaints at this location with NYPD action necessary since July 2023; 24 total

**WHEREAS**, there have been issues with the windows open past 10:00PM and having DJs since March, as well as possibly serving liquor. The applicant admitted to having DJs and open windows past 10:00PM.

**WHEREAS**, 12 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Galvan Restaurant, LLC., for the premises located at 40 Avenue B, New York, New York because the applicant has not operated in accordance with their agreed upon stipulations.

6. Fisherman Hospitality Group Inc, 47 Avenue B (op)

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

**WHEREAS**, Fisherman Hospitality Group is seeking a full on-premises liquor license, in the premises located at 47 Avenue B, between East 3rd Street and East 4th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with 33 tables and 110 seats with an L shaped bar, with 14 seats, serving Seafood with a full kitchen and prep area, serving food during all hours of operation. with no TVs, background music; and

**WHEREAS**, there are 16 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and 3 within one block

**WHEREAS**, this location was previously Lamia's Fish Market which opened in 2019 with a beer/wine license and was approved for an upgrade in 2021. This location was previously Le Souk, which was a problem for the community for many years. Due to the many issues, the State Liquor Authority cancelled Le Souk's license in 2009.

**WHEREAS**, the applicant has never previously been a license holder with no experience in this area; but has managed restaurants and worked in the hospitality for over 10 years; and

**WHEREAS**, 63 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 Fisherman Hospitality Group, for the premises located at 47 Avenue B, New York, NY, unless the applicant agrees to the following signed and notarized stipulations that

- 1) it will operate as a Restaurant, with Seafood,
- 2) its hours of operation will be opening no later than 4:00PM and closing by 12:00AM Monday to Friday 4:00PM to 1:00AM Saturday 11:00AM to 1:00AM and Sunday 11:00AM to 11:00PM
- 3) it will not use outdoor space for commercial use
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, scheduled performances or any event with a cover,
- 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 07:00 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.

7. Boka & Shiro Kuro (Norigami Inc), 103 2nd Avenue (wb)

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

**WHEREAS**, James Eun Lim doing business as Boka & Shiro Kuro, is seeking a Beer and Wine license, in the premises located at 103 2nd Avenue, between E. 6th and E 7th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment of 88 people, 18 tables and 49 seats with a 30'-1/2;" Bar with 5 seats, Full Kitchen serving Japanese/Korean Fusion, serving food during all hours of

operation, there will be no televisions and background level music played from a streaming device; and

**WHEREAS**, there are 17 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the previous establishment, Mighty Quinn's, held a beer and wine license; and

**WHEREAS**, the applicant has owned Boka in the East Village since 2008 and two other licensed establishments; and

**WHEREAS**, 77 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 James Eun Lim, for the premises located at 103 2nd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Korean and Japanese fusion restaurant, with Full kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 11:00 AM and closing by 12:00AM Sunday-Wednesday, 11:00AM to 1:00 A.M. Thursday to Saturday
- 3) it will not use outdoor space for commercial use
- 4) It will install soundproofing to ensure sound is not audible in nearby apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, 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, 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.

Boka & Shiro Kuro (Norigami Inc), 103 2nd Avenue (op)

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

**WHEREAS**, James Eun Lim doing business as Boka & Shiro Kuro, is seeking a Full on-premises license in the premises located at 103 2nd Avenue, between E. 6th and E 7th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment of 88 people, 18 tables and 49 seats with 30'-1/2;" Bar with 5 seats, Full Kitchen serving Japanese/Korean Fusion, serving food during all hours of operation There will be no televisions and background level music played from a streaming device; and

**WHEREAS**, there are 17 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the previous establishment, Mighty Quinn's, held a beer and wine license; and

**WHEREAS**, the applicant has owned Boka in the East Village since 2008 and two other licensed establishments; and

**WHEREAS**, 77 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 James Eun Lim, for the premises located at 103 2nd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Korean and Japanese fusion restaurant, with Full kitchen serving food at all hours,
- 2) its hours of operation will be opening no later than 11:00 AM and closing by 12:00AM Sunday-Wednesday, 11:00AM to 1:00 A.M. Thursday to Saturday
- 3) it will not use outdoor space for commercial use
- 4) It will install soundproofing to ensure sound is not audible in nearby apartments,
- 5) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, 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, including boozy brunches, with food,
- 10) it will not have "happy hours,"
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

8. Waypoint Café (Waypoint Computer North LLC), 109 Ludlow St (op)  
withdrawn

9. 133 Essex Associates LLC, 133 Essex Street (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny due to refusal to sign the Stipulations**

**WHEREAS**, 133 Essex Associates LLC, doing business as TBD, is seeking a full on-premises liquor license on the premises located at 133 Essex, between Stanton and Rivington streets, New York, New York; and

**WHEREAS**, this is an application for an establishment of 220 people, 25 tables and 98 seats, one 20-foot bar operating as a full-service American-French classics, a full kitchen, serving food during all hours of operation, using ambient recorded background music; and

**WHEREAS**, there are 32 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location was previously Sons of Essex, which caused many problems for the neighborhood because they operated as a night club, contrary to their approved method of operations as a full service restaurant; this location was approved for closing hours of 2AM Sunday – Wednesday and 4AM Thursday – Saturday; and

**WHEREAS**, the applicant has never held a liquor license, but has managed the production side of music venues in various capacities for nearly 10 years and most recently at Baby's All Right, 146 Broadway in Brooklyn, for the last 6 years and there were 18 commercial Non crime corrected 311 complaints from Baby's All Right since 2021;

**WHEREAS**, the applicants have applied for two other locations within CB3 in June and September of 2023, both as night life and live music venues. One application was denied, the second was denied because the applicant refused to sign the stipulations; and

**WHEREAS**, the LES Dwellers submitted a letter in opposition due to concerns regarding the operation at 113 Essex Associates (also referred to as 133 Essex), particularly regarding its potential to become a problematic nightlife venue, similar to the previously operated Sons of Essex, as well as the applicant's previous experience; and

**WHEREAS**, 3 residents spoke in opposition to this application, due to concerns that they will operate the same way as Sons of Essex, including 2 that live directly above that have had problems with late night noise from the crowds, as well existing problems with general crowds and noise on this portion of Essex Street,

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

**WHEREAS**, Although this is a sale of assets, due to the problems with the previous establishment at this location, as well as the issues on this section of Essex Street, along with the applicant's prior experience operating nightlife venues as opposed to restaurants, and without and proven experience in CB3, specifically this portion of CB3; we would approve this application, subject to the following stipulations, specifically reduced hours, until the applicant proves that they are a responsible operator and will not cause additional problems for 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 133 Essex Associates LLC, for the premises located at 133 Essex, New York, New York, because the applicant did not agree to the following stipulations that:

- 1) It will operate as a full-service American/French restaurant, with a kitchen open and serving food during all hours of operation,
- 2) Its hours of operation will be Sunday to Wednesday 10:00AM to 12:00AM and Thursday to Saturday 10:00AM to 2:00AM,
- 3) It will not use outdoor space for commercial use,
- 4) It will install soundproofing to ensure sound is not audible in nearby apartments,
- 5) It will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.
- 6) It will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, and will not have more than 15 private parties per year
- 7) It will not apply for any alteration in its method of operation without first appearing before Community Board 3,
- 8) It will not have "happy hours,"
- 9) It will not host pub crawls or party buses,
- 10) It will not have unlimited drink specials with food,
- 11) It will not have wait lines outside and will designate an employee responsible to oversee patrons on the sidewalk and ensure there are no smokers or crowds congregating when entering or leaving and the sidewalk is clear with no noise at all times,
- 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. First Avenue Dining LLC, 135 1st Avenue (op)

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

**WHEREAS**, First Ave Dining, LLC, doing business as (to be determined), is seeking a full on-premises liquor license, in the premises located at 135 1st Avenue, between St. Mark's Place and E. 9th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment of 74 people, 6 tables and 28 seats, that includes a stand-up bar with eight (8) bar stools and three (3) counter stools, a full kitchen and food preparation area, serving food during all hours of operation, no televisions, and small speakers playing background, streaming music only; and

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

**WHEREAS**, this location has previously been used for restaurants, most recently "Dan's and John's Wings", from 2015 through early 2024, which held a Beer/wine license; and

**WHEREAS**, applicants currently own and operate two establishments, "Mister Paradise" located at 105 1st Avenue, since February 2019, and "Electric Burrito" located at 307 W. 17th Street, since November 2023;

**WHEREAS**, over 234 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 First Ave Dining, LLC, for the premises located at 135 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Spanish Tapas-American restaurant, with a full kitchen and food preparation area serving food during all hours of operation,

- 2) its hours of operation will be opening no later than 4 P.M. closing by 1AM Monday-Wednesday, 4:00PM – 2:00AM Thursday – Friday, 12:00 P.M. 2:00AM Saturday, 12:00PM – 1:00AM Sunday, Extended Take away hours until 4:00AM Thursday - Saturday, it will not serve alcohol or take out alcohol after 2:00AM
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, any event with cover fees, scheduled performances, and not more than 6 private parties per year.
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 7 P.M. each night
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints
- 13) it will not serve food or alcohol inside the restaurant after 2:00AM, no take out alcohol after 2:00AM.

11. Lucy's (LucysNYC LLC), 135 Avenue A (op)

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

**WHEREAS**, LUCYSNYC, LLC - doing business as Lucy, is seeking a full on-premises liquor license, in the premises located at 135 Avenue A, between East 9th Street and St. Marks Place, New York, New York; and

**WHEREAS**, this is an application for an bar/tavern with of 74 people, 30 seats, 16 at tables, 14 at bar, with less than a full kitchen serving food during all hours of operation with 1 TELEVISION, Streaming services/playlists; and

**WHEREAS**, there are 16 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

**WHEREAS**, the current establishment has been in operations since the 1980's with no problems,

**WHEREAS**, the applicant is a license holder at several locations in CB3 and CB1; and

**WHEREAS**, there were 3 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, the applicant met with local block associations and they are not opposed; and

**WHEREAS**, 49 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 LUCY NYC, LLC, for the premises located at 135 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Bar/Tavern, servings soups and sandwiches during all hours of operation,
- 2) its hours of operation will be opening no later than 05:00 P.M. and closing by 04:00 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 the entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will employ 1 security personnel,
- 6) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, and event at which a cover fee is charged, or scheduled performances,

- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it will not have "happy hours,"
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

12. Entity to be formed by Nick Bodor, 192 Allen Street (op)

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

**WHEREAS,** An Entity to be formed by Nick Bodor is seeking a full on-premises liquor license, in the premises located at 192 Allen Street, between Houston and Stanton, New York, New York; and

**WHEREAS,** this is an application for an establishment with of 150 people, 30 tables and 75 seats with A 15 foot bar with 15 seats, No Kitchen but a food prep area preparing sandwiches, serving food during all hours of operation Live music, DJs, Theatre, and other types of performances at entertainment level volume; and

**WHEREAS,** there are 62 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS,** The premises has been operating previously as a portion of music venue with an OP license that expired in March 2024; and

**WHEREAS,** The Applicant is a principle of two other licensed establishment withing CB3, and has been licensed in the area at The Cake Shop since 1998; and

**WHEREAS,** we did receive a letter of concern from the Lower East Side Dwellers regarding the DJ's and the physical separation from the original space; and

**WHEREAS,** 23 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Nick Bodor, for the premises located at 192 Allen Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a performance venue and café with less than a full service kitchen serving food all hours,
- 2) its hours of operation will be opening no later than 12:00PM and closing by 03:00 AM all days,
- 3) it will not use outdoor space for commercial use,
- 4) it will employ security personnel from a licensed security company,
- 5) it will install soundproofing in necessary,
- 6) 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,
- 7) it will play Entertainment Level music with Live performances, DJs, cover charges and scheduled performances, but will not have third party promoted events. There will not be outside DJs, DJ's hosting events or DJ nights. In-house DJs nights curating music only.
- 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 08:00 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.

13. Ixta (Aen Hospitality Group LLC), 299 Bowery (op)  
withdrawn

14. Dumbo (302 Broome Street LLC), 302 Broome Street (op)



withdrawn

15. Cuts & Slices Inc, 321 East Houston Street (op)

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

**WHEREAS**, Cuts and Slices, is seeking a full on-premises liquor license, in the premises located at 321 E Houston, between Attorney and Ridge St, New York, New York; and

**WHEREAS**, this is an application for less than 74 people, 5 tables and 24 seats with a counter bar with no seats, serving Innovative Gourmet Pizzas, with a full kitchen, serving food during all hours of operation, with televisions, 2 running promo & background movies, Streaming services/playlists MUSIC; and

**WHEREAS**, there are 6 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location was previously Milk Burger from 2022 to January of 2024, prior to that it was EL Maguey y La Tuna from 2003 to 2018, both had full on premises licenses; and

**WHEREAS**, this corporation has been licensed for sale of alcohol previously at Cuts & Slices, Inc. Address: 93 Howard Avenue, Brooklyn, NY 11233 Community Board #Brooklyn 3 (Location has been licensed for wine/beer since 4/19/2023, but restaurant open since 2018.)

**WHEREAS**, 12 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Cuts and Slices, for the premises located at 321 E Houston, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an Innovative Gourmet Pizza Place serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 12:00 PM to 12:00 A.M. Mon-Tues; Wed Closed; 12:00 PM to 12:00 AM Thur; 12:00 PM to 1:00 AM Fri-Sat; 12:00PM to 10:00PM Sund.
- 3) it will not use outdoor space for commercial use
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, cover fees, or scheduled performances, and no more than 8 private parties per year,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours,
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

Items not heard at Committee

16. WXY Sushi Inc, 102 St Marks Place (wb/corp change)

administratively approved

17. Holiday Inn NYC Lower East Side (SC Delancy LLC & LPJ Productions LLC), 148-150 Delancey Street (op/corp change)

administratively approved

18. Shake Shack (Shake Shack Astor Place LLC), 20 3rd Avenue (wb/corp change)

administratively approved

19. Shake Shack (Shake Shack Astor Place LLC), 20 3rd Avenue (wb/corp change)

administratively approved

20. Populares (51 Avenue B LLC), 51 Avenue B (op/method of operation: change menu and cuisine)

withdrawn

21. Cello's Pizza (Pizza 36 St Marks LLC), 36 St Marks Place (wb)

administratively approved

22. Royal City Group LLC, 100 E B'way (Ground Floor, 2FL, and C2) (wb)

withdrawn

- 23. 100 Forsyth Restaurant LLC, 100 Forsyth Street (Store A, Unit 100B & 102C) (wb) administratively approved
- 24. Spicy Moon (20X Hospitality East Village LLC), 328 East 6th Street (Store 1) (wb) withdrawn

Dining Out NYC - Items not heard at Committee

- 25. Bowery Meat Company (9 East First Street LLC), 9 East 1st Street (Sidewalk Café) administratively approved
- 26. Motel No Tell (Alphabet City Group LLC), 210 Avenue A (Sidewalk Café and Roadway Cafe) administratively approved
- 27. Vote to adjourn approved by committee

**43 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding August SLA items 2, 9)**  
**42 YES 1 NO 0 ABS 0 PNV MOTION PASSED (August SLA item 2)**  
**42 YES 1 NO 0 ABS 0 PNV MOTION PASSED (August SLA item 9)**

September SLA & DCA Licensing Committee

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

Alterations

- 2. Paradise Lost (Paradise Lost LLC), 100 2nd Ave (op/alt: reconfiguring space, adding additional bar)

**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 an alteration to its' full on-premises liquor license, in the premises located at 100 2nd Avenue, between East 5th and East 6th Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with a certificate of occupancy of 74 people, reducing the tables from 21 to 19 and reducing the seats from 54 to 48 seats with one 26-foot bar with 10 seats, and adding an additional 25 foot bar, Global food prepared in a full kitchen served during all hours of operation, no televisions, ambient recorded 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 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. which closed in late 2019. Community Board 3 approved a full liquor license to the Current applicant in December 2022, and the subsequently opened in October 2023; and

**WHEREAS**, Prior to the opening the current business, 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 5 commercial 311 complaints (within the first few weeks of opening) at this location with NYPD action necessary since 2023; and

**WHEREAS**, 84 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 a full kitchen serving food 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, including boozy brunches, with food,
  - 9) it may have "happy hours" until 7:00 P.M.. each night
  - 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
  - 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
  - 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.
3. The River (Bar Clark LLC), 102 Bayard St (op/method of operation change: extend hours to 4am daily) withdrawn

New Liquor License Application

4. 50 HST Hospitality LLC, 50 Bowery (cellar/basement) (op)

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

**WHEREAS**, 50 HST Hospitality, LLC, is seeking a for a full on-premises liquor license, in the premises located at 50 Bowery, between Canal and Bayard Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 128 people, 15 tables and 73 seats, including a stand-up bar with eight (8) seats, with a full kitchen and food preparation area, serving food during all hours of operation, with no televisions, live music and DJs at entertainment level volume, and streaming music at background level volume; and

**WHEREAS**, there are six (6) full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location is in the basement of 50 Hotel Bowery, a 22 floor, 229 room hotel that is part of the Hyatt hotel chain; and

**WHEREAS**, this applicant has never held a license for the sale of alcohol, has never operated a business in the district, but, has over 20 years operated similar establishments, in Manhattan and Brooklyn,

**WHEREAS**, two residents representing the Bowery Block Association and the Bowery Alliance of Neighbors spoke in opposition to this application due to existing problems with the roof top bar, as well as crowding on the sidewalk, and traffic congestion,

**WHEREAS**, 39 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 50 HST Hospitality, LLC, for the premises located at 50 Bowery, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a bar/tavern, with a limited food menu served during all hours of operation,
- 2) its hours of operation will be opening no later than 5:00 P.M. and closing by 4:00 A.M. ALL DAYS,
- 3) it will not use outdoor space for commercial use,
- 4) it will employ 8 security personnel on site every night,
- 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 have live music and DJs, at entertainment level, no third-party promoted events or scheduled performances, and will have events at which a cover fee will be charged,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it will not have happy hours,
- 11) It will not have wait lines and it designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

5. Phx 88 Inc, 85 Bowery (op)

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

**WHEREAS**, PHX 88 INC doing business as Phoenix Palace, is seeking an upgrade to a full on-premises liquor license, in the premises located at 85 Bowery, between Canal and Hester St., New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 33 tables and 66 seats with 1 bar with zero seats, Asian Cuisine with a full kitchen, serving food during all hours with no televisions, and background music; and

**WHEREAS**, there are 4 on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, the applicant has never previously been a license holder of a restaurant wine license since Aug 2024 at the same location; and

**WHEREAS**, One resident expressed concerns that the building has been used as an SRO and wanted to ensure the applicant takes the residents into consideration as they operate; and

**WHEREAS**, 13 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 PHX 88 INC, for the premises located at [ 85 Bowery, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Full Service Asian Restaurant, with kitchen open and serving food all hours,
- 2) its hours of operation will be opening no later than 8:00 A.M and closing by 12:00A.M all days,
- 3) it will not use outdoor space for commercial use
- 4) it will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs third party promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will 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. Royal Century Banquet Inc, 100 E B'way (Unit C2) (op)  
withdrawn

7. Waypoint Café (Waypoint Computer North LLC), 109 Ludlow St (op)  
withdrawn

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

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

**WHEREAS**, New Copper and Oak LLC DBA Copper and Oak, is seeking a full on-premises liquor license, in the premises located at 157 Allen Street, between Stanton and Rivington, New York, New York; and

**WHEREAS**, this is an application for a sale of assets for an establishment with of 30 people, 8 seats at a 14 Foot Bar, less than a full kitchen serving Finger Food and Small Plates, serving food during all hours of operation, no Televisions, and background music on a streaming service; and

**WHEREAS**, there are 47 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this establishment opened at this location on since 2014 with a full liquor license; and

**WHEREAS**, The Applicant has never held a license but has been a manager at this location since 2020; and

**WHEREAS**, on resident spoke in favor of this application, and

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

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for New Oak and Copper LLC, for the premises located at 157 Allen Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Tavern, with Food prep area serving finger food and small plates ,
- 2) its hours of operation will be opening no later than 4:00 P.M. and closing by 02:00 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 third party promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will 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.

9. Ops (Variety Pizza Corp), 176 2nd Ave (op)

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

**WHEREAS**, 2nd Ave Pizza Palace Corp Ops, is seeking a new liquor license, in the premises located at 176 2nd Ave. between E 11th St. and 12th St., New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 19 tables and 54 seats with 1 stand-up bar; 7 seats at bar, Neapolitan Style Pizza with full kitchen, serving food during all hours of operation no TVs and background music; and

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

**WHEREAS**, this location used to be Pizzeria Numero 28 since 2009; and

**WHEREAS**, the applicant is a holds 6 licenses in Brooklyn's CB 1 and 4; and

**WHEREAS**, 12 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for 2nd Ave Pizza Palace Corp, for the premises located at 176 2nd Ave, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full kitchen restaurant, with Neapolitan Style Pizza all hours of operation;
- 2) its hours of operation will be opening no later than 12:00 P.M. all days, and closing by 12:00 A.M Sunday – Thursday and 1:00AM Friday and Saturday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors],
- 4) it will close any front and rear doors and windows at 10PM every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports,

- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, third party promoted events, any event at which a cover fee is charged, or scheduled performances,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it will not have "happy hours"
- 10) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

10. Bowery Hospitality 217 LLC, 217 Bowery (op)

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

**WHEREAS**, Bowery Street Hospitality, is seeking ( a full on-premises liquor) license, in the premises located at 217 Bowery Street, between Rivington and Stanton Streets, New York, New York; and

**WHEREAS**, this is an application for a sale of assets for an establishment with of 250 people, 26 tables and 96 seats with 2 bars, One on the ground floor with 11 seats, and a basement bar with 8 seats, Elevated American Cuisine, served from a prep kitchen, serving food during all hours of operation No Televisions, and with Live Bands, DJs, and Streamed music; and

**WHEREAS**, there are 29 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and (only for full liquor and if there are more than 3 full op licenses). This info comes from questionnaire

**WHEREAS**, The location has been previously operating as a nightclub, Katra since 2003; and

**WHEREAS**, Applicant has been a license holder since 2006 at Rose Bar, Hiro, Electric Room, and Butterfly; and

**WHEREAS**, there were 15 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 30 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 Bowery Street Hospitality, for the premises located at 217 Bowery Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Cocktail Lounge with Food prep area serving elevated American Cuisine,
- 2) its hours of operation will be opening no later than 5:00 P.M. and closing by 4: A.M Monday-Friday and 2pm-4am Saturday and Sunday
- 3) it will not use outdoor space for commercial use,
- 4) It will employ security personnel, two security and one door manager,
- 5) It will install soundproofing to ensure sound is not audible in neighboring apartments,
- 6) 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,
- 7) it will have Live music, DJs, cover fees and scheduled performances, but not have third part promoted events. Live music will be once a month only in the basement, main level will have background music, including DJs, Live music and DJs in the basement will be at entertainment level,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it will not have "happy hours",
- 12) it will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and

14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

11. NY Harbor Sights LLC, 299 South St (Pier 36) (vessel op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To— MOTION DID NOT PASS**

**WHEREAS**, NY Harbor Sights LLC doing business as Ny Harbor Sights is seeking a full on-premises liquor license, for a commercial tour vessel that will dock at in the premises located at 299 South Street, , New York, New York; and

**WHEREAS**, this is an application for a vessel with a capacity of 150 people, 6 tables and 30 seats with 1 bar, food served from a food prep area, serving food during all hours of operation, and

**WHEREAS**, the applicant is currently operating tours from this location; and

**WHEREAS**, the applicants have never previously been a license holder, but have been in the boating business for 20 years and tour business for over 30 years; and

**WHEREAS**, there were 3 commercial 311 complaints at this location with NYPD action necessary since 2020; and

**WHEREAS**, 10 members of the community, including the board president of Gouverneur Gardens, appeared in opposition to this application because of the many problems with the party boats, the noise, trash, drinking, crowds, illegal parking, people leaving the boats urinating, defecating, vomiting on their property as well as a tragic incident on July 4th where a drunk visitor who was turned away from a party boat because he was inebriated, hit and killed four people; and

**WHEREAS**, 39 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, although there are problems in the area due to the crowds from the party boats, this applicant is not operating as a party boat, and have agreed to a beer/wine license. They are currently operating, so they will not be increasing the crowds coming to the area. If they apply and receive a license from another location, they would still be able to dock and pick up tours from pier 36 with no controls or stipulations; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a beer/wine license for Ny Harbor Sights LLC, for the premises located at 299 South Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a commercial tour vessel, with less than a full service kitchen, serving food all hours,
- 2) its hours of operation will be opening no later than 10:00 A.M and closing by 12:00A.M. all days
- 3) it will have one ground security to assist patrons on/off board.
- 4) during regular tour service it will have ambient background music only and an amplified narrator, and will not have DJs, live music, third party promoted events or scheduled performances,
- 5) during chartered tours it will have Djs, live music, but will not have third party promoted events,
- 6) during chartered tours it will stop alcohol service no later that 45 minutes prior to returning to the dock,
- 7) music will not be played within 500 feet of pier 36 (arrivals and departures)
- 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 apply for a change in class to a full on-premises license without first obtaining approval from CB3,
- 10) it will not host pub crawls or party buses,
- 11) it will not have unlimited drink specials, including boozy brunches, with food,
- 12) it will not have "happy hours,"
- 13) it will and will designate an employee for ensuring no loitering, noise or crowds outside, it will have a staff person on the dock designated to monitor and ensure guests are orderly and quiet,
- 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,
- 16) it will continue to engage with community members to clean up and improve the area, as well as deal with any problems.

**THIS MOTION DID NOT PASS**

12. Dumbo (302 Broome Street LLC), 302 Broome St (op)

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

**WHEREAS**, 302 Broome Street, LLC, doing business as "Dumbo", is seeking a full on-premises liquor license, in the premises located at 302 Broome Street, between Forsyth Street and Eldridge Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with up to 140 people, two floors containing 29 tables and 131 seats, including two bars with 20 and 16 stools, with a full kitchen and food preparation area, serving food during all hours of operation, no televisions, with live music, DJs, and recorded, background music; and

**WHEREAS**, there are 16 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location previously housed restaurants "Stoned Pizza", "Omar's/La Boite" and "Better Days", the latter two of which were previously licensed for full, on-premises liquor licenses; and

**WHEREAS**, applicant has never previously held a license for the sale of alcohol, but has worked in the industry; and

**WHEREAS**, 34 residents who live within two blocks of the location signed a petition in favor of the application; and

**WHEREAS**, two residents of the building spoke in with concerns, but also were satisfied that the applicant has or would address their concerns, and

**WHEREAS**, one resident that lives two buildings away spoke in opposition to this application due to the problems with the previous businesses in this location as well as the nightclub across the street at 303 Broome Street,

**WHEREAS**, the applicant has met with the tenants of the building and has submitted a signed agreement with the tenants; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for 302 Broome Street, LLC, for the premises located at 302 Broome Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American Comfort food restaurant, with a full kitchen and food preparation area, serving food during all hours of operation,
- 2) its hours of operation will be 5 P.M. – 2AM Sunday – Thursday, and 5PM – 4AM Friday – Saturday
- 3) it will not use outdoor space for commercial use,
- 4) it will employ security personnel, two per night additional if needed,
- 5) it will install soundproofing to supplement the existing soundproofing to ensure sound from the restaurant and basement will be inaudible to building residents,
- 6) it will have a closed fixed façade with no open doors or windows, except me entrance door which will close by 10PM or when amplified music 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 have DJs, live music, but will not have third party promoted events, any event in which a cover fee is charged or scheduled performances, and not more than 8 private parties per month. On level 1a live music will be between 8PM and 10:30 PM at background level, Thursday – Saturday with ambient background recorded music all other times. DJs at entertainment level in the basement only,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it will not have "happy hours,"
- 12) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints



15) it will abide by the terms of the written agreement with the building residents, signed and dated 9/16/24; will seek approval from building residents before applying for an alteration to the license.

Items not heard at Committee

- 13. Cha Kee (Cha Kee Inc), 43 Mott St (wb)  
withdrawn
- 14. Bridgeview Hotel LLC, 50 Bowery (op/alt: remove cellar and 1 bar from premise)  
administratively approved
- 15. Populares (51 Avenue B LLC), 51 Ave B (op/method of operation: change menu and cuisine)  
administratively approved
- 16. El Diablito Taqueria Inc, 60 E 3rd St (b)  
administratively approved
- 17. 63 Mr Keke Ramen LLC, 63 Cooper Sq (wb)  
administratively approved
- 18. Penny (Penny SP LLC), 90 E 10th St (wb/method of operation change: extend hours of operation to noon to midnight all days of the week)  
administratively approved

Dining Out NYC - Not heard at Committee

- 19. Rays (Swiss White Int'l LLC), 177 Chrystie St (Roadway Café)  
administratively denied
- 20. Vote to adjourn  
approved by committee

**43 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding September SLA items 4, 8, 10, 11, 12)**  
**41 YES 2 NO 0 ABS 0 PNV MOTION PASSED (September SLA item 4)**  
**42 YES 1 NO 0 ABS 0 PNV MOTION PASSED (September SLA item 8)**  
**37 YES 6 NO 0 ABS 0 PNV MOTION PASSED (September SLA item 10)**  
**11 YES 31 NO 0 ABS 1 PNV MOTION DID NOT PASS (September SLA item 11)**  
**42 YES 1 NO 0 ABS 0 PNV MOTION PASSED (September SLA item 12)**

Landmarks Committee

- 1. Approval of previous month's minutes  
approved by committee
- 2. Certificate of Appropriateness 82 East 4th St installation of marquee

**VOTE: TITLE: Approval of the Certificate of Appropriateness application for 82 East 4th Street**

WHEREAS, 82 East 4th Street is a contributing building in the East Village/Lower East Side Historic District; and

WHEREAS, it is a 6-story Romanesque Revival apartment building, built in 1926 by the architect/builder Charles B. Meyers; and

WHEREAS, the building has facades on Second Avenue as well as East 4th Street; and

WHEREAS, the application addresses the entrance on the East 4th Street side; and

WHEREAS, significant architectural features on the East 4th Street façade include the entrance with round-arched limestone enframement and granite base; and

WHEREAS, the application is to install a new marquee, replace the exterior door, door frame, and transom; and

WHEREAS, the planned marquee will project about 7 feet from the building and replicates the original; and

WHEREAS, the Committee is concerned about any future decision to install lighting on the face of the marquee and asks that the application come back to the Committee with any future change; and

WHEREAS, the masonry around the doorway and the granite base will be restored; and

WHEREAS, the proposed door and transom above the door will be solid brass-clad metal with no glazing; and

WHEREAS, the Committee is concerned about the historical precedent for the use of brass on the door and transom; and

WHEREAS, the removal or retention of the large bar sign on the building is not a part of this proposal; so

THEREFORE BE IT RESOLVED, CB3 approves the Certificate of Appropriateness application regarding 82 East 4th Street with the suggestion that the applicant reexamine precedent regarding the treatment of the transom and door.

3. Vote to adjourn  
approved by committee

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

**August Cannabis Control Task Force**

1. Approval of previous month's minutes  
approved by committee
2. SLG-DB LLC, 15 Avenue B  
no vote necessary
3. Juniper NY LLC, 50 Avenue A

**VOTE TITLE: Community Board 3 Recommendation to Support—Stipulations Attached**

**WHEREAS**, Juniper NY LLC, doing business as sofaclub, is seeking an Adult-Use Retail Dispensary license, in the premises located at 229 Avenue B, between 13th and 14th Street, New York, New York; and

**WHEREAS**, the applicant appeared before Community Board 3 on Aug 14, 2024 to allow the community the opportunity to provide comments on the proposed business; and

**WHEREAS**, Community Board 3 finds no concerns with the proposed business;

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the application for an Adult-Use Retail Dispensary for Juniper NY LLC, for the premises located at 229 Avenue B, New York, New York, provided that the applicant agrees to the following signed notarized stipulations that

- 1) It will close by 11:00 P.M. on Sunday to Thursday and by 12:00 A.M. on Friday to Saturday, and
- 2) it will have no music emanating from business.

4. Flower Guys, 212 E 14th St  
withdrawn
5. Vote to adjourn  
approved by committee

**43 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding August Cannabis item 3)**

**42 YES 1 NO 0 ABS 0 PNV MOTION PASSED (August Cannabis item 3)**

**September Cannabis Control Task Force**

1. Approval of previous month's minutes  
approved by committee
2. Supply Design LLC, 17 St Marks Pl (Adult-Use Retail Dispensary)  
withdrawn
3. Straight From the Mata, 212 E 14th St (CAURD)  
withdrawn
4. Vote to adjourn  
approved by committee

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

Vote to adjourn

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

Members Present at Last Vote:

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

Meeting Adjourned