



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

October 2024 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, October 22, 2024 at 6:30pm at PS 20, 166 Essex Street.

Public Session:

Dylan Wright – Two Bridges Neighborhood Council, Introducing Youth Build Program to the community. Youth Build ages 17-24, program includes: GED, OSHA 10/30, also includes monthly stipends.

Public Officials:

Mayor Eric Adams, Robin Forst: Not present

Public Advocate Jumaane Williams, Curtis Young: Not present

Comptroller Brad Landers, Evelin Collado: Not present

Borough President Mark Levine, Yiyi Wang: Not present

District Attorney Alvin Bragg, Sherman Goldblum:

- Henry Street Food Distribution by FDNY AND NYPD.
- Running a program with NYCHA, to prevent elder abuse scam
- Thompkins art of healing is cancelled and until further notice
- Young Gun Violence Prevention Summit 80 Pitt Street Grand Street Settlement

Congressmember Dan Goldman, Lingxia Ye:

- Funding available NYCHA and Section 8 residents, \$150 Million from the America Rescue Act was made available after HUD removed the rule to have access the monies.
- Anniversary of Superstorm Sandy, there will be an Emergency Preparedness Event.
- Question: Residents would have to apply for assistance during COVID to be eligible for assistance
- Answer – Please call the office for more information

Assemblymember Grace Lee:

- Ticket Take Parade will be held on Thursday for the WNBA Liberty win
- 35 million dollars, in emergency rental assistance to help cover rent arrears who faced issues during COVID
- The funding will cover up to 12 months of rent.
- Shredding events happened
- Rising Hate Speech, stop hiding hate act – Hold social media sites accountable to holding users accountable for hate speech.
- Extend the OMNI Card to all NYC students.
- Two \$50,000 grants awarded to the literacy academy
- Two Turkey Drive to help all NYCHA residents
- Question: Metro Cards for the parents who hopping the trains
- Answer: Staff is looking into the issue
- Question: Rental program questions for public housing and private housing
- Answer: The original program did not include NYCHA residents and this program to assist residents who were not able to participate in the first go around.

Assemblymember Deborah J. Glick, Roy Ruiz:

- Community Council Hearing about Hospital Closures
- Encourage people to be more informed about the ballot proposal

Assemblymember Harvey Epstein:

- Shredding Paper Event 15th Street and Second Avenue
- Friday, Voter Registration Drive Campos Plaza
- Lower East Side Girls Club, nonprofit organization new owners, event will happen Friday.
- Emergency Preparedness event
- Prop 1 Bill, Resolution passed
- Comment from the floor: Thank you for increasing the wages of poll workers.

State Senator Brian Kavanagh, Patricia Olan:

- Signed a package about Gun laws. Security training, measures to keep guns out of sensitive areas.

- Community Events: Hamilton Madison Housing – Fall Festival

Councilmember Christopher Marte:

- NYCHA Arrears program currently open, please visit the website for more details
- Grand Street Guild new building is open
- OTC Card Bill – will be proposed tomorrow 10/23/2024, local business are currently taking OTC cards are now used.
- NYC Retirees were pushed into a new plan, Councilman is presenting a bill that will continue the current healthcare coverage for NYC retirees.
- Participatory budgeting, please go to the website to submit requests.:
- City of Yes Hearing, City wide rezoning – One of the biggest issues is that it does not mandate affordable housing.
- DFTA is moved to 14 Wall Street, there is information that it is possible corruption on the move. The developers has financial connection to the Mayor Adams.
- Question about affordable from the floor, how should be advocating for real low rent?
- AMLI, three days to testify to the City of Yes. We can have another text amendment to add deeply affordable housing.
- Comment about Medicare:

Councilmember Carlina Rivera, Julio Rivas:

- Joined Eastside Community School, and celebrated the new science facility
- Participatory Budgets- please send ideas
- Community Needs about Hospital Closures, 1pm, you can testify online or in person
- Legislative Items: 100 new lawsuits, sexual assault in juvenile facility, Gender motivated violence, Local law 2020 – report unsafe empty units, current administration has not started the program.

Members Present at First Vote:

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

Minutes:

Minutes of July 2024 were approved, as is.

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Andrea Gordillo

- Welcome new member
- Following up with Pier 36, EDC will be participating with the next park committee meeting
- Manhattan Office will providing new trainings.

District Manager's Report:

District Manager Susan Stetzer

- Vote sheets are also sent to members the Friday before the full board meeting. Committee meeting, minutes are attached the agenda, please review online
- Outreach, please post meeting schedule
- CEC – Civic training on Parliamentary rules
- Open dinning, receiving three applications daily.
- Bike corrals on 11th Street, in response to complaints about delivery bikes. Average time is over year to resolve.

- Email – Board members should bcc when emailing board members if it is board meeting related.
- Question: Who do we contact to get this clear?
- Answer: Office of Information Privacy is the department to contact

Committee Reports:

Executive Committee

no votes necessary

Nominating Committee

no votes necessary

Nominees of all the position

- Andrea Gordillo – Chairperson
- Michael Levario – 1ST Vice Chair
- Solomon Blecher – 2ND Vice Chair
- Anna Kakkar – 2ND Vice Chair
- Arnette – Secretary
- Diane Leake – Vice Secretary
- Kay Webster – Treasurer
- Sandra Strother – 2nd Vice Chairperson (nomination from the floor)

SLA & DCA Licensing Committee

1. Approval of previous month's minutes
approved by committee
2. FY'2026 District Needs Statement
VOTE: To approve the FY'2026 District Needs Statement.

Alterations

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. 45 Avenue B Group, 45 Ave B (op)

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

WHEREAS, 45 Avenue B Group Inc is seeking a full on-premises liquor license, in the premises located at Avenue B, between East 3rd Street and East 4th Street, New York, New York; and

WHEREAS, this is an application for an establishment with 30 tables and 143 seats with an 14 foot, with 9 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. Prior to that this location was 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 in both Nashville and New Orleans, for over 10 years; and

WHEREAS, 38 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.

5. Royal Century Banquet Inc, 100 E Broadway (Unit C2) (op)

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

WHEREAS, Royal Century Banquet, Inc., is seeking a full on-premises liquor license, in the premises located at 100 E Broadway, Unit C2, between Pike Street and Forsyth Street, New York, New York; and

WHEREAS, this is an application for an establishment with up to 404 people, two floors, 22 tables and 230 seats, 3rd floor 29 tables, 137 seats, including a sushi bar on the third floor with 19 bar seats, with a full kitchen and food preparation area serving food during all hours of operation, no televisions, live music during special events, and small speakers playing background level music; and

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

WHEREAS, this building is a newly constructed, 14-story, mixed use office condominium for which Unit C2, has not been sited for a liquor license previously; and

WHEREAS, applicant has never held a license for the sale of alcohol, does not own any other businesses in the area, but has over 10 years' experience working in the food and hospitality business, currently serving as Kitchen Manager at Sushi Hatsune on Eldridge Street; and

WHEREAS, over 100 residents (97 pages of signatures and letters) who live within two blocks of the location signed petitions and letters of support 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 Royal Century Banquet, Inc., for the premises located at 100 E Broadway, Unit C2, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a wedding/banquet hall, serving Asian Fusion (Cantonese/Japanese/Sushi Bar),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 10:00 a.m. and closing by 11:00 p.m. (third floor) and 12:00 a.m. (second floor) all days,
- 3) it will not use outdoor space for commercial use, including open restaurants,
- 4) it will install soundproofing based on the recommendations from a sound engineer,
- 5) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 6) it will play live music, at entertainment level, for special events, but no DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, live music may be at entertainment level, live music will be on the second floor only,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials, including boozy brunches, with food,
- 10) it may have happy hours that will end by 6pm,
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints,
- 14) it will use the 3rd floor outdoor rooftop space and will close by 10pm all days.

6. Jiang Nan NYC (Friendship Foods One Inc), 103 Bowery (upgrade to op) withdrawn
7. Ye's Apothecary (Zodiac Club LLC), 119 Orchard St (aka 120 Allen St) withdrawn
8. B Side (Flam Able LLC), 131 Ave C (op/removal from 204 Ave B) withdrawn
9. Two Bridges Lunch (Parkside 3 NYC LLC), 135 Division St (A) (upgrade to op) withdrawn
10. Kind Regards (Small town Creative LLC), 152 Ludlow St (op) – moved to not heard at committee – corporate restructuring approved by committee
11. Revival (Pilgrim Souls LLC), 161 Ludlow St (op)

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

WHEREAS, Pilgrim Souls, LLC doing business as "Revival", is seeking a full on-premises liquor license for a full service restaurant in the premises located at 161 Ludlow Street between Stanton Street and E. Houston Street, New York, New York; and

WHEREAS, this application originally asked for closing hours of 2am Sunday – Wednesday and 4am, Thursday – Saturday, however after discussion with the committee the applicant agreed to close at 12am Sunday- Wednesday and 1am Thursday – Saturday.

WHEREAS, this is an application for an establishment with up to 150 people, 19 tables and 48 seats, including one full stand-up bar, a full kitchen and food preparation area serving food during all hours of operation, no TVs, small speakers playing ambient 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 licensed with a full on-premises liquor license as 161 Ludlow Food Inc. doing business as No Fun, which had agreed to a condition of its approval by the community board 3 to: operate as a full-service Basque tapas restaurant, serving food to within one (1) hour of closing; have hours of operation of 3:00 P.M. to 4:00 A.M. all days; and play recorded background music and have DJs no more than one time per month, but according to the community failed to operate within its agreed to stipulations and primary operated as a club with DJs many nights per week; and in October 2015 No Fun was shut down by a Multi-Agency Response to Community Hotspots raid following a documented complaint history involving failure to adhere to stipulations; and

WHEREAS, In 2021 this location then opened as Tenement, a full service restaurant, then applied for a method of operation change to a bar/tavern and was denied by the community board, previously sited a bar/tavern called "Thief LES", that held a full op liquor license closing at 12AM Sunday – Wednesday and 2 a.m. Thursday – Saturday; and

WHEREAS, the principals of 'Pilgrim Soul, LLC', have never held a license for the sale of alcohol in New York City, but have worked in food/restaurant/hospitality business in New York City and Hoboken for nearly 10 years; principal Darragh McConnon has been the owner/operator of "Dear Maud" in Hoboken, NJ, for over two years; and

WHEREAS, there were two letters in opposition to this application, and five residents spoke in opposition to this application based on the previous tenant's late-night hours, wait lines, loud music and noise and operation contrary to its' approved method of operation; and

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

WHEREAS, although this area is extremely saturated with liquor licenses and this saturation has caused many problems, not only for the quality-of-life issues, but public safety issues as well. We would approve this application because this location was previously licensed with a full liquor license, and the applicants have agreed to operate a full-service restaurant, with reasonable closing hours that are earlier than the previous establishment at this location, in an attempt to reduce the impact on the neighborhood,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Pilgrim Souls, LLC, for the premises located at 161 Ludlow Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as full service restaurant serving American food during all hours of operation,
- 2) its hours of operation will be opening no later than 4P.M. ALL DAYS and closing by 12 A.M. Sunday-Wednesday and 1 A.M. Thursday-Saturday,
- 3) it will not use outdoor space for commercial use, including open restaurants,
- 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 DJs, live music, 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 may have "happy hours" until 7:00 P.M. each night
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

Items not heard at Committee

12. Joey Bats café (Gama Lounge LLC), 50 Ave B(op/corp change)
withdrawn
13. Norimen Inc, 24 Elizabeth St (wb)
approved by committee
14. Love Mama (Malay Thai Flavor 88 Inc), 76 Mott St (wb)
withdrawn
15. Sweet Hospitality Group, 79 E 4th St (wb)
approved by committee
16. The Froth (4BD Ventures LLC), 50 Rivington St (wb)
approved by committee
17. Super 325 LLC, 325 E 5th St (wb)
approved by committee

Dining Out NYC - Not heard at Committee

18. Café Maud 132 2nd Ave (Sidewalk Café)
approved by committee
19. Fiaschetta Pistoia, 647 E 11th St (Sidewalk café and Roadway café)
approved by committee

Old Business

20. NY Harbor Sights LLC, 299 South St (Pier 36) (vessel op) - motion to deny

VOTE: TITLE: Community Board 3 Recommendation To Deny

WHEREAS, Pier 36 was not used as a dock in recent times until 2013 when Docknyc presented to CB 3 Parks/Waterfront committee a plan for tall ships and educational cruises with free trips for students and benefits to the community, and with Waterfront Alliance in 2014 presented a vision for activation with community benefits. <https://waterfrontalliance.org/2014/03/24/community-gathers-to-plan-activation-of-pier-36/>

WHEREAS, the plan for educational and community benefits morphed into a dock for charter party boards that serve liquor with only path to the boats through a densely residential community consisting of subsidized lower income housing that is a federally designated environmental justice area, and

WHEREAS, the community has now long complained of severe quality of life complaints about late night congested traffic with horn honking, drunk people boarding and off-boarding the boats in very rowdy, very loud manner, people using the outdoor area for bathrooms as there are no public facilities, illegal vendors selling alcohol and drugs, and

WHEREAS, this application is the first vessel license to apply to CB 3; but Pier 36 is subject to many charter and tour boards that serve alcohol and dock at pier 36, but receive their licenses at other

community boards or municipalities in NYS—thereby subjecting CB 3 residents to the impacts of the licenses without any input, and

WHEREAS, the myriad quality of life concerns for our community arising from the presence of party boats at Pier 36, extending beyond a mere nuisance into substantial health and safety issues, Community Board 3 stands with our community in their concerns about party boats and additional liquor licenses in this area. Our neighborhood has been deeply affected by the influx of party boats, bringing excessive noise, disregard for local residents, and drunken disorderly conduct, illegal use of alcohol and drugs, and potentially even including drunk driving, which is believed to be at fault in the fatal hit-and-run in our community on July 4th that left four people dead and others injured. Community Board 3 stands firmly with the community in our opposition to any additional licenses or boats in this area and supports efforts to curtail these activities while increasing enforcement measures to very restricted activities, so

THEREFORE, be it resolved that CB 3 recommends denial of this license and further requests that all city and state agencies involved work together to rectify the serious quality of life conditions caused by boats at Pier 36.

21. Vote to Adjourn
approved by committee

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA item 11)

32 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 11)

Land Use, Zoning, Public & Private Housing Committee

1. Approval of previous month's minutes
approved by committee
2. Essex Crossing Development Commitments and Alternative Uses for Former Market Line

VOTE: TITLE:

Whereas: Community Board 3 worked tirelessly with multiple partners in city government to reach a broadly shared consensus for an appropriate, community based, and comprehensive land use framework for redevelopment of the Seward Park Urban Renewal Extension Area (SPUERA);

Whereas: That broadly shared consensus was codified by City Council Resolutions and related Land Disposition Agreements, attached hereto, which made zoning amendments which increased size and scale with commitments that no less than fifty percent of housing units developed would be perpetually affordable and certain community benefits would be provided as a result of such actions which were further outlined in the terms and conditions of the revised September 27, 2012 UDAAP Project Summary;

Whereas: NYC EDC led an RFP process which selected Delancey Street Associates as the respondent based on the development consortium's representations made as part of said proposal;

Whereas: It is widely understood that NYC EDC predicated its selection determination on the inclusion of commercial and community based amenities contained within Delancey Street Associates proposal inclusive of delivery of a new Essex Market interconnected to a dynamic retail space, the Market Line inclusive of a commitment to build and operate such space, a commitment to build and tenant abundant commercial office space which drove daytime foot traffic and economic activity, and an agreement to coordinate with the MTA with respect to ensuring accessible access to the Delancey Street subway station, among others;

Whereas: NYC EDC executed agreements on the City's behalf which further codified these commitments prior to disposition and expanded upon the agreed terms and conditions by which SPUERA parcels would be developed;

Whereas: NYC EDC acting on behalf of the City, its relevant departments including but not limited to the Department of Housing Preservation and Development, conveyed property to Delancey Street Associates in order to undertake redevelopment of properties formerly comprising SPUERA, subject to the related ULURP approvals and the UDAAP Project Summary;

Whereas: Community Board 3 recognizes the unique fluctuation in the commercial marketplace, in particular that of commercial real estate as it relates to office space, following the COVID-19 pandemic;

Whereas: Community Board 3 is equally appreciative that the affordable housing commitments made have been nearly fulfilled on project sites which have been constructed, and that prior site tenants and other low to moderate incomes residents are now enjoying quality new housing;

Whereas: Community Board 3 recognizes the understandable desire by NYC EDC and Delancey Street Associates to modify prior agreements to appropriately pivot project uses post-pandemic;

Whereas: Such modifications have already occurred and Community Board 3 embraces prior determinations for alternative retail uses in Site 4 such as Vital Gym;

Whereas: Such modifications to the Market Line were made as of December 15, 2022 by Delancey Street Associates acting as Site 4 DSA Owner LLC, in a letter attached hereto, predicated on "43 micro-retailers {having} operated...in the Market Line as a whole as the result of hundreds of conversations over the last five years" within the approximate 33,000 square feet of the Market Line space in Site 2;

Whereas: An operating agreement between NYC EDC and Site DSA 2 Owner LLC states in pertinent part that:

- Delancey Street Associates (specifically Site 2 DSA Owner LLC, Site 3 DSA Owner LLC, and Site 4 DSA Owner LLC) commits to making "good faith efforts to provide a dynamic mix of retail tenants, providing a balance between serving the needs of the local residents and workers and destination retail".
- Delancey Street Associates commits to "should the Market Line space fail, close or not consist of a mix of retail that {Delancey Street Associates} will provide at least 27 micro-retail spaces at street level of {Essex Crossing}..."
- Delancey Street Associates "commits to operate the Market Line...for a minimum period of 15 years".
- Delancey Street Associates commits to ensuring that "except for the supermarket/grocery store, retailers larger than 18,000 square feet will be located above or below the ground floor {and that} within {Essex Crossing} there shall be no more than 3 retailers larger than 18,000 square feet" and that retailers "will not exceed 30,000 square feet with the exception of a supermarket/grocery store, fitness center, and movie theater".

Whereas: A supermarket/grocery store (Trader Joe's), large scale retailer inclusive of home goods (Target), movie theater (Regal), and fitness facility (Vital Gym) are currently or will soon be operable within Essex Crossing;

Whereas: NYC EDC acting on behalf of the City, its relevant departments including but not limited to the Department of Housing Preservation and Development, continues to seek agreeable terms to effectuate the disposition of Sites 9 and 10;

Whereas: The lack of such terms being agreed has prevented the commitment to work collaboratively with MTA to effectuate urgently needed accessible access to the Delancey Street subway station;

Whereas: the Market Line has now failed, and the micro-retailers that had operated in the Site 2 portion of this commercial space have been forced to close;

Whereas: Such closure has negatively impacted the entirety of Essex Crossing, negated commitments made and used to justify the approved modifications to Site 4 agreements, impacted the operations of Essex Market, and have caused additional vacant space within Essex Crossing compounding the challenges created from an already significant amount of vacant commercial space throughout all project sites;

Whereas: Essex Market and the Market Line space in Site 2 were specifically designed and built, in part at the request of Delancey Street Associates, as an interconnected and cohesive facility whose systems, infrastructure, and operations are linked and highly difficult if not impossible to successfully separate in an cost effective manner;

Whereas: Community Board 3's Essex Crossing Task Force was informed by Delancey Street Associates last month that there has been limited interest from tenants for the Market Line space in Site 2, and that the interest to date has been from large format retail and/or supermarket/grocery stores which would be inconsistent with operating agreements, the original intent of the ULURP approvals, and the UDAAP Project Summary;

Whereas: Community Board 3 is understanding of the unique challenges Delancey Street Associates and Essex Crossing face as they relate to current and prospective market conditions, and;

Whereas: Community Board 3 has a strong desire to ensure that Essex Crossing succeeds, its community benefit commitments are fully realized, and that the consensus codified by ULURP approvals and the revised UDAAP Project Summary are fulfilled;

Therefore Be It Resolved: Community Board 3 requests that NYC EDC acting on behalf of the City, its relevant departments including but not limited to the Department of Housing Preservation and Development, considers the following modifications and forward looking framework to allow Essex Crossing to succeed:

- NYC EDC acting on behalf of the City, should acquire the Market Line space in Site 2 (located at 115 Delancey Street, Condo Unit MKTLN, Block 352, Lot 1005) and expand the Essex Market in a fully integrated facility as initially designed and built creating one of, if not, the largest public market on the eastern seaboard of North America.
- Delancey Street Associates should dispose of the Market Line condominium in Site 2 to the City for minimal cost provided the City considers the market value of such property, which as of January 15, 2024 the Department of Finance estimates to be \$15,188,496, in relation to any and all required payments which would effectuate the expeditious disposition of Sites 9 and 10 permitting the construction of an accessible entrance to the Delancey Street subway station.
- Should the disposition of the entirety of the Market Line space not be acceptable to either NYC EDC acting on behalf of the City or Delancey Street Associates, a portion of the space equating to 15,000 square feet at minimum of the 33,000 square feet Market Line space in Site 2, directly adjacent to the grand staircase, should be considered for disposition to the City utilizing similar terms as outlined above.

Further Be It Resolved: That if such dispositions can occur and provide perpetual community benefits Community Board 3 would not object to appropriate alternative uses of other retail spaces within Essex Crossing as so long as they either conform to the broad contours established by ULURP approvals and the UDAAP Project Summary and/or are modified so that they still achieve the original intent of the ULURP approvals and the UDAAP Project Summary albeit in a different manner than originally approved;

Further Be It Resolved: Community Board 3 firmly believes that should such an approach be feasible it would provide broader benefits to the Lower East Side's small merchant community in addition to creating a dynamic destination on the Delancey Street corridor complimenting upcoming investments by the Department of Transportation in the long reconstruction of Delancey Street and the Williamsburg Bridge approach inclusive of new public amenities adjacent to Essex Crossing;

Further Be It Resolved: That NYC EDC acting on behalf of the City, should consider, encourage, and coordinate with the Department of Citywide Administrative Services to identify and relocate a relevant City agency whose space lease has or will soon expire to available office space within Essex Crossing Sites 3 and 4, and;

Further Be It Resolved: Community Board 3 respectfully requests NYC EDC, and any other relevant agency, present at a joint Land Use and Economic Development meeting about these requests in the month of November after appropriate consultations with such agencies and the Office of the First Deputy Mayor. Additionally, EDC should return to CB3 to report on considerations and provide opportunities for meaningful feedback.

3. FY'2026 District Needs Statement and Capital & Expense Priorities

VOTE: To approve the FY'2026 District Needs Statement and Capital & Expense Priorities.

4. Vote to adjourn
approved by committee

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Transportation, Public Safety, Sanitation & Environment Committee

1. Approval of previous month's minutes
approved by committee
2. Support to move bus stop for SBS14A on Avenue A northbound bus from between Houston & E 2nd Street north on the same block or one block north so that trucks loading and unloading for market do not block bus stop and bus stop is accessible

VOTE: TITLE: Resolution to Relocate the Northbound M14A Bus Stop at Avenue A and East 2nd Street

Whereas community concerns of the current northbound M14A bus stop on Avenue A at East 2nd Street is currently inaccessible for people using walkers or in wheelchairs because the location is directly in front of a commercial loading zone for a grocery store, which makes it difficult for the M14A bus to stop at the curb at the designated bus stop;

Whereas the presence of large 18-wheeler trucks and frequent loading and unloading activities block the curb at the bus stop which does not allow the bus to lower its ramp for access to the sidewalk,

Whereas the Community Board 3 district manager has witnessed bus riders with walkers forced to either disembark at the next bus stop or in an unsafe manner, sometimes in the middle of the traffic lane and CB 3 has received a complaint from a resident who is disabled and often cannot access board or off-boarding the bus at that stop;

Whereas the proposed relocation of the northbound M14A bus stop has been investigated by the NYC Department of Transportation (DOT) for feasibility, with suggestions to move the stop either to the north corner of Avenue A and East 2nd Street or half a block further north to enhance accessibility and safety;

Therefore, be it resolved that Community Board 3 supports the relocation of the northbound M14A bus stop on Avenue A and East 2nd Street to a better location, as determined by the DOT, that provides improved accessibility for all riders, especially those with disabilities, and enhances overall safety for bus riders.

3. DOT/DDC: update for Delancey Street construction project
no vote necessary

4. FY'2026 District Needs Statement and Capital & Expense Priorities

VOTE: To approve the FY'2026 District Needs Statement and Capital & Expense Priorities.

5. Vote to adjourn

approved by committee

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Parks, Recreation, Waterfront, & Resiliency Committee

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

2. Parks Manager Update
no vote necessary

3. FY'2026 District Needs Statement and Capital & Expense Priorities

VOTE: To approve the FY'2026 District Needs Statement and Capital & Expense Priorities.

4. Vote to adjourn

approved by committee

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks item 3)

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

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

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

2. Ali Forney Center – presentation about programs and needs in CD3
no vote necessary

3. FY'26 District Needs Statement and Capital & Expense Priorities

VOTE: To approve the FY'2026 District Needs Statement and Capital & Expense Priorities.

4. CAB/CEC reports
no vote necessary

5. Vote to Adjourn

approved by committee

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED

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)

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

WHEREAS, Supply Design LLC doing business as Supply Design LLC, is seeking an Adult-Use Retail Dispensary license, in the premises located at 17 Saint Marks Place, between Second Avenue and Third Avenue, New York, New York; and

WHEREAS, the applicant appeared before Community Board 3 on October 7, 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 Supply Design LLC, for the premises located at 17 Saint Marks Place, New York, New York, provided that the applicant agrees to the following signed notarized stipulations that

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

3. Stoned in Brooklyn Inc, 125 Rivington St (Adult-Use Microbusiness)

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

WHEREAS, Stoned Brooklyn LLC doing business as Mood NYC, is seeking a Micro-business (with retail) license, in the premises located at 125 Rivington Street, between Norfolk and Essex Street, New York, New York; and

WHEREAS, the applicant appeared before Community Board 3 on [October 7, 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 a Micro-business (with retail) for Stoned in Brooklyn LLC], for the premises located at 125 Rivington Street, New York, New York, provided that the applicant agrees to the following signed notarized stipulations that

- 1) It will close by 9:20 P.M. Sunday - Saturday, and
- 2) it will have no music emanating from business.

4. Hornbill Inc, 224 1st Ave (Adult-Use Retail Dispensary)

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

WHEREAS, Hornbill Inc doing business as Hornbill, is seeking an Adult-Use Retail Dispensary license, in the premises located at 224 1st Avenue, between 14th Street and 1st Avenue, New York, New York; and

WHEREAS, the applicant appeared before Community Board 3 on October 7, 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 Hornbill Inc, for the premises located at 224 1st Avenue, New York, New York, provided that the applicant agrees to the following signed notarized stipulations that

- 1) It will close by 9:30 P.M. Sunday - Saturday, and
- 2) it will have no music emanating from business.

5. Vote to adjourn

approved by committee

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Cannabis items 2, 3, 4)

30 YES 2 NO 1 ABS 0 PNV MOTION PASSED (Cannabis items 2, 3, 4)

Vote to adjourn

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

David Adams	[A]	Lee Berman	[P]	August Castelli	[P]
Stephen Ballinger	[P]	Solomon Blecher	[P]	Karlin Chan	[P]
Sarah Rose Batchu	[P]	Thanh Bui	[P]	Ariadna Chua	[A]

Vincent Cirrito	[P]	Herman Hewitt	[A]	Grauken Olivares	[P]
Eric Diaz	[P]	Trever Holland	[A]	Damaris Reyes	[P]
Alistair Economakis	[A]	Vaylateena Jones	[P]	Jailene Rodriguez	[P]
Larry Fenn	[A]	Ana Kakkar	[A]	Richard Ropiak	[P]
Tahisha Fields	[P]	Nancy Kong	[P]	Sherry Ryan	[P]
Nagnouma Fofana	[A]	Michelle Koppersmith	[P]	Arnette Scott	[P]
John Fout	[A]	Dianne Lake	[P]	Clint Smeltzer	[P]
Kathryn Freed	[A]	Mae Lee	[P]	Sandra Strother	[P]
Shawn Garcia	[A]	Michael Levario	[P]	Daniel Tainow	[P]
Ryan Gilliam	[A]	Jaja Liao	[P]	Zachary Thomas	[P]
Debra Glass	[P]	Mollye Liu	[P]	Josephine Velez	[P]
Charlie Goldensohn	[A]	Campbell Munn	[A]	Kathleen Webster	[P]
Andrea Gordillo	[P]	Indrani Nicodemus Rivera	[P]	Guillermo Zubillaga	[A]

Meeting Adjourned