



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

June 25, 2025

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210-8002

Re: PDS Dreams LLC
162 Avenue A
New York, NY 10009

Dear New York State Liquor Authority,

At the June 2025 Full Board Meeting, Community Board 3 passed the following resolution:

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

WHEREAS, PDS Dreams, LLC doing business as "PD's A10 Kitchen", is seeking a sale of assets for a full on-premises liquor license, in the premises located at 162 Avenue A, between E.10th Street and E. 11th Street, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 19 tables and 41 seats, including a stand-up bar, 8 stools, with a full kitchen and food preparation area, serving food during all hours of operation, no televisions and background music played through small speakers; and

WHEREAS, there are 7 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously a restaurant under the name "A10 Kitchen", which was licensed with a full OP; and

WHEREAS, this applicant has never held a license for the sale of alcohol, but has some experience working in the food/hospitality history; and

WHEREAS, 15 residents who live within two blocks of the location signed a petition in favor of the application; and

WHEREAS, a representative from the East Village Community Coalition appeared and wanted to ensure that the applicant is aware that there have been issues with lines at this location, specifically during brunch and that lines are not permitted,

WHEREAS, There is a church less than 200 Feet from the location, The Iglesia Del Dios Pentecostal M.J. Alpha Y Omega at 168 Avenue A, which was recently determined by the NY SLA to be a legitimate church, however this location has been previously licensed,

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for PDS Dreams, LLC, for the premises located at 162 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an American restaurant, with a full kitchen serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11AM and closing by 12AM Sundays-Wednesdays and 1AM Thursdays-Saturdays,
- 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) I will not employ a doorman/security personnel,
- 5) it will not install soundproofing to ensure that sound or vibration are inaudible in nearby apartments,
- 6) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports
- 7) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,
- 11) it may have "happy hours" until 8PM 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.

Please see the attached supplemental materials and contact the community board office with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrea Gordillo". The signature is fluid and cursive, with the first name "Andrea" written in a larger, more prominent script than the last name "Gordillo".

Andrea Gordillo, Chair
Community Board 3

A handwritten signature in blue ink, appearing to read "Clint Smeltzer". The signature is fluid and cursive, with the first name "Clint" written in a larger, more prominent script than the last name "Smeltzer".

Clint Smeltzer, Chair
SLA & DCA Licensing Committee

CC: Kathleen E. Negri Stathopoulos, Applicant's Representative



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Community Board 3 Liquor License Stipulations

I, Pragati Pandey, as a qualified representative of PDS Dreams, LLC,
located at 162 Avenue A, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) American restaurant, or
☐ I will operate a _____
☒ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other _____
3. My hours of operation will be Sun-Weds: 11AM-12AM; Thurs-Sat: 11AM-1AM
- (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. ☐ I will not use outdoor space for commercial use (including Open Restaurants) OR
☒ I 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 outdoors.
5. ☐ I will employ a doorman/security personnel: _____
6. ☐ I will install soundproofing, _____
7. ☒ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.
☐ I 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.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☐ more than _____ private parties per _____
9. ☒ I will play ambient recorded background music only.
10. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ I will not have a happy hour or drink specials with or without time restrictions OR ☒ I will have happy hour and it will end by 8PM.
15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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.

★ Name: Pragati Pandey Phone Number: 917-678-2245

18. ☐ I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

P. Pandey
Signed

Sworn to this 17th day of June, 2025

Dated 6/17/25

Notary Public

