



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: DM Hospitality Management LLC  
117 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**, St. Dymphnas LLC doing business as St. Dymphnas, is seeking a full on-premises liquor license, in the premises located at 117 Ave. A, between 7th St. and St. Mark's Place, New York, New York; and

**WHEREAS**, this is an application for an establishment with of 74 people, 20 tables and 45 seats with one bar with 8 stools, and a full kitchen serving traditional Irish food during all hours of operation, and will have a maximum of 5 TVs, live music and streaming music played at background levels; and

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

**WHEREAS**, the applicant has been a license holder at this location since 2018; and

**WHEREAS**, there were 27 commercial noise 311 complaints at this location with NYPD action necessary since 2022; and

**WHEREAS**, 67 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 St. Dymphnas LLC for the premises located at 117 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as full service restaurant, with full kitchen serving traditional Irish food within all hours of operation,
- 2) its hours of operation will be opening no later than 12PM and closing by 4AM all days,
- 3) it will not use outdoor space for commercial use,

- 4) it will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live non-musical performances, or during unamplified live performances or televised sports,
- 5) it will have a doorman on Friday and Saturday,
- 6) it will play ambient background music, consisting of recorded music, and will have live music at background level, live music will consist of no more than three instruments no more than two times per month, will not have third party promoted events, events with covers 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 may have "happy hours" until 8 P.M. each night
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

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

Sincerely,

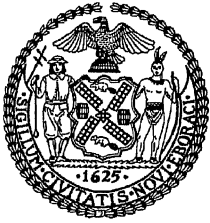


Andrea Gordillo, Chair  
Community Board 3



Clint Smeltzer, Chair  
SLA & DCA Licensing Committee

CC: Frank Palillo, Applicant's Representative



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Community Board 3 Liquor License Stipulations

I, Daniel McElroy, as a qualified representative of D.M. Hospitality Management LLC, located at 117 Avenue A, New York, NY agree to the following stipulations:

- My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
- ☐ I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_ restaurant, or  
☒ I will operate a Tavern  
☒ 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 \_\_\_\_\_
- My hours of operation will be 12PM-4AM ALL DAYS

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- ☒ 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.
- ☒ I will employ a doorman/security personnel: doorman on friday and saturday
- ☐ I will install soundproofing, \_\_\_\_\_
- ☒ 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.
- 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 20 private parties per year  
Live Music consisting of no more that three instruments two times per month
- ☐ I will play ambient recorded background music only.
- ☒ 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.
- ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- ☒ I will not participate in pub crawls or have party buses come to my establishment.
- ☒ I will not have unlimited drink specials, including boozy brunches, with food.
- ☐ 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 8:00PM
- ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
- ☒ 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: Daniel McElroy Phone Number: 716-783-5536

18. ☐ I will: \_\_\_\_\_

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

Signed

Sworn to this 24<sup>th</sup> day of June

Dated

06/24/2025

Notary Public

FRANK W. PALILLO  
Notary Public, State of New York  
No. 24-4754180  
Qualified in Kings County  
Commission Expires April 30, 2027