



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3  
59 East 4th Street - New York, NY 10003  
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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