



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: 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".

Andrea Gordillo, Chair  
Community Board 3

A handwritten signature in blue ink, appearing to read "Clint Smeltzer".

Clint Smeltzer, Chair  
SLA & DCA Licensing Committee

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