



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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Economic Development Committee

Hon. Jennifer Prince, Chair
Hon. Shanelle Washington, Vice-Chair

Thursday, August 8, 2019

Economic Development Committee Members Present: Mari Moss, Carlene Pinto, Cheryl Smith, Lisa Downing, Victoria Horsford, and Jennifer Prince

The meeting began at 6:40 PM.

1. SLA Renewal Applications

- ACP 111 St. Rest Corp., d/b/a “Cantina 1838” 1838 7th Avenue., New York, NY 10026 (Between 111th & 112th Streets on the West side) – Full Liquor License
Cantina 1838 completed their renewal application questionnaire, including letters of support and community signatures. Business is really good. This is their first location and their business partners on Lenox Avenue are opening another location in White Plains. The brand is continuing on and expanding. Cantina 1838 continues to have a strong relationship with the tenants in the residential building above.
They have worked with Harlem Mother’s Save and Friends of Morningside Park. They employ 12 – 18 at the location. Most employees are from the community, a lot are from the Bronx and some commute from Queens. Two managers have been there since opening day five years ago and bartender who lives in Harlem and has been with Cantina for 3 years. This location has a pretty low turnover; the servers have the highest turnover rate which they attribute to the nature of the job. The employment also fluctuates seasonally.
The representative is co-owner in the Lenox Avenue location.
There have been no SLA violations.
Voting: 6 YES 0 NO 0 ABSTENTIONS
- Lenox Sapphire LLC., d/b/a “Chez Lucienne”, 308 Lenox Avenue., New York, NY 10027 (Between 125th & 126th Streets on the East side) – Full Liquor License
Business has been a little slower than they are used to during the summer months so they rotate staff between Chez Lucienne and Lenox Sapphire to make sure they have enough hours. They employ 15 on staff, most live in Harlem or the Bronx, and some live in Brooklyn. The representative, presenting on behalf of the owner, was unable to say whether or not Chez Lucienne had made any charitable/ in-kind donations, these past two years.
There have been no SLA violations or police activity. As clarification, the actual license is for Chez Lucienne.
There is no live music in Chez Lucienne. Committee Member Cheryl Smith asked about trash disposal, process, timeframe, and quantity. They use a garbage company to collect the garbage. They do not have a lot of garbage because Chez Lucienne is not as busy as it used to be. On a weekly basis they have about ten bags per day. The bags are carted twice a week.

The representative could not say exactly where the garbage was placed on the sidewalk of Malcom X Boulevard between 125th and 126th Streets. The garbage is placed on the sidewalk early in the morning around 4:00 AM. Trash is not put out at the same time as adjacent restaurant Red Rooster. When Red Rooster came for their renewal there were significant complaints about the garbage disposal. Chez Lucienne places their garbage out early in the morning.

Committee Member Cheryl Smith talked about a universal carting system and a sanitation department presentation she attended, about the laws changing around carting. She suggested that the Sanitation Department present to the committee about the upcoming changes.

Chez Lucienne went through significant renovations; there is table seating for 36 and seating for 16 at the bar. The cuisine has not changed. The representative was not clear on the remaining time on their lease.

There have not been any incidents of theft at the sidewalk café.

During discussion on the motion Committee Member Lisa suggested that the owner Fal come to a future committee meeting to share more about his multiple businesses in the community.

Voting: 6 YES 0 NO 0 ABSTENTIONS

2. SLA New Applications

- JMB Harlem LLC., 420A Lenox Ave., New York, NY 10037 (Northeast Corner of 131st Street) – Wine, beer, License

JMB Harlem LLC, completed the CB 10 new wine, beer license application for Musette Wine Bar and presented signatures and letters of support. Musette will serve wine and mostly small bites. There will be 30 to 40 seats inside and 20 seats outside. JMB will occupy the former Island Salad location on the corner of 131st street and Malcolm X Boulevard.

They plan on employing 8 to 10 people and will consider increasing as business dictates. They want to begin with dinner and then consider opening for brunch and lunch depending on how business work. The bathroom and entranceway are ADA compliant. There is a ramp for the entrance.

They are already managing Pompette wine shop; they realized they have a good customer base who are interested in wine and wine pairings, and concluded that a wine bar would be a natural next venture. JMB Harlem LLC, and Musette are a different company with different people involved. Pompette and JMB Harlem are two different LLC and two different licenses. As per the liquor authority regulation, they also purchase wine separately – disallowing any bulk purchases.

The lease is for 15 years with a 5 year option. The hours will begin with dinner mostly – from 5:00PM to 12:00AM on weekdays and 5:00PM to 2:00 AM on weekends. They do not anticipate a noise risk because there will be no live music, it will be ambient music only.

There will be some construction to ensure that the sound does not impact the tenant above.

There are three tenants in the building above; they occupy one of the residential units. They hope to open in September 2019 or February 2020 at the latest.

They will also be applying for a sidewalk café in the future.

The letters of support they submitted came from Pompette's charitable work with schools and community organizations. They also received petition signatures from community members who are patrons of Pompette. They're customers are very excited about the new wine bar.

The food will be French tapas/small bites – like croquettes, cheese, and charcuterie. There will not be a full kitchen. The food items will be heated and assembled.

The business at Pompette is going well, they adapted step by step. They feel like more and more people are coming from word of mouth.

The menu pricing is not targeting a specific demographic, as much as people interested in wine and wine pairings, and a wine experience. The menu pricing is not set in stone and will be flexible to market pressure. They did a survey of similar restaurants in the community to

determine pricing.

The hiring will be similar to how they have approached hiring at Pompette; keeping hiring local. They will post on winejob.com or go to craigslist and priority goes to people from the neighborhood.

Mr. Watson a former employee of Pompette wine shop, came to share his opposition for the new wine bar. There is a legal situation and he believes the opening of the new business will keep from compensating and taking care of him for what he did for Pompette. He does not believe that JMB will hire from the community because he led the hiring for Pompette when it opened and since his departure the wine shop has changed and is a completely different atmosphere. He believes the company is driven by personal gain and not for the community. When asked to further specify his concerns he stated that they are not targeting this community. He stated that his name is on most of the support letters. Pointing to the assumption that the authors of the support letters assumed he would be involved in the future new business.

The JMB representatives responded to the personal gain reference by stating that the personal and community gain are not mutually exclusive. Mr. Watson's name is not on any of the letters of support submitted to the Community Board.

The committee members discussed the changing community and role of the community board in describing the targeted community and the community's overall best interest.

Mr. Watson was again asked to specify why he believed that JMB would not be a benefit to the community. He believes they are not bringing anything to the community.

Committee Member Carlene Pinto asked Mr. Watson about the letters of support and community letters. He believes the letters are from people who believe he is still involved in the business. Mr. Watson said that an author of one of the letters of support wanted to withdraw their support after speaking with him. Committee Member Carlene Pinto recommended that the vote on the license be on hold to respond to the letters of support.

The JMB representative encouraged the community board to follow-up with the letters of support or to speak with even speak with past or present employees.

The letters of support were gathered by reaching out by email and phone, sharing the new project and asking for support.

Mr. Watson has not been working with Pompette for close to a year.

For clarity there is no lawsuit, there is a disagreement and lawyers involved, but some of the issues involved are so serious that there may be a lawsuit. But they do not want to go there out of decency and to give people a chance to find another path and they cannot say more than that.

SLA regulation confirms that, having given the 30- day notice, they are in full right of submitting their completed application. However, they would prefer to include the community board resolution.

Committee discussion on the motion to support the new liquor license was around follow-up about letters of support and whether the committee will be setting a precedent by following-up on the letters support. The committee determined that the follow-up should be driven by objections, questions, grievances, or overall concerns.

The first motion to support was on the condition that the letters of support be verified and that the authors would confirm their continued support of the new business irrespective of Mr. Watson's involvement, and do they know the owners in the new venture and feel comfortable supporting the business.

Committee Member Lisa Downing suggested language stating, we have received a letter stating that you support JMB Harlem, are you aware that there has been a separation in the partnership of the previous business and would you still support this venture.

The Committee members got clarification on the partnership. The wine store is completely different from JMB Harlem LLC's Musette Wine Bar. The representatives suggested asking if

the authors of the support letters are aware of Mr. Watson's lack of involvement and given your now knowledge would you support it.

The recommendation was to proceed with the vote on the condition that the community support letters would still exist in the absence of Mr. Watson's involvement.

Committee member Cheryl Smith suggested that we wait to proceed with a vote.

The first motion was voted on: 3 YES 3 NO 0 ABSTENTIONS.

The Committee then returned to discussion about a second motion for the conditionally supporting the new wine and beer application. They discussed the time between the committee meeting and general board meeting which will allow for time to review and follow-up on the letters of support. The committee discussed the process for presenting to the general board and the reiteration and full reporting of the committee's findings to the board about the committee's vote and discussion on the application.

There was a second vote to support the application with the language for following up on letters of support: **4 YES 1 NO 1 ABSTENSTION**

3. Old Business

4. New Business

The committee reviewed the committee designed questionnaire for the renewal applicants. There were suggestions to ask about changes in ownership, if there is a private transfer of the LLC there would not be a change in the liquor license. The committee discussed add a question to clarify the specific information about community work and philanthropy. The questionnaire will be passed around to make further edits.

Committee Mari Moss has been working on an economic development survey to help with data collection to identify where priorities lie, driving information for district needs statements.

It is recommended that Sanitation come to speak about upcoming carting regulations and changes, and for Barbara Atkins to be present during that presentation, and to have Fal come to speak more about his businesses in the community.

Committee Member Carlene Pinto is hosting a Black Lives Matter in New York rally called Enough is Enough on Sunday, August, 10 at 3:00 PM in front of the Adam Clayton Powell State Office Building. They will march to Columbus Circle.

5. Adjournment

The meeting was adjourned at 8:08 PM