



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

215 West 125th Street, 4th Floor—New York, NY 10027

T: 212-749-3105 F: 212-662-4215

HENRIETTA LYLE

Chair

PAIMAN LODHI

District Manager

November 6, 2012

Resolution: Support of a new Wine and Beer License for Boulevard Bistro, LLC, located at 239 Lenox Avenue 10027.

WHEREAS, the New York State Liquor Authority (SLA) has the jurisdiction to issue on premise licenses according to the Alcoholic Beverage Control (ABC) Laws, and is responsible for enforcing those laws; and

WHEREAS, Manhattan Community Board 10 reviews all new applications and offers guidance to the SLA about the potential impact of a license on public safety and quality of life in our neighborhoods; and

WHEREAS, Community Boards, as part of their due diligence process reviews the company ownership and funding; floor plans of the proposed location, food and beverage to be served; operational aspects of the restaurant/bar or lounge; price point; employee hiring processes; employee wages and benefits; community involvement; and

WHEREAS, Boulevard Bistro, LLC, a New York Limited Liability Company 100% owned by Mr. Mark Melvin, is applying for a Wine and Beer License for an establishment to be known as Boulevard Bistro located at Boulevard Bistro LLC;

WHEREAS, Boulevard Bistro, LLC appeared before Community Board 10's Economic Development Committee on October 11th, 2012 and presented the following information;

1. Boulevard Bistro, LLC proposes to offer a full breakfast, lunch, dinner and weekend brunch menu consisting of comforting fare with various ethnic accents and highlights along with a selection of wines and beer;
2. Boulevard Bistro's floor plans include 810 square feet on the ground floor level at the southwest corner of Lenox Avenue and 122nd Street. 350 square feet of the space will be dedicated to a state-of-the-art chef's kitchen with counter space, refrigeration, storage, a new ventilation hood and fire suppression unit.
3. Boulevard Bistro will have indoor seating for 36 patrons. There will also be an L-shaped below-sidewalk-level outdoor seating area with capacity for 12 patrons. The outdoor seating area will not encroach on the sidewalk.

4. Boulevard Bistro will be open seven days per week for breakfast, lunch and dinner, with brunch served on Saturdays and Sundays. The operating hours will be Sundays through Thursdays 7:00 am to 10:00 pm and Fridays and Saturdays 7:00 am to 12:00 midnight.
5. Boulevard Bistro's price points will be: Breakfast and Brunch, between \$2.79 and \$7.49; Lunch and Dinner, between \$4.25 and \$13.95; Non-Alcoholic Beverages, between \$1.49 and \$3.79; Beer approximately \$4.50 per bottle; Wine, approximately \$7.00 per glass.
6. Boulevard Bistro will play only background recorded music and will not have live amplified music.
7. Boulevard Bistro's owner/sole proprietor, Mark Melvin, has previously owned and operated a successful restaurant in Brooklyn from 2001 to 2004. Said restaurant did not have a liquor or wine and beer license.
8. Boulevard Bistro will present regular showcases of talented, aspiring chefs, will provide space for community events and/or fundraisers and will offer wine tastings and classes.
9. Boulevard Bistro will create approximately eight new employment opportunities, including head cooks, prep cooks, dishwashers and wait staff. Owner/proprietor Mark Melvin will serve as Manager. Boulevard Bistro will advertise job opportunities in local media and will work with Work Force One and other local organizations to publicize job opportunities for community residents.
10. Boulevard Bistro will pay compensation commensurate with job title, experience and scope of work.

WHEREAS, Boulevard Bistro LLC has produced evidence of community support via support letters from the Mount Morris Park Community Improvement Association, the Harlem Community Development Corporation, neighboring businesses, and surrounding residents, and a petition of support signed by 34 neighboring residents;

WHEREAS, the Economic Development Committee on October 11, 2012, voted 11-yes, 0-no, and 0-abstentions to support this application; and

THEREFORE, BE IT RESOLVED, that on November 6, 2012 the Manhattan Borough Community Board 10 supports the Liquor License application of Boulevard Bistro LLC with a vote of 25 in favor, 0 opposed, 0 abstentions and 3 no votes.