



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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June 5, 2013

Resolution: Support of the Wine and Beer Application of NYC Harlem Group LLC for Tio Luca located at 421 Lenox Avenue, New York, NY 10026.

WHEREAS, the New York State Liquor Authority (SLA) has 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, review an applicant's ownership and funding; floor plans of the proposed location, food and beverage to be served; operational aspects of the restaurant/bar or lounge; price points; employee hiring processes; employee wages and benefits; and community involvement; and

WHEREAS, applicant NYC Harlem Group LLC is applying for a Wine and Beer License for its proposed restaurant to be called Tio Luca, located at 421 Lenox Avenue (NW corner of 131st St.), New York, NY 10026; and

WHEREAS, Ms. Carol Ceballos is the owner of NYC Harlem Group LLC; and

WHEREAS, the applicant appeared before Community Board 10's Economic Development Committee on May 9, 2013 and presented the following information:

1. Tio Luca will be a moderately-priced Mexican/South American tapas and wine restaurant, featuring small plates, a wide selection of Latin American Wines and champagne-based mixed drinks.
2. Tio Luca's owner, Carol Ceballos, previously managed a liquor-licensed restaurant called Rancho Cafe on Amsterdam Ave., between 87-88th Sts, for 16 years. She will be assisted at Tio Luca by restaurant consultant Mr. W. Falcon, Chef Carlos La Cruz and manager Ken Suarez.

3. Tio Luca will be open seven days a week from noon to midnight.
4. The establishment will accommodate 50 patrons.
5. Tio Luca will sell wine priced between \$18 - \$122 per bottle and a selection of domestic and imported beer priced at \$5.00.
6. The establishment's front entrance is a small step up from sidewalk level and applicant will utilize a portable ramp to render the entrance handicapped accessible. The entry itself will be barrier-free and wheelchair accessible and the establishment will have wheelchair accessible restrooms.
7. Tio Luca will generally provide light background music.
8. The establishment will employ approximately six employees, three of whom are currently residents of Harlem; and

WHEREAS, the Applicant has worked closely with the West 131st Street Block Association to address issues relating to the building in which the establishment is located as well as quality of life issues on the block that might arise from the operation of a restaurant and the West 131st Street Block Association has indicated its support of the Applicant's proposed business; and

WHEREAS, the Economic Development Committee on May 9, 2013 voted 11-yes, 0-no, and 3-abstentions to support this application;

THEREFORE, BE IT RESOLVED, that on June 5, 2013 the Manhattan Borough Community Board 10 supports the Liquor License application of NYC Harlem Group LLC with a vote of **35** in favor, **3** opposed and **0** abstentions.