



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
Chairperson

ANDREW LASSALLE
District Manager

October 1, 2014

Resolution: Support of the Wine and Beer License Application of Peque Vinos & Tapas LLC, d/b/a “Peque Vinos & Tapas”, located at 231 West 145th Street, New York, NY 10039.

WHEREAS, the New York State Liquor Authority (SLA) has jurisdiction to issue on-premises licenses according to the Alcoholic Beverage Control 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, Peque Vinos & Tapas LLC is applying to the State Liquor Authority for a Wine and Beer License for a new establishment to be called Peque Vinos & Tapas to be located at 231 West 145th Street, New York, NY 10039 (between Adam Clayton Powell Jr. Blvd. and Frederick Douglass Blvd)(former location of “Mountain Bird”); and

WHEREAS, the Applicant's principals, Ms. Marla Rose and Mr. Paul Morejon, appeared before Community Board 10's Economic Development Committee on September 11, 2014 and presented the following information:

1. Ms. Marla Rose and Mr. Paul Morejon 50/50 owners of Peque Vinos & Tapas LLC. They are each Harlem residents. Ms. Rose is a retired Lieutenant, NYPD, and Mr. Morejon works in web development, photography and marketing. Peque will be their first restaurant venture.
2. Applicant's proposed new establishment will serve seasonal, high-quality, tapas-styled food.

3. Applicant has obtained a 5-year lease for the premises with a 5-year renewal option.
4. The restaurant will be 730 square feet and will accommodate 18 patrons seated and 4 at the bar.
5. The restaurant will be open Tuesday to Thursday from 4:00 pm to 10:00 pm and Friday to Sunday from 4:00 pm to 11:00 pm.
6. The restaurant will not provide any live music or entertainment, other than recorded background music.
7. The restaurant's price points for food will be: Cheeses, small plates and vegetables: \$5.00 - \$6.00; Salads: \$7.00 - \$8.00; Sandwiches: \$6.00 - \$7.00; and Fish and meat dishes \$6.00 - \$12.00.
8. The restaurant's price points for alcohol food will be: Beer: \$5.00 - \$7.00, Wine: \$6.00 - \$8.00/glass and \$18.00 - \$35.00/bottles.
9. The Applicant plans to employ 6 employees, including an Owner/Manager and an Owner/Chef who are Harlem residents. They have hired a bartender and a sous chef who are Harlem residents and they have placed ads with Upper Manhattan Workforce 1 and NYC Small Business Solutions for a busser/dishwasher and a line cook.
10. The establishment will have handicapped and wheelchair accessible entryways, dining areas and bathrooms. Applicant has removed a closet and a furnace in the establishment to install a wheelchair accessible bathroom.

WHEREAS, the Applicant has submitted letters of support from the 146th Street Block Association, Harlem Pride, Grassroots Farmers Market and Jackie Robinson Park Conservancy, and a petition of support signed by 25 area businesses and 89 area residents; and

WHEREAS, the Applicant has obtained certifications from the 32nd Precinct and the Commanding Officer serving the NYCHA housing developments in the area near the establishment regarding recent crime reduction in the precinct and nearby housing development and opining that the new establishment will not have a negative impact on crime or the quality of life in the area; and

WHEREAS, the Economic Development Committee voted 10-yes, 0-no, and 0-abstentions to support this application;

THEREFORE, BE IT RESOLVED, that on October 1, 2014 the Manhattan Borough Community Board 10 supports the Liquor License application of 533 Manhattan Ave. Rest. Corp. with a vote of 31 in favor, 3 opposed and 0 abstention.