



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
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**HENRIETTA LYLE**  
Chairperson

**ANDREW LASSALLE**  
District Manager

September 3, 2014

**Resolution: Support of the Liquor License Application of Serf II Inc., d/b/a “Babbalucci’s”, located at 331 Lenox Avenue, New York, NY 10027.**

**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**, Serf II, Inc. is applying for a Liquor License for a new establishment to be called Babbalucci’s located at 331 Lenox Avenue, New York, NY 10027 (Between 126-127th St., west side); and

**WHEREAS**, the Applicant’s principal, Mr. Charles LoPresto, appeared before Community Board 10’s Economic Development Committee on July 17, 2014 and presented the following information:

1. The shareholders and officers of Serf II are Charles LoPresto, a west midtown Manhattan resident, Mr. Andrew LoPresto, a resident of Central Harlem, and Mr. Robert Freid, a resident of the Bronx.
2. Charles LoPresto has worked in the restaurant industry for several decades, and currently owns Luzzo’s, a licensed Italian Restaurant opened in 1991 on 1<sup>st</sup> Avenue and 13<sup>th</sup> Street. In addition to Luzzo, Mr. LoPresto has held liquor licenses at three other restaurants over the years.
3. Applicant’s proposed new establishment, Babbalucci’s will be a traditional Italian restaurant serving salads, antipasti, soups, pasta, entrees and brick-oven pizza.
4. Applicant has obtained a 10-year lease for the premises.

5. The restaurant will be approximately 800 square feet and will accommodate approximately 40 patrons in-doors. The applicant also plans to design a backyard dining area that would accommodate 30 patrons, weather permitting.
6. The restaurant will be open seven days, from noon to midnight.
7. The restaurant will not provide and live entertainment and will only provide recorded background music.
8. The Applicant plans to employ several kitchen workers, cooks, prep workers, wait staff and bartenders. The Applicant will make local hiring a priority and will work with Upper Manhattan Workforce 1 for this purpose.
9. The premises will have a handicapped accessible entrance and two handicapped accessible bathrooms.

**WHEREAS**, the Applicant has submitted a letter of support from St. Ambrose Church on West 130<sup>th</sup> Street and a petition of support signed by 12 area residents; and

**WHEREAS**, the Economic Development Committee voted 15-yes, 0-no, and 0-abstentions to support this application;

**THEREFORE, BE IT RESOLVED**, that on September 3, 2014 the Manhattan Borough Community Board 10 supports the Liquor License application of Serf II Inc. with a vote of 24 in favor, 8 opposed and 0 abstention.