



Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166th St. 6th Floor, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

Website: www.nyc.gov/mcb12

George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon Gale A. Brewer
Manhattan Borough President
Municipal Building
1 Centre Street 19th Fl. South
New York, NY 10007

Hon. Zachary W. Carter
Corporation Counsel
NYC Law Department
100 Church Street
New York, NY 10007

Dear Borough President Brewer & Counselor Carter:

Please be advised that at the General Meeting, Tuesday, March 25, 2014 the Community Board 12 Manhattan passed a resolution with a vote (36) In Favor, (0), Opposed, (2) Abstain approving and immediately implementing an "Official Employee Handbook " for all of its current and future employees, provide and discuss with them the contents of this document when hired or retained, and shall make appropriate handbook changes as required by operational needs, changes in the law or union contracts.

Whereas, according to *Chapter 70, Section 2800.f of the City Charter* Community Boards are given the authority to appoint a District Manager, within budgetary appropriations and who shall serve at the pleasure of the Community Board; and

Whereas, Under *Chapter 70, Section 2800.g of the City Charter*: Each Community Board may employ other assistants within budgeted appropriations or funds contributed for such purposes, and.

Whereas, Under *Article 1 of Community Board 12, Manhattan's by-laws Section 1.02* the board "shall be organized to elect officers, establish committees, and within budgetary appropriations or other funding for such purposes, to appoint a full-time District Manager, maintain a board office, and employ such office staff and assistants as it may require"; and .

Whereas, *This Handbook* is written to provide a clearer understanding of Community Board 12, Manhattan's mission, policies and expectations as an employer; and

Whereas, An employee's handbook is an official document that contains the board's operating procedures, employers need to use this resource to establish important policies that are expected in the workplace and to protect the rights of employers and employees, given that this document discloses legal information, such as the board's equal employment opportunity policy, including workplace harassment policies, as well as expectations for safety in the workplace amongst other traditional employment matters; and

Whereas, The purpose of this Handbook is a working guide to the understanding of the day-to-day administration of personnel policies and practices consistent with collective bargaining agreements; and

Whereas, It is the responsibility of the employee to read and sign this handbook these policies, procedures and any subsequent revisions do not constitute an employment contract; and

Resolved, Community Board 12, Manhattan approves and immediately implements an "Official Employee Handbook " for all of its current and future employees, provide and discuss with them the contents of this document when hired or retained, abd shall make appropriate handbook changes as required by operational needs, changes in the law or union contracts.

Sincerely,



George Fernandez, Jr.
Chair
Community Board 12 Man.

cc: Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Shola Olatoye
Chair & Chief Executive Officer
NYC Housing Authority (NYCHA)
250 Broadway
New York, NY 10007

Mr. Victor Bach
Senior Housing Policy Analyst
Community Service Society
105 East 22nd Street
New York, NY 10010

Dear Chief Executive Olatoye & Mr. Bach:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12-Manhattan passed the following resolution with a vote of (38)In favor, (0)Opposed, (0)Abstain, recommending that on consensus issues that it retains the right to express both agreement and difference as per the board's bylaws, resolutions passed, and policies.

WHEREAS, the Housing and Human Services Committee heard expert testimony from the Community Service Society and the NYC Housing Authority (NYCHA) on several key issues related to public housing in New York City; and

WHEREAS, Information was also presented on the NYC Alliance to Preserve Public Housing, a collaboration of resident leaders/organizations, housing advocates, and concerned elected officials to press for policies to strengthen our public housing communities and extend housing opportunities; and

WHEREAS, the NYC Alliance to Preserve Public Housing seeks stronger resident and community voice in government decisions that affect NYCHA communities as well as greater openness and accountability when Alliance members critically review and are allowed to respond to NYCHA's Draft Fiscal Year Plans; and

WHEREAS, the Alliance produces an annual position paper that describes key issues identified in that fiscal year plan and puts forward joint recommendations and concerns from the views of its members on matters such as NYCHA's need to retain all its operating revenues, a halt to the current "Infill Land Lease Plan", making progress with a variety of binding agreements on a "Moving-to-Work (MTW)" program, addressing Section 8 Housing Choice Voucher cuts, keeping NYCHA Centers open, and retaining NYCHA Jobs; and

WHEREAS, the interests of Community District 12 residents who lived in NYCHA properties need to be protected and a voice on these matters presented and heard; now therefore be it

RESOLVED, Community Board 12, Manhattan recommends that it seek membership in the NYC Alliance to Preserve Public Housing whose members already include the Manhattan Borough President and several City Council members, and be it further

RESOLVED, Community Board 12, Manhattan recommends that on consensus issues that it retains the right to express both agreement and difference as per the board's bylaws, resolutions passed, and policies.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Fernandez Jr.", with a stylized flourish at the end.

George Fernandez Jr.
Chair

cc: Hon. Gale Brewer, Manhattan Borough President Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Leitia James, Public Advocate Hon. Gabriela Rosa, Assembly Member
Hon. Scott Stringer, Comptroller Hon. Ydanis Rodriguez, Council Member
Hon. Bill Perkins, State Senator Hon. Mark Levine, Council Member
Hon. Adriano Espaillat, State Senator



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 27, 2014

Dr. Emma Jordan-Simpson
Interim Executive Director
Edwin Gould Services for Children
& Families, Inc.
151 Lawrence Street
New York, NY 11201

Hon. Laurie A. Kelley, Acting Commissioner
NYS Office for People with Developmental Disabilities(OPWDD)
44 Holland Avenue
Albany, NY 12229

Dear Dr. Jordan-Simpson & Acting Commissioner Kelley:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12-Manhattan passed the following resolution with a vote of (37)In favor, (1)Opposed, (0)Abstain, offering no objection to Edwin Gould's proposed plan to place up to five(5) persons with developmental disabilities at Apt #1C, 255 Cabrini Blvd and requesting that Edwin Gould commit to a good faith effort to meet regularly with community residents and the building Board.

Whereas: Edwin Gould Services for Children and Families ("Edwin Gould") in conjunction with the NYS Office of People with Developmental Disabilities (OPWDD) informed Community Board 12, Manhattan on March 3, 2014 of its intent to establish and place five clients in a community residence in a condominium located in Apt. 1C at 255 Cabrini Boulevard, New York, NY 10033; and

Whereas: CB12M's Housing and Human Services Committee held a public hearing on March 20 Edwin Gould presented their plans and answered questions of the Board and the public regarding the proposed facility; and

Whereas: Edwin Gould is in search of a new home for its developmentally disabled clients, who wish to reside in the community for the rest of their lives, accessible to normal life-enriching experiences close to their families and friends, and each person living in this purposed community residence will attend a day habilitation program or work each weekday; and

Whereas: Edwin Gould has deemed the site suitable for use as a community residence and has entered into a contract to purchase the apartment, a condominium unit, from the owner, and has committed funds to renovate the apartment to make it ADA-compliant generally and bring it into compliance for this type of facility; and

Whereas: Clients will be supervised by residential OPWDD certified staff 24 hours a day (a seven-person shift) at the residence, who will prepare daily meals, consult with senior managerial staff and nursing services to ensure that residents take care of themselves, and provide recreational activities in the evenings and on weekends; and

Whereas: Edwin Gould will establish be an advisory committee to facilitate meaningful liaison with the community and building residents; and

Whereas: There is not currently an oversaturation of this type of facility within CD12; and

Whereas: The HHS Committee Chair conducted a physical tour of the property to confirm that it is an adequate and habitable space as claimed, and search the property's available public records to find at least 41 code violations, including three (3) "C" Class Violations related to the elevator, but no violations of record for the subject unit, located on the ground floor; and

Whereas, Edwin Gould will be installing a state-of-art fire alarm system with offsite communication, and most of the windows are large enough to serve as secondary egress in the case of a fire rescue; and

Whereas: A number of the building's current resident-owners testified with regard to their concern about the building's maintenance and problematic repair history; structural integrity, governance and fiscal management, and the lobby entrance's non-compliance with ADA, many of which could result in expensive lawsuits, the cost of which would be born equally by the resident-owners, not just by the management or Board members; and

Whereas: CB12 M expresses its concern with the building's governance and maintenance issues, both of which are outside of the scope of this hearing and the purview of this Board; now therefore be it

Resolved: CB12M offers no objection to Edwin Gould's proposed plan to place up to five persons with developmental disabilities in a community residential facility to be located in Apt. #1C at 255 Cabrini Boulevard, New York, NY 10033; and be it further

Resolved: That CB12M requests that Edwin Gould commit to a good-faith effort to meet regularly with community residents as well as the building's condominium Board and building residents regarding the building's governance and maintenance matters, in an effort to maintain good neighborly relations.

Sincerely,



George Fernandez Jr.
Chair

cc: Hon. Bill de Blasio, Mayor

Hon. Gale Brewer, Manhattan Borough President

Hon. Letitia James, Public Advocate

Hon. Scott Stringer, Comptroller

Hon. Adriano Espaillat, State Senator

Hon. Bill Perkins, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Gabriela Rosa, Assembly Member

Hon. Ydanis Rodriguez, Council Member

Hon. Mark Levine, Council Member



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Ebenezer Smith, District Manager

March 26, 2014

Hon. Meenakshi Srinivasan
Chair
Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, 10006-1705

Dear Chairman Srinivasan:

Please be advised that our General Meeting, Tuesday, March 25, 2014 Community Board 12 Manhattan passed a resolution with a vote of (32)In Favor, (3)Opposed, (1)Abstain, requesting the Board of Standards and Appeals grant a Special Permit (Calendar No 9-14-BZ) for the Planet Fitness establishment at 4168 Broadway Fitness Group LLC.

- Whereas: An application ("Application BSA Calendar No.: 9-14-BZ" or the "Application") was submitted to the Board of Standards and Appeals ("BSA") in January 2014 by Warshaw Burstein LLP ("Legal Counsel") on behalf of 4168 Broadway Fitness Group LLC, lessee of a portion of the property located at 4168 Broadway, Block 2145, Lot 15, (the "Property"). The Application seeks to permit (i) the operation of a physical culture establishment ("PCE"), and (ii) the extension of the proposed PCE use into the residential portion of a zoning lot that is split by commercial and residential zoning districts; and
- Whereas: The majority of the Property is located within a C8-3 zoning district, in which PCE's are permitted as-of-right, but the Property extends 26'-2" beyond the C8-3 zoning district into a R7-2 zoning district. Zoning regulations allow zoning lots that are divided by zoning districts to allow a permitted use in the district occupying the majority of the zoning lot to extend only up to 25 feet into the remaining portion of the lot; and
- Whereas: PCEs, i.e.: sports clubs or gyms, are not permitted as-of-right in any residential zoning districts and require a special permit (the "Special Permit") issued by BSA in order to operate legally. This requirement was established in the 1970s as a means of curtailing illicit activities in massage parlors and similar establishments; and
- Whereas: The Property is a six-story, 84,771 square foot structure located at the southeast corner of Broadway and West 177th Street. It is used primarily for public parking, but also has a 3,626 square foot eating and drinking establishment on the ground floor. The second and third floors of the Property have been vacant for more than one year. The Property can accommodate approximately 400 cars, valet-parking style, at the cellar, ground, fourth, fifth and sixth floors; average occupancy is approximately 50% of this capacity; and

Whereas: The Planet Fitness franchise has executed a lease to operate a 29,726 square foot fitness center (the "Center") within the Property, primarily on its second and third floors. The Center will have a main entrance and a 1,496 square foot reception area at the ground floor of the Property, entered from Broadway. The reception area to the Center will be connected to the second and third floors, each 14,115 square feet, by a private elevator and stair. The Center will also have two fire-rated emergency exits and will be fully comply with ADA requirements; and

Whereas: Planet Fitness seeks to promote an affordable, friendly, judgment-free environment. The Center will have cardiovascular and weightlifting machines, shower rooms, locker rooms and bathrooms. It will operate 24 hours per day, seven days per week, except holidays. It will be staffed by a total of 13 to 15 employees, with approximately six to seven employees per shift. The typical monthly membership fee at a Planet Fitness facility is \$20 or less. It is anticipated that utilization of the Center will be approximately 1,000 to 1,500 patrons per week and approximately 135 to 150 patrons per peak hour, peak hours generally being from 6:00 AM to 10:00 AM and from 5:00 PM to 9:00PM; and

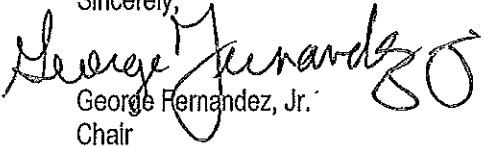
Whereas: On March 5, 2014 the Land Use Committee ("Land Use" or the "Committee") held a Public Hearing ("Public Hearing") to obtain comments on the Application. Joshua Reinsmith, representing Legal Counsel, attended the Public Hearing and briefed the Committee on the Application. At the Public Hearing the Committee expressed its support for the Center, but also expressed concern about the continued availability of adequate public parking. Now, therefore

Be It

Resolved: Community Board 12- Manhattan supports Application BSA Calendar No.: 9-14-BZ submitted to the Board of Standards and Appeals by Warshaw Burstein LLP on behalf of 4168 Broadway Fitness Group LLC seeking a Special Permit for the operation of a physical culture establishment, Planet Fitness, and the extension of the fitness center use into the residential portion of a zoning lot.

Thank you for your favorable consideration of our request.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gail Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Warshaw Burstein LLP, Legal Counsel

Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Polly Trottenberg
Commissioner
NYC Department of Transportation
55 Water Street 9th Fl.
New York, NY 10041

Hon. Mitchell Silver
Commissioner
NYC Parks & Recreation
The Arsenal - 830 5th Avenue
New York, NY 10065

Dear Commissioners Trottenberg & Silver:

Please be advised that at the General Meeting Tuesday, March 25, 2014 Community Board 12 Manhattan passed a resolution by a vote of (38) In Favor, (0) Opposed, (0) Abstain, approving the proposed temporary installation of "Pod" in the pedestrian triangle at the confluence of Broadway, Riverside Drive & Dyckman Street.

Whereas: The Washington Heights Business Improvement District (BID) gave a presentation on its "Artervention" Program to Community Board 12, Manhattan's Traffic & Transportation Committee on March 3rd, and to the Board's Parks & Cultural Affairs Committee on March 4th, detailing the program's goals of installing public art for beautification and interest; and

Whereas: The BID proposes to relocate a large sculpture entitled, "Pod," from its current temporary installation on the mall on Malcom X Blvd. / Lenox Ave. @ W. 124th St., to the triangle at the confluence of Broadway, Riverside Drive & Dyckman Street; and

Whereas: This would be a temporary installation, for one year; and

Whereas: The exact placement would be determined in consultation with the Department of Transportation, the Riverside Inwood Neighborhood Garden, and the MTA, making sure to not impede pedestrian movement or visibility from any vehicles, to not interfere with RING's periodic flea markets and art shows, and to consider any structural requirements or limitations given the presence of a subway station below the intersection; and

Whereas: Any holes or other damages to the sidewalk will be repaired following the removal of the installation; now therefore be it

Resolved: That Community Board 12, Manhattan approves of the proposed temporary installation of "Pod" in the pedestrian triangle at the confluence of Broadway, Riverside Drive & Dyckman Street.

Thank you for your assistance in this matter. We look forward to a favorable response to our request.

Sincerely,



George Fernandez, Jr.

Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gail Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Margaret Forgiione, Man. Borough Commissioner
Deirdre Parker, MTA - Gov't & Comm. Affairs

Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Angelina Ramirez, Director - 181st BID



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Polly Trottenberg
Commissioner
NYC Dept. of Transportation
55 Water Street 9th Fl.
New York, NY 10041

Hon. David A. Resnick
Acting Commissioner
NYC Dept. of Design & Construction
30-30 Thomson Avenue
Long Island City, NY 11101

Dear Commissioner Trottenberg & Acting Commissioner Resnick :

Please be advised that at the General Meeting Tuesday, March 25, 2014 Community Board 12 Manhattan passed a resolution by a vote of (34) In Favor, (0) Opposed, (0) Abstain, supporting DoT's proposal to temporarily relocate the Markets within the Community and the immediate vicinity of the existing markets and suggesting that DoT temporarily modify parking on one of the community's wider streets to accommodate angled parking to absorb a portion of those spaces displaced during the Street Plaza construction.

WHEREAS:: New York City Department of Transportation (DoT) and Department of Design and Construction (DDC) came before the Committee to discuss solicit suggestions regarding the temporarily relocation of the seasonal 175th Street Greenmarket and La Plaza De Las Americas Street Vendors Market which are co-located on 175th Street between Broadway and Wadsworth Avenue next to United Palace Cathedral, during the construction of a NYC Street Plaza (the 175th Street Plaza); and

WHEREAS: this Committee and subsequently CB12M supported the construction of 175th Street Plaza to be administered (operated, maintained, and managed) by Washington Heights and Inwood Development Corporation (WHIDC) in March 2011

WHEREAS: WHDIC administers the seasonal Greenmarket and Street Vendors Market; and

WHEREAS: Greenmarket uses the space on Thursday, from the last Thursday in June until the week before Thanksgiving and the Street Vendors Market use it on all other weekdays; and

WHEREAS: the NYC Plaza Program is a key part of New York City's effort to ensure that all New Yorkers live within a 10-minute walk of quality open space; and

WHEREAS: the proposed plaza will include an extensive treescape, fixed benches, moveable tables and chairs, an automatic public toilet, pedestrian lighting, a drinking fountain and a combined information kiosk and storage space, in accordance with the public's wishes; and

WHEREAS: DoT and DDC were seeking suggestions and feedback on proposed temporary relocation of the Market during construction of the 175th Street Plaza; and

WHEREAS; DoT AND DDC are considering moving the Markets to 175th Street between Wadsworth Avenue and St Nicholas Avenue; and

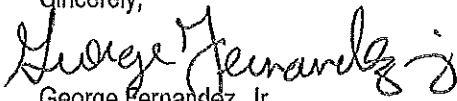
WHEREAS: Construction would likely result in the temporary loss of approximately 25 parking spots on north side of 175th Street during the Markets and about twelve overnight and weekend parking space on both sides of 175th Street between Broadway and Wadsworth Avenue; and

WHEREAS;

THEREFORE, BE IT RESOLVED: Community Board 12 Manhattan supports DoT's proposal to temporarily relocate the Markets within the community and the immediate vicinity of the existing markets with the following additions: It was suggested that DoT temporarily modify parking on one of the community's wider streets to accommodate angled parking to absorb a portion of those parking spaces displaced during the Street Plaza construction.

Thank you for your assistance in this matter. We look for a favorable response to our request.

Sincerely,



George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gail Brewer, Manhattan Borough President
Hon. Leitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Margaret Forgiione - Man. Borough Commissioner



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George Fernández Jr. - Chairman

Ebenezer Smith, District Manager

March 26, 2014

Hon Gale A. Brewer
Manhattan Borough President
Municipal Building
1 Centre Street 19th Fl. South
New York, NY 10007

Hon. Zachary W. Carter
Corporation Counsel
NYC Law Department
100 Church Street
New York, NY 10007

Dear Borough President Brewer & Counselor Carter:

Please be advised that at the General Meeting, Tuesday, March 25, 2014 the Community Board 12 Manhattan passed a resolution with a vote (40) In Favor, (0), Opposed, (0) Abstain to revise CB#12, Manhattan Bylaws, section 12.6 by including additional language and adding a new section 12.07 requiring notification to Chair and District Manager.

Whereas, the most recent major revision of the Community Board 12, Manhattans bylaws occurred about 25 years ago, and,

Whereas, since that time, several forms of electronic written communication have come into common use, and,

Whereas, a necessary bylaw requirement in section 12.06, which requires official committee letters to be cosigned by the board chair, now conflicts with the manner in which board and committee work is currently done, via email and other electronic modalities, therefore,

Be it resolved that the second sentence of section 12.06 of the bylaws of community Board 12, Manhattan be amended to include the additional language highlighted below:

All committee correspondence excepting electronic follow-up, scheduling, and other routine communication shall be approved and signed by the committee Chairperson or designated representative, and shall be approved and countersigned by the Board Chairperson before mailing.

And, Be it further resolved, that in order to enhance communication within the board, that the following text be added to the bylaws as section 12.7.

12.07 The Board Chairperson and the Board's District Manager shall be promptly notified when public officials, organizations, and individuals are invited to committee meetings.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
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Hon. Ydanis Rodríguez, Council Member
Hon. Mark Levine, Council Member



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Ebenezer Smith, District Manager

March 26, 2014

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Seaman Casandra Corp./Seaman Casandra Catering Hall

Dear Chairman Rosen:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (34)In Favor, (3)Opposed, (2)Abstain, recommending that the New York State Liquor Authority grant a renewal application of its Catering Establishment to Seaman Casandra Corp dba Seaman Casandra Catering Hall, located at 4020A 10th Avenue between W. 214th and W. 215th Streets:

Whereas, Seaman Casandra Corp., doing business as Seaman Casandra Catering Hall, located at 4020A 10th Avenue between West 210th and West 211th Streets, has duly notified Community Board 12 Manhattan of its intention to file an application for a renewal of its Catering Establishment License; and

Whereas, the Licensing Committee, having met on March 12, 2014 to hear comments from the community and the local precinct, heard concerns regarding noise outside of the establishment and the absence of any members of the corporation when events are held, as required by law; and

Whereas, the owner of the business has agreed verbally to post a sign asking patrons to refrain from noise making and disperse in a timely manner, and to adhere to the SLA requirement regarding the presence of a member of the corporation when events are held;

Whereas, the 34th Precinct does not object to the renewal of this license as long as the owners continue to notify them when large events are held, and to refrain from operating past the allowed 2am closing time;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to the State Liquor Authority granting a renewal of this license.

Sincerely,

George Fernandez, Jr.
Chair

cc:

Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: LLC to be formed dba TBD

Dear Chairman Rosen:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (32)In Favor, (5)Opposed, (2)Abstain, recommending that the New York State Liquor Authority grant an application for an On Premise Liquor License LLC to be formed doing business as TBD, located at 4740 Broadway at the corner of Thayer Street.

Whereas, LLC to be formed doing business as TBD, located at 4740 Broadway at the corner of Thayer Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an On Premise Liquor License; and

Whereas, the Licensing Committee, having met on March 12, 2014 to hear comments from the community and the local precinct, heard no negative comments about this business; and

Whereas, City Council Member Ydanis Rodriguez and the 34th Precinct have both requested meetings with the owners of this establishment; and

Whereas, concerns were raised about parking near the business, and about the number of windows at the front of the establishment which may allow excessive noise to be heard in the immediate vicinity of the business; and

Whereas, the owners of the establishment have agreed in writing to post a sign asking patrons to refrain from making noise outside the business, to meet with Council Member Rodriguez and the 34th Precinct as soon as possible, to install a sound governor, and to close the windows at the front of the premises at 10pm weeknights and 11pm on the weekends;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to this application.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
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Ebenezer Smith, District Manager

March 26, 2014

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Corcho Corp. doing business as Corcho Wine Room

Dear Chairman Rosen:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (30)In Favor, (7)Opposed, (2)Abstain, recommending that the New York State Liquor Authority grant an application for a Liense Alteration Application to Corcho Corp. doing business as Corcho Wine Room located at 227 Dyckman Street between Broadway and Seaman Avenues.

Whereas, Corcho Corp. doing business as Corcho Wine Room, located at 227 Dyckman Street between Broadway and Seaman Avenues, has duly notified Community Board 12 Manhattan of its intention to file an application for a License Alteration Application; and


Whereas, the Licensing Committee met on March 12, 2014 to hear comments from the community and the local precinct, was informed that this application was erroneously filed with the SLA as an Alteration Application, but is in fact a new On Premise Liquor application; and

Whereas, at this meeting concerns regarding the noise created by this business; and

Whereas, the owner of the establishment has agreed in writing to contact the SLA to correct the license type on the application, to post a sign asking patrons to refrain from making noise outside the business, to close the doors when live music is being played, to install a governor and to comply with City Councilman Rodriguez's request for a meeting prior to the March CB12 General Meeting or as soon as possible thereafter;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to this application.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member

Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Noreen Healey, Commissioner, SLA

Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166th St. 6th Floor, New York, NY 10032

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Website: www.nyc.gov/mcb12

George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Mr. Michael Ben-Asher
NYC Department of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: Kiara Foods Inc. dba as Manolo Tapas Restaurant

Dear Mr. Ben-Asher:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (35)In Favor, (4)Opposed, (0)Abstain, recommending that the NYC Dept. of Consumer Affairs **grant** an application for its New Unenclosed Sidewalk Cafe License to Kiara Foods Inc. doing business as Manolo Tapas Restaurant located at 4165 Broadway between West 176th and West 177th Streets.

Whereas, Kiara Foods Inc. doing business as Manolo Tapas Restaurant, located at 4165 Broadway between West 176th and West 177th Streets, has duly notified Community Board 12 Manhattan of its intention to file an application for an Unenclosed Sidewalk Café license; and

Whereas, the Licensing Committee met on March 12, 2014 to hear comments from the community and the local precinct, and heard no negative comments regarding this business; and

Whereas, the applicant has agreed verbally to meet with City Councilman Ydanis Rodriguez as requested, to post a sign asking patrons to refrain from making noise outside the business and to remove the speakers from exterior of the restaurant;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to this application.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Mr. Michael Ben-Asher
NYC Department of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: Starbucks Corp dba Starbucks Coffee

Dear Mr. Ben-Asher:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (38)In Favor, (0)Opposed, (1)Abstain, recommending that the NYC Dept. of Consumer Affairs **not grant** an application for a New application for its Unenclosed Sidewalk Cafe License to Starbucks Corp. doing business as Starbucks Coffee Company, located at 4761 Broadway at the corner of Dyckman Street.

Whereas, Starbucks Corp. doing business as Starbucks Coffee Company, located at 4761 Broadway at the corner of Dyckman Street, has duly notified Community Board 12 Manhattan of its intention to file application for an Unenclosed Sidewalk Café license; and

Whereas, the Licensing Committee met on March 12, 2014 to hear comments from the community and the local precinct, but no one appeared to represent this business; and

Whereas, it is the policy of Community Board 12 to oppose any license application for which the applicant did not appear before the Licensing Committee;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Mr. Michael Ben-Asher
NYC Department of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: Vida Cafe Inc. dba Mamajuana Cafe

Dear Mr. Ben-Asher :

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (39)In Favor, (0)Opposed, (0)Abstain, recommending that the NYC Dept. of Consumer Affairs **not grant** an application for a renewal of its Unenclosed Sidewalk Cafe License to Vida Cafe Inc. doing business as Mamajuana Café, located at 247 Dyckman Street at the corner of Seaman Avenue

Whereas, Vida Cafe Inc. doing business as Mamajuana Café, located at 247 Dyckman Street at the corner of Seaman Avenue, has duly notified Community Board 12 Manhattan of its intention to file an application for the renewal of its Unenclosed Sidewalk Café license; and

Whereas, the Licensing Committee met on March 12, 2014 to hear comments from the community and the local precinct, was informed that planters were being left on the sidewalk overnight and external speakers had been installed in the exterior of the restaurant, in violation of DCA rules, and that hookah smoking, although allowed by law, is affecting the quality of life of nearby residents; and

Whereas, the applicant has agreed verbally to meet with City Councilman Ydanis Rodriguez as requested, to post a sign asking patrons to refrain from making noise outside the business and to remove the speakers from exterior of the restaurant;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: EMS Gourmet Corp dba Capri Rest.

Dear Chairman Rosen:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (34)In Favor, (5)Opposed, (0)Abstain, recommending that the New York State Liquor Authority **grant** an application for a new On Premise Liquor License to EMS Gourmet Corp. doing business as Capri Restaurant, located at 1342 St. Nicholas Avenue at the corner of West 177th Street.

Whereas, EMS Gourmet Corp. doing business as Capri Restaurant, located at 1342 St. Nicholas Avenue at the corner of West 177th Street, has duly notified Community Board 12 Manhattan of its intention to file an application for a new On Premise Liquor License; and

Whereas, the Licensing Committee, having met on March 12, 2014 to hear comments from the community and the local precinct, heard no negative comments regarding this business; and

Whereas, the applicant has agreed verbally to meet with City Councilman Ydanis Rodriguez as requested, to submit a menu and floor plan to the Board office as soon as possible, and to post a sign asking patrons to refrain from making noise outside the business;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to this application.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: La Galleria Cafe Inc.

Dear Chairman Rosen:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (38)In Favor, (0)Opposed, (0)Abstain, (1)Not Voting recommending that the New York State Liquor Authority **not grant** an application for an On Premise Liquor License to La Galleria Cafe Inc., located at 4863 Broadway between Academy and West 204th Street.

Whereas, La Galleria Cafe Inc., located at 4863 Broadway at the corner of West 204th Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an On Premise Liquor License; and

Whereas, the Licensing Committee, having met on March 12, 2014 to hear comments from the community and the local precinct, heard no negative comments about this business; and

Whereas, the owner has agreed verbally not to serve liquor during school hours, as piano recitals will be held at this location during the day, and to meet with the 34th Precinct and City Councilman Ydanis Rodriguez as requested;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Mr. Michael Ben-Asher
NYC Department of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: JAPP Business Inc. dba Pick N Eat

Dear Mr. Ben-Asher:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (36)In Favor, (2)Opposed, (0)Abstain, recommending that the NYC Dept. of Consumer Affairs grant an application for a New Unenclosed Sidewalk Cafe License to JAPP Business Inc. doing business as Pick n Eat, located at 4179 Broadway at the corner of West 177th Street.

Whereas, JAPP Business Inc. doing business as Pick n Eat, located at 4179 Broadway at the corner of West 177th Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an Unenclosed Sidewalk Café license; and

Whereas, the Licensing Committee met on March 12, 2014 to hear comments from the community and the local precinct, heard no negative comments regarding this business; and

Whereas, the applicant has agreed verbally to meet with City Councilman Ydanis Rodriguez as requested and to post a sign asking patrons to refrain from making noise outside the business;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to this application.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: La Caridad Restaurant #2

Dear Chairman Rosen:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (38)In Favor, (1)Opposed, (1)Abstain, recommending that the New York State Liquor Authority grant a renewal application for a Restaurant Wine License to La Caridad Restaurant #2 located at 2092 Amsterdam Avenue between W. 163rd & W. 164th Sts.

Whereas, La Caridad Restaurant #2, located at 2092 Amsterdam Avenue between West 163rd and West 164th Streets, has duly notified Community Board 12 Manhattan of its intention to file an application for a Restaurant Wine License Renewal; and

Whereas, the Licensing Committee, having met on March 12, 2014 to hear comments from the community and the local precinct, did not hear any negative comments regarding this establishment;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to the State Liquor authority granting a renewal of this license.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Vermilyea Restaurant Associates LLC

Dear Chairman Rosen:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (39)In Favor, (0)Opposed, (0)Abstain, recommending that the New York State Liquor Authority **not grant** an application for an On Premise Liquor License to Vermilyea Restaurant Associates LLC located at 145 Vermilyea Avenue (at the corner of) West 207th Street.

Whereas, Vermilyea Restaurant Associates LLC, located at 145 Vermilyea Avenue at the corner of West 207th Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an On Premise Liquor License; and

Whereas, the Licensing Committee met on March 12, 2014 to hear comments from the community and the local precinct, but no one appeared to represent this business; and

Whereas, it is the policy of Community Board 12 to oppose any license application for which the applicant did not appear before the Licensing Committee; and

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 26, 2014

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Ma Ruey Corp. dba tung Thong Thai Rest.

Dear Chairman Rosen:

At the General Meeting on Tuesday, March 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (39)In Favor, (0)Opposed, (0)Abstain, recommending that the New York State Liquor Authority **grant** an application for a new On Premise Liquor License to Ma Ruey Corp. doing business as Tung Thong Thai Restaurant, located at 561 West 169th Street between St. Nicholas and Audubon Avenues.

Whereas, Ma Ruey Corp. doing business as Tung Thong Thai Restaurant, located at 561 West 169th Street between St. Nicholas and Audubon Avenues, has duly notified Community Board 12 Manhattan of its intention to file an application for a new State Liquor Authority Restaurant Wine License; and

Whereas, the Licensing Committee met on March 12, 2014 to hear comments from the community and the local precinct, but no one appeared to represent this business; and

Whereas, it is the policy of Community Board 12 to oppose any license application for which the applicant did not appear before the Licensing Committee; and

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA