



## Community Board 12 - Manhattan Washington Heights & Inwood

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George Fernández Jr. - Chairman  
Ebenezer Smith, District Manager

April 29, 2015

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

Re: DC 544 West 27th LLC

Dear Chairman Rosen:

At the General Meeting on Tuesday, Apr. 28, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (29)In Favor, (1)Opposed, (2)Abstain recommending that the New York State Liquor Authority **grant** a New On-Premises Liquor License to DC 544 West 27th LLC., doing business as Don Coqui, located at 186 Dyckman Street (at the corner of Vermilyea Avenue).

**Whereas**, DC 544 West 27th LLC., doing business as Don Coqui, located at 186 Dyckman Street (at the corner of Vermilyea Avenue), has duly notified Community Board 12 Manhattan of its intention to file an application for an On-Premises Liquor License; and

**Whereas**, the Licensing Committee met on April 8, 2015 to hear comments from the community and the precinct and was informed that the 34<sup>th</sup> Precinct does not object to the application but requests a meeting with the owner and a walk-through of the premises; and

**Whereas**, neighborhood residents expressed concern that this establishment, which is to be located in a storefront smaller than other venues operated by this applicant, will expand over time and raise concerns regarding traffic congestion and other negative impacts on quality of life in the area; and

**Whereas**, residents also voiced concern that the troubled history of this location, which has been operated in recent times by two problematic licensees, one of whom still owns a stake in this business, will continue with this new venture; and

**Whereas**, the applicant has agreed in writing to meet with the 34<sup>th</sup> Precinct and arrange for the requested walk-through; replace the soundproofing installed by the previous owner; install a sound limiter; not apply for a cabaret license; serve drinks no later than 3:00 AM at all times; and post a bilingual good neighbor sign at the entrance to the establishment; and

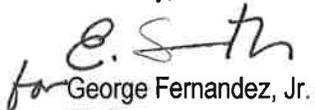
**Whereas**, the applicant informed the Committee that a new "community friendly" sound system, incorporating smaller speakers, will be installed; and

**Whereas**, the applicant also informed the Committee that he will hire four State-licensed security personnel who shall be supervised by a retired police officer; and

**Whereas**, the applicant also has spoken with and obtained the approval of NYC Councilman Ydanis Rodriguez;

**Therefore, Be It Resolved** that Community Board 12 Manhattan **Does Not Object** to the State Liquor Authority granting this license.

Sincerely,

  
for George Fernandez, Jr.  
Chair

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

Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Guillermo Linares, Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Mark Levine, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA