



Washington Heights & Inwood

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

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

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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

Feb. 9, 2015

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

Re: Brown Sugar Bar & Rest. Inc.

Dear Chairman Rosen:

At the General Meeting on Thursday, Jan. 29, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (26)In Favor, (2)Opposed, (1)Abstain, recommending that the New York State Liquor Authority **grant** a New On-Premises Liquor License to Brown Sugar Bar & Restaurant Inc., located at 5060 Broadway between West 215th & 216th Streets.

Whereas, Brown Sugar Bar & Restaurant Inc., located at 5060 Broadway between West 215th & 216th Streets, 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 January 14, 2015 to hear comments from the community and the local precinct, and heard significant public opposition to this application due to the violent and disruptive history of this location, and the overwhelmingly negative effect several previous owners have had on the quality of life in the surrounding area; and

Whereas, members of the public expressed concerns over the potential of a new SLA-licensed establishment at this address to increase vehicular traffic and further reduce parking availability; and

Whereas, members of the public also informed the Committee that the applicant currently operates another SLA-licensed business in the Bronx at which DJs perform regularly, which they noted is not in keeping with the business model presented to the Committee; and

Whereas, the Committee was also informed that the 34th Precinct does not object to this application, despite having opposed consistently all applications for liquor licenses at this location over the last several years; and

Whereas, the applicant has operated the business mentioned in the meeting since 2006 without being disciplined by the Liquor Authority or any city agency for quality of life violations, a claim which was substantiated by searching the SLA and New York City 311 databases; and

Whereas, the owner has explained to the Committee that he intends to focus on the culinary aspect of the new business rather than the sale of alcohol; and

Whereas, the owner informed the Committee that the front windows of the location are soundproof; and

Whereas, the owner presented to the Committee a letter from New York State Senator Adriano Espaillat urging the approval of the license application for this new establishment; and

Whereas, the owner has agreed in writing to close the business no later than 2am every day of the week; to install a sound governor; not to apply for a cabaret license from the Department of Consumer Affairs at any time in the future; post a bilingual good neighbor sign at the entrance of the establishment asking patrons to avoid congregating near the premises and to limit the amount of noise made upon leaving; and charge security staff with discouraging loitering; and

Whereas, the owner has entered into an agreement with a local parking garage, securing spaces for his customers to avoid negatively impacting the availability of already scarce on street parking in this neighborhood; and

Whereas, the owner has also signed stipulations with NYC Councilman Ydanis Rodriguez agreeing to hire additional security for special events, notify the 34th Precinct at least a week in advance of any request to extend the hours of operation, check ID's before every sale of alcohol, designate an employee to monitor noise in front of the establishment; not hire DJs at any time, not offer live music after 10pm any night of the week, collect signatures in support of the application; and

Whereas, the owner also signed stipulations with the Inwood Owners Coalition agreeing not to offer valet parking, allow hookah smoking from midnight to 2am only; never hire DJs; not allow dancing or ever apply for a cabaret license, not offer live music after 10pm any night of the week; sound-proof all windows; and close the doors facing Broadway at 9pm every night;

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



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Feb. 2, 2015

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

Re: Margarita Mexican Tapas Inc.

Dear Chairman Rosen:

At the General Meeting on Thursday, Jan. 29, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (25)In Favor, (4)Opposed, (0)Abstain, recommending that the New York State Liquor Authority **grant** a Restaurant Wine License to Margarita Mexican Tapas Inc., doing business as Brasier Ceviche Wine Bar, located at 3775 10th Avenue at the corner of West 202nd .

Whereas, Margarita Mexican Tapas Inc., doing business as Brasier Ceviche Wine Bar, located at 3775 10th Avenue at the corner of West 202nd Street, has duly notified Community Board 12 Manhattan of its intention to file an application for a Restaurant Wine License; and

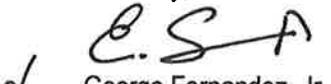
Whereas, the Licensing Committee met on January 14, 2015 to hear comments from the community and the local precinct, and heard no negative comments regarding this business; and

Whereas, the 34th Precinct will not object to the application as long as the business closes no later than 2am every night; and

Whereas, the proposed method of operation specifies operating hours of 5pm to 2am every day;

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

Sincerely,


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