



Community Board 12M
Washington Heights & Inwood
530 West 166th St. 6th Fl New York, NY 10032
Phone (212) 568-8500 Fax (212) 740-8197
Emails: ebsmith@cb.nyc.gov
Website: www.nyc.gov/mcb12

Shahabuddeen A. Ally Esq., -Chairperson
Ebenezer Smith, District Manager

January 24th, 2017

Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: 3938 Broadway Inc. dba El Presidente

Dear Chairman Bradley:

At the General Meeting on Tuesday, January 24th, 2017 Community Board 12 Manhattan, passed a resolution with a vote of (29) In Favor, (5) Opposed, (3) Abstain recommending that the NYS Liquor Authority **does not grant** 3938 Broadway Inc. dba El Presidente a renewal and or Change of Method of Operation to its On-Premises Liquor License; and

Whereas, El Presidente, located on 3938 Broadway, (corner of 165th Street) New York, NY 10032, has duly notified Community Board 12 Manhattan of its intention to file an application for renewal and Change of Method of Operation of its On-Premises Liquor License; and

Whereas, The Licensing Committee met on January 11, 2017 to hear comments from the community and the precinct regarding the changes proposed and renewal application; and

Whereas, The restaurant operates with 17 tables 48 chairs and 6 bar stools, hours of operation of 10AM to 2AM Monday through Thursday, and 10AM to 3AM Friday through Sunday; and

Whereas, The owner, Yasser Lopez, propose to change its cuisine from Dominican to Mexican and sushi food, and change the establishment's name from El Presidente to Agave Industry; and

Whereas, New York State Senator, Alcantara, asked to recognize that this business is 20 years in operation; and

Whereas, Moving Forward Unidos, a local community organization, and other community members stated that the establishment had some disciplinary hearings in the past, and the State Liquor Authority has four (4) charges against the applicant as per June 1st, 2016 meeting;

- Failure to conform to application on 12/23/15
- Disorderly premises noise on 12/23/15

Hon. Vincent G. Bradley
January 24th, 2017
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- Noise nuisance rule on 12/23/15
- Failure to comply local regulations 9/10/15; and

Whereas, Community Board member observed that on a number of occasions late last year, drunk people seen leaving the establishment at around 7am; therefore, be it

Resolved, that Community Board 12 Manhattan **recommends denial** of the application to a Change of El Presidente Method of Operation on its On-Premises Liquor License.

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Andrew Cuomo, Governor
Hon. Greeley T. Ford, Commissioner
Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gale Brewer, Borough President
Hon. Jacqueline Held, Deputy Commissioner

Hon. Adriano Espaillat, Congressman
Hon. Bill Perkins, State Senator
Hon. Marisol Alcantara, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Ydani Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Michael Jones, Deputy Chief



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January 24th, 2017

Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Rush Tapas Bar, Inc. dba Soju Restaurant & Bar

Dear Chairman Bradley:

At the General Meeting on Tuesday, January 24th, 2017 Community Board 12 Manhattan, passed a resolution with a vote of (37) In Favor, (0) Opposed, (0) Abstain recommending that the NYS Liquor Authority **does not grant** Rush Tapas Bar, Inc. dba Soju Restaurant & Bar a renewal of its On-Premises Liquor License; and

Whereas, Rush Tapas Bar, Inc. dba Soju Restaurant & Bar located on 586 West 207th Street, (bet. Broadway & Vermilyea Ave) New York, NY 10034 has duly notified Community Board 12 Manhattan of its intention to file an application for Corporate Change and renewal of its On-Premises Liquor License; and

Whereas, The Licensing Committee met on January 11, 2017 to hear comments from the community and the precinct regarding the changes proposed; and

Whereas, The restaurant operates with 17 tables 25 chairs and 2 large benches, hours of operation of 4PM to 2AM Monday through Wednesday, 4PM to 4AM Thursday through Saturday, and 4PM to 12AM Sunday; and

Whereas, The licensee had been given \$5,000 and \$10,000 fines by the State Liquor Authority and an additional \$2,000 by New York Police Department. Ms. Ancelismel Portalatin is a new president of the corporation and one of the corporate partners was removed. Ms. Portalatin is also taking the Alcohol Awareness and Training Certification; and

Whereas, Due to financial difficulties, the third partner will be removed at a later date and Security company had been changed; and

Whereas, The 34th Precinct is concerned that it is not clear who is running the establishment. The current owner is very much involved with Soju restaurant, overcrowding and bottle service. The person that is being removed is not the same one that causes the concern; and

Whereas, The 34th Precinct reported the following issues in the past few months alone:

- 6/10/16 selling alcohol to underage, no arrest made at that time
- 6/11/16 summons for unreasonable noise
- 9/16/16 another sale of alcohol to underage, arrest was made at that date.
- 9/21/16 a complaint made for a felony assault. There was a fight inside the location, an individual was hit with a chair and sustained injuries on a felony level. That evening, another complaint was made for criminal mischief; another chair thrown and broke the front window of the establishment
- 10/1/16 the 34th Precinct conducted a random inspection that resulted in issuing a summons for unreasonable noise as well as obstructed view of the premises; the windows had covers on them not allowing the officers to view inside the location.
- 10/23/16 violation from the SLA
- 10/28/16 the Precinct conducted a March Operation and issued violations from the SLA and DEP
- 11/26/16 and other previous dates that cannot be specified due to security concerns for undercover officers, an officer observed the owner Mr. Kevin Portalatin inside the barbershop that served as the after hour location almost every night of the week. Arrest was made for operating location and transferring liquor from Soju to the barbershop
- 12/15/16 Soju was shutdown for nuisance abatement and served stipulations due to violation of ABC law; and

Whereas, The 34th Precinct does not support a renewal of this establishment and is very concerned about who is really running this location; and

Whereas, New York State Senator Alcantara stated that it is embarrassing that the NYPD has to spend time and resources on this establishment when they should fight real crime and terrorism, crimes on the subway, etc. People are raising their children in this neighborhood and if an establishment is going to be responsible they cannot come and play games when they tell us that they make changes to corporate structure and in the following month they continue to conduct their business as usual. Changes in the way we approve application need to be made; we are wasting taxpayer money when we are going after the same establishment over and over again. We need a responsible establishments in our community; and

Whereas, Moving Forward Unidos, a local community organization, and other community members stated that there were many problems with this establishment; therefore be it

Resolved, That Community Board 12 Manhattan **recommends denial** of the application for Corporate Change and **denial** of the renewal of Soju Restaurant & Bar On-Premises Liquor License.

Hon. Vincent G. Bradley
January 24th, 2017
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Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Andrew Cuomo, Governor
Hon. Greeley T. Ford, Commissioner
Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gale Brewer, Borough President
Hon. Jacqueline Held, Deputy Commissioner

Hon. Adriano Espaillat, Congressman
Hon. Bill Perkins, State Senator
Hon. Marisol Alcantara, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
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Hon. Michael Jones, Deputy Chief



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Ebenezer Smith, District Manager

January 24th, 2017

Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: 148 Nagle Avenue Restaurant Corp. dba Mi Nido Taverna

Dear Chairman Bradley:

At the General Meeting on Tuesday, January 24th, 2016 Community Board 12 Manhattan, passed a resolution with a vote of (33) In Favor, (4) Opposed, (0) Abstain recommending that the NYS Liquor Authority **does not grant** 148 Nagle Avenue Restaurant Corp. dba Mi Nido Taverna a renewal of its On-Premises Liquor License; and

Whereas, 148 Nagle Avenue Restaurant Corp. dba Mi Nido Taverna located on 148 Nagle Ave, (corner of Thayer Street) New York, NY 10040, has duly notified Community Board 12 Manhattan of its intention to file an application for renewal of its On-Premises Liquor License; and

Whereas, The Licensing Committee met on January 11, 2017 to hear comments from the community and the precinct regarding the establishment's renewal application; and

Whereas, The restaurant operates with 4 tables 12 chairs and 21 bar stools, hours of operation of 1PM to 3:30AM seven (7) days a week; and

Whereas, CB12 member stated that they are multiple issues with not allowing the Precinct access to the establishment; and

Whereas, Owner Johnny Caro stated that a new security guard was hired to help mitigate this issue; and

Whereas, The 34th Precinct reported that there have been issues with assaults in the past, the owner has not been cooperative, closed a window down and refused to let the Precinct have access to the establishment. According to camera footage, there was an allegation of possible gambling inside the establishment in the past. And also:

Hon. Vincent G. Bradley
January 24th, 2017
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- 10/9/16 a complaint of a 3rd degree assault, a female was assaulted inside the establishment.
- 8/17/16 additional complaint of a 3rd degree assault; males fighting inside the establishment
- 3/4/16 a complaint of a robbery inside the location
- 11/25/15 large fight during which the owner/manager closed the doors down and did not allow the 34th Precinct access to the establishment. The Precinct also noted the following violations:
 - a) No security guard records
 - b) No CPR signs displayed
 - c) No COO displayed
 - d) Windows were obstructed and view of the inside of the establishment was blocked
- 11/20/15 sale of alcohol to underage inside the location; therefore be it

Resolved, That Community Board 12 Manhattan **recommends denial** to the renewal application for Mi Nido Taverna On-Premises Liquor License.

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Andrew Cuomo, Governor
Hon. Greeley T. Ford, Commissioner
Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gale Brewer, Borough President
Hon. Jacqueline Held, Deputy Commissioner

Hon. Adriano Espaillat, Congressman
Hon. Bill Perkins, State Senator
Hon. Marisol Alcantara, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
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Hon. Mark Levine, Council Member
Hon. Michael Jones, Deputy Chief



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Ebenezer Smith, District Manager

January 24th, 2017

Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: El Mambi Restaurant Corp.

Dear Chairman Bradley:

At the General Meeting on Tuesday, January 24th, 2017 Community Board 12 Manhattan, passed a resolution with a vote of (36) In Favor, (1) Opposed, (0) Abstain recommending that the NYS Liquor Authority **does not object** to El Mambi Restaurant Corp. a renewal of its On-Premises Liquor License; and

Whereas, El Mambi Restaurant Corp. located on 4181 Broadway, (corner of 177th Street) New York, NY 10033, has duly notified Community Board 12 Manhattan of its intention to file an application for renewal of its On-Premises Liquor License; and

Whereas, The Licensing Committee met on January 11, 2017 to hear comments from the community and the precinct regarding the establishment; and


Whereas, The restaurant operates with 10 tables 32 chairs and 15 bar stools, and is open 24 hours seven (7) days a week; and

Whereas, The Precinct or the community members had no objection for this renewal; therefore be it

Resolved, That Community Board 12 Manhattan **Does Not Object** to the renewal application for El Mambi Restaurant Corp On-Premises Liquor License.

Hon. Vincent G. Bradley
January 24th, 2017
Page 2

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Andrew Cuomo, Governor
Hon. Greeley T. Ford, Commissioner
Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gale Brewer, Borough President
Hon. Jacqueline Held, Deputy Commissioner

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Hon. Bill Perkins, State Senator
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Hon. Mark Levine, Council Member
Hon. Michael Jones, Deputy Chief



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Ebenezer Smith, District Manager

January 24th, 2017

Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Third Palm Tree, Inc. dba Third Palm Tree

Dear Chairman Bradley:

At the General Meeting on Tuesday, January 24th, 2017 Community Board 12 Manhattan, passed a resolution with a vote of (25) In Favor, (10) Opposed, (2) Abstain recommending that the NYS Liquor Authority **does not object** to Third Palm Tree, Inc. dba Third Palm Tree a renewal of its On-Premises Liquor License; and

Whereas, Third Palm Tree, Inc. dba Third Palm Tree located on 2145 Amsterdam Ave, (bet. 166th & 167th Streets) New York, NY 10032, has duly notified Community Board 12 Manhattan of its intention to file an application for renewal of its On-Premises Liquor License; and

Whereas, The Licensing Committee met on January 11, 2017 to hear comments from the community and the precinct regarding the establishment; and


Whereas, The bar operates with 8 tables 16 chairs and 14 bar stools, hours of operation of 5PM to 4AM Monday through Wednesday, and 1PM to 4AM Thursday through Saturday; and

Whereas, The Precinct or the community members had no objection for this renewal; therefore be it

Resolved, That Community Board 12 Manhattan **Does Not Object** to the renewal application for Third Palm Tree On-Premises Liquor License.

Hon. Vincent G. Bradley
January 24th, 2017
Page 2

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Andrew Cuomo, Governor
Hon. Greeley T. Ford, Commissioner
Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gale Brewer, Borough President
Hon. Jacqueline Held, Deputy Commissioner

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Shahabuddeen A. Ally Esq., -Chairperson
Ebenezer Smith, District Manager

January 24th, 2017

Hon. Lorelei Salas
Commissioner
Department of Consumer Affairs
42 Broadway
New York, NY 10004

Re: Tampopo LLC dba Tampopo Raman

Dear Commissioner Salas,

At the General Meeting on Tuesday, January 24th, 2017 Community Board 12 Manhattan, passed a resolution with a vote of (29) In Favor, (8) Opposed, (0) Abstention **not objecting** to Tampopo LLC dba Tampopo Raman new application for unenclosed sidewalk café; and

Whereas, Tampopo LLC dba Tampopo Raman 1 Bennett Ave, (corner of 181st Street) New York, NY 10033, has duly notified Community Board 12 Manhattan of its intention to file an application for unenclosed sidewalk cafe; and

Whereas, The Licensing Committee met on January 11, 2017 to hear comments from the community and the precinct regarding the establishment; and

Whereas, The restaurant operates with 4 tables 10 chairs and 5 bar stools indoor, and plan for 3 tables 7 chairs for the sidewalk cafe, restaurant hours of operation 12PM to 10PM Sunday through Thursday, 12PM to 11PM Friday through Saturday, sidewalk café hours of operation 12PM to 10PM seven (7) days a week; and

Whereas, The 34th Precinct have no objection but raised slight concern about the narrow pedestrian pathway where the street tree is located in front of the establishment; and

Whereas, The owner indicated that the sidewalk is 15ft wide the café will extend 5ft into the public right-of-way; and

Whereas, There is one step to enter the establishment and the applicant agreed in writing to comply with ADA rules and regulations and to install temporary or permanent ADA ramp in the establishment; therefore be it

Hon. Lorelei Salas
January 24th, 2017
Page 2

Resolved, That Community Board 12 Manhattan **Does Not Object** to the unenclosed sidewalk café application for Tampopo Raman by the New York City Department of Consumer Affairs.

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Andrew Cuomo, Governor
Hon. Greeley T. Ford, Commissioner
Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gale Brewer, Borough President
Hon. Jacqueline Held, Deputy Commissioner

Hon. Adriano Espaillat, Congressman
Hon. Bill Perkins, State Senator
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Shahabuddeen A. Ally Esq., -Chairperson
Ebenezer Smith, District Manager

January 24th, 2017

Hon. Lorelei Salas
Commissioner
Department of Consumer Affairs
42 Broadway
New York, NY 10004

Re: 4946 Broadway Restaurant LLC. dba Tubby Hook Tavern

Dear Commissioner Salas,

At the General Meeting on Tuesday, January 24th, 2017 Community Board 12 Manhattan, passed a resolution with a vote of (28) In Favor, (9) Opposed, (0) Abstention **not objecting** to the 4946 Broadway Restaurant LLC. dba Tubby Hook Tavern new application for unenclosed sidewalk café; and

Whereas, 4946 Broadway Restaurant LLC. dba Tubby Hook Tavern located on 4946 Broadway, (btw. 207th & Isham) New York, NY 10034, has duly notified Community Board 12 Manhattan of its intention to file an application for unenclosed sidewalk cafe; and

Whereas, The Licensing Committee met on January 11, 2017 to hear comments from the community and the precinct regarding the establishment; and

Whereas, The restaurant operates with 10 tables 39 chairs indoor, and plan for 15 tables 34 chairs for the sidewalk cafe, restaurant hours of operation 10AM to 4AM seven (7) days a week, sidewalk café hours of operation planned for 10AM to 10PM Sunday through Thursday, 10AM to 12AM Friday through Saturday; and

Whereas, The 34th Precinct have no objection but some concerns about the pedestrian right-of-way since it is a heavily traffic section of Broadway between 207th street and Isham in the middle of the block just south of the BX12 first and last stop; and


Whereas, Moving Forward Unidos, a local community organization, and other community members expressed their concern about the subway grate and size of the café. Sidewalk is 19.6ft wide, subway grate is 3ft wide and there will only be a narrow section of the sidewalk for the public right-of-way; and

Hon. Lorelei Salas
January 24th, 2017
Page 2

Whereas, The applicant collected 25 signatures of support for the sidewalk café; three (3) of which from adjacent buildings 0.2 miles or less from the establishment, four (4) signatures from Bronx residents, and the remaining 18 signatures from Inwood residents living 0.3-1.5 miles from the restaurant; therefore be it

Resolved, That Community Board 12 Manhattan **Does Not Object** to the unenclosed sidewalk café application for Tubby Hook Tavern by the New York City Department of Consumer Affairs.

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Andrew Cuomo, Governor
Hon. Greeley T. Ford, Commissioner
Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gale Brewer, Borough President
Hon. Jacqueline Held, Deputy Commissioner

Hon. Adriano Espaillat, Congressman
Hon. Bill Perkins, State Senator
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Shahabuddeen A. Ally Esq., -Chairperson
Ebenezer Smith, District Manager

January 24th, 2017

Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Blue Mountain Heights LLC

Dear Chairman Bradley:

At the General Meeting on Tuesday, January 24th, 2017 Community Board 12 Manhattan, passed a resolution with a vote of (29) In Favor, (6) Opposed, (2) Abstain recommending that the NYS Liquor Authority **does not object** to Blue Mountain Heights LLC new application for On-Premises Liquor License; and

Whereas, Blue Mountain Heights LLC, located at 499 West 158th Street, (corner of Amsterdam Ave.) New York, NY 10032, has duly notified Community Board 12 Manhattan of its intention to file an application for On-Premises Liquor License; and

Whereas, The Licensing Committee met on January 11, 2017 to hear comments from the community and the police precinct regarding the establishment; and

Whereas, The establishment's storefront is located in a six (6) story residential building on a residential street, zoned R7-2 with commercial overlay C1-4 but without any parking onsite; and

Whereas, The restaurant plans to operate with 12 tables and 36 chairs, with hours of operation from 3PM to 11PM seven (7) days a week, coffee shop hours of operation 7AM to 3AM seven (7) days a week; and

Whereas, The applicant was unable to confirm soundproofing was installed at the establishment and may be able to produce the documentation needed for proof of insulation; and

Whereas, There have been issues about obtaining the correct permits in the past and some electrical problems that resulted in a \$3,000 fine; and


Whereas, In light of the issues raised the applicant agreed in writing to a number of stipulations:

Hon. Vincent G. Bradley
January 24th, 2017
Page 2

- Install soundproofing and present an invoice as proof of installation
- Install a sound governor
- Install "Good Neighbor" signs in English and Spanish
- Agree to address any noise concerns from residents
- No DJ
- No live music; therefore be it

Resolved, That Community Board 12 Manhattan **Does Not Object** to the application for a new On-Premises Liquor License for Blue Mountain Heights LLC with the stipulations noted above.

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Andrew Cuomo, Governor
Hon. Greeley T. Ford, Commissioner
Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gale Brewer, Borough President
Hon. Jacqueline Held, Deputy Commissioner

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Hon. Bill Perkins, State Senator
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Hon. Mark Levine, Council Member
Hon. Michael Jones, Deputy Chief