



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 18, 2010

Hon. Kate D. Levin  
Commissioner  
Department of Cultural Affairs  
31 Chambers Street  
New York, NY 10007

Hon. Sandra Garcia Betancourt  
Executive Director & CEO  
Northern Manhattan Arts Alliance (NoMaa)  
c/o Cornerstone Center  
178 Bennett Avenue, 3<sup>rd</sup> floor  
New York, NY 10040

Hon. Mario L. Baeza  
Chairman-UMZ  
290 Lenox Avenue  
New York, NY 10027

Dear Commissioner Levin, Executive Director Garcia Betancourt and Chairman Baeza:

Community Board 12 passed the following resolution regarding a real estate tax credit for small-to-mid-sized non-profit theatres and performing arts organizations with a vote of 31-0-15 at its February 23<sup>rd</sup> 2010 general meeting.

- WHEREAS:** Small to mid-sized non-profit theaters and performing arts organizations have added value both culturally and economically to New York City's individual communities, and to the city as a whole; and
- WHEREAS:** The current economic climate has made it extremely difficult for many of these small to mid-sized non-profit theaters and performing arts organizations to continue to operate; and
- WHEREAS:** The unprecedented collaboration between and among Community Boards that has surrounded the development of this resolution is a clear manifestation of the vitality and importance of this sector to communities throughout the City, and, therefore, the City as a whole; and
- WHEREAS:** The erosion of the "core" group of small to mid-sized non-profit theaters and performing arts organizations which hold long-term leases and rent their spaces to performing arts companies that are unable to commit to long-term leases is the life's blood of this sector, and their disappearance endangers the very existence of the small to mid-sized non-profit performing arts community; and
- WHEREAS:** Many people employed in the theatre/performing arts industry live in Community Board 12, Manhattan, and the erosion of the performing arts economy translates directly to the loss of these performers and technicians as neighbors, further eroding an important segment of New York City's middle-class; and
- WHEREAS:** In 2008, New York Innovative Theatre Awards released a widely publicized study that evaluated trends regarding performance venues from neighborhood to neighborhood. The study found that in the last five years so many theaters were lost to development that a quarter of the small to mid-sized performance space in Midtown and the West Village alone (home to almost half of all off-off-Broadway venues) are now defunct; and
- WHEREAS:** A developer rejected a plan to build a theater for local groups at the old RKO Coliseum site on Broadway and West 181<sup>st</sup> Street in the 1980s despite the community having obtained a federal grant for this project, and to this day Community District 12's own non-profit performing arts organizations (e.g., Moose Hall, the People's Theatre Project, the Anthropologists, etc.) are struggling financially or have closed (e.g., Bridge Theatre Company, Pacific Opera, etc.) for want of affordable performance, rehearsal and support space; and
- WHEREAS:** New York City is a global cultural capital, due in large part to its unique fabric of small to mid-sized non-profit theaters and performing arts organizations, which in turn form a vital part of the City's economy by supporting neighborhood small businesses, and attracting both New Yorkers and tourists alike who flock to the City specifically for its vibrant performing arts scene; and

**WHEREAS:** Small to mid-sized non-profit theaters and performing arts organizations have long been the foundation of New York City's arts and creative industries. These organizations are the primary incubators where new talent first emerges and is developed, and where real artistic risks can be taken; and

**WHEREAS:** The Arts also help the City retain talented graduates and attract investment from corporations that stay in or come to New York City in order to cull from an elite pool of creative workers, who, themselves, choose to locate in New York City for its thriving cultural scene; and

**WHEREAS:** Local businesses (restaurants, food markets, clothing stores, parking garages and other retailers) benefit from the influx of people brought into the community by small to mid-sized non-profit theaters and performing arts organizations; and

**WHEREAS:** CB12M has seen the theatre and performing arts community increase in importance in the local economic sector, spurred in part by support from the Upper Manhattan Empowerment Zone, and has an increased need for affordable small to mid-sized theatre and performing arts space; and

**WHEREAS:** It is imperative to find more innovative ways to rescue, preserve and subsequently stimulate the seriously threatened small to mid-sized non-profit performing arts sector – the heart and soul of New York City's cultural landscape; and

**WHEREAS:** The City ultimately would reclaim the revenue from a real estate tax credit through taxes generated by ancillary spending of those who patronize or are employed by small and mid-sized theatres and performing arts organizations; and

**WHEREAS:** Small to mid-sized non-profit theaters and performing arts organizations through-out the City's neighborhoods encourage community-friendly foot traffic and safe streets for our community residents; help protect the diversity of small businesses; are a source of pride for local residents and businesses; and therefore improve the quality of life in local neighborhoods; and

**WHEREAS:** Long-term donated and rent-affordable Community Facility F.A.R., and under-market leased spaces would provide a safe haven for artists and small to mid-sized non-profit theaters and performing arts organizations to create their art, protected from unwieldy and insurmountable rent hikes; and

**WHEREAS:** CB12M also has a lack of housing stock, and does not seek to convert housing to performance space but to ensure that spaces currently used for theatres and the performing arts continue to be so used, and that there be incentives to use vacant non-residential space for the arts; now, therefore be it

**RESOLVED:** that Community Board 12, Manhattan strongly urges its elected City and State officials to enact a real estate tax credit to benefit legitimate small to mid-sized non-profit theaters and performing arts organizations which provide scheduled performances to the public, consequently to halt, and reverse, the alarming trend of theater closures, and the rapid demise of the performing arts segment of the City's economy. CB12M will work with all of New York City's Community Boards to support specific legislation in this context.

Sincerely,



Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 18, 2010

Hon. Cecile Richards  
President  
Planned Parenthood  
Federation of America  
434 West 33<sup>rd</sup> Street  
New York, NY 10001

Hon. Joel I. Klein  
Chancellor  
NYC Department of Education  
Tweed Courthouse  
52 Chambers Street  
New York, NY 10007

Hon. Dennis M. Walcott  
Deputy Major for Education &  
Community Development  
51 Chambers Street  
New York, NY 10007

Dear President Richards, Chancellor Klein and Deputy Chancellor Grimm:

Community Board 12 passed the following resolution with a vote of 27-1-15 at its February 23<sup>rd</sup> 2010 general meeting. To support Planned Parenthood New York City's **"WE'RE GOING TO THE PRINCIPAL'S OFFICE"** Campaign.

- WHEREAS,** New York City's teen pregnancy rates are higher than the national average. U.S. teens have higher rates of pregnancy and sexually transmitted infections than teens in most developed nations; and
- WHEREAS,** 15-to-24 year-olds represent only one-quarter of the sexually active population, yet they account for nearly half of all new sexually transmitted infections each year; and
- WHEREAS,** Half of all new HIV infections in the United States occur among people under the age of 25; and
- WHEREAS,** According to the New York City Department of Health, about half of high school students say they've had sex, about one in three high school students are currently sexually active; and
- WHEREAS,** Only two-thirds of New York City's sexually active youth report using condoms, and one in five girls did not use any birth control the last time they had sex; and
- WHEREAS,** According to Department of Health United Hospital Fund stats, from 2000 to 2007 Washington Heights and Inwood averaged over 116 teen pregnancies per 1,000 teens between the ages of 15 and 19. This is the second highest concentration of teen pregnancy in Manhattan and
- WHEREAS,** in the 2006 DOH Take Care NY Profile, the rate of HIV diagnoses is similar to the NYC overall rate, as is the rate of people living with HIV/AIDS. About 24% of the population is currently diagnosed with HIV.
- WHEREAS,** According to DOH STD report for the year of 2008, Washington Heights has the highest Chlamydia infections in Manhattan for women with 1,577 cases per 100,000 women aged 15-24.
- WHEREAS,** According to the same report, Washington Heights/Inwood has the 2nd highest infection rates for Syphilis among men (26-91 cases for every 100,000 residents).
- WHEREAS,** Research shows comprehensive sex education programs delay the initiation of sex and increase the use of contraception. It has also shown to reduce the number of sexual partners, and increase condom and contraceptive use; and
- WHEREAS,** An overwhelming majority of parents support sex education and believe it's already being taught. A full 77% of registered voters in New York State mistakenly think sex education is currently a part of the required school curriculum, while an even larger 85% want comprehensive sex education to be taught in school, according to a poll recently conducted by Hart Research Associates; and

**WHEREAS,** Neither New York City nor New York State require or fund comprehensive sex education to be taught in schools. In New York City, whether sex education is taught, when it's taught, how often and by whom is up to each individual principal; and

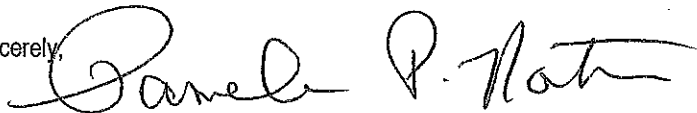
**WHEREAS,** The New York City Department of Education has a recommended sex education curriculum and offers the curriculum and training to schools free of charge; and

**WHEREAS,** Planned Parenthood New York City (PPNYC) has been in New York City for over 90 years providing confidential health care services to the women, men and teens of New York City regardless of their ability to pay as well as innovative educational workshops on sex education, peer education, technical assistance, and professional training to communities throughout the city; and

**WHEREAS,** PPNYC launched "We're going to the Principals Office" campaign in the fall of 2009. This campaign sets out to empower local parents with the tools they need to effectively advocate for medically accurate, age-appropriate sex education within their own public school; and therefore,

**BE IT RESOLVED** that Community Board 12, Manhattan supports Planned Parenthood of New York City's "We're Going to the Principal's" campaign as a method to empower parents to advocate for sex education in their individual schools with their principals with the ultimate goal of increasing access to sex education for every New York City student.

Sincerely,



Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Martha Madera, Community Superintendent for District #6, NYC Department of Education  
Hon. Geraldine Taylor-Brown, High School Superintendent for District #6, NYC Department of Education  
Hon. Rebecca Alicea, Family Advocate for District #6



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 18, 2010

Hon. John B. Osborne  
President  
Police Athletic League, Inc.  
34 ½ East 12<sup>th</sup> Street  
New York, NY 10003

Hon. Felix A. Urrutia, Jr.  
Executive Director  
Police Athletic League, Inc.  
34 ½ East 12<sup>th</sup> Street  
New York, NY 10003

Hon. Philip Banks, III  
Chief Community Affairs Bureau  
One Police Plaza, Room S159  
New York, NY 10038

Dear President Osborne, Executive Director Urrutia and Chief Banks:

Community Board 12 passed the following resolution with a vote of 30-1-15 at its February 23<sup>rd</sup> 2010 general meeting. To support the Police Athletic League (P.A.L.).

- WHEREAS,** PAL Armory has been an invaluable contributor of after school, summer day camp, play street, and adolescent support services for the past 15 years; and
- WHEREAS,** PAL Armory has offered enrollment and participatory opportunities for 140 students attending 13 community schools ( PS 128, PS 173, PS/IS 187, PS 8, PS 210, PS 207, PS 37, PS 132, PS 115, PS 366, IS 528, MS 326, MS 319, Incarnation, St. Rose of Lima, Good Shepherd) in providing education, recreation, and cultural arts programs; and
- WHEREAS,** PAL Armory is projected to be hit with substantial budget cuts from city and state sources which, if effected, would result in the loss of 41 participant slots; and
- WHEREAS,** Community School District 6 has been ranked as having highly problematic reading and math tests scores, and said problem has been admirably addressed through the educational interventions at this site, as shown by the statistic that out of 140 enrollees, 85% scored at the 3 or 4 level on these tests.
- WHEREAS,** PAL Armory has partnered with Community District # 6 in serving neighborhood youth in PAL Fit Programs, encouraging exercise and socialization through developmentally appropriate sport models, as well as infusing a holistic diet education program as developed with our Cornell University Extension partner; and is further offering a primary fitness and diet program which addresses the concerns over excessive rates of obesity and asthma in our community; and
- WHEREAS,** the PAL Armory has hosted a Summer Youth Employment program each summer, providing jobs for up to 75 teens each summer which has served not only as a job training program for summer day camps, but has further offered off site summer job experiences such as those with the New York City Police Department, and career education workshops in job search and career awareness; and
- WHEREAS,** the PAL Armory has sponsored a school year education and job training program for teens (IN STEP) which, in the past year has been successful in placing 100% of its high school graduates in college; and further has offered career specific training ( Recreation Specialist Vocational Program) to 20 adolescents in the recreation field through the supervised teaching of cooperative games, low organization games, and classic PAL table games, as well as professional credentialing training such as those offered for CPR and Basic First Aid for the Professional Rescuer; and
- WHEREAS,** PAL has sponsored summer play streets in Washington Heights and Inwood for the past 20 years, ( including, in the summer of 2009, play streets in the 34<sup>th</sup> Precinct area at Academy Street, serving 310 children and Arden Street, serving 130 children, and a play street in the 33<sup>rd</sup> Precinct at West 159 Street, serving 213 children) which, after collaboration with the NYPD and the National Guard, has offered a safe environment for the enjoyment of street games, cultural arts and education activities, as well as exposure to drug prevention, conflict resolution, and child abuse awareness trainings; and

**WHEREAS,** PAL, as are other youth service agencies, is experiencing declines in revenues in this challenging climate, which will negatively impact on the numbers of community youth served, upon the time and duration of services offered, and upon the variety of programs offered;  
**THEREFORE;**

**BE IT  
RESOLVED** that Community Board 12, Manhattan strongly supports the outstanding work accomplished by the Police Athletic League's (PAL) Armory Center program and Play streets program, and therefore strongly urges our local elected officials and the Manhattan Borough Delegation to award optimal and appropriate funding support in Fiscal Year 2011 and

**BE IT  
FURTHER** Resolved that Community Board 12, Manhattan urges our local elected officials to meet with PAL for purposes of obtaining as generous a funding flow as possible, in order to, at a minimum, maintain the levels and quality of service currently available to our children, youth and families.

Sincerely,



Pamela Palanque - North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jose Navarro, CO, 34<sup>th</sup> PCT  
Hon. Joseph Dowling, CO, 33<sup>rd</sup> PCT



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 27, 2010

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

Re: **Trio's Café & Lounge Inc. dba Arka Lounge**  
**4488 Broadway**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 29-2-1 at its October 26<sup>th</sup> 2010 general meeting not recommending the State Liquor Authority grant a Renewal of its On-Premises Liquor License to Trio's Café & Lounge Inc. dba Arka Lounge.

**WHEREAS**, Trio's Café & Lounge dba Arka Lounge, located at 4488 Broadway (bet Fairview & W. 193<sup>rd</sup> St) has duly notified Community Board 12 M of its intent to file an application for a renewal of its on premise liquor license; and

**WHEREAS**, the owner was a no show at the October 5<sup>th</sup> Economic Development Committee Meeting; and

**WHEREAS**, the Economic Development Committee having met on October 5<sup>th</sup> to hear comments from the community which raised concern about noise pollution, sidewalk congestion, illegal parking patterns and the criminal case against the owner Mr. Lantigua, in which he admitted to stealing \$800,000 in state tax revenue; and

**WHEREAS**, the 34<sup>th</sup> Precinct acknowledged the community concerns as valid, did not raise objection to the renewal of the on premise liquor license; therefore be it

**RESOLVED**, Community Board 12 (Manhattan) does not recommend that the State Liquor Authority grant a renewal of the on premise liquor license to Trio's Café & Lounge dba Arka Lounge.

Sincerely,

Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032  
Phone (212) 568-8500 Fax (212) 740-8197  
[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

---

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 27, 2010

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

**Re: El Conde Steakhouse Corp.**  
**4311 Broadway**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 32-0-0 at its October 26<sup>th</sup> 2010 general meeting recommending the State Liquor Authority grant a Renewal of its On-Premises Liquor License to El Conde Steakhouse Corp.

**WHEREAS**, El Conde Steakhouse Corp, located at 4311 Broadway (at the corner of W. 184<sup>th</sup> Street) has duly notified Community Board 12 M of its intent to file an application for a renewal of its on premise liquor license; and

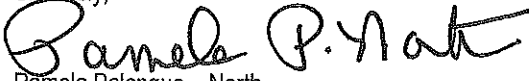
**WHEREAS**, the owner was a no show to the October 5<sup>th</sup> Economic Development Committee meeting; and

**WHEREAS**, the Economic Development Committee having met on October 5<sup>th</sup> to hear comments from the community, which raised no objection to the establishment and expressed satisfaction with the food, service and operation of the establishment; and

**WHEREAS**, the 34<sup>th</sup> Precinct raised no objection to the establishment; therefore be it

**RESOLVED**, Community Board 12 (Manhattan) does recommend that the State Liquor Authority grant a renewal of the on premise liquor license for El Conde Steakhouse Corp.

Sincerely,

  
Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA





## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 27, 2010

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

Re: 400 West Cairo Corp. dba CAIRO  
400 W. 202<sup>nd</sup> Street

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 25-7-0 at its October 26<sup>th</sup> 2010 general meeting recommending the State Liquor Authority grant a New On-Premises Liquor License to 400 West Cairo Corp. dba CAIRO.

**WHEREAS**, 400 W. Cairo Corp dba CAIRO, located at 400 W. 202<sup>nd</sup> Street (bet Post & 10<sup>th</sup> Avenues) has duly notified Community Board 12 M of its intent to file an application for a new on premise liquor license; and

**WHEREAS**, the owner Abraham Ogando and his representative Ismael Rodriguez were present to discuss the establishment and its benefit to the community; and

**WHEREAS**, the Economic Development Committee having met on October 5<sup>th</sup> to hear comments from the community which did not raised objection to the establishment and expressed that a new establishment not be penalized for the mistakes of other establishments; and

**WHEREAS**, the 34<sup>th</sup> Precinct did raised objection to the establishment (concern about proximity to TBA and Umbrella), but established some parameters with them that included at least a weeks advance notice to the precinct for when both the restaurant and banquet hall would be in operation as well as 2 required security guards at all times even when just the restaurant is in operation and more as necessary for when the banquet hall is in operation; therefore be it

**RESOLVED**, Community Board 12 (Manhattan) does recommend that the State Liquor Authority grant a new on premise liquor license to 400 W. Cairo Corp dba CAIRO.

Sincerely,

Pamela Palanque - North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 27, 2010

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

Re: **EURO El Tina Restaurant Lounge & Billiards Corp.**  
**500 W. 207<sup>th</sup> Street**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 26-6-0 at its October 26<sup>th</sup> 2010 general meeting recommending the State Liquor Authority grant a New On-Premises Liquor License to EURO El Tina Restaurant Lounge & Billiards Corp.

**WHEREAS**, EURO EL Tina Restaurant Lounge & Billiards Corp, located at 500 W. 207<sup>th</sup> Street (bet Post & 10<sup>th</sup> Avenues) has duly notified Community Board 12 M of its intent to file an application for a new on premise liquor license; and

**WHEREAS**, the owner Santiago Quezada and his representative Argilio Rodriguez were present to discuss the establishment and its benefit to the community; and

**WHEREAS**, the Economic Development Committee having met on October 5<sup>th</sup> to hear comments from the community, which raised concern about lingering effects from the previous owners and the basement location of the establishment; and

**WHEREAS**, the 34<sup>th</sup> Precinct raised concern about the establishment in particular related to the lack of visibility from the street level due to the basement location worked with the establishments to create additional restrictions which include closing at 3 AM, adding additional security at the front door, metal detectors, bar area and back door, requiring all security personnel to wear a uniform and adding a lift from the door to the basement level; therefore be it

**RESOLVED**, Community Board 12 (Manhattan) does recommend that the State Liquor Authority grant a new on premise liquor license to EURO EL Tina Restaurant Lounge & Billiards Corp.

Sincerely,

Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 27, 2010

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

**Re: Pilon Restaurant Inc. dba Pilon Restaurant  
1341 St. Nicholas Avenue**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 32-0-0 at its October 26<sup>th</sup> 2010 general meeting not recommending the State Liquor Authority grant a New On-Premises Liquor License to Pilon Restaurant Inc. dba Pilon Restaurant

**WHEREAS**, Pilon Restaurant Inc dba Pilon Restaurant, located at 1341 St. Nicholas Avenue (at the corner of W. 177<sup>th</sup> Sts) has duly notified Community Board 12M of its intent to file an application for a new on premise liquor license; and

**WHEREAS**, no representative was present to discuss the establishment and its benefit to the community; and

**WHEREAS**, it is protocol of the Economic Development Committee to give an automatic no vote to establishments that were duly notified of the committee meeting and do not attend; therefore be it

**RESOLVED**, Community Board 12 (Manhattan) does not recommend that the State Liquor Authority grant a renewal of its on premise liquor license to Pilon Restaurant Inc dba Pilon Restaurant.

Sincerely,

Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

---

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 27, 2010

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

Re: 839 W.181 Food Inc. dba The Dark Horse  
839 W. 181<sup>st</sup> Street

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 18-14-0 at its October 26<sup>th</sup> 2010 general meeting not recommending the State Liquor Authority grant a New On-Premises Liquor License to 839 W.181 Food Inc. dba The Dark Horse.

**WHEREAS**, 839 W. 181<sup>st</sup> Food Inc dba The Dark Horse, located 839 W. 181<sup>st</sup> Street (bet Pinehurst & Cabrini Blvd) has duly notified Community Board 12M of its intent to file an application for a new on premise liquor license; and

**WHEREAS**, no representative was present to discuss the establishment and its benefit to the community; and

**WHEREAS**, it is protocol of the Economic Development Committee to give an automatic no vote to establishments that were duly notified of the committee meeting and do not attend; therefore be it

**RESOLVED**, Community Board 12 (Manhattan) does not recommend that the State Liquor Authority grant a new on premise liquor license to 839 W. 181<sup>st</sup> Food Inc dba The Dark Horse.

Sincerely,

Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 27, 2010

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

Re: **La Matica Seafood Restaurant Corp.**  
**3845 10<sup>th</sup> Avenue**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 29-3-0 at its October 26<sup>th</sup> 2010 general meeting recommending the State Liquor Authority grant a New Restaurant Wine License to La Matica Seafood Restaurant Corp.

**WHEREAS**, La Matica Seafood Restaurant Corp, located at 3845 10<sup>th</sup> Avenue (bet W. 205<sup>th</sup> & W. 206<sup>th</sup> Sts) has duly notified Community Board 12M of its intent to file an application for a new restaurant wine license; and

**WHEREAS**, the owner Henry Familia and his representative Jose Enriquez were present to discuss the establishment and its benefit to the community; and

**WHEREAS**, the Economic Development Committee having met on October 5<sup>th</sup> to hear comments from the community, who did not object to the renewal of the license; and

**WHEREAS**, the 34<sup>th</sup> Precinct raised no objection to granting a new restaurant wine license; therefore be it

**RESOLVED**, Community Board 12 (Manhattan) recommends that the State Liquor Authority grant a new restaurant wine license for La Matica Seafood Restaurant Corp.

Sincerely,

Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espallat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

October 27, 2010

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

**Re: El Reino de St. Nicholas Sports Bar  
1228 St. Nicholas Avenue**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 32-0-0 at its October 26<sup>th</sup> 2010 general meeting **not recommending** the State Liquor Authority grant a New On-Premises Liquor License to El Reino de St. Nicholas Sports Bar.

**WHEREAS**, El Reino de St. Nicholas Sports Bar, located at 1228 St. Nicholas Avenue (bet W. 171<sup>st</sup> & W. 172<sup>nd</sup> Sts) has duly notified Community Board 12 M of its intent to file an application for a new on premise liquor license; and

**WHEREAS**, the owner Nicholas Romero and his representative David Rivas were present to discuss the establishment and its benefit to the community; and

**WHEREAS**, the Economic Development Committee having met on October 5<sup>th</sup> to hear comment from the community which raised concern about the need to have a bar underneath a barbershop where children could have easy access to it; and

**WHEREAS**, the 33<sup>rd</sup> Precinct raised objection to the license due to the concern that minors would be served, backroom gambling would occur and the owner not fully justifying the need for a bar underneath his barber shop; therefore be it

**RESOLVED**, Community Board 12 **does not recommend** that the State Liquor Authority grant a new on premise liquor license to El Reino de St. Nicholas Sports Bar.

Sincerely,

Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

November 5, 2010

Hon. Amanda M. Burden  
Chair  
City Planning Commission  
Manhattan Borough Office  
22 Reade Street  
6<sup>th</sup> Floor West  
New York, NY 10007-1216

RE: Columbia University – Baker Field Application

Dear Commissioner Burden:

At the October 26, 2010 general meeting of Community Board 12-Manhattan the following resolution conditionally supporting, subject to the terms of an enforceable public benefits agreement, the application submitted by Columbia University to the Department of City Planning requesting modifications to waterfront zoning requirements to facilitate construction of the proposed Campbell Sports Center at its Baker Field Campus was not passed. The vote was 13 in favor, 11 against, 2 abstentions and 7 not voting due to conflicts; i.e.: there was a tie vote.

Whereas: Columbia University ("CU") proposes to construct a new 47,700 square foot sports facility (the "Campbell Sports Center" or the "Facility") on its Baker Field campus ("Baker Field"), which is located in the Inwood section of Manhattan. Baker Field is bounded by West 218<sup>th</sup> Street, Broadway, Inwood Hill Park and the Harlem River. It is a waterfront zoning lot of 1,208,773 square feet, about 30 acres, that is jointly owned by CU (Lot 1) and New York Presbyterian Hospital (Lot 100). Given the square footage of the Facility, CU is required to comply with New York City's waterfront zoning regulations (the "Regulations"); and

Whereas: CU states that the Facility is needed because Baker Field's existing Chrystie Field House facility is 60 years old and lacks adequate space for the university to successfully compete with the athletic programs of its peer institutions. The Facility would be a five-story building located at the corner of Broadway and West 218<sup>th</sup> Street and would house offices for varsity sports and football, strength and conditioning space, student-athlete study spaces, an auditorium, a hospitality suite, mechanical, electrical and plumbing support space and vehicle storage spaces; and

Whereas: Compliance with the Regulations requires CU to provide a public shore-line walkway and waterfront yard or public access area ("PAA") equal to 15% of the zoning lot. Given Baker Field's size, the required size of the PAA would be 181,315 square feet or about 4.5 acres. Compliance with the Regulations also requires CU to provide bicycle parking, seating, trees and other plantings, lighting and irrigation in the PAA; and

Whereas: CU contends that it cannot comply with the Regulations due to space limitations, the location of existing buildings on Baker Field and site conditions, such as the topography of the shoreline. On April 29, 2010, CU submitted an application (the "Application") to the NYC Department of City Planning ("DCP") requesting approval of various modifications to the Regulations to facilitate construction of the Facility. The Application was certified by DCP on or about September 13, 2010 and forwarded to Community Board 12-Manhattan ("CB12-M") on September 17, 2010 for review. CB12-M has until November 5, 2010 to provide comments; and

Whereas: The modifications requested in the Application include:

- 1) authorization to modify the requirements for the location and minimum dimensions of the waterfront PAA and to allow a portion of the PAA to be off-site on adjoining public property,
- 2) authorization to modify design requirements and standards for improvements within the waterfront PAA, and
- 3) certification by the Chairperson of the City Planning Commission that the proposed site plan complies with the provisions of Section 62-50 of the Zoning Resolution (General Requirements for Visual Corridors and Waterfront Public Access Areas) and Section 62-60 (Design Requirements for Waterfront Public Access Areas) as modified by the authorizations requested in the Application; and

Whereas: Instead of the PAA required by zoning (approximately 4.5 acres), CU proposes to provide a PAA of approximately one-half acre or 22,900 square feet. An additional 9,318 square feet of CU-owned property, consisting of proposed freshwater marsh and plantings ("Boathouse Marsh"), also would be dedicated to public use but does not qualify under zoning as being part of the PAA; and

Whereas: Part of the proposed 22,900 PAA, 5,107 square feet or 22 percent, is to be located on city-owned property, and a portion of the waterfront at the western end of Baker Field, comprised of more than 11,000 square feet, is also city-owned property (the "City Property") and contains a portion of the Baker Field boat house, that has existed on that site since circa 1926; and

Whereas: CU proposes to enter into a Memorandum of Understanding ("MOU") with the NYC Department of Parks and Recreation ("Parks") stipulating the future use of the City Property. Under the MOU CU and Parks would enter into a license, maintenance and operating agreement whereby CU would improve the City Property pursuant to a plan approved by Parks in consultation with DCP. The license agreement would provide for dual use of the City Property and the existing dock by CU and members of the public; and

Whereas: The size of the PAA proposed by CU is approximately **10 percent** of the size of the PAA required by zoning and further the proposed PAA and Boathouse Marsh provide the public with limited access to the waterfront; and

Whereas: CU met with CB12-M Land Use Committee and the Parks and Cultural Affairs Committee on various occasions to discuss the Boathouse Marsh, the Facility, the draft Application and related issues. In the course of these meetings, committee members and members of the public raised concerns related to, among other things, public access to



and use of the waterfront, public access to and use of Baker Field facilities, public safety, traffic and parking, environmental remediation, the design of the Facility and streetscape issues; and

Whereas: CB12-M passed a resolution in April 2010 (the "Resolution") summarizing 15 community accommodations that CU could implement to appropriately compensate the public in exchange for the zoning modifications and waivers requested in the Application and for exclusive use of the City Property for decades; and

Whereas: The Environmental Assessment Statement prepared as part of the Application contains ambiguous or contradictory statements concerning site contamination and the need for remediation; and

Whereas: A public hearing (the "Public Hearing") was held on Wednesday, October 6, 2010 to obtain public comment on the Application. The Public Hearing was attended by over 100 members of the public who requested that CU address matters such as public use of and access to the waterfront, public use of and access to facilities at the Baker Field, site contamination and environmental remediation, traffic and parking impacts, ongoing liaison with the community, the creation of a community advisory board for Baker Field, enhanced security, preserving and enhancing the waterfront's eco-system, the operating hours of the proposed Boathouse Marsh, reduction of noise from mechanical systems and from the public address systems, the need for educational programs for local youth, the need for public waterfront programs and activities, ensuring that the public will have fair, equitable and realistic access to the dock and to the City Property that would be made available for public and private use under the MOU, extending Manhattan's waterfront greenway around Inwood and improving the balance of the city-owned property beyond the existing dock; and

Whereas: The Boathouse Marsh and other improvements proposed under the MOU are agreeable enhancements to underutilized waterfront property and the Application, in direct response to prior community feedback, addresses some of matters discussed at the Public Hearing and outlined in the Resolution (such as items 1, 3 and 5 in the Resolution that relate to security/staffing, direct waterfront/waterway access and public access to the existing dock), but could go further with respect to addressing some or all of the other items; and

Whereas: It is critical that any community accommodations that CU agrees to in order to obtain support for the Application be legally enforceable; Now, therefore, be it

Resolved: Community Board 12-Manhattan recommends that the City Planning Commission, the City Planning Commission Chair and the City Council not approve the Application unless Columbia University enter into a binding and enforceable agreement with the City Council to address the concerns raised at the public hearings and substantially provide for community accommodations outlined in the Resolutions and discussed at the Public Hearing; and be it further

Resolved: Community Board 12-Manhattan calls upon Columbia University to provide the Department of City Planning with a copy of its proposed plan for providing public access to the facilities at Baker Field well in advance of the its meeting to vote on the Application, and be it further

Resolved: Community Board 12-Manhattan calls upon Columbia University to do a thorough environmental investigation of the site that will resolve the ambiguous contradictory statements in the Environment Assessment Statement and will review the eight spills listed on the New York Spills database, and further calls upon Columbia University to submit the remediation plan to the Community Board prior to the start of construction, and be it further

Resolved: Community Board 12-Manhattan recommends that Parks and Columbia review the MOU with the community and modify it through as necessary to address community concerns, and that Parks and the Law Department review the legality of the MOU as a means to regulate public use of the City Property.

Sincerely,



✓ Pamela Palanque – North  
Chair

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles B. Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Wayne A. Benjamin, AIA, Chair, Land Use  
Edwin Marshall, Department of City Planning



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Pamela Palanque-North, Chair  
Ebenezer Smith, District Manager

November 8, 2010

Hon. Jonathan Mintz  
Commissioner  
Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

**RE: Sol's Restaurant Inc. dba IL SOLE  
233 Dyckman Street**

Dear Commissioner Mintz:

Community Board 12 passed the following resolution by a vote of 24-8-0 at its general meeting on October 26, 2010 recommending that the Department of Consumer Affairs **not** grant an Unenclosed Sidewalk Café License renewal to Sol's Restaurant Inc. dba IL SOLE **unless** the owner agrees to close the sidewalk cafe at 10 p.m.

**WHEREAS**, Sol's Restaurant Inc dba IL SOLE, located at 233 Dyckman Street (bet. Broadway & Seaman Avenue), has duly notified Community Board 12M of its intent to file an application for a renewal of its unenclosed sidewalk café license; and

**WHEREAS**, The owner Sandra Jaquez was present at the Economic Development Committee meeting on October 5<sup>th</sup> to discuss the establishment and its benefit to the community; and

**WHEREAS**, Members of the community raised concerns regarding the noise pollution that comes from the sidewalk cafes on that street; and

**WHEREAS**, At the board's general meeting, Council Member Robert Jackson and Assembly Member Herman D. Farrell, Jr.'s representative stated that they are opposed to the license renewal until such time that Il Sole agrees to close its sidewalk café at 10 p.m. as other restaurants on the street have agreed to do; now, therefore, be it

**RESOLVED**, Community Board 12-Manhattan recommends that the Department of Consumer Affairs **not** grant a renewal of the application for an unenclosed sidewalk to Sol's Restaurant Inc dba IL SOLE **unless** the owner agrees to close the sidewalk cafe at 10 p.m.

Sincerely,

Pamela Palanque-North  
Chair

c: Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Robert Jackson, Council Member