



Community Board 12M

711 West 168th Street – New York, NY 10032

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

www.nyc.gov/mcb12

Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

January 28, 2011

Hon. Max E. Chmura
Acting Commissioner
N.Y.S. Office for People with Developmental Disabilities
44 Holland Avenue
Albany, NY 12229-0001

Dear Acting Commissioner Chmura:

Community Board 12-Manhattan passed the following resolution by a vote of 34-0-0 at its January 25, 2011 general meeting in support of the application by NYSARC, Inc. to establish a community residential facility at 530 West 157th Street, New York, NY.

- Whereas:** NYSARC, Inc., New York City Chapter – AHRC, in conjunction with the New York State Office for Persons with Developmental Disabilities (OPWDD), plans to establish a community residential facility for a person with developmental disabilities at 530 West 157th Street, New York, NY10032; and
- Whereas:** Appropriate notice was given to Community Board 12-Manhattan, which held a public hearing on January 20, 2011; and
- Whereas:** This individual currently lives in another AHRC residential facility and will be attending an adult day program during the week, traveling with an escort; and
- Whereas:** A Direct Support Professional (DSP) will be present round-the-clock whenever he is home, and a registered nurse will visit to provide ongoing training to the DSP in the areas of general health issues and specific medical issues that may arise in the residence. Otherwise, medical care and other treatment and training activities will be provided in the community; and
- Whereas:** An individualized plan of care has been developed to address his need for supervision, assistance and training. The plan focuses on personal care, accessing the community, shopping, recreation, household chores, food preparation and similar aspects of living and working in the community; and
- Whereas:** The New York State Office of Mental Retardation and Developmental Disabilities (OMRDD) will certify the proposed program to operate as an Individualized Residential Alternative (IRA) for one person; and
- Whereas:** A representative of NYSARC, Inc. stated at the hearing that this agency is the leaseholder of the apartment, that the landlord (West Side Ventura LLC) told her that the legal rent is \$2614.98, that the last legal rent for the prior tenant was \$894.76 and that NYSARC, Inc. will be charged a preferential rent of \$1849 for its initial 18-month lease; and

Whereas: James Doherty, who represented OPWDD at the hearing, stated that his agency had conducted a fair market review of the rent and deemed it to be appropriate for the neighborhood. However, members of Community Board 12 and the public stated that the almost 300% rent increase claimed by the landlord was unreasonable, deplored the loss of rent-regulated housing and feared that the "preferential rent" could be raised drastically after the lease expires, jeopardizing the resident's ability to remain there; and

Whereas: Members of the Community Board 12 and the public attending the hearing otherwise expressed support for the planned residential facility and agreed that there was no issue regarding oversaturation of such facilities in the community, especially since this facility would house only individual; now, therefore, be it

Resolved: Community Board 12-Manhattan does not object to the plan by NYSARC Inc., New York City Chapter – AHRC, to establish a community residential facility for a developmentally disabled person at 530 West 157th Street, New York, NY 10032; and be it further

Resolved: Community Board 12-Manhattan calls upon the New York State Office for People with Developmental Disabilities to take into account the need to preserve the affordable housing stock in Washington Heights-Inwood and in other communities when it approves the citing of community residential facilities in the future.

Thank you for your favorable consideration of our position in this matter. We look forward to receiving your response.

Sincerely,



Pamela Palanque-North
Chair
Community Board 12 - Manhattan

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Bill de Blasio, 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. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Ellen Rossman, Associate Executive Director, AHRC - NYC



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

NYC 2000

January 28, 2011

Michael Ben-Asher
Department of Consumer Affairs
42 Broadway 5th Floor
New York, NY 10004

Re: RENEWAL- DCA- Unenclosed Sidewalk Cafe- 600 West 169th Restaurant Inc. dba Coogan's.

Dear Mr. Ben-Asher:

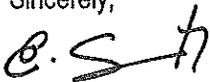
Community Board 12 passed the following resolution with a vote of 34-0-0 at its January 25, 2011 general meeting to recommend the Unenclosed Sidewalk Cafe License to 600 West 169th Restaurant Inc. dba Coogan's .

Whereas, 600 West 169th Restaurant Inc. dba Coogan's Restaurant, 4015 Broadway, 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 Economic Development Committee met on January 4, 2011 to hear comments from the community and local police precinct regarding this application and establishment; now, therefore be it

Resolved, Community Board 12 offers no objection to the Department of Consumer Affairs granting a renewal of an unenclosed sidewalk café license to 600 West 169th Restaurant, Inc. dba Coogan's Restaurant.

Sincerely,


Pamela Palanque – North
Chair

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



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Ebenezer Smith, District Manager

January 28, 2011

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

Re: RENEWAL- SLA- On Premises Liquor License- 187 Restaurant Corp.

Dear Chairman Rosen:

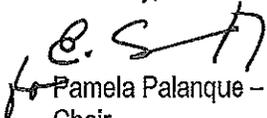
Community Board 12 passed the following resolution with a vote of 32-2-0 at its January 25, 2011 general meeting to recommend the State Liquor Authority grant a Renewal of its On-Premises Liquor License to 187 Restaurant Corp.

Whereas, 187 Restaurant Corp., located at 591 Ft. Washington Ave., has duly notified Community Board 12M of its intent to file an application for a renewal of its On-Premises Liquor License; and

Whereas, The Economic Development Committee met on January 4, 2011 to hear comments from the community and local police precinct regarding this application and establishment; now, therefore, be it

Resolved, Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the On-Premises Liquor License to 187 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, Attorney General
Hon. Adriano Espaillat, State Senator
Hon. Bill Perkins, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

January 28, 2011

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

Re: NEW- SLA- Restaurant Wine- El Paso Centro Americano Restaurant Inc.

Dear Chairman Rosen:

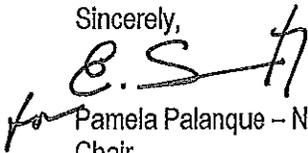
Community Board 12 passed the following resolution with a vote of 33-1-0 at its January 25, 2011 general meeting to recommend the State Liquor Authority grant a New Restaurant Wine License to El Paso Centro Americano Restaurant Inc.

Whereas, El Paso Centro Americano Restaurant, Inc., 4129 Broadway., has duly notified Community Board 12M of its intent to file an application for a new Restaurant Wine License; and

Whereas, The Economic Development Committee met on January 4, 2011 to hear comments from the community local police precinct regarding this application and establishment; now, therefore be it

Resolved, Community Board 12 offers no objection to the State Liquor Authority granting a new Restaurant Wine License to El Paso Centro Americano Restaurant Inc.

Sincerely,


for Pamela Palanque – North
Chair

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



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Ebenezer Smith, District Manager

January 28, 2011

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

Re: RENEWAL- SLA- on Premises Liquor License- Noodle House Inc. dba Empire Szechuan

Dear Chairman Rosen:

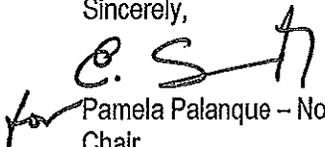
Community Board 12 passed the following resolution with a vote of 34-0-0 at its January 25, 2011 general meeting to recommend the State Liquor Authority grant a Renewal of its On-Premises Liquor License to Noodle House Inc. dba Empire Szechuan.

Whereas, Noodle House, Inc. dba Empire Szechuan, located at 4041-4049 Broadway, has duly notified Community Board 12M of its intent to file an application for a renewal of its On-Premises Liquor License; and

Whereas, The Economic Development Committee met on January 4, 2011 to hear comments from the community and local police precinct regarding this application and establishment; now, therefore, be it

Resolved, Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the On-Premises Liquor License to Noodle House, Inc. dba

Sincerely,


Pamela Palanque – North
Chair

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



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January 28, 2011

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

Re: RENEWAL- SLA- On Premises Liquor License- Sol's Restaurant Inc. dba IL SOLE.

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 34-0-0 at its January 25, 2011 general meeting to recommend the State Liquor Authority grant a Renewal of its On-Premises Liquor License to Sol's Restaurant Inc. dba IL SOLE Restaurant.

Whereas, Sol's Restaurant, Inc. dba Il Sole, located at 229-233 Dyckman Street., has duly notified Community Board 12M of its intent to file an application for a renewal of its On-Premises Liquor License; and

Whereas, The Economic Development Committee met on January 4, 2011 to hear comments from the community and local police precinct regarding this application and establishment; and

Whereas, Council Member Robert Jackson and Assembly Member Herman D. Farrell, Jr. have informed Community Board 12 that the owners of this restaurant have refused to cooperate with their effort to reduce noise disturbances in the neighborhood by agreeing to close its sidewalk café at an earlier hour, as other restaurants on Dyckman Street have agreed to do; now, therefore, be it

Resolved, Community Board 12 **objects** to the State Liquor Authority granting a renewal of the On-Premises Liquor License to Sol's Restaurant Inc. dba Il Sole.

Sincerely,


Pamela Palanque – North
Chair

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



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

Re: NEW- SLA- Restaurant Wine- El Malecon Restaurant.

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 33-1-0 at its January 25, 2011 general meeting to recommend the State Liquor Authority grant a New Restaurant Wine License to El Malecon Restaurant.

Whereas, El Malecon Restaurant, 4141 Broadway, has duly notified Community Board 12M of its intent to file an application for a new Restaurant Wine License; and

Whereas, The Economic Development Committee met on January 4, 2011 to hear comments from the community and local police precinct regarding this application and establishment; now, therefore, be it

Resolved, Community Board 12 offers no objection to the State Liquor Authority granting a new Restaurant Wine License to El Malecon Restaurant.

Sincerely,


Pamela Palanque - North
Chair

Cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Eric Schneiderman, Attorney General
Hon. Adriano Espaillat, State Senator
Hon. Bill Perkins, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
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Hon. Noreen Healey, Commissioner, SLA



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January 28, 2011

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

Re: NEW- SLA- Eating Place Beer- Tasty Delicatessen NYC Inc.

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 32-2-0 at its January 25, 2011 general meeting to recommend the State Liquor Authority grant a New Eating Place Beer License to Tasty Delicatessen NYC Inc.

Whereas, Tasty Delicatessen NYC, Inc, 4020 Broadway, has duly notified Community Board 12M of its intent to file an application for a new Eating Place Beer License; and

Whereas, The Economic Development Committee met on January 4, 2011 to hear comments from the community and local police precinct regarding this application and establishment; now, therefore be it

Resolved, Community Board 12 offers no objection to the State Liquor Authority granting a new Eating Place Beer License to Tasty Delicatessen NYC, Inc.

Sincerely,


Pamela Palanque – North
Chair

Cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Eric Schneiderman, Attorney General
Hon. Adriano Espaillat, State Senator
Hon. Bill Perkins, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
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January 28, 2011

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

Re: RENEWAL- SLA- On Premises Liquor License- 4073 Broadway Restaurant Inc. dba International Food House.

Dear Chairman Rosen:

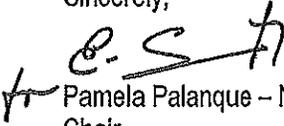
Community Board 12 passed the following resolution with a vote of 34-0-0 at its January 25, 2011 general meeting to recommend the State Liquor Authority grant a Renewal of its On-Premises Liquor License to 4073 Broadway Restaurant Inc. dba International Food House

Whereas, 4073 Broadway Restaurant, Inc. dba International Food House, located at 4073 Broadway, has duly notified Community Board 12M of its intent to file an application for a renewal of its On-Premises Liquor License; and

Whereas, The Economic Development Committee met on January 4, 2011 to hear comments from the community and local police precinct regarding this application and establishment; now, therefore, be it

Resolved, Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the On-Premises Liquor License to 4073 Broadway Restaurant Inc. dba International Food House.

Sincerely,


Pamela Palanque – North
Chair

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



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January 28, 2011

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

Re: NEW- SLA- On Premises Liquor License- Amistad Restaurant Inc.

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 34-0-0 at its January 25, 2011 general meeting to recommend the State Liquor Authority not grant a New On-Premises Liquor License to Amistad Restaurant Inc.

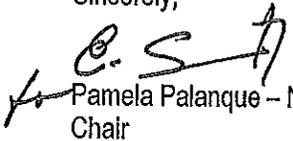
Whereas, Amistad Restaurant Inc. located at 2178 Amsterdam Avenue., has duly notified Community Board 12M of its intent to file an application for a new On-Premises Liquor License; and

Whereas, The Economic Development Committee met on January 4, 2011 to hear comments from the community and local police precincts regarding this application and establishment, and representatives from both the 33rd and 34th Precincts expressed serious concern about a liquor license being issued to this business; and

Whereas, Deputy Inspector Joseph Dowling of the 33rd Precinct, speaking at the general meeting of Community Board 12M on January 25, 2011, reiterated the precinct's strong opposition to this application based on the long history of serious problems that have occurred at this location; now, therefore, be it

Resolved, Community Board 12 objects to the State Liquor Authority granting a new On-Premises Liquor License to Amistad Restaurant Inc.

Sincerely,


Pamela Palanque – North
Chair

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