



Community Board 12 - Manhattan
Washington Heights & Inwood
711 West 168th Street, New York, NY 10032
Phone: (212) 568-8500, Fax: (212) 740-8197
Email: ebsmith@cb.nyc.gov
Website: www.nyc.gov/mcb12

Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

September 29, 2011

Honorable Amanda M. Burden
Chair
City Planning Commission
22 Reade Street, 6th Floor West
New York, NY 10007-1216

RE: Quadriad Realty Partners' Proposed Tryon Center Development Project

Dear Commissioner Burden:

Please be advised that at the General Meeting of Community Board 12- Manhattan, held on Tuesday, September 27, 2011, the following resolution opposing the Tryon Center development as it is currently proposed by Quadriad Realty Partners LLC ("Quadriad") was passed by a unanimous vote of 38 in Favor, 0 Opposed, 0 abstaining.

Whereas: Quadriad Realty Partners LLC ("Quadriad") proposes to develop a mixed-use project called Tryon Center (the "Project") on two sites located at Broadway and West 190th Street. Phase 1 is located on the east side of Broadway, at the southeast corner of Fairview Avenue. Phase 2 is located on the west side of Broadway, at the southwest corner of West 190th Street. The Project includes residential, community facility and retail uses as well as, in one of two development approaches, additional public amenities. Since January 2011 Quadriad presented the Project to the Land Use Committee on multiple occasions as well as to the Parks and Cultural Affairs Committee, the Health and Environment Committee, the Housing and Human Services Committee and the Traffic and Transportation Committee; and

Whereas: Quadriad presented two development scenarios for the Project – an as-of-right development scenario and its "New Strategy" development scenario, which it prefers. Under the as-of-right scenario, the Project would be constructed in conformance with the R7-2 zoning of the sites. R7-2 zoning allows for a maximum residential density, floor-area ratio ("FAR") of 3.44 to 4 and a maximum community facility FAR of 6.5. R7-2 zoning does not include any height restrictions; so long as a building does not break the sky-exposure plane, it can be as tall as it is practical to build. Under the New Strategy proposal, the Project would not be built in conformance with the current zoning of the sites but rather under new zoning that is approximately 2.5 times the density currently

permitted. In exchange for the significant density increase, 30% of the units in the Project would be permanently "affordable" at three different household income tiers. The additional market rate units permitted by the increased density would pay for the development of the affordable units and for public amenities; and

Whereas: The building originally proposed under the as-of-right scenario on the east side of Broadway would be 28 stories tall and contains 216 units of market-rate housing in addition to community facility space, general retail space and below-grade parking. The buildings originally proposed under the New Strategy scenario initially ranged from 33 to 45 stories but were reduced to a range of 23 to 40 stories. Phase 1 of the New Strategy development scenario includes 652 residential units, of which 454 are market rate and 198 are affordable units. Of the 198 affordable units 66 (1/3) are affordable to households with incomes up to 60% of area median income (AMI) for the New York City metropolitan area (approximately \$48,120 for a family of four), 66 (1/3) are affordable to households with incomes up to 120% AMI, (approximately \$96,240 for a family of four) and 66 (1/3) are affordable to households with incomes up to 180% AMI (approximately \$144,360 for a family of four). The New Strategy scenario also includes community facility space, a below-grade garage with 618 parking spaces, a significant addition, including new escalators and elevators, to the existing tunnel from Broadway to the 191st Street #1 subway station, new open space, community and general retail stores and modifications to Gorman Park. The build program for Phase 2 of the Project has not been finalized; and

Whereas: The New Strategy FAR originally proposed by Quadriad was 13.75. Quadriad reduced the FAR for the New Strategy scenario to 11.65 and then to 10 - equivalent to R10 zoning. The reduced New Strategy zoning remains 2.5 times (250%) the maximum residential density allowed under the site's current R7-2; and

Whereas: The aforementioned committees of Community Board 12-Manhattan ("CB12-M") and members of the public raised many questions and concerns about the Project, in particular the New Strategy scenarios, including but not limited to those related to its height and density, its design, its affordability to local residents, the mechanism by which permanent affordability would be enforced, the Project's environmental impacts, its impact on the views, light and air of residents in surrounding buildings, the potential effect of the construction on the structural integrity of those buildings, how the Project will be financed, why the developer rejects the use of public-sector housing finance programs, its impacts on infrastructure including utilities and public transportation and the rationale for making the tunnel to the subway station accessible when the station is not accessible; and

Whereas: The CB12-M committees and members of the public also noted that the unit mix and unit sizes proposed by Quadriad are not consistent with the community's need for family-size units. They also noted that the AMI in Washington Heights and Inwood is roughly half the city-wide AMI and therefore the income levels targeted by Quadriad for the Project's affordable units are too high; and

Whereas: The CB12-M committees and members of the public expressed support, on more than one occasion, for new development that is sensitive to and contextual with the existing urban fabric within which the new development is to occur. The Land Use Committee also noted on more than one occasion that CB12-M and the City College Architecture Center undertook a district-wide neighborhood planning study for Washington Heights and

Inwood that was shared with the Department of City Planning, the Office of the Manhattan Borough President and the City Council. The committee stated that recommendations contained in the study included pursuing contextual zoning and the designation of historic districts to help create a land use regulatory framework that preserves the current scale and character of Washington Heights and Inwood and guides the design and density of new development; and

Whereas: Quadriad has stated that it favors the New Strategy development scenario despite the above-mentioned concerns. At the July 6, 2011 meeting of the Land Use Committee, Quadriad advised that it will submit a ULURP application to the NYC Department of City Planning in October 2011 to request various modifications to the current zoning in order to facilitate the development of the Project under the New Strategy zoning scenario; and

Whereas: CB12-M wants to go on record, with Quadriad and with the offices of City government that must consider the impending ULURP application, with its comments and concerns related to the Project; now, therefore, be it

Resolved: Community Board 12-Manhattan opposes Quadriad Realty Partners' Tryon Center project as it is currently proposed for development. Community Board 12-Manhattan recommends that Quadriad:

1. Reduce the overall density and build program for the Project and in particular reduce the amount of community facility and retail space included in the build program.
2. Reduce proposed building heights.
3. Revise the design approach so that the new buildings are based on contextual zoning building prototypes, such as those outlined in the NYC Department of City Planning Zoning Handbook. The design approach can modify these contextual building prototypes to adjust for site-specific conditions.
4. Give more attention to the design of the as-of-right development scenario, perhaps using it as the basis for developing an appropriate site-specific contextual building prototype.
5. Provide more family-size units by creating a residential unit mix in which at least 50% of the units are two-bedroom units or larger.
6. Use Washington Heights and Inwood household income data, not citywide household income data, as the basis for determining the proposed income tiers of the Project's affordable units; based on the 2006-2008 American Community Survey 3-Year Estimates published by the Department of City Planning in November 2009, which reported the median household income in Community District 12M to be \$36,345, the three income tiers would be as follows: Level 1 (up to 60% MHI) - \$21,807, Level 2 (up to 120% MHI) - \$43,614 and Level 3 (up to 180% MHI) - \$65,421.
7. Change the plan so that the affordable units constitute at least 50% of the project.
8. Consider how existing public sector housing finance programs can be used to reduce the reliance of the Project on increased zoning to finance the creation the affordable units.
9. Arrange with N.Y. State Homes and Community Renewal for the affordable units to be included in the rent stabilization system on a permanent basis so that there would be an enforceable mechanism to regulate rent increases and the tenants' right to renewal leases, and agree not to utilize any legal provisions to deregulate these apartments.

10. Arrange for an independent firm, hired in consultation with Community Board 12, to prepare a full Environmental Impact Statement to consider all the potential impacts on the community, including but not limited to the potential impact of construction on the structural stability of neighboring buildings; the impact of the project on infrastructure such as the gas, electrical and water lines; the local schools; traffic and the local subway stations.
11. Limit the scope of modifications to the existing tunnel from Broadway to the 191st Street subway station on the #1 line to the work needed to make it accessible and aesthetically upgraded.
12. Further consult with Community Board 12-Manhattan and community residents to determine what public amenities are needed and desired in exchange for any proposed density increase or bonus.

Be It Further

Resolved: Community Board 12-Manhattan urges the Department of City Planning, the Office of the Manhattan Borough President, the City Council and the Office of the Mayor to support, reinforce and be guided by the above-referenced recommendations in all of their considerations and deliberations with respect to this proposed project.

Please do not hesitate to contact me should you have any questions on this matter.

Sincerely,



Pamela Palanque-North
Chair

cc: Hon. Michael J. Bloomberg, Mayor
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Bill De Blasio, Public Advocate
Hon. John C. Lui, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodríguez, Council Member
Hon. Robert Jackson, Council Member
Hon. Matthew Wambua, Commissioner, Dept. of Housing Preservation and Development
Brian Cook, Director-Land Use, MBPO
Wayne A. Benjamin, Chair, Land Use Committee, CB12-M
Edwin Marshall, Department of City Planning
Henry Wollman, Quadriad Realty Partners LLC



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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

September 28, 2011

Ms. Amy Freitag
Executive Director
New York Restoration Project
254 W. 31st 10th Fl.
New York, NY 10001

Hon. Adrian Benepe, Commissioner
The Arsenal – Central Park
830 5th Avenue
New York, NY 10065

Dear Ms. Freitag & Commissioner Benepe:

Please be advised that at the General Meeting of Community Board 12, Manhattan on Tuesday, September 27, 2011 the board passed by unanimous vote (38 in favor with one not voting due to conflict of interest) the following resolution in support of the Sherman Creek Waterfront Cleanup (Phase 1).

Whereas: the New York Restoration Project ("NYRP") received \$950k funding from the Port Authority of New York & New Jersey to clean and restore the Harlem River waterfront in the Sherman Creek area; and

Whereas: The NYC Department of Parks & Recreation did a significant clean-up of the area located at Dyckman Street's eastern terminus, at the Harlem River's edge, after it was determined that the existing structures were unsound and hazardous, and this project will make this piece of land publicly accessible and available for community use; and

Whereas: NYRP and its design firm, Mathews Nielsen, presented the overall project goals and conceptual design for Phase I of the project at the September 6th meeting of Community Board 12, Manhattan's Parks & Cultural Affairs Committee; and

Whereas: Immediate and long-term goals for the site include:

- Site clean-up, stabilization and removal of degrading wood decks and structures
- Restore native plant palette and improve wildlife habitat
- Create public open space for educational and community activities
- Link restored open space to Sherman Creek Park sites to the north and south
- Restore and maintain existing boat launch for public use
- Provide vehicular accessible pathways for kayak/canoe/row loading/unloading
- Expand site amenities to accommodate rental space and on-site storage; and

Whereas: Phase I would be completed by the end of 2013 and includes shoreline stabilization, vehicular access loop behind PS 5 while maintaining greenway access and integrity, and restoring and maintaining a launch for human-powered boats (e.g., kayaks, canoes,

rowing shells); and Phase II, while not yet funded, includes expanding kayak and canoe storage (to hold 24 crafts), adding two 30' x 10' storage containers, and expanding the launch; now, therefore, be it resolved

Resolved: Community Board 12, Manhattan supports the plan presented by NYRP and encourages NYC's Public Design Commission to approve the preliminary plan; and be it further

Resolved: Community Board 12, Manhattan encourages the NYC Department of Transportation to work with the Board to explore the issues of access and utilization of surrounding traffic patterns, particularly as they relate to the looped road behind PS 5; and be it further

Resolved: Community Board 12, Manhattan calls upon state, local and federal officials to fund the project so as to complete Phase II.

Thank you for your consideration of this matter. We look forward to a favorable response.

Sincerely,



Pamela Palanque – North
Chairperson
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
Honorable William Castro – Manhattan Borough Commissioner NYC Parks & Recreation
Jennifer Hoppa – Northern Manhattan Parks & Recreation
Rivka Weinstein – Public Design Commission
Yvi McEvilly – Lead Design, NYRP
Ricky Jones – Director, Harlem River Waterfront



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: **Bleu Evolution Bar & rest. Corp dba Bleu Evolution Bar & Restaurant**

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (20)Favor, (18)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** a Renewal On-Premise License to Bleu.Evolution Bar & Rest. at 806-808 W. 187th St. (bet. Pinehurst & Ft. Washington Ave.)

Whereas, Bleu Evolution Bar & Rest Corp. dba Bleu Evolution Bar & Restaurant located at 806-808 W. 187 Street between Pinehurst & Ft. Washington Avenues, has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license ; and

Whereas, it is a committee protocol to provide a negative resolution for establishments that do not attend the duly advertised Economic Development Committee meeting; and

Therefore Be it Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal on premise liquor license for Bleu Evolution Bar & Rest Corp. dba Bleu Evolution Bar & Restaurant

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, Assembly Member
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, 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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September 28, 2011

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

Re: 524 Villa Riva Corp. dba Los Compadres Restaurant

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12-Manhattan passed the following resolution with a vote of (35)Favor, (3)Opposed, (0)Abstain to recommend the State Liquor Authority to **not** grant a Renewal On-Premise Liquor License to 524 Villa Riva Corp. dba Los Compadres Restaurant located 524 W. 207th St. bet Sherman & Post Avenue.

Whereas, 524 Villa Riva Corp. dba Los Compadres Restaurant located at 524 W. 207 Street between Sherman & Post Avenues, has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license ; and

Whereas, it is a committee protocol to provide a negative resolution for establishments that do not attend the duly advertised Economic Development Committee meeting; and

Therefore Be it Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal on premise liquor license for 524 Villa Riva Corp. dba Los Compadres Restaurant.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

September 28, 2011

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

Re: La Villita One Mexican Restaurant Corp

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend the State Liquor Authority to grant a Renewal of On-Premises Liquor License to La Villita One Mexican Restaurant Corp. located at 1455 St. Nicholas Avenue cr. of W. 183rd St.

Whereas, La Villita One Mexican Restaurant Corp located at 1455 St. Nicholas Avenue at the corner of W. 183 St., has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal on premise liquor license for La Villita One Mexican Restaurant Corp.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

September 28, 2011

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

Re: Fort Tryon Cafe & Grill Inc.

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (38)Favor, (0)Opposed, (0)Abstain to recommend the State Liquor Authority to grant a Renewal Wine License to Fort Tryon Cafe & Grill Inc. located at 4026 10th Avenue (corner of W. 215th St.)

Whereas, Fort Tryon Café & Grill Inc. dba Ft. Tryon Café H 4026 Avenue located at 4026 10th Avenue at the corner of W. 215 St., has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for Fort Tryon Café & Grill Inc. dba Ft. Tryon Café H 4026 Avenue.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Sanchez & Abreu Enterprises Inc. dba Rageely Restaurant

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** a Renewal Restaurant Wine License to Sanchez & Abreu Enterprises Inc. dba Rageely Restaurant located at 84-86 Nagle Avenue (between Ellwood & Sickles Sts.)

Whereas, Sanchez & Abreu Enterprises Inc. dba Rageely Restaurant located at 84-86 Nagle Avenue between Ellwood & Sickles Streets, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license ; and

Whereas, it is a committee protocol to provide a negative resolution for establishments that do not attend the duly advertised Economic Development Committee meeting; and

Therefore Be it Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for Sanchez & Abreu Enterprises Inc. dba Rageely Restaurant.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

September 28, 2011

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

Re: AJE Management Corp. dba El Viejo Jobo

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12-Manhattan passed the following resolution with a vote of (37) Favor, (1) Opposed, (0) Abstain to recommend the State Liquor Authority to grant a Renewal of Restaurant Wine License to AJE Management Corp. dba El Viejo Jobo located at 231 Sherman Ave. Cr. of W. 207th St.

Whereas, AJE Management Corp. dba El Viejo Jobo located at 231 Sherman Avenue at the corner of W. 207 Street, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license; and Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for AJE Management Corp. dba El Viejo Jobo.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Cabana Salvadorena Restaurant

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12-Manhattan passed the following resolution with a vote of (34) Favor, (3) Opposed, (0) Abstain to recommend the State Liquor Authority to grant a Renewal of Restaurant Wine License to Cabana Salvadorena Restaurant located at 4384 Broadway cr. of W. 187th St.

Whereas, Cabana Salvadorena Restaurant located at 4384 Broadway at the corner of W. 187 Street, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for Cabana Salvadorena Restaurant.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Palanque-North" with a small flourish at the end.

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
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Ebenezer Smith, District Manager

September 28, 2011

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

Re: Jimmy Oro Restaurant Inc.

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend the State Liquor Authority to grant a Renewal Restaurant Wine License to Jimmy Oro Restaurant Inc. located at 711 W. 181st St. cr. Of Bennett Ave.

Whereas, Jimmy Oro Restaurant Inc located at 711 West 181 Street at the corner of Bennett Avenue, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for Jimmy Oro Restaurant Inc.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Villa's Lounge Corp.

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** a Renewal of it's Tavern Wine License to Villa's Lounge Corp located at 132 Audubon Avenue at the corner of W. 172 St.

Whereas, Villa's Lounge Corp located at 132 Audubon Avenue at the corner of W. 172 St., has duly notified Community Board 12 of its intention to file an application for a renewal tavern license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to the aforementioned establishment having a problematic past, numerous noise complaints from residents, patrons have been given summonses outside of location for consumption of alcohol in public, and the establishment has sold alcohol in the past to a minor; and

Therefore Be it Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal tavern license for Villa's Lounge Corp.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



Community Board 12M

711 West 168th Street – New York, NY 10032
Phone (212) 568-8500 Fax (212) 740-8197
ebsmith@cb.nyc.gov / www.nyc.gov/mcb12

Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: International Drink Group, Inc.

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** a New On -Premise Liquor License to International Drink Group Inc located at 4476 Broadway between Fairview Ave. and W. 193 Street.

Whereas, International Drink Group Inc located at 4476 Broadway between Fairview Ave. and W. 193 St., has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to the area already having 3 liquor licenses within 100 feet of each other; and

Therefore **Be it Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new on premise liquor license for International Drink Group Inc.

Sincerely,

Pamela Palanque -- North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Outside Looking In Restaurant & Lounge

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** a New On-Premise Liquor License to Outside Looking In Restaurant & Lounge located at 2372 Amsterdam Avenue between W. 177 & W. 178 Streets.

Whereas, Outside Looking In Restaurant & Lounge located at 2372 Amsterdam Avenue between W. 177 & W. 178 Streets, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license ; and

Whereas, it is a committee protocol to provide a negative resolution for establishments that do not attend the duly advertised Economic Development Committee meeting; and

Therefore Be it Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new on premise liquor license for Outside Looking In Restaurant & Lounge.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Aero Lounge NYC LLC

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote in (36)Favor, (2)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** a New On-Premise Liquor License to Aero Lounge NYC LLC located at 3847 10th Avenue at the corner of W. 206 St.

Whereas, Aero Lounge NYC LLC located at 3847 10th Avenue at the corner of W. 206 St., has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to a church being on the same sidewalk as the aforementioned venue and the area already having multiples clubs and/or lounges; and

Therefore **Be it Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new on premise liquor license for Aero Lounge NYC LLC.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Dragon Lounge Restaurant Inc. dba Dragon Lounge

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (34)Favor, (13)Opposed, (1)Abstain to recommend the State Liquor Authority to grant a New On-Premise Liquor License to Dragon Lounge Restaurant Inc. dba Dragon Lounge located at 1091 St. Nicholas Avenue at the corner of W. 165 St.

Whereas, Dragon Lounge Restaurant Inc. dba Dragon Lounge located at 1091 St. Nicholas Avenue at the corner of W. 165 St., has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard from the 33rd precinct concerns related to the aforementioned establishment being within 200 feet of two schools and a church. Approximately 30 members of the community came to demonstrate unyielding support for the applicants and spoke in favor of the establishment. The local schools and church wrote letters of support; and

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a new on premise liquor license for Dragon Lounge Restaurant Inc. dba Dragon Lounge.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Rio New York Inc.

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (32)Favor, (5)Opposed, (1)Abstain to recommend the State Liquor Authority to grant a New On-Premise Liquor License to Rio New York Inc. located at 4892 Broadway at the corner of W. 204th St.

Whereas, Rio New York Inc. located at 4892 Broadway at the corner of W. 204th St., has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard from the 34th precinct concerns related to the aforementioned establishment adding to the already existing traffic in the area. The community supports a new on premise liquor license for the establishment; and

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a new on premise liquor license for Rio New York Inc.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: La Cerveceria Inc.

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12-Manhattan passed the following resolution with a vote of (38)Favor, (0)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** a New On-Premise Liquor License to La Cerveceria Inc located at 120 Dyckman Street between Post and Nagle Avenues.

Whereas, La Cerveceria Inc. located at 120 Dyckman Street between Post and Nagle Avenues, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to area already having multiple club, lounges, and/or restaurants with liquor licenses; and

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new on premise liquor license for La Cerveceria Inc.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: El Imperio Cubano INC. dba El Imperio Cubano Restaurant

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (34)Favor, (4)Opposed, (0)Abstain to recommend the State Liquor Authority to **grant** a New On-Premise Liquor License to El Imperio Cubano INC. dba El Imperio Cubano Restaurant located at 203 Audubon Avenue between W. 175th St.

Whereas, El Imperio Cubano INC. dba El Imperio Cubano Restaurant located at 203 Audubon Avenue between W. 175 and W. 176 Streets, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a new on premise liquor license for El Imperio Cubano INC. dba El Imperio Cubano Restaurant.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Blue Sugar Corp.

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (38)Favor, (0)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** New Restaurant Wine License to Blue Sugar Corp located at 505 A W. 211 Street.

Whereas, Blue Sugar Corp located at 505 A W. 211 Street at the corner 10th Avenue, has duly notified Community Board 12 of its intention to file an application for a new restaurant wine license ; and

Whereas, it is a committee protocol to provide a negative resolution for establishments that do not attend the duly advertised Economic Development Committee meeting; and

Therefore Be it Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new restaurant wine license for Blue Sugar Corp.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: La Ceniza Restaurant #2 Corp.

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (38)Favor, (0)Opposed, (0)Abstain to recommend the State Liquor Authority to **not grant** a New Restaurant Wine license to La Ceniza Restaurant #2 Corp. located at 5085 Broadway between W. 216 and W. 218 Streets.

Whereas, La Ceniza Restaurant #2 Corp located at 5085 Broadway between W. 216 and W. 218 Streets, has duly notified Community Board 12 of its intention to file an application for a new restaurant wine license ; and

Whereas, it is a committee protocol to provide a negative resolution for establishments that do not attend the duly advertised Economic Development Committee meeting; and

Therefore Be it Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new restaurant wine license for La Ceniza Restaurant #2 Corp.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Mirlo Corp. dba That's Amore Pizza

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (36)Favor, (2)Opposed, (0)Abstain to recommend the State Liquor Authority to **grant** a New Eating Place Beer License to Mirlo Corp. dba That's Amore Pizza located at 1246 St. Nicholas Avenue between W. 172 & W. 173 Streets.

Whereas, Mirlo Corp. dba That's Amore Pizza located at 1246 St. Nicholas Avenue between W. 172 & W. 173 Streets, has duly notified Community Board 12 of its intention to file an application for a new eating place beer license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a new eating place beer license for Mirlo Corp. dba That's Amore Pizza.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: Francys Fleites & Rafael Checo dba On the 5th Social Club

Dear Chairman Rosen:

At the general meeting Tuesday, September 27, 2011 Community Board 12, Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend the State Liquor Authority to not grant a Club Liquor License to Francys Fleites & Rafael Checo dba On the 5th Social Club located at 551 West 175 Street.

Whereas, Francys Fleites & Rafael Checo dba On the 5th Social Club located at 551 West 175 Street at the corner of Audubon Avenue, has duly notified Community Board 12 of its intention to file an application for a new club liquor license ; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to noise complaints and the aforementioned establishment being near a synagogue, church, mosque and school; and

Therefore Be it Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new Club Liquor License for Francys Fleites & Rafael Checo dba On the 5th Social Club.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



**Community Board 12 - Manhattan
Washington Heights & Inwood**

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Website: www.nyc.gov/mcb12

Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

September 28, 2011

Hon. Janette Sadik-Khan
Commissioner
NYC Dept. of Transportation
55 Water Street 9th Fl.
New York, NY 10041

Dr. Steven Corwin
Chief Executive Officer
New York Presbyterian Hospital
177 Ft. Washington Avenue 1st Floor
New York, NY 10032

Dear Commissioner Sadik-Khan & Dr. Corwin:

Please be advised that at the General Meeting of Community Board 12, Manhattan, September 27, 2011 the board passed by a unanimous vote of (38)Favor, (0)Opposed,(2)Abstain to recommend to the NYC Department of Transportation, Supporting the installation of Commercial Muni-Meters W. 165th St. to 168th St. east side of Ft. Washington Avenue & along the north side of W. 165th St. & the south side of W. 168th St. (between Broadway and Ft. Washington Avenue) are perimeter streets of NY Presbyterian Hospital.

Whereas: West 165th St. to 168th Street along the east side of Ft. Washington Avenue and along the north side of 165th St. and the south side of 168th St. between Broadway and Ft. Washington Avenue are perimeter streets of New York Presbyterian Hospital / Columbia University Medical Center; and

Whereas: There are numerous deliveries made throughout the day to various offices and departments of the NYPH; and

Whereas: These delivery trucks very often double park along the aforementioned streets to deliver their goods; and

Whereas: Presently along the perimeter of NYPH there is parking available for residents and employees of NYPH using muni-meters recently installed by the DoT; and

Whereas: The current conditions along Ft. Washington Avenue between 165th St and 168th St and the north side of 165th St. and the south side of 168th St. between Broadway and Ft. Washington Avenue involve huge traffic volumes with many vehicles, pedestrians, bicycles, creating an even more dangerous situation when delivery vehicles "double park" in order to make deliveries; and

Whereas: The DoT presented to CB12 Manhattan the possibility of converting these spaces into "commercial muni-meters" in order to create parking spaces during day hours (between 8am and 5pm) exclusively for delivery commercial vehicles in order to reduce double parking by commercial vehicles; and

Whereas: Representatives from NYPH presented to CB 12 Manhattan in support of the installation of commercial muni-meters in the designated locations; and

Whereas: All aspects of traffic management are improved with increased enforcement of laws with respect to double-parked vehicles; now therefore

Be it

Resolved: That CB 12 Manhattan supports the installation of commercial muni-meters along the east side of Ft. Washington Ave. between 168th St. and 165th St. and the and the north side of 165th St. and the south side of 168th St. between Broadway and Ft. Washington Avenue, including a six month trial period review of the effects of new commercial muni-meters on the double-parking and the diminished parking spots for residents and employees of NYPH between the hours of 8am and 5pm, and be it further

Resolved: That CB12 Manhattan calls upon the NYPD to increase its enforcement with respect to double – parked vehicles.

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
Hon. Margaret Forgione, Manhattan Borough Commissioner – NYC Dept of Transportation
Captain Brian Mullen, NYPD 33rd Pct.
Helen Morik, Vice President, Gov't & Community Affairs – NY Presbyterian Hospital



**Community Board 12 - Manhattan
Washington Heights & Inwood**

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Website: www.nyc.gov/mcb12

Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

September 28, 2011

Hon. Janette Sadik-Khan
Commissioner
NYC Dept. of Transportation
55 Water Street 9th Fl.
New York, NY 10041

Hon. Margaret Forgiione
Manhattan Borough Commissioner
NYC Dept. of Transportation
59 Maiden Lane 37th Fl.
New York, NY 10038

Dear Commissioner's Sadik-Khan & Forgiione:

Please be advised that at the General Meeting of Community Board 12, Manhattan, September 27, 2011 the board passed by unanimous vote (36)favor, (0)Opposed, (2)Abstain to the NYC Department of Transportation in Support of proposed street changes on Riverside Drive North of W. 181st convert to two - traffic adding shared bicycle lane

Whereas: Riverside Drive north of West 181st St. is currently a one-way street with parking on both sides and leads to both a pedestrian and bicycle entry to the Hudson River Greenway and a vehicle entrance to the Henry Hudson Parkway; and

Whereas: Under the current conditions many cars choose to go in the reverse direction south on the street as an alternative to entering the Henry Hudson Parkway and exiting at Dyckman Street; and

Whereas: The entrance to the HH Greenway is heavily used by cyclists as it is the only entrance between west 158th St. and Dyckman Street; and

Whereas: Of the cyclists monitored close to half of them did not dismount but instead continued to ride their bicycles up towards to 181st St., traveling against traffic; and

Whereas: The DOT presented to CB 12 Manhattan a proposal to convert Riverside Drive north of West 181st from a one way street with parking on both sides of the street to a two way street with parking only on the east side of the street, and enhance curb cuts as well as adjust the timing of the traffic signal at the crosswalk to the pedestrian bridge; and

Whereas: Some members of the public voiced concerns and opposition to losing eleven parking spots in an area lacking street parking, however even more considered the safety factors to be of greater importance than the loss of parking spots; and

Whereas: There is another unused entrance to the Hudson River Greenway involving step ramps, the DOT said they would examine using this route however they did not think that it was presently feasible; and

Whereas: DOT denied the public's request to restore parking along the wall of the entrance to the Hudson River Parkway, on the grounds that parking on highway entrance ramps is forbidden; and

Whereas: A CB12 Manhattan committee member presented an alternative solution involving an innovative multi-phase signal system with timed intervals for all directions and modalities of traffic, which was well received but deemed too expensive; now, therefore,

Be it Resolved: That CB12 Manhattan supports the proposed street changes by the DOT on Riverside Drive north of West 181st Street to convert it to a two-way street and add a shared bicycle and street lane in the direction of traffic traveling south towards West 181st St.

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



Community Board 12M

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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

October 7, 2011

Corrected

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

Re: DCA – New unenclosed sidewalk Café - La Estufa Inc. dba La Estufa

Dear Mr. Ben-Asher:

At the general meeting Tuesday, September 27, 2011 Community Board 12-Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend to the Dept. of Consumer Affairs (DCA) to grant unenclosed sidewalk Café License to La Estufa Inc. dba La Estufa located at 5025-5035 Broadway at the corner of W. 215 Street.

Whereas, La Estufa Inc. dba La Estufa located at 5025-5035 Broadway at the corner of W. 215 St., has duly notified Community Board 12 of its intention to file an application for a new unenclosed sidewalk café; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard from the 34th precinct concerns related to how much sidewalk space would exist between the end of the sidewalk café and the bus stop. The community as well as Councilmember Robert Jackson showed support for the new sidewalk café; and

Therefore Be it Resolved, that Community Board 12, Manhattan offers **NO OBJECTION** to the Dept. of Consumer Affairs (DCA) granting a new unenclosed sidewalk café for La Estufa Inc. dba La Estufa.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
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



Community Board 12M

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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

September 28, 2011

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

Re: DCA – New unenclosed sidewalk Café - La Estufa Inc. dba La Estufa

Dear Mr. Ben-Asher:

At the general meeting Tuesday, September 27, 2011 Community Board 12-Manhattan passed the following resolution with a vote of (37)Favor, (1)Opposed, (0)Abstain to recommend to the Dept. of Consumer Affairs (DCA) to grant unenclosed sidewalk Café License to La Estufa Inc. dba La Estufa located at 5025-5035 Broadway at the corner of W. 215 Street.

Whereas, La Estufa Inc. dba La Estufa located at 5025-5035 Broadway at the corner of W. 215 St., has duly notified Community Board 12 of its intention to file an application for a new unenclosed sidewalk café; and

Whereas, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard from the 34th precinct concerns related to how much sidewalk space would exist between the end of the sidewalk café and the bus stop. The community as well as Councilmember Robert Jackson showed support for the new sidewalk café; and

Therefore Be it Resolved, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a new unenclosed sidewalk café for La Estufa Inc. dba La Estufa.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
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