



Community Board 12 - Manhattan Washington Heights & Inwood

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

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

Website: www.nyc.gov/mcb12

George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

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

Re: 366 Audubon Corp.

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (26) In Favor, (3) Opposed, (1) Abstain, recommending that the New York State Liquor Authority grant a new On Premise Liquor License to 366 Audubon Corp. located at 366 Audubon Avenue, (bet. W. 183rd & W. 184th Streets.)

Whereas, 366 Audubon Corp. - 366 Audubon Avenue, (bet. W. 183rd & W. 184th Streets.), has duly notified Community Board 12 Manhattan of its intention to file an application for a State Liquor Authority On-premises Liquor License Renewal; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this business; and

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to the State Liquor Authority granting a renewal of this license.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

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

Re: La Casa Del Mofongo Inc.

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (25)In Favor, (4)Opposed, (1)Abstain, recommending that the New York State Liquor Authority grant a renewal of its On Premise Liquor License to La Casa Del Mofongo Inc. - 1451 St. Nicholas Avenue, (at the corner of W. 183rd Street.)

Whereas, La Casa Del Mofongo Inc. - 1451 St. Nicholas Avenue, (at the corner of W. 183rd Street.), has duly notified Community Board 12 Manhattan of its intention to file an application for the renewal of its On-premises Liquor License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the local precinct, heard no negative comments regarding this business; and

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to the State Liquor Authority granting a renewal of this license.

Sincerely,


for George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
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Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

June 26, 2014

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

Re: Vida Café Inc. dba Mamajuana Café

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (10)In Favor, (17)Opposed, (1)Abstain, recommending that the New York State Liquor Authority **not grant** a renewal of its On Premise Liquor License to Vida Café Inc. doing business as Mamajuana Café - 247 Dyckman Street, (bet. Seaman & Payson Aves.)

Whereas, Vida Café Inc. doing business as Mamajuana Café - 247 Dyckman Street, (bet. Seaman & Payson Aves.) has duly notified Community Board 12 Manhattan of its intention to file an application for the renewal of its On-premises Liquor License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the local precinct, heard no negative comments regarding this business; and

Whereas, the owner has agreed to remove outside speakers within 6 weeks and already has a sound governor and has agreed to the Dyckman Rules for outdoor cafés;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **Objection** to this application.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
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June 26, 2014

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

Re: Vida Enterprises Inc. dba SAO

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (16)In Favor, (14)Opposed, (1)Abstain, recommending that the New York State Liquor Authority grant a Corporate change of its License to Vida Enterprises Inc. dba SAO - 251-253 Dyckman Street, (bet. Payson & Seaman Avenues.)

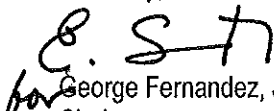
Whereas, Vida Enterprises Inc. dba SAO - 251-253 Dyckman Street, (bet. Payson & Seaman Avenues.), has duly notified Community Board 12 Manhattan of its intention to file an application for a Corporate Change; and

Whereas, the Licensing Committee met on June 11, 2014 to hear comments from the community and the local precinct; and

Whereas, the owner has agreed to the Jackson Rules for noise control (No live music and closing all windows and doors on Sun – Thu. after 10:00 PM, Fri – Sat after 12 PM) and to install a Sound Governor must be installed and close all doors and windows whenever there is live music;

Therefore Be It Resolved, that Community Board 12 Manhattan **Does Not Object** to this application.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

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

Re: Vida Mexicana Inc. dba Papasitos

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (14)In Favor, (15)Opposed, (0)Abstain, recommending that the New York State Liquor Authority **not grant** a renewal of its On Premise Liquor License to Vida Mexicana Inc. dba Papasitos - 223 Dyckman Street, (at the corner of Broadway.)

Whereas, Vida Mexicana Inc. dba Papasitos - 223 Dyckman Street, (at the corner of Broadway.), has duly notified Community Board 12 Manhattan of its intention to file an application for the renewal of its Sidewalk Café License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this business; and

Therefore Be It Resolved, that Community Board 12 Manhattan offers **Objection** to the State Liquor Authority renewing this license.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

Mr. Michael Ben-Asher
NYC Dept. of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: Restaurant 101B Dyckman Express

Dear Mr. Ben-Asher:

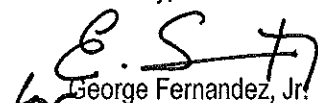
At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (23)In Favor, (6)Opposed, (1)Abstain, recommending that the NYC Dept. of Consumer Affairs grant a renewal of its Unenclosed Sidewalk Cafe License to Restaurant 101 Inc. dba Dyckman Express Restaurant - 101B Dyckman Street (bet. Post & Nagle Aves.)

Whereas, Restaurant 101 Inc. dba Dyckman Express Restaurant - 101B Dyckman Street, (bet. Post & Nagle Aves.), has duly notified Community Board 12 Manhattan of its intention to file an application for a seasonal On-premises Liquor License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this business; and

Therefore Be It Resolved, that Community Board 12 Manhattan Does Not Object to the renewal of this license.

Sincerely,


for George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

Mr. Michael Ben-Asher
NYC Dept. of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: 207 W. Rest. Corp dba Yummy Thai

Dear Mr. Ben-Asher:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (26)In Favor, (4)Opposed, (0)Abstain, recommending that the NYC Dept. of Consumer Affairs **grant** an application for a renewal of its Unenclosed Sidewalk Cafe License to 207 West Restaurant Corp. doing business as Yummy Thai located at 4959 Broadway (between West 207th & Isham Streets).

Whereas, 207 West Restaurant Corp. doing business as Yummy Thai, located at 4959 Broadway (between West 207th & Isham Streets), has duly notified Community Board 12 Manhattan of its intention to file an application for a Renewal NYC Department of Consumer Affairs Sidewalk Café License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this business; and

Therefore Be It Resolved, that Community Board 12 Manhattan **Does Not Object** to the renewal of this license.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Adriano Espaillat, State Senator

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

Mr. Michael Ben-Asher
NYC Dept. of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: La Estufa Inc. dba Cavala Cafe

Dear Mr. Ben-Asher:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (28)In Favor, (1)Opposed, (0)Abstain, recommending that the NYC Dept. of Consumer Affairs **not grant** a New Unenclosed Sidewalk Cafe License to La Estufa Inc. dba Cavala Cafe - 5025 Broadway, (at the corner of W. 214th Street.)

Whereas, La Estufa Inc. dba Cavala Cafe - 5025 Broadway, (at the corner of W. 214th Street.), has duly notified Community Board 12 Manhattan of its intention to file an application for a New NYC Department of Consumer Affairs Sidewalk Café License; and

Whereas, the Licensing Committee, met on June 11, 2014 to hear comments from the community and the local precinct; and

Whereas, the 34th Precinct objects unless there are significant restrictions to its hours; and


Whereas, the noise level high, with live music and DJs 7 days a week, parking is also a concern and there is significant saturation in the area, inconsistent with underlying zoning, and many are concerned that this is an illegal cabaret, and patrons linger until 6 – 7 AM; and

Whereas, the owner, despite being an experienced license application expeditor and accountant, submitted an incorrect application before the Committee – an application signed by a previous owner, who has not been an owner since at least June 2013; and

Whereas, additionally, the business is currently operating a sidewalk café without a license;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects in the Strongest Possible Terms** to the granting of this license.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Adriano Espaillat, State Senator



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

Mr. Michael Ben-Asher
NYC Dept. of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: Burgos Rest. Corp.

Dear Mr. Ben-Asher:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (29)In Favor, (1)Opposed, (0)Abstain, recommending that the NYC Dept. of Consumer Affairs **not grant** a New Unenclosed Sidewalk Cafe License to Burgos Restaurant Corp. dba Burgos Restaurant 206 Dyckman Street, (at the corner of Broadway.)

Whereas, Burgos Restaurant Corp. dba Burgos Restaurant - 206 Dyckman Street, (at the corner of Broadway.), has duly notified Community Board 12 Manhattan of its intention to file an application for a NYC Department of Consumer Affairs Sidewalk Café License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this business; and

Whereas, this application was submitted by Jose Burgos, who does not own the business and has no standing to submit the application;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,

for George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Leticia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodríguez, Council Member
Hon. Adriano Espaillat, State Senator



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

Mr. Michael Ben-Asher
NYC Dept. of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: IL POSTO TRATTORIA RUSTICA CORP.

Dear Mr. Ben-Asher:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (15)In Favor, (15)Opposed, (0)Abstain, recommending that the NYC Dept. of Consumer Affairs **not grant** a New Unenclosed Sidewalk Cafe License to IL POSTO TRATTORIA RUSTICA CORP. dba Café Tabu - 227 Dyckman Street, (bet. Seaman & Broadway Aves.)

Whereas, IL POSTO TRATTORIA RUSTICA CORP. dba Café Tabu - 227 Dyckman Street, (bet. Seaman & Broadway Aves.), has duly notified Community Board 12 Manhattan of its intention to file an application for a New NYC Department of Consumer Affairs Sidewalk Café License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this business; and

Whereas, the applicant has agreed to meet with Councilman Rodríguez, observe hours of operation in line with the Jackson rules (10 PM mon-thur and 12 AM fri – Sat), agree not to serve drinks to people not in the restaurant, post a good neighbor sign, post a phone number for resident complaints, install a sound governor, and shut doors and windows during the Jackson rule hours;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodríguez, Council Member
Hon. Adriano Espaillat, State Senator



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

Mr. Michael Ben-Asher
NYC Dept. of Consumer Affairs
42 Broadway 5th Fl.
New York, NY 10004

Re: Corcho Corp. dba Corcho Wine Room

Dear Mr. Ben-Asher:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (14)In Favor, (15)Opposed, (0)Abstain, recommending that the NYC Dept. of Consumer Affairs **not grant** an New application for a renewal of its Unenclosed Sidewalk Cafe License to Corcho Corp. dba Corcho Wine Room - 227 Dyckman Street, (bet. Seaman & Broadway Aves.)

Whereas, Corcho Corp. dba Corcho Wine Room - 227 Dyckman Street, (bet. Seaman & Broadway Aves.), has duly notified Community Board 12 Manhattan of its intention to file an application for a seasonal On-premises Liquor License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this business; and

Whereas, there was concern that there is still no sound governor installed at the premises, despite the owner's agreement to do so, which the owner responded to by informing the Committee that a governor had been ordered over a month ago and had not yet been received; and

Whereas, a member of the public stated that customers might be sipping drinks from outside the premises; and

Whereas, the owner has agreed to provide a letter to the Board to confirm that the sound governor has been installed; and

Whereas, the owner agreed two months ago to close the doors when live music is played, and to post a good neighbor sign, requests with which the owner has complied;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Adriano Espaillat, State Senator



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

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

Re: La Chimosa Corp.

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (22)In Favor, (6)Opposed, (2)Abstain, recommending that the New York State Liquor Authority grant a new On Premise Liquor License to La Chimosa Corp. - 440 W. 202nd Street, (bet. 10th & 9th Avenues.)

Whereas, La Chimosa Corp. - 440 W. 202nd Street, (bet. 10th & 9th Avenues.), has duly notified Community Board 12 Manhattan of its intention to file an application for a an On-premises Liquor License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this application; and

Whereas, the owner has agreed to meet with representatives of the 34th Precinct to discuss public safety concerns;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to the State Liquor Authority granting this license.

Sincerely,

for G. S. Jr.
George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

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

Re: Tuntichart Thai Corp. dba Rain II

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (24) In Favor, (4) Opposed, (2) Abstain, recommending that the New York State Liquor Authority grant a new On Premise Liquor License to Tuntichart Thai Corp. dba Rain II - 1095-1097 St. Nicholas Avenue, (at the corner of W. 165th Street.)

Whereas, Tuntichart Thai Corp. dba Rain II - 1095-1097 St. Nicholas Avenue, (at the corner of W. 165th Street.), has duly notified Community Board 12 Manhattan of its intention to file an application for an On-premises Liquor License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this application; and

Whereas, the applicant has agreed to meet with representatives of the 33rd Precinct to discuss public safety concerns; and

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to the State Liquor Authority granting this license.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

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

Re: Merkaba 34 Inc. dba La Pinata Mexican Grill

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (27)In Favor, (3)Opposed, (0)Abstain, recommending that the New York State Liquor Authority **not** grant a new On Premise Liquor License to Merkaba 34 Inc. dba La Pinata Mexican Grill - 4930 Broadway, (at the corner of W. 207th Street.)

Whereas, Merkaba 34 Inc. dba La Pinata Mexican Grill - 4930 Broadway, (at the corner of W. 207th Street.), has duly notified Community Board 12 Manhattan of its intention to file an application for an On-premises Liquor License; and

Whereas, the Licensing Committee met on June 11, 2014 to hear comments from the community and the local precinct; and

Whereas, the applicant did not attend or send representation to attend said meeting; and

Whereas, it is the policy of Community Board 12 to object automatically to any application of this type when the applicant does not appear before the Committee;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects** to this application.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



Community Board 12 - Manhattan Washington Heights & Inwood

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

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

Website: www.nyc.gov/mcb12

George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

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

Re: Cavala Café Corp

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (29)In Favor, (1)Opposed, (0)Abstain, recommending that the New York State Liquor Authority **not grant** a new On Premise Liquor License to Cavala Café Corp. - 5025-5035 Broadway, (at the corner of W. 215th Street.

Whereas, Cavala Café Corp. - 5025-5035 Broadway, (at the corner of W. 215th Street.), has duly notified Community Board 12 Manhattan of its intention to file an application for an On-premises Liquor License; and

Whereas, the Licensing Committee, met on June 11, 2014 to hear comments from the community and the precinct; and

Whereas, the 34th Precinct objects unless there are significant restrictions to its hours; and

Whereas, the noise level high, with live music and DJs 7 days a week, parking is also a concern, and many are also concerned that this is an illegal cabaret, and patrons linger until 6 – 7 AM; and

Whereas, there is significant concern about rampant oversaturation within a 4-block radius of this business; and

Whereas, additionally, the business is currently operating a sidewalk café without a license;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects Strongly** to the granting of this license.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member

Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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June 26, 2014

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

Re: Villa Lounge 2 Corp. dba Rose Rev. Beer Bar

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (28)In Favor, (2)Opposed, (0)Abstain, recommending that the New York State Liquor Authority **not grant** a new Restaurant Wine License to Villa Lounge 2 Corp. dba Rose Revolution Beer Bar - 130-132 Audubon Avenue, (at the corner W. 172nd Street.)

Whereas, Villa Lounge 2 Corp. dba Rose Revolution Beer Bar - 130-132 Audubon Avenue, (at the corner W. 172nd Street.), has duly notified Community Board 12 Manhattan of its intention to file an application for a Restaurant Wine License; and

Whereas, the Licensing Committee met on June 11, 2014 to hear comments from the community and the local precinct; and

Whereas, the 33rd Precinct and Councilman Rodriguez, with whom the owner has agreed to meet, object to the application; and

Whereas, an anonymous letter was delivered to the Board office, read at the Licensing Committee meeting and entered into the record, indicating that the owner is currently operating, playing music and serving liquor without a license, which the 33rd Precinct has informed the Committee that it is seriously concerned; and

Whereas, concerns were also raised regarding the fact that the owner will hire 3 security guards at a location that can serve only 40 patrons at a time, which seems excessive for the type of business the owner claims this to be; and

Whereas, Community Board 12 has previously objected a similar application by the same applicant;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects Strongly** to the State Liquor Authority granting this license.

Sincerely,


for George Fernandez, Jr.

Chair

cc: Hon. Bill de Blasio, Mayor
 Hon. Gale Brewer, Manhattan Borough President
 Hon. Letitia James, Public Advocate
 Hon. Charles Rangel, Congressman
 Hon. Bill Perkins, State Senator
 Hon. Adriano Espaillat, State Senator
 Hon. Herman D. Farrell, Jr., Assembly Member
 Hon. Gabriela Rosa, Assembly Member
 Hon. Mark Levine, Council Member
 Hon. Ydanis Rodríguez, Council Member
 Hon. Jeanique Greene, Commissioner, SLA
 Hon. Noreen Healey, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

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

Re: La Regi Restaurant Inc.

Dear Chairman Rosen:

At the General Meeting on Wednesday, June 25, 2014 Community Board 12 Manhattan, passed the following resolution with a vote of (24)In Favor, (5)Opposed, (1)Abstain, recommending that the New York State Liquor Authority **grant** a new Restaurant Wine License to La Regi Restaurant Inc. - 2440 Amsterdam Avenue, (bet. W. 181st & W. 182nd Streets.)

Whereas, La Regi Restaurant Inc. - 2440 Amsterdam Avenue, (bet. W. 181st & W. 182nd Streets.), has duly notified Community Board 12 Manhattan of its intention to file an application for a Restaurant Wine License; and

Whereas, the Licensing Committee, having met on June 11, 2014 to hear comments from the community and the precinct, heard no negative comments regarding this business; and

Whereas, the representative of the business has agreed to schedule a walkthrough with 33rd Precinct, to meet with Council Member Rodriguez and to install a sound governor;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to the State Liquor Authority granting this license.

Sincerely,


for George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Mark Levine, Council Member
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Hon. Jeanique Greene, Commissioner, SLA
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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

Hon. David A. Resnick
Acting Commissioner
NYC Dept. of Design & Construction
30-30 Thomson Avenue
Long Island City, NY 11101

Dear Acting Commissioner Resnick :

Please be advised that at the General Meeting Wednesday, June 25, 2014 Community Board 12 Manhattan passed a resolution by a vote of (29) In Favor, (0) Opposed, (0) Abstain, supports the final design of the West 185th Street pedestrian plaza as presented by Dept of Design & Construction.

Whereas: CB12M passed a resolution on April 23rd 2013 in support of the initial design of West 185th Street Pedestrian Plaza from Audubon to Amsterdam Avenues; and

Whereas: DDC returned to CB12M's Traffic and Transportation committee on June 2nd 2014 with final design presentation of the proposed pedestrian street plaza; and


Whereas: Minor changes were presented with regards to the formation of crosswalks on Amsterdam Avenue and the material used for the pavement; and

Whereas: The construction is planned to commence in February 2015 and conclude by November 2015; now therefore be it

Resolved: CB12M supports the final design of the West 185th Street pedestrian plaza as presented by DDC.

Thank you for your assistance in this matter. We look for a favorable response to our request.

Sincerely,


George Fernandez, Jr.
Chair

cc: Hon. Bill De Blasio, Mayor
Hon. Gail Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Gabriela Rosa, Assembly Member
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Mark Levine, Council Member
Hon. Ydanis Rodriguez, Council Member



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 26, 2014

Hon. Meenakshi Srinivasan
Chair
Board of Standards & Appeals
250 Broadway
New York, NY 10007

Dear Chairman Srinivasan:

Please be advised that our General Meeting, Wednesday, June 25, 2014 Community Board 12 Manhattan passed a resolution with a vote of (28)In Favor, (0)Opposed, (1)Abstain, supporting the Application submitted to the Board of Standards and Appeals by Kramer Levin Naftalis & Frankel LLP on behalf of 290 Dyckman Properties, LLC to permit conversion of 290 Dyckman Street to a self storage facility and urging 290 Dyckman Street LLC to outreach to CB12-M and to the local community with respect to hiring for construction and permanent jobs and recommending that it thoroughly review the condition of sidewalks around the Property to determine what repairs or reconstruction is needed.

Whereas: An application (the "Application") was submitted to the Board of Standards and Appeals ("BSA") in May 2014 by Kramer Levin Naftalis & Frankel LLP ("Legal Counsel") on behalf of 290 Dyckman Street LLC c/o Edison Properties (the "Owner") requesting a zoning variance to allow the conversion of 290 Dyckman Street (the "Property"), Block 2246 / Lot 28, to a self-storage facility; and

Whereas: The Property is a two-story building that was built approximately 100 years ago and is located on a single zoning lot at the corner of Henshaw and Dyckman Streets. When the Property was constructed the entire site was located in an unrestricted zoning district, but as a result of the Zoning Resolution that became effecting December 1961 the site is split between two zoning districts; Fifty-eight percent (58%) of the site is located within a C8-3 zoning district and forty-two percent (42%) of the site is located within a R7-2. The proposed self-storage use is permitted as of-right in the C8-3 district but is not permitted in the R7-2 district. Additionally the height of the Property's existing loading berth does not fully conform to the height required by zoning and an existing curb cut that is within 50 feet of an intersection is being enlarged; and

Whereas: The Property was initially occupied by a stable. In 1922 the northern portion of the ground floor was converted to a garage and in 1939 the entire premises was converted to a garage. In 1944 the premises was converted to a carpet cleaning factory. Around 1983 a wholesale bakery moved into the building. The bakery discontinued operation in 2007 and the Property has been vacant since then. In 2012 the Property was purchased by the Owner, which also owns the adjacent property which is used for parking. The Owner evaluated parking, community facility and self-storage uses for the Property.

An existing interior masonry structural wall hinders an efficient layout for parking and the cost of renovating the property for community facility use exceeds its estimated capitalized value; and

Whereas: On June 4, 2014 the Land Use Committee ("Land Use" or the "Committee") held a Public Hearing ("Public Hearing") to obtain comments on the Application. Representatives of the Owner's architect, A-Squared Architects, LLC, and Legal Counsel, attended the Public Hearing and briefed the Committee and other attendees on the Application; and

Whereas: The Committee was informed that a zoning variance is required from BSA to allow the self-storage use on the portion of the site that is covered by a R7-2 zoning district, because zoning requires a 14 foot minimum clearance at the loading berth but the existing clearance is only 12'6", and also because zoning prohibits curb cuts within 50 feet of an intersection, but there is an existing curb cut within 50 feet of the intersection of Dyckman and Henshaw Streets which is to be increased in width. The increased width will not be in the direction of the intersection and two additional existing curb cuts are to be eliminated. At the Public Hearing the Committee expressed support for the Application, however raised concerns about the condition of the Property's sidewalks and inquired about the Owner's plans for outreach to the local community for the construction and permanent jobs to be generated by the renovation of the Property and its operation as a self-storage facility. Now, therefore

Be It

Resolved: Community Board 12-Manhattan ("CB12-M") supports the Application submitted to the Board of Standards and Appeals by Kramer Levin Naftalis & Frankel LLP on behalf of 290 Dyckman Properties, LLC to permit conversion of 290 Dyckman Street to a self storage facility and urges 290 Dyckman Street LLC to outreach to CB12-M and to the local community with respect to hiring for construction and permanent jobs and recommends that it thoroughly review the condition of sidewalks around the Property to determine what repairs or reconstruction is needed and to undertake the necessary repairs or reconstruction.

Thank you for your favorable consideration of our request.

Sincerely,



George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gail Brewer, Manhattan Borough President
Hon. Leitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Kramer Levin Naftalis & Frankel LLP

Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member