



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

December 18, 2013

Hon. Meenakshi Srinivasan
Chair
Board of Standards & Appeals
250 Broadway 29th Floor
New York, 10006

Dear Chairman Srinivasan:

Please be advised that our General Meeting, Tuesday, December 17, 2013 Community Board 12 Manhattan passed a resolution with a vote of (36) In Favor, (1) Opposed, (0) Abstain, opposing the approval of the Application submitted to the Board of Standards and Appeals on behalf of the South Bronx Overall Economic Development Corporation (SoBro) requesting multiple zoning variances to facilitate development of the Fort George Hill Mixed-Use Development Project as it is currently proposed.

Whereas: In September 2013, application number 227-13-BZ (the "Application") was submitted to the Board of Standards and Appeals ("BSA") by Gonzalez, Saggio & Harlan, Attorneys at Law on behalf of the South Bronx Overall Economic Development Corporation ("SoBro") requesting variances to multiple sections of the New York City Zoning Resolution to facilitate development of the Fort George Hill Mixed-Use Development Project (the "Project"). The Project as proposed consists of the development of an irregularly shaped, approximately 20,000 square foot site, 1769 Fort George Hill (Block 2170 / Lots 180 and 190), located adjacent to the northbound platform of the Dyckman Street #1 IRT subway station, as a 12-story, 148,225 square foot building containing 125 units of housing, approximately 10,000 square feet of space for a Movimiento Mundial Church / Worldwide Missionary Movement, Inc. (the "Church") and 44 parking spaces. SoBro purchased the site from the Church in 2007 with the understanding that development of the site would include space for the Church. Total development costs are estimated at \$48 million; and

Whereas: The Project does not comply with zoning. The maximum residential density permitted under zoning is 81,584 square feet; 137,923 square feet (169% or 66,671 square feet larger than-as-of-right) of residential space is proposed. The maximum building height permitted pursuant to zoning is 80 feet; a height of 146 feet (183% or 66 feet taller than as-of-right) is proposed. The Project exceeds the maximum allowable floor area (4.0 vs. 6.76), the maximum allowable lot coverage (65% vs. 73%), the maximum allowable number of dwelling units (68 vs. 125) and the maximum building height (80 feet vs. 146 feet) pursuant to zoning. It also does not comply with setback regulations (a 10 foot setback required), the minimum rear yard requirement (15 feet) and the minimum number of required parking spaces, i.e.: 50% of the total number of units; and

Whereas: Applications to BSA for zoning variances must comply with five findings (the "Findings"): a) that there are unique physical conditions that arise in complying strictly with zoning use and bulk provisions ; b) because of such physical conditions there is no reasonable possibility that development in strict conformity with zoning will bring a reasonable return; c) the variance, if granted, will not alter the essential character of the neighborhood or district in which the zoning lot is located; d) the practical difficulties or unnecessary hardship claimed as the grounds for variance have not been created by the owner or by a predecessor in title; and e) the variance, if granted, is the minimum variance necessary to afford relief; and

Whereas: The Land Use Committee ("Land Use" or the "Committee") of Community Board 12- Manhattan ("CB12-M") met with representatives of SoBro and its architect for the Project, Body Lawson Architects (the "Architect"), to discuss the Project on multiple occasions since circa 2007, with the most recent meetings being held in April 2010 and January 2013. The Committee consistently expressed general support for the Project but questioned its height, bulk and relationship to nearby five- and six-story buildings on Nagle and Hillside Avenues. The Committee also questioned the neighborhood analysis prepared for the Project, noting that it over-emphasized taller buildings in the area and under-emphasized the five- and six story buildings that are more common in the area and does not acknowledge that the taller buildings are built as-of-right on large sites with sufficient open space to satisfy zoning provisions for buildings of their size. The only material modification made to the Project in response to the Committee's comments was reducing its height from 14 stories to 12 stories; and

Whereas: The Committee questioned the size and distribution of residential units, noting the need for two- and three-bedroom units in a community primarily made up of families, and also questioned the affordability of the units to local residents, noting that the area median income in Washington Heights and Inwood is approximately 50% of the citywide area median income ("AMI"). However, nearly 60% of the Project's units are studio and one-bedroom units and 48% of the Project's units are only affordable to households that make between 100% AMI and \$130% AMI, with rents for those units ranging from \$1,000 for a studio to \$2,500 for a three-bedroom unit; and

Whereas:: The Committee recommended that SoBro meet with and solicit comments on the Project from local residents and stakeholders, but a community meeting was not held until October 2013, after the Application had already been completed and submitted to BSA. SoBro did not inform CB12-M of or invited it to attend the community meeting; and

Whereas: The Committee inquired about the participation of local residents and minority and women-owned businesses in the construction of the Project; but no commitments were made and no proposal was presented to outline how economic opportunities for local residents, M/WBE businesses and union workers might be provided; and

Whereas: On December 4, 2013, the Committee hosted a public hearing to consider the Application; representatives of SoBro, the Architect and the Church presented the Project, which is materially the same as it was presented to the Committee in April 2010 and January 2013. The Committee continues to question whether the Project satisfies the (c) and (e) Findings. Concerning the (c) Finding, the visibility of the Project, given its height, location and non-contextual design approach in addition to the large proportion of studio and one-bedroom units, the larger proportion of units affordable to higher income residents and the lack of any guarantee that the "affordable" units would remain so throughout the full life of the building would change the essential character of the neighborhood. Concerning the (e) Finding, the application does not contain, and SoBro has failed to provide the Committee with, any analysis showing that the proposed height and bulk represents the minimum relief under zoning required to facilitate a reasonable development project. The

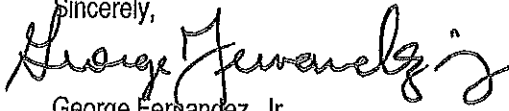
Committee also continues to question the degree to which the build program agreed to by SoBro and the Church, as opposed to any unique site conditions, is driving the need for the requested zoning variances. Now, therefore,

Be It

Resolved: Community Board 12-Manhattan opposes approval of the Application submitted to the Board of Standards and Appeals on behalf of the South Bronx Overall Economic Development Corporation requesting multiple zoning variances to facilitate development of the Fort George Hill Mixed-Use Development Project as it is currently proposed.

We thank you for your continued support and for your favorable consideration of our resolution.

Sincerely,



George Fernandez, Jr.
Chair

cc: Hon. Michael 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. Gabriela Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Robert Jackson, Council Member
Wayne Benjamin, Chair - Community Board 12 Manhattan
Nathaniel Montgomery (SoBRO)
Victor Body Lawson - Body Lawson Architects
Jeffrey Chester - Gonzalez-Saggio & Harlan LLP



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

December 18, 2013

Hon. Veronica M. White
Commissioner
NYC Dept. of Parks & Recreation
The Arsenal
830 5th Avenue
New York, NY 10065

Dear Commissioner White :

At its General Meeting on Tuesday, December 17, 2013, Community Board 12-Manhattan passed the following resolution with a vote of (34)In favor, (0)Opposed, (1)Abstain endorsing the Department of Parks & Recreations efforts to bring a seasonal public ice rink to Northern Manhattan.

Whereas: The NYC Department of Parks and Recreation (DPR) came before Community Board 12, Manhattan (CB12M)'s Parks & Cultural Affairs Committee on November 12th to present a plan for a seasonal public ice rink in the Highbridge Park Swimming Pool, and the matter further was discussed at the Committee's December 3rd meeting; and,

Whereas: currently there is no ice rink in Washington Heights or Inwood, and all agreed that a seasonal public ice rink would be a wonderful amenity for residents of all ages; and,

Whereas: ice skating is a healthful activity that can help improve muscle tone, weight management and cardiovascular wellbeing, and also reduce stress; and,

Whereas: the swimming pool in Highbridge Park is unused during the season that an ice rink would be active; and

Whereas: all organized, healthful activities in our neighborhood are strongly encouraged by CB12M; and

Whereas: in coming months, DPR plans to issue a Request for Proposals (RFP) to find a responsible, experienced concessionaire to run the ice rink in Highbridge Park; now, therefore, be it

Resolved: that CB12M enthusiastically endorses DPR's efforts to bring a seasonal public ice rink to northern Manhattan; and be it further,

Resolved: that CB12M strongly encourages DPR to include the following requirements in the RFP:

1. Six hours per week of free programming that must include non-school hours (i.e. weekday afternoons and weekends), and these opportunities should be well-advertised to the public.

2. Designated youth instruction hours, and these hours must include after-school and non-school periods, e.g., 4-8 pm on school days, school holidays and weekends, and some of these periods should offer free instruction.
3. Six hours per day of accessible general session public skating, including weekday and weekend skating, with special sessions specifically for adults, seniors, and families.
4. A food service component which offers healthful, affordable and diverse food options, as well as food from local food vendors.
5. Strong consideration for proper lighting, security and safety.
6. Strict sound restrictions, so that skaters and the surrounding community are not negatively affected, especially after 10 pm.
7. While DPR proposes a 10 year contract term with the vendor, the community believes that 10 years seems long, and encourages an agreement for a shorter term.
8. Local hiring goals.
9. That the Pro shop be stocked to ensure sufficient equipment is available for large groups. Also, skaters should not be required to rent skates, or to rent locks if they bring their own.

In addition, CB12M offers to work with the successful concessionaire on community outreach.

Thank you for your continued support and a favorable consideration to our resolution.

Sincerely,



George Fernandez, Jr.
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Bill de Blasio, Public Advocate
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. William T. Castro, Borough Commissioner, DPR
Jennifer Hoppe, Northern Manhattan Parks Administrator



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

December 17, 2013

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

Re: Lumus Bar & Grill Corp.

Dear Chairman Rosen:

At the General Meeting on Tuesday, November 26, 2013 Community Board 12 Manhattan, passed the following resolution with a vote of (32)in Favor, (1)Opposed, (2)Abstain, recommending that the New York State Liquor Authority **not** grant an On-Premise Liquor License to Lumus Bar & Grill Corp. located at 5060 Broadway and the corner of West 215th Street.

Whereas, Lumus Bar & Grill Corp., located at 5060 Broadway at the corner of West 215th Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an On Premise Liquor License; and

Whereas, the Licensing Committee, having met on November 13, 2013 to hear comments from the community and the local precinct, met with unprecedented public opposition to the application; and

Whereas, the 34th Precinct submitted their strong objection in writing, citing the high number of crimes committed on the premises over many years, including two murders and multiple assaults, and;

Whereas, the representative of the local City Councilman informed the Committee that the Councilman also is strongly opposed to the granting of a liquor license for this location due to its problematic history; and

Whereas, dozens of residents offered testimony regarding:

|| public disturbances at the location over the course of several decades, in which the police were forced to employ crowd control tactics on a regular basis;

|| the current saturation of businesses with liquor licenses on Broadway and Tenth Avenue between 214th and 218th Streets, and the noise these businesses generate, impacting the quality of life for which Inwood has long been known;

|| the expected devaluation of the homes they purchased in order to live in a peaceful neighborhood where they can raise healthy, well-adjusted children;

|| the potential effects on the current scarcity of parking in the area, and on traffic congestion, which is especially worrisome at this location given the large number of vehicles operated in the immediate area, around the clock, by

the Department of Sanitation and by the MTA, which uses 215th Street and the portion of Broadway north of this intersection as a waiting area for buses reaching the end of their runs; and

the potential for the return of the rampant narcotics and alcohol abuse associated with multiple business which have operated in the past on the premises; and

Whereas, when questioned on the matter, the owner testified that although she will seek help from family members in running the business, she does not have experience operating an establishment with an On Premise Liquor license;

Therefore Be It Resolved, that Community Board 12 Manhattan **Objects in the Strongest Possible Terms** to the State Liquor Authority granting an On Premise Liquor license to Lumus Bar & Grill Corp.

Sincerely,



George Fernandez, Jr.
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. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly
Hon. Gabriela Rosa, 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

December 18, 2013

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

Re: Yudy Restaurant, Inc.

Dear Chairman Rosen:

At the General Meeting on Tuesday, December 17, 2013 Community Board 12 Manhattan, passed the following resolution with a vote of (37) In Favor, (0) Opposed, (0) Abstain, recommending that the New York State Liquor Authority not grant a new Restaurant Wine License to Yudy Restaurant, Inc., located at 1626 St. Nicholas Avenue between West 191st and 192nd Streets.

Whereas, Yudy Restaurant, Inc., located at 1626 St. Nicholas Avenue between West 191st and 192nd Streets, has duly notified Community Board 12 Manhattan of its intention to file an application for a new State Liquor Authority Restaurant Wine License; and

Whereas, the Licensing Committee met on December 11, 2013 to hear comments from the community and the local precinct regarding this business; and

Whereas, the management of this business did not appear before the Committee or send representation to discuss the application; and

Whereas, it is the policy of Community Board 12 to reject new license applications when the management of an establishment does not appear before the Committee;

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

Sincerely,


George Fernandez, Jr.
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. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly
Hon. Gabriela Rosa, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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December 18, 2013

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

Re: Hallacas Corp. dba Juniors Taco

Dear Chairman Rosen:

At the General Meeting on Tuesday, December 17, 2013 Community Board 12 Manhattan, passed the following resolution with a vote of (36)In-Favor, (1)Opposed, (0)Abstain, to recommend that the New York State Liquor Authority grant a On-Premise Liquor License Renewal to Hallacas Corp., doing business as Juniors Taco, located at 253-257 Sherman Avenue at the corner of Isham Street.

Whereas, Hallacas Corp., doing business as Juniors Taco, located at 253-257 Sherman Avenue at the corner of Isham Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an On Premise Liquor License Renewal; and

Whereas, the Licensing Committee, having met on December 11, 2013 to hear comments from the community and the local precinct, heard no negative comments regarding this business;

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

Sincerely,

George Fernandez, Jr.
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. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly
Hon. Gabriela Rosa, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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December 18, 2013

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

Re: Elsa La Reina Del Chicharron

Dear Chairman Rosen:

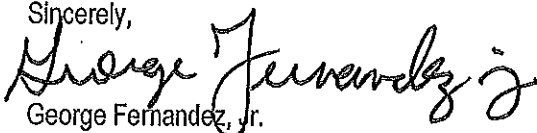
At the General Meeting on Tuesday, December 17, 2013 Community Board 12 Manhattan, passed the following resolution with a vote of (36)In Favor, (1)Opposed, (0)Abstain, to recommend that the New York State Liquor Authority grant an Eating Place Beer License Renewal to Elsa La Reina Del Chicharron, located at 4840 Broadway at the corner of Academy Street,

Whereas, Elsa La Reina Del Chicharron, located at 4840 Broadway at the corner of Academy Street, has duly notified Community Board 12 Manhattan of its intention to file an application for a State Liquor Authority Eating Place Beer License Renewal; and

Whereas, the Licensing Committee, having met on December 11, 2013 to hear comments from the community and the local precinct, heard no negative comments about this business;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to this application.

Sincerely,


George Fernandez, Jr.
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. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly
Hon. Gabriela Rosa, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydani Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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Ebenezer Smith, District Manager

December 18, 2013

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

Re: A&J Lounge LLC dba Uptown Social

Dear Chairman Rosen:

At the General Meeting on Tuesday, December 17, 2013 Community Board 12 Manhattan, passed the following resolution with a vote of (30) In Favor, (6) Opposed, (1) Abstain, to recommend that the New York State Liquor Authority **grant** an Application for a Corporate Change to A&J Lounge LLC, dba as Uptown Social, located at 186 Dyckman Street at Vermilyea Avenue.

Whereas, A&J Lounge LLC, doing business as Uptown Social, located at 186 Dyckman Street at Vermilyea Avenue, has duly notified Community Board 12 Manhattan of its intention to file an Application for a Corporate Change; and

Whereas, the Licensing Committee, having met on December 11, 2013 to hear comments from the community and the local precinct, heard negative comments regarding the amount of noise produced by this business; and

Whereas, during this discussion, the representative of the business promised to be present more often in order to respond to complaints as they arise, agreed to work with local residents to improve conditions and exchanged contact information with members of the public in an effort to honor that commitment;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to this application.

Sincerely,


George Fernandez, Jr.
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. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly
Hon. Gabriela Rosa, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodríguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

December 18, 2013

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

Re: Sugary Goddess, dba Arka Lounge

Dear Chairman Rosen:

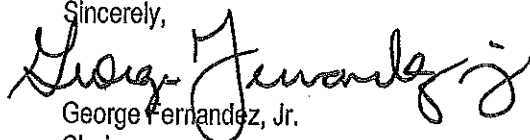
At the General Meeting on Tuesday, December 17, 2013 Community Board 12 Manhattan, passed the following resolution with a vote of (33)In Favor, (4)Opposed, (0)Abstain, to recommend that the New York State Liquor Authority grant an On Premise Liquor License to Sugary Goddess dba as Arka Lounge located at 4488 Broadway at W. 192nd St.

Whereas, Sugary Goddess, doing business as Arka Lounge, located at 4488 Broadway at West 192nd Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an On Premise Liquor License; and

Whereas, the Licensing Committee, having met on December 11, 2013 to hear comments from the community and the local precinct, heard no negative comments about this business;

Therefore Be It Resolved, that Community Board 12 Manhattan offers No Objection to this application.

Sincerely,


George Fernandez, Jr.
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. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly
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Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA



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Ebenezer Smith, District Manager

December 18, 2013

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

Re: La Barca Restaurant Inc.

Dear Chairman Rosen:

At the General Meeting on Tuesday, December 17, 2013 Community Board 12 Manhattan, passed the following resolution with a vote of (35) In Favor, (2) Opposed, (0) Abstain, to recommend that the New York State Liquor Authority grant a New restaurant Wine License to La Barca Restaurant Inc., located at 3892 Broadway between West 162 and 163.

Whereas, La Barca Restaurant Inc., located at 3892 Broadway between West 162nd and 163rd Streets, has duly notified Community Board 12 Manhattan of its intention to file an application for a new State Liquor Authority Restaurant Wine License; and

Whereas, the Licensing Committee, having met on December 11, 2013 to hear comments from the community and the local precinct, was informed that the 33rd Precinct and Council Member Ydanis Rodriguez have requested a meeting with the operator(s) of this business, but otherwise heard no negative comments regarding this application; and

Whereas, the representative of the business agreed verbally to meet with the Precinct and the Council Member prior to the December 17th General Meeting, or as soon as possible thereafter;

Therefore Be It Resolved, that Community Board 12 Manhattan offers **No Objection** to this application.

Sincerely,

George Fernandez, Jr.
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. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly
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December 18, 2013

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

Re: Wahi-Diner LLC dba Wahi Diner

Dear Chairman Rosen:

At the General Meeting on Tuesday, December 17, 2013 Community Board 12 Manhattan, passed the following resolution with a vote of (32)In Favor, (4)Opposed, (1)Abstain, to recommend that the New York State Liquor Authority grant a new Restaurant Wine License to Wahi-Diner, LLC. dba Wahi Diner, located at 3915 Broadway between West 163 & 164 Streets.

Whereas, Wahi-Diner, LLC. doing business as Wahi Diner, located at 3915 Broadway between West 163rd and 164th Streets, has duly notified Community Board 12 Manhattan of its intention to file an application for a new State Liquor Authority Restaurant Wine License; and

Whereas, the Licensing Committee, having met on December 11, 2013, was informed that this business had operated a sidewalk café for several months earlier this year without possessing or applying for a sidewalk café permit from the New York City Department of Consumer Affairs, but otherwise heard only positive comments from the community regarding this long-standing, well-regarded establishment; and

Whereas, the applicant has agreed verbally to meet with New York City Council Member Ydanis Rodriguez prior to the Board's December 2013 General Meeting or as soon as possible thereafter; to provide responsible alcohol service training for all current and future employees; and to never again operate a sidewalk café unless and until the required permit has been received;

Therefore Be It Resolved, that Community Board 12 offers **No Objection** to this application

Sincerely,


George Fernandez, Jr.
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. Noreen Healey, Commissioner, SLA

Hon. Herman D. Farrell, Jr., Assembly
Hon. Gabriela Rosa, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA