

**Community Board 12 Licensing Committee**

**Minutes**

**Wednesday February 8, 2017**

**Committee Members Present:** Isidro Medina (IM) Chair, Gerard Dengel (GD) Assistant Chair, Robin Cruz (RC), Osi Kaminer (OK)

**Committee Members Excused:** Jennifer Chung (JC), Angela Sanchez (AS)

**Committee Members Absent:**

**CB12 Members Present:** Richard Allman, Richard Lewis, Steve Simon

**CB12 Staff Members Present:** Not present

**Community Members Present:** Nancy Preston (Moving Forward Unidos), Jennifer Bristol, Francisco Serrano (Seaflower Fish Market Inc), Pellizzon Fabrizio (Anchor Heights Inc), Arelia Taveras (NY Business Licenses), Felix Rosario (El Gran Valle IV Restaurant), Jose Vergas (El Gran Valle IV Restaurant), Vera Rodriguez (Lotus Café), Charlene , Kat Long, Brett Catrin (Anchor Heights Inc), Kai Zheng (Seaflower Fish Market Inc), Katherine O’Sullivan (Moving Forward Unidos), Claudia Carias (NYS Senator Alcantara office), Ubaiso Wessa, Richard Allua (NYS Assembly Member De La Rosa office)

**33<sup>rd</sup> Precinct Representative:** PO McDonnell and PO McInnis

**34<sup>th</sup> Precinct Representative:** Opinion submitted to CB12 office via email on February 6<sup>th</sup>, 2017

**Minutes:** Submitted by Osi Kaminer

The meeting was called to order at 7:17pm

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**A. Welcome & Opening Remarks – Isidro Medina, Chair**

**B. State Liquor Authority Renewal Licenses**

***On – Premises Liquor License***

1. 151 Dyckman Corp. dba Lotus Café – 151 Dyckman St, (corner of Sherman Ave) New York, NY 10040 **Applicant withdrew the application - rescheduled appearance for March**

<b>Owner / Representative</b>	Danny Gonzalez / Frank W Palillo
<b>Type of Establishment</b>	On –Premises Liquor Restaurant Bar, full kitchen and menu License # 1282269 expiration 2/28/17

<b>Hours of Operation</b>	Mon – Friday 4PM – 12AM Sat – Sun 4PM – 3AM
<b>Tables/Chairs</b>	27 / 54 indoor 8 / ? Sidewalk café
<b>Music</b>	Recorded music, iPod, DJ
<b>Security Cameras</b>	28
<b>Security Personnel</b>	1-2 when necessary, all NYS licensed
<b>ADA Compliant?</b>	Yes
<b>Employees</b>	3
<b>Capacity</b>	74
<b>Emergency Exits</b>	2
<b>Precinct</b>	No objection
<b>Community Comments</b>	None
<b>Stipulations</b>	To be determined in March
<b>Notes</b>	All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP ( <a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a> ).  <ul style="list-style-type: none"> <li>• The establishment is within 500 ft of three (3) or more On – Premises liquor licenses.</li> <li>• Manager / owner will be on site during hours of operation</li> <li>• DOH restaurant grade as of 4/6/16: ‘B’</li> <li>• The restaurant is on a street level of a one (1) story commercial building (C4-4 zoning lot BBL 1022200001)</li> </ul>
<b>Committee Vote (Include names)</b>	<b><u>Applicant withdrew the application - rescheduled appearance for March</u></b> Yes: No: Abstain: Not Voting:

2. Sushi Vida Inc. dba MamaSushi – 237 Dyckman St, (corner of Seaman Ave) New York, NY 10034

<b>Owner / Representative</b>	Carmen S Osorio
<b>Type of Establishment</b>	On –Premises Liquor Full service Latin – Japanese Restaurant, full kitchen and menu License # 1213443 expiration 3/31/17
<b>Hours of Operation</b>	Mon – Wed 12PM – 1AM Tue, Fri, Sat 12PM – 4AM Thu 12PM – 3AM
<b>Tables/Chairs</b>	Indoor: 42 / 92, and 10 stools Sidewalk Café: 24 / 48

<b>Music</b>	DJ, Karaoke, background music
<b>Security Cameras</b>	24
<b>Security Personnel</b>	1-2 when necessary, all NYS licensed
<b>ADA Compliant?</b>	Yes
<b>Employees</b>	65
<b>Capacity</b>	113
<b>Emergency Exits</b>	2
<b>Precinct</b>	No objection
<b>Community Comments</b>	<p>Moving Forward Unidos, a local community organization and Lower Seaman Tenants Association commend MamaSushi as this was originally a problematic venue. It has transformed to a place that is a real restaurant and does not disturb the neighbors living above and in close proximity. The organizations commended the restaurant for community events, they would like to see this type of relationship between the owner, and neighbors continue.</p> <p>The owner is always available to address neighbor's concerns and the neighbors are very happy with improvements the establishment made including showing residents the soundproofing installation.</p>
<b>Stipulations</b>	None
<b>Notes</b>	<p>All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP (<a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a>).</p> <ul style="list-style-type: none"> <li>• The establishment is within 500 ft of three (3) or more On – Premises Liquor licenses</li> <li>• Manager / owner will be on site during hours of operation</li> <li>• DOH restaurant grade as of 10/20/16 : 'B'</li> <li>• Sidewalk café</li> <li>• The restaurant is on street level of a six (6) story residential building with 74 units (R7-2 zoning lot with C1-4 Commercial Overlay with no on-site parking facility BBL 1022370008)</li> </ul>
<b>Committee Vote (Include names)</b>	<p>Yes: IM GD RC OK  No:  Abstain:  Not Voting:</p>

***Restaurant Wine License***

3. El Gran Valle IV Restaurant Inc. – 1944 Amsterdam Ave, (bet. W 156 & W 157 Sts) New York, NY 10032

<b>Owner / Representative</b>	Not present / Felix A Rosario
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<b>Type of Establishment</b>	Restaurant Wine Full service restaurant License # 1282771 expiration 2/28/17
<b>Hours of Operation</b>	Sun – Thu 7AM – 12AM Fri & Sat 7AM – 1AM
<b>Tables/Chairs</b>	8 / 26
<b>Music</b>	Recorded music
<b>Security Cameras</b>	16
<b>Security Personnel</b>	None
<b>ADA Compliant?</b>	Yes
<b>Employees</b>	11
<b>Capacity</b>	30
<b>Emergency Exits</b>	2
<b>Precinct</b>	No objection
<b>Community Comments</b>	CB12 member received a complaint from one of the neighbors in the building right above the restaurant (a former CB12 member) for excessive noise from speakers facing the street, DJ, and hookah smoking in the establishment. There was a discussion about these issues two (2) years ago but the previous owner addressed the problems.
<b>Stipulations</b>	<ul style="list-style-type: none"> <li>• No DJ</li> <li>• No Karaoke</li> <li>• No live music</li> <li>• Installation of soundproofing</li> <li>• Proof of installation of sound governor</li> </ul>

<b>Notes</b>	<p>All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP (<a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a>).</p> <ul style="list-style-type: none"> <li>• The owner was not present at the meeting</li> <li>• Manager / owner will be on site during hours of operation</li> <li>• DOH restaurant grade as of 9/2/16: 'A'</li> <li>• The establishment is on street level of a six (6) story residential building with 22 units (R7-2 with Commercial Overlay C2-4 BBL 1021150038)</li> </ul> <p>There was a stipulation in place for this establishment but the current owner does not fully honor it. Some positive changes were made but the noise is still ongoing. The current owner uses a spotlight and advertises karaoke which is not declared on his license application (SLA Standard Notice Form p.# 2 q.# 15). Applicant claims that he addressed the noise issues. CB12 member indicated that the problems were not addressed and stipulations must be followed.</p> <p>Applicant confirmed that Karaoke and DJ are not part of the establishment's Method of Operation per the SLA application. Considering the problems presented to the Committee, relying solely on the applicant's statement that there is no DJ or karaoke in use is not reassuring.</p> <p>Committee member Gerard Dengel voiced his concerns for neighbors living around the establishment and that the owner does not know what is occurring in the establishment. The applicant previously agreed to stipulations that included a sound limiter but did not install one. The applicant did not demonstrate to the community that he follows the stipulations he agreed to.</p> <p>Committee member Osi Kaminer moved to restrict the number of decibels that can be emitted from the establishment using the model employed by the SLA in an October, 2016 vote regarding the Buddha Bar in Tribeca ("... including limiters that lock speaker volume at 5 decibels below the city's legal limit... ") The motion failed (Yes: GD OK: No: IM RC)</p>
<b>Committee Vote (Include names)</b>	<p>Yes: IM GD RC  No: OK  Abstain:  Not Voting:</p>

4. El Essencia Restaurant Inc. – 5085 Broadway, (bet W 216<sup>th</sup> & W 218<sup>th</sup> Sts) New York, NY 10034

<b>Owner / Representative</b>	Nelson Sosa Garcia / Arelia Tavares
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<b>Type of Establishment</b>	Restaurant Wine Restaurant, full kitchen and menu License # 1283444 expiration 2/28/17
<b>Hours of Operation</b>	Mon – Sun 8AM – 2AM
<b>Tables/Chairs</b>	8 / 16, & 6 counter seats
<b>Music</b>	Recorded music, background
<b>Security Cameras</b>	5
<b>Security Personnel</b>	None
<b>ADA Compliant?</b>	Yes
<b>Employees</b>	6
<b>Capacity</b>	70
<b>Emergency Exits</b>	1
<b>Precinct</b>	No objection
<b>Community Comments</b>	No comments
<b>Stipulations</b>	None
<b>Notes</b>	<p>All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP (<a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a>).</p> <ul style="list-style-type: none"> <li>• Manager / owner will be on site during hours of operation</li> <li>• DOH restaurant grade as of 9/1/16: 'C'</li> <li>• The establishment is on street level of a five (5) story residential building with 23 units (C8-3 BBL 1022430268)</li> </ul> <p>Issues with cleanliness in the establishment. Representative stated that the owner received a new refrigerator to address this issue. Representative Taveras also stated that this venue is getting ready to be sold. Next inspection is scheduled for this week.</p> <p>Committee member Osi Kaminer asked if the representative would agree to not applying for an On-Premises Liquor license per the last resolution from December 16<sup>th</sup>, 2014 until the applicant is up for a renewal in 2019. The representative refused for such stipulation.</p>
<b>Committee Vote (Include names)</b>	<p>Yes: IM GD RC OK</p> <p>No:</p> <p>Abstain:</p> <p>Not Voting:</p>

**C. State Liquor Authority *Class Change* Licenses:**

***Restaurant Wine to On-Premises Liquor License***

5. Anchor Heights LLC dba Anchor Wine Bar – 575 W 207<sup>th</sup> St, (corner of Vermilyea Ave) New York, NY 10034

<b>Owner / Representative</b>	Pellizzon Fabrizio / Ubaldo Messia
<b>Type of Establishment</b>	Restaurant Wine Class Change to On – Premises Liquor Restaurant, full kitchen and menu License # 1296192 expiration 8/31/18
<b>Hours of Operation</b>	Sun – Thu 10AM – 1AM Fri & Sat 10AM – 2AM
<b>Tables/Chairs</b>	11 / 47
<b>Music</b>	Recorded music
<b>Security Cameras</b>	8
<b>Security Personnel</b>	None
<b>ADA Compliant?</b>	Yes
<b>Employees</b>	10
<b>Capacity</b>	70
<b>Emergency Exits</b>	2
<b>Precinct</b>	“There is currently no history of violence and/or enforcement at the location. Its license is fairly new. Why are they coming in for a restaurant wine renewal when their current license (restaurant wine) is effective as of 9/23/16 and doesn’t expire until 8/31/18. There is no reason to apply for a renewal at this point unless they are trying to obtain a full liquor license. The type of crowd that is attracted to a location with a full liquor license tends to be different than just beer and wine. There is already a high concentration of full liquor license establishments on that highly congested block. Double parking and extended hours may be an issue. Security concerns are always high with a full liquor license establishment.”
<b>Community Comments</b>	Moving Forward Unidos, a local community organization stated that this establishment is an asset to the neighborhood, no noise complaints from residents.  Inwood Preservation, another local community organization, stated that this is a small place and a real restaurant.
<b>Stipulations</b>	<ul style="list-style-type: none"> <li>• Will meet with the 34<sup>th</sup> Precinct to address any concern prior to the General Meeting on February 28<sup>th</sup>, 2017</li> <li>• <i>Good Neighbor</i> sign in English and Spanish</li> </ul>

<b>Notes</b>	<p>All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP (<a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a>).</p> <ul style="list-style-type: none"> <li>• The establishment is within 500 ft of three (3) or more On – Premises liquor licenses.</li> <li>• Manager / owner will be on site during hours of operation</li> <li>• DOH restaurant grade as of 12/15/16: ‘A’</li> <li>• The establishment is on street level of a five (5) story residential building with 32 units (R7-2 with Commercial Overlay C1-4 with no on-site parking BBL 1022270001)</li> </ul> <p>Committee member Osi Kaminer stated that it is a small restaurant and has been in business for 6 months with no issues. The establishment has proved that it is a legitimate restaurant.</p> <p>Committee member Gerard Dengel stated that this is a nice civilized place.</p> <p>The owner stated that they would address any concerns from residents whenever they arise.</p>
<b>Committee Vote (Include names)</b>	<p>Yes: IM GD RC OK  No:  Abstain:  Not Voting:</p>

***Restaurant Wine to Eating Place Beer License***

6. Sazon Y Mas Restaurant & Bar Inc. – 4193 Broadway (corner of 178<sup>th</sup> Street) New York, NY 10033

<b>Owner / Representative</b>	Batista Delvis
<b>Type of Establishment</b>	Restaurant Wine Class Change to Eating Place Beer License Eating place and grocery store License # 1296893 expiration 10/31/18
<b>Hours of Operation</b>	Unknown
<b>Tables/Chairs</b>	Unknown
<b>Music</b>	Background music
<b>Security Cameras</b>	Unknown
<b>Security Personnel</b>	Unknown
<b>ADA Compliant?</b>	Unknown
<b>Employees</b>	Unknown
<b>Capacity</b>	Unknown
<b>Emergency Exits</b>	Unknown



<b>Precinct</b>	Unknown
<b>Community Comments</b>	None
<b>Stipulations</b>	None
<b>Notes</b>	<p>No show!  Applicant / representative were not present to answer questions at February 8<sup>th</sup> meeting and did not submit a request to withdraw the application and/or reschedule the application review.</p> <p>All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP (<a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a>).</p> <ul style="list-style-type: none"> <li>• Manager / owner will be on site during hours of operation</li> <li>• DOH restaurant grade as of 7/27/16: 'A'</li> <li>• In his SLA application, the applicant stated that his establishment is not within 500 ft of any other On – Premises Liquor license establishments (SLA Advanced Notice Form q. # 19). However, the SLA GIA map detected four (4) such licenses: <ol style="list-style-type: none"> <li>a) El Mambi 4181 Broadway L.# 1181720 expiration 2/28/17</li> <li>b) Floridita 4162 Broadway L.# 1177275 expiration 9/30/18</li> <li>c) Manolo Tapas 4165/7/9 Broadway L.# 1225365 expiration 2/28/18</li> <li>d) Vapor Lounge 4160 Broadway L.# 1289837 expiration 11/30/17</li> </ol> </li> <li>• The establishment is on street level of a six (6) story residential building with 45 units (R7-2 with Commercial Overlay C1-4 with no on-site parking BBL 1021760070)</li> </ul>
<b>Committee Vote (Include names)</b>	Yes: No: IM GD RC OK Abstain: Not Voting:

#### D. State Liquor Authority New Licenses

##### *On-Premises Liquor License*

7. Power 202 LLC dba Power Mexican Grill – 3775 10<sup>th</sup> Ave, (btw. 202nd & 203<sup>rd</sup> St) New York, NY 10034 **Applicant withdrew the application - rescheduled appearance for March**

<b>Owner / Representative</b>	Jose A Otanez / Frank W Palillo
<b>Type of Establishment</b>	On – Premises Liquor Restaurant, full kitchen and menu
<b>Hours of Operation</b>	Unknown
<b>Tables/Chairs</b>	Unknown
<b>Music</b>	DJ, recorded music

<b>Security Cameras</b>	Unknown
<b>Security Personnel</b>	Unknown
<b>ADA Compliant?</b>	Unknown
<b>Employees</b>	Unknown
<b>Capacity</b>	Unknown
<b>Emergency Exits</b>	Unknown
<b>Precinct</b>	<p>“It is always customary for any location applying for a new license within the confines of the 34<sup>th</sup> precinct to make an appointment to meet the commanding officer and special operations lieutenant and to permit us to do a walkthrough of their location when construction is completed to review the planned method of operation. These meetings are imperative so that the precinct can form an opinion prior to the applicant going before the community board. This location has been on the agenda several times and we still have not had a meeting with the applicant. The precinct has heavy concerns with additional licensed premises in this area and that the current clubs and bars that have high capacity occupancies. This poses not only a safety concern for the public during closing time but to all the residents that are covered by the precinct when resources are depleted to attend to large crowds exiting from these locations.”</p>
<b>Community Comments</b>	None
<b>Stipulations</b>	To be determined in March

<p><b>Notes</b></p>	<p>No show!</p> <p>At Licensing Committee meetings on December 13<sup>th</sup>, 2016, and January 6<sup>th</sup>, 2017 the application review was tabled at the representative's request. Applicant / representative were not present to answer questions at February 8<sup>th</sup> meeting and did not submit a request to withdraw / table the application before this meeting.</p> <p>All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP (<a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a>).</p> <ul style="list-style-type: none"> <li>• Manager / owner will be on site during hours of operation</li> <li>• In his SLA application, the applicant was unable to determine if there are other establishments with On – Premises Liquor licenses within 500 ft of the proposed license (SLA Advanced Notice Form q. # 19) and left it “TBD”. However, the SLA GIA map detected four (4) such licenses: <ul style="list-style-type: none"> <li>a) Margarita Mexican Tapas 3775 10<sup>th</sup> Ave L.# 1297034 received 8/29/16</li> <li>b) Opus 417 W 202<sup>nd</sup> St L.# 1265181 expiration 6/30/17</li> <li>c) Sushi Mambo 431 w 202<sup>nd</sup> St L.# 1276746 expiration 10/31/18</li> <li>d) Vecca Grill &amp; Lounge 420 W 203<sup>rd</sup> St L.# 1265180 expiration 6/30/17</li> </ul> </li> <li>• The Establishment located on a second floor with outdoor rooftop (M1-1 BBL 1021990001)</li> </ul> <p>Claudia Carias, a representative for NYS Senator Alcantara's office, stated that the Senator is very concerned with any new On-Premises Liquor license applications and asked the committee to adhere to the moratorium plan.</p>
<p><b>Committee Vote (Include names)</b></p>	<p><b><u>Applicant withdrew the application - rescheduled appearance for March</u></b>  <b><u>The request arrived to CB12 office after hours the day of the meeting (February 8<sup>th</sup>, 2017 at 5:40pm). CB12 office and the LC learned of the owner's action the day after the meeting (February 9<sup>th</sup> 2017). The Committee's vote was taken without any knowledge of the applicant's request!</u></b></p> <p>Yes:  No: IM GD RC OK  Abstain:  Not Voting:</p>

8. La Casa Del Mofongo 207 LLC. – 546 W 207<sup>th</sup> Street, (corner of Sherman Ave.) New York, NY 10034 **Applicant withdrew the application - rescheduled appearance for March**

<p><b>Owner / Representative</b></p>	<p>Lior Dishi / Max Bookman &amp; Frank W Palillo</p>
<p><b>Type of Establishment</b></p>	<p>On – Premises Liquor  Restaurant, full kitchen and menu</p>
<p><b>Hours of Operation</b></p>	<p>Sun –Sat 10am-4am</p>
<p><b>Tables/Chairs</b></p>	<p>60 / 200</p>
<p><b>Music</b></p>	<p>DJ, Recorded music</p>

<b>Security Cameras</b>	4-8 will be NYS licensed
<b>Security Personnel</b>	Unknown
<b>ADA Compliant?</b>	Yes
<b>Employees</b>	40
<b>Capacity</b>	420
<b>Emergency Exits</b>	2
<b>Precinct</b>	<p>“This location has been on the agenda before. The precinct cannot support an application for a location with occupancy of over 400. It was previously stated by the applicant that they had a deal with the parking garage behind the building. Lt. Tom &amp; PO Pena visited the parking garage. It is incredibly small and could never accommodate the increase in vehicles. More importantly, the owners of the garage stated that nobody from the applicant has spoken to them regarding parking. As was stated when the applicant first appeared before the board we have not had a customary meeting and construction is currently in proceeding; therefore, we don’t have a completed location to do a walkthrough. More importantly, adding a restaurant/bar or possibly a club with occupancy of over 400 people would be a detriment to the community, not a benefit. The added jobs would be great but the cost the community would have to pay is too high. The anticipated double parking, traffic congestion, intoxicated patrons, extended hours, excessive noise as well as unforeseen issues are of great concern to the 34<sup>th</sup> precinct.”</p> <p>From the December 14<sup>th</sup> 2016 Licensing Committee meeting:  “The 34<sup>th</sup> Precinct asked to meet with the applicant. They are concerned about the size of the establishment and whether that will bring a lot of problems to the precinct. There are a few establishments on the block that already cause problems for the precinct (ie. double parking). “</p> <p>“The 34<sup>th</sup> cannot speak favorably for this establishment due to its size, as it will bring additional problems to the Precinct.  The venue may also be subject to the 500 ft rule”</p>
<b>Community Comments</b>	From the December 14 <sup>th</sup> 2016 Licensing Committee meeting: “MFU stated that there are already 111 licenses under the 34 <sup>th</sup> Precinct’s jurisdiction.”
<b>Stipulations</b>	To be determined in March

**Notes**

The applicant withdrew the application on December 14<sup>th</sup>, 2016, January 6<sup>th</sup>, 2017 and February 8<sup>th</sup>, 2017.

All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA> and SLA Mapping Project LAMP (<http://lamp.sla.ny.gov/nysla/index.htm>).

- Manager / owner will be on site during hours of operation
- Applicant was unable to determine if there are other establishments with On – Premises Liquor licenses within 500 ft of the proposed restaurant (SLA Advanced Notice Form q. # 19) and left it “TBD”. However, the SLA GIA map located five (5) such licenses:
  - a) Fantastic 238 Sherman Ave L.# 1253903 expiration 7/31/17
  - b) Junior Tacos 257 Sherman Ave L.# 1259721 expiration 1/31/18
  - c) Monaco 565 W 207<sup>th</sup> St L.# 1278794 expiration 11/30/18
  - d) Rush Tapas Bar 586 W 207<sup>th</sup> St L.# 1281961 expiration 3/31/19
  - e) 565 West Side Café Corp. L.# 1276473 expiration 2/28/17
- The establishment is on street level of a one (1) story residential building with 0 units (R7-2 with Commercial Overlay C1-4 with no on-site parking BBL 1022267501)

Notes from December 14<sup>th</sup> 2016 Licensing Committee meeting:

“Congressman Elect Espaillat’s representative, Laurie Tobias Cohen, stated that there is a larger issue beyond this establishment. When we have a massive amount of liquor licenses in a small concentrated area it’s hard to identify which establishment is responsible for noise, parking or litter complaints (to name a few) and which are responsible establishments. Establishments with a similar style doing the same thing, selling the same product and creating the same challenges makes it very easy for a group mentality to take hold when some owners take less responsibility for the behavior of their patrons and start blaming one another for the issues created by this massive concentration.”

“CB12 member Richard L. indicated that the bathrooms as drawn are too small to be ADA compliant. No real architectural rendering was presented and there is a concern about the size and total capacity of the venue.”

“Committee member asked for information about the availability of parking spots in the garage at the building.”

“The applicant withdrew the application and will come back in January after addressing the following:

Meet with the 34<sup>th</sup> Precinct to address all potential issues stated above and installing a sound governor.”

<b>Committee Vote (Include names)</b>	<b><u>Applicant withdrew the application - rescheduled appearance for March</u></b> Yes: No: Abstain: Not Voting:
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9. La Nueva Potencia Corp. dba Zoe Restaurant & Bar Lounge – 1559 St Nicholas Ave, (corner of W 188<sup>th</sup> St.) New York, NY 10040 **Tabled – rescheduled appearance for March**

<b>Owner / Representative</b>	Then Then Angel & Then Raysa maria / Arelia Taveras
<b>Type of Establishment</b>	On – Premises Liquor Restaurant, full kitchen and menu License # 1281635 expired 12/31/16
<b>Hours of Operation</b>	7AM – 4AM seven (7) days a week
<b>Tables/Chairs</b>	25 / 50, and 20 counter seats
<b>Music</b>	Juke Box, DJ, Recorded music, Karaoke
<b>Security Cameras</b>	15
<b>Security Personnel</b>	None
<b>ADA Compliant?</b>	Yes
<b>Employees</b>	Unknown, closed for renovation
<b>Capacity</b>	Unknown
<b>Emergency Exits</b>	Unknown
<b>Precinct</b>	None
<b>Community Comments</b>	None
<b>Stipulations</b>	To be determined in March

<b>Notes</b>	<p>All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP (<a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a>).</p> <ul style="list-style-type: none"> <li>• The establishment is NOT within 500 ft of three (3) or more On – Premises liquor licenses.</li> <li>• Manager / owner will be on site during hours of operation</li> <li>• The restaurant space is located in the basement, ground floor, and 3<sup>rd</sup> floor mezzanine of a five (5) story building with 38 units (R7-2 with Commercial Overlay C1-4 with no on-site parking BBL 1021680015)</li> </ul> <p>Per representative Taveras: this is a renewal application, the establishment was completely renovated and the license was turned over to the SLA for safekeeping. There was a gas leak in the building that had to be addressed and ConEd had to inspect it. The applicant has an approved alteration application with the SLA.</p> <p>Alterations were made to the establishment but no blueprints of the alternations were provided. Because alterations were made, the applicant cannot ask for a renewal and must re-file as a new license application.</p> <p>Community Board member Richard L. stated that the applicant must submit the alteration plan to CB12 for a review. CB12 cannot approve application without proper documentations.</p> <p>The representative agreed to table the review for next month but since the applicant already sent the application to the SLA, CB12 will send a resolution asking the SLA not to take any action until CB12 reviews the application in March.</p>
<b>Committee Vote (Include names)</b>	<p><b><u>Tabled – rescheduled appearance for March</u></b></p> <p>Yes: No: Abstain: Not Voting:</p>

***Eating Place Beer License***

10. Seaflower Fish Market Inc. – 4127 Broadway, (Bet. W 174<sup>th</sup> & 175<sup>th</sup> Sts) New York, NY 10033 **Tabled – insufficient documentation - rescheduled appearance for March**

<b>Owner / Representative</b>	Mao Kai Zheng / Francisco Serrano Walker
<b>Type of Establishment</b>	Eating Place Beer License Restaurant, full kitchen and menu License # 1290090 pending
<b>Hours of Operation</b>	Mon – Fri 8AM – 2AM Sat & Sun 8AM – 2AM

<b>Tables/Chairs</b>	3 / 18, and 1 counter seat
<b>Music</b>	No music
<b>Security Cameras</b>	9
<b>Security Personnel</b>	None
<b>ADA Compliant?</b>	Not clear
<b>Employees</b>	6
<b>Capacity</b>	18
<b>Emergency Exits</b>	1
<b>Precinct</b>	
<b>Community Comments</b>	Moving Forward Unidos, a local community organization, stated that the establishment was on the agenda for January 2016 but failed to show up at that meeting.
<b>Stipulations</b>	To be determined in March
<b>Notes</b>	<p>All background information about this establishment was gathered from the SLA application provided by the applicant, Goggle Map, DCP GIS map <a href="http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA">http://gis.nyc.gov/doitt/nycitymap/template.jsp?applicationName=ZOLA</a> and SLA Mapping Project LAMP (<a href="http://lamp.sla.ny.gov/nysla/index.htm">http://lamp.sla.ny.gov/nysla/index.htm</a>).</p> <ul style="list-style-type: none"> <li>• The establishment is NOT within 500 ft of three (3) or more On – Premises liquor licenses.</li> <li>• Manager / owner will be on site during hours of operation</li> <li>• The restaurant space is located in the basement, and ground floor</li> </ul> <p>The applicant stated that this is a small place with three (3) tables but he did not submit a blueprint with the application. The representative asked the committee to review the application and reach a resolution, promising to submit the required blueprint the following day.</p> <p>Chair Medina stated that the Committee couldn't vote on incomplete application.</p> <p>The representative agreed to table the review for next month. However, since the applicant already sent the application to the SLA, CB12 will send a resolution asking the SLA not to take any action until CB12 reviews the application in March.</p>
<b>Committee Vote (Include names)</b>	<p><b><u>Tabled – insufficient documentation - rescheduled appearance for March</u></b></p> <p>Yes: No: Abstain: Not Voting:</p>

### E. New Business/Adjournment

Moving Forward Unidos asked if applications can be sent ahead of time to the committee. The Committee is trying to expedite the process and the questionnaire will be part of the application that needs to be submitted in advance.

The meeting was adjourned at 8:46pm