

Community Board 12 Manhattan Licensing Committee

Minutes, October 8, 2014

Committee Members Present: Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina and Terriell Peters

Committee Members Excused: Martin Restituyo

Committee Members Absent: Angela Sanchez

CB12 Members Present: Osi Kaminer, Richard Lewis and Ayisha Ogilvie

CB12 Staff Members Present: Debra Blow

A. Welcome and Opening Remarks: Aldemar Diaz, Committee Chair

1. 600 West 169th Restaurant Inc., doing business as Coogan's (4015 Broadway at 169th Street). Co-owner Peter Walsh appeared to request the renewal of the On-Premise Liquor license. They are a restaurant serving American casual food. Coogan's has been serving Washington Heights and the New York Presbyterian Medical Center community for almost 30 years. They are open from 11am to 4 am with last call 3:30am and the kitchen closes at midnight. They have 70 tables with 234 seats including the bar. Their capacity is 240. Music is provided by an Internet jukebox, they have Saturday night karaoke and occasional live music (about 10 times a year). They have 28 security cameras and 6 state certified security personnel (one is on late at night until closing time.) The 3 doors on Broadway each have a step and they have a portable metal ramp. There is a door to the kitchen on 169th Street. The bathrooms are both inaccessible as they - and the bar - are up a few steps. They have between 26-40 employees; 28 are full time. They have never had a Department of Health restaurant rating less than an A. NYC Council Member Ydanis Rodriguez has requested a meeting. The 33rd Precinct had no objection. Voting: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
2. Trio's Café & Lounge Inc. doing business as Arka Lounge (4488 Broadway between Fairview Avenue and West 193rd Street). Owner Kisha Lantigua appeared to request the renewal of their On-Premise Liquor license. They are a bar/restaurant serving Latin cuisine. The current owners are in the process of selling Arka Lounge. They are open from 4pm to 4am with last call at 3:30am. They have 21 tables with 240 seats (includes couches). Their capacity is 74. Music is provided by DJ and they have live music daily. They have 20 security cameras and 4-5 state certified security personnel every night. Their main entrance has 2 steps totaling 13" for which they have a much too short wooden ramp. They stated they would get a longer compliant ramp. There is no sign as required by City law stating there is an alternate accessible entrance. They have 2 emergency exits, both on Broadway and both with steps. The bathrooms are inaccessible. They have 17 employees. Their restaurant rating is an A. Councilmember Rodriguez requested a meeting. The 34th Precinct had no objections but asked them to watch their valet service. Voting: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
3. Alex Steak House Bar & Cafe (4311 Broadway at 184th Street). Owner Alex Rodriguez appeared to request the renewal of their On-Premise Liquor license. This is a restaurant serving modern Latin cuisine. They are open from noon to midnight with last call at 11:30pm. They have 22 tables with 62 seats. Their capacity is 129. Music is provided by Pandora on an iPod but it has no sound governor. They have 14 security cameras (12 indoor 2 outdoor) and 2-3 state certified security personnel. Both the front entrance and bathrooms are ADA compliant. They have 3 emergency exits, 2 of which have steps. Restaurant rating is an A. Noise has been reported by local residents (although the Lingerie Sports bar is across Broadway and Altus is less than half a block away,

which likely contribute to the overall noise). They already decided to keep their windows closed. The nearest residential buildings are at the corner of Bennett Avenue west of Broadway, and next to the Precinct at 183rd Street. The 34th Precinct had no objection, but would like a meeting. The management will install a sound governor, meet with representatives of the 34th Precinct and Councilman Rodriguez, speak with parking lots to find alternatives to valet on the street, and post a good neighbor sign. Voting: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.

4. Antika Pizzeria Inc. (3924 Broadway between West 164th and 165th Streets). Representative Victoria Gezerli appeared to request the renewal of their On-Premise Liquor license. They are a restaurant serving Italian food and pizza. Monday to Friday they are open from 11am to 11pm, and Saturday and Sunday they are open from 3 to 10pm. Last call is 30 minutes before closing. They have 22 tables with 50 seats. Their capacity is 72. Music is provided by iPod. They have 13 security cameras (11- 2 outside) and no security personnel. The restaurant is on 2 floors with a chair lift on the stairs. They have 2 Emergency exits (1 on Broadway and 1 in the back onto an alley leading to 165th Street. The bathrooms are accessible. They have 25 employees. Their restaurant rating is an A. The 33rd Precinct has no objection. Councilmember Rodriguez requested a meeting. They will install good neighbor signs in English and Spanish. Voting: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
5. Apt. 78 Inc. (4478 Broadway between West 190th and 192nd Streets). Owner Jose Morales appeared to request the renewal of their On-Premise Liquor license. They are an art gallery, bar and lounge serving Americano/café. They are open Tuesday to Thursday from 4pm to midnight, Friday and Saturday from 4pm to 3:30am, and Sunday from 11am to midnight with last call 30 minutes before closing time. They have 10 tables with 35-40 seats. Their capacity is 74. Music is provided by iPod with DJ and live music on Friday and Saturday. They have 6 security cameras (4 inside and 2 outside) and 2 state certified security personnel. The entrance is not accessible as it has 2 steps of about 15 inches. They have a 24 foot long "front porch/patio" that could have been a ramp. They have 2 emergency exits. They have 6 employees. Their restaurant rating is an A. Mr. Morales agreed to contact City Commission on Human Rights (about a ramp), install Good Neighbor signs in English Spanish, meet with councilman. He originally claimed they were closing so early to be a good neighbor so as to not disturb residents. The 34th Precinct strongly objects as they explained the assorted incidents that have occurred at Apt 78, including selling to minors, buying alcohol from out of state distributors, refusing an NYPD inspection, and a number of altercations. Councilmember Rodriguez requested a meeting. The 33rd Precinct had no objection. Voting: 0-3-2 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters).
6. Greek Orthodox Community of St Anargyrl (1547 Saint Nicholas Avenue at 187th Street). No one appeared to represent this organization. (Attendance not required for renewals.) They are on the agenda to request the renewal of their Catering Establishment license. They are inaccessible and most likely could not be made accessible. The 34th Precinct had no objection. Committee Vote: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
7. Sol's Restaurant Inc. doing business as El Sole (233 Dyckman Street between Broadway and Seaman Avenue). Owner Sandra Lopez appeared to request the renewal of their NYC Department of Consumer Affairs permit to operate an unenclosed sidewalk cafe. This is a restaurant serving Italian food. They are open Monday to Saturday from noon to 3am and Sunday from 11am to 2am, with last call 30 minutes before closing. The sidewalk café has 13 tables with 38 seats. Their capacity is 72. Inside music is provided by an iPod and occasional live music until 11pm. They have 2 security cameras outside and no state certified security personnel. They have 3 emergency exits (2 on Dyckman and 1 in the rear). The bathrooms and main entry are

accessible but on October 8, the Assistant Chair found that the hostess podium and the planter at the entrance to the sidewalk café were less than the required 36 inches apart. They have 19 employees. Restaurant grade is a B. (The major violation explaining that grade was not having a thermometer. Ms. Lopez explained that she did not know that by taking the lower fine offer for this violation she was giving up her right to challenge the grade.) There were several noise complaints mentioned, but it was also established that it is difficult to identify the offender from among so many nearby businesses. Ms. Lopez agreed to mark the sidewalk where the staff will place the podium and planters at proper distances to make the entrance ADA compliant, post good neighbor signs in English and Spanish, meet with Councilman Rodriguez, close the sidewalk café at midnight Thursday through Saturday and at 11pm Sunday through Wednesday, and meet with Councilmember Rodriguez per his request. The 34th Precinct had no objection. Committee vote: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.

8. New Heaven Radio Dispatch Corp. (1050 Saint Nicholas Avenue at 163rd Street). Demetrio Rodriguez and Cira Angeles (of the Livery Owners Group) appeared to apply for a renewal of his TLC livery base license. They have 105 cars and 105 parking spaces, exceeding the TLC regulation regarding the minimum number of parking spaces. They are presently in contract with the Vega Transportation Company to provide accessible service. After 3 years, they can now apply to buy permits for 5 Green wheelchair accessible vehicles. Owners and drivers are required to be trained to operate the ramp and secure the wheelchair user and will be prepared to train employees in the use of wheel chair accessible vehicles. This base has established rules of conduct and offer strict discipline for complaints, tickets and any other violations drivers may acquire. They try to make sure drivers don't hang out at the base or double park when they come in to pay their dues. Community residents complained of taxis continuously honking horns in our community, which they don't do in other neighborhoods. Ms. Angeles said we all need to address the culture of honking and aggressive driving. She asked people to complain to their bases as well as to the TLC by calling 311. The 33rd Precinct has no objections. Committee Vote: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
9. 151 Dyckman doing business as Lotus Café (151 Dyckman Street at Sherman Avenue). Formerly operated under the name Insomnia. New owner Daniel Gonzalez appeared to request an initial On-Premise Liquor license. They will be a restaurant serving Latin American food. They would like to be open Sunday through Thursday from 2pm to midnight and Friday and Saturday from 2pm to 4am with last call 30 minutes before closing. The kitchen will close at midnight, but food will be prepared in advance and available for sale until closing. They plan to have 19 tables with 57 chairs and 12 stools. Capacity will be 74. Music will be played on an iPod w/ small speakers. They will have 28 security cameras and 4 to 5 state-certified security personnel on Saturdays. They are working with their contractor, and were referred to the CCHR for recommendations on installing a ramp to address the 9-inch height from the sidewalk to the door. (They have a 9-foot frontage and therefore the space to install a ramp.) There are 2 emergency exits onto Dyckman Street. The bathrooms will be accessible. They will have between 7 and 10 employees. There is no restaurant rating since the business has yet to open. Councilmember Rodriguez has requested a meeting with the owner. The 34th Precinct had no objection at this time and would want to conduct a walk through when they're ready to open. The owner agreed to close at midnight Monday to Thursday and at 3am Saturday and Sunday, and to post good neighbor signs in English and Spanish. Voting: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
10. La Nueva Potencia Corp. (1559 Saint Nicholas Ave at 188th Street). Raysa Then appeared to request an initial On-Premise Liquor license. She did not have the necessary documents (i.e., the menu and floor plan) and will

return next month to present those materials. Voting: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.

11. Kukaramakara Corp. (1601 Saint Nicholas Avenue at 190th Street). Representative Elvis Lora appeared to withdraw this application, as he was not prepared to present to the Committee. They have a Restaurant Wine license and were applying for an On-Premise Liquor license. They will appear next month with the required documentation. Voting: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
12. 3938 Broadway (3938 Broadway at 165th Street). Formerly known as El Presidente. New owner Yasser Lopez, manager Miguel Abreu and representative Marek Schwedt and appeared to request an initial On-Premise Liquor license. They are a restaurant serving Latin American cuisine with a very extensive menu, all of which is available 24 hours a day. They are looking to reduce the menu. Alcohol is served from noon to 4am with last call at 3:30am. They have 8 tables with 24 seats and 8 seats at the bar. Music is provided by an iPod and a DJ on Friday. They will be installing security cameras. The entry and bathrooms are accessible. There are 2 emergency exits on Broadway and 1 in the rear in the alley exiting onto 165th Street. An upstairs tenant stated that noise is a continuous issue with this establishment. They will begin working on soundproofing and installing a sound governor this month. Ownership of this establishment is still in transition, but the representative furnished a copy of the signed lease bearing the new owner's name. They will return next month with all necessary documentation. Councilmember Rodriguez has requested a meeting. The 33rd Precinct has no objection. Voting: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
13. Dyckman Hospitality LLC doing business as Uptown Social (186 Dyckman Street between Broadway and Vermilyea Avenue). Representative Yuri Prokhorov and the new owners, Reyner & Daniel Hungria and Mayra Acosta, appeared to request an initial On-Premise Liquor license. (Under the previous owners, Uptown Social also had an On-Premise Liquor license.) They are a restaurant / sports bar serving Latin and American food. Their current hours of operation are Monday to Saturday from 3:30pm to 2am and Sunday from noon to 2am with last call 30 minutes before closing. They have 17 tables with 71 seats. Their capacity is 75. Music is played on an iPod and by a DJ on Friday and Saturday night until 2am. They have 26 security cameras (24 inside and 2 outside) and 5 state certified security personnel (1 during the day and 4 in the evening). The entrance and restrooms are accessible. There is a single emergency exit onto Dyckman Street. They have 12 employees. Restaurant rating: A. Community residents mentioned the positive community events hosted by Uptown Social and that under the new owner there has been a noticeable improvement regarding noise. Councilmember Rodriguez requested a meeting. The 34th Precinct had no objection but would like a meeting with the owners. Committee Vote: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.
14. Pirata Tapas Inc. (3950 Tenth Avenue between West 211th and 212th Streets). Owner Elvis Fernandez and representative Ariel Ferreira appeared to request an initial On-Premise Liquor license. They will be a restaurant serving Spanish tapas. At present, the space is occupied by a computer service company. They want to operate Sunday through Wednesday from 11am to 2am and Thursday through Saturday from 11am to 4am with last call 30 minutes before closing. They will have 12 tables with 32 seats. Their capacity will be 42. Music is provided by an iPod. They will have 10 security cameras (6 inside and 4 outside) and 2 state certified security personnel. They will have a partial mezzanine, which will not be accessible. The first floor and rest room will be accessible. There are 2 emergency exits (one on 10th Avenue and one on 211th Street). They will have 10 employees. Councilmember Rodriguez requested a meeting. The 34th Precinct does not support a 4am closing. Mr. Fernandez agreed to install a sound governor, submit a complete menu to the Board, post a good neighbor sign in English and Spanish, meet with Councilman Rodriguez per his request, meet with representatives of the

34th Precinct and close at 3am Thursday through Saturday. Committee Vote: 5 (Aldemar Diaz, Edith Prentiss, Rolando Cespedes, Isidro Medina, Terriell Peters)-0-0.

B. New Business/Adjournment:

Comments: