



## Community Board 12M

711 West 168<sup>th</sup> Street – New York, NY 10032

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

[ebsmith@cb.nyc.gov](mailto:ebsmith@cb.nyc.gov) / [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

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Manny Velazquez, Chairman  
Ebenezer Smith, District Manager

April 6, 2009

Commissioner Diana Jones Ritter  
New York State Office of Mental Retardation and Development Disabilities  
44 Holland Avenue  
Albany, NY 12229

### **Regarding: A Resolution Objecting to a Community Residence at 467 West 163<sup>rd</sup> Street**

Dear Commissioner Ritter:

In its March 24, 2009 general meeting, Community Board 12 voted in support of a resolution objecting to the establishment of a community residence at 467 West 163<sup>rd</sup> Street, and recommending that the New York State Office of Mental Retardation and Developmental Disabilities take action to ensure that community input is received before new community residences are authorized. Quorum was present; 21 members voted in favor of the resolution and 6 abstained. Therefore, the resolution below constitutes the official recommendation of Community Board 12, and we hope that in the future, your office will not allow such projects to proceed without ensuring that community review occurs.

**Resolution:** Urging the Commissioner of the New York State Office of Mental Retardation and Developmental Disabilities to revoke approval of and funding for the development of a community residence by The Center for Family Support in a condominium building on 467 West 163<sup>rd</sup> Street, and to reform the authorization process for the establishment of community residences to ensure that public and Community Board sentiment and recommendations are considered.

**Whereas:** Community Board 12, Manhattan, values the essential services provided to individuals with developmental disabilities by the Center for Family Support, which enable independent living by the disabled with appropriate supports; and,

**Whereas:** In 2007, the Center for Family Support may have purchased an option to buy an apartment at 467 West 163<sup>rd</sup> Street and as of March 2009 has almost completed its renovation of an apartment residence for four developmentally disabled men at 467 West 163<sup>rd</sup> Street; and,

**Whereas:** Community Board 12, Manhattan, never received written communication from the Center for Family Support describing its proposal to develop a residence for the developmentally disabled in a condominium building at 467 West 163<sup>rd</sup> Street, including a blue print and other such details as required by New York State law; and,

**Whereas:** Lack of timely notification from the Center for Family Support denied Community Board 12, Manhattan its statutory option to hold a public hearing to obtain community opinion on this project, and to provide recommendations on this project to the New York State Office of Mental Retardation and Developmental Disabilities prior to the Center for Family Support's purchase and renovation on an apartment in 467 West 163<sup>rd</sup> Street; now therefore be it

**Resolved:** That Community Board 12, Manhattan, recommends that the New York State Office of Mental Retardation and Developmental Disabilities revoke its approval of and funding for a residence for the developmentally disabled at 467 West 163<sup>rd</sup> Street by the Center for Family Support, and therefore be it further

Resolved: That Community Board 12, Manhattan recommends that the New York State Office of Mental Retardation and Developmental Disabilities not approve proposals to develop community residences in the City of New York unless the developer submits, as part of its application, copies of the minutes of relevant public meetings held by a Community Board, or, a resolution or letter from a Community Board containing that Community Board's recommendations on the proposed development, as long as a Community Board responds within 70 days of the developer's initial notice to a Community Board.

Sincerely,



Manny Velazquez  
Chair

cc: Honorable David Paterson, Governor  
Honorable Andrew Cuomo, Attorney General  
Honorable Michael Bloomberg  
Honorable Scott Stringer, Manhattan Borough President  
Honorable Charles Rangel, Congressman  
Honorable Eric Schneiderman, Senator  
Honorable Bill Perkins, Senator  
Honorable Shirley Hunt, Senator  
Honorable Velmanette Montgomery, Senator  
Honorable Frank Padavan, Senator  
Honorable Herman D. Farrell Jr., Assembly Member  
Honorable Adriano Espaillat, Assembly Member  
Honorable Peter Rivera, Assembly Member  
Honorable Keith Wright, Assembly Member  
Honorable Miguel Martínez, Council Member  
Honorable Robert Jackson, Council Member  
Mr. Stephen Vernikoff, The Center for Family Support  
Ms. Barbara Greenwald, The Center for Family Support  
Mr. Pat Sarli, Service Representative, NYS OMRDD  
Associate Commissioner Kathleen Broderick, NYS OMRDD



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Manny Velazquez, Chairman  
Ebenezer Smith, District Manager

March 30, 2009

Hon. Daniel B. Boyle  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re: 805 V&S Foods Corp. dba Vicki's Diner  
805 W. 187<sup>th</sup> Street (at corner of Ft. Washington Ave)**

Dear Chairman Boyle:

Community Board 12 presented the following resolution at its March 24, 2009 General Meeting. Although quorum was one vote shy and an official recommendation cannot be made, the following tally 23 in favor; one opposed; zero abstained was obtained for this resolution.

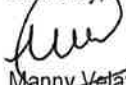
Whereas: The Economic Development Committee met March 3, 2009 to obtain input from community residents, law enforcement and community board members for an application for a new restaurant wine license to the State Liquor Authority from 805 V&S Foods Corp., at 805 West 187<sup>th</sup> Street between Ft. Washington & Pinehurst Avenue; and

Whereas: The owner, Va Siliki Limberis attended and discussed the restaurant's method of operation; they will be open seven days a week, Tuesday through Saturday from 7am-7:30pm and Sunday from 8am-6pm; they have a full kitchen and diner menu; five employees; and the occupancy is 35 people; and

Whereas: The location has been a restaurant more than 30 years and was previously Angela's for 27 years; the owner, Ms. Limberis has prior restaurant experience and recently purchased the establishment, which she will be present at during its hours of operation; since there were no objections from anyone at the meeting; therefore be it

Resolved: Community Board 12, Manhattan recommends the State Liquor Authority grant a new restaurant wine license to 805 V&S Foods Corp., at 805 West 187<sup>th</sup> Street between Ft. Washington & Pinehurst Avenue.

Sincerely,



Manny Velazquez  
Chairman

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Adriano Espaillat, Assembly Member  
Hon. Miguel Martinez, Council Member  
Hon. Robert Jackson, Council Member  
Hon. Betsy Gotbaum, Public Advocate  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



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Manny Velazquez, Chairman  
Ebenezer Smith, District Manager

March 30, 2009

Hon. Daniel B. Boyle  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

Re: **Keenan's Bar**  
**4878 Broadway, (at corner of W. 204<sup>th</sup> Street.)**

Dear Chairman Boyle:

Community Board 12 presented the following resolution at its March 24, 2009 General Meeting. Although quorum was one vote shy and an official recommendation cannot be made, the following tally 20 in favor; one opposed; three abstained was obtained for this resolution.

Whereas: The Economic Development Committee met March 3, 2009 to obtain input from community residents, law enforcement and community board members for an application to renew the on-premises liquor license for Keenan's Bar at 4878 Broadway on the southeast corner of Broadway (serial number: 1028618); and

Whereas: There were no objections from anyone to renewing the on-premises liquor license for this establishment; now therefore be it

Resolved: Community Board 12, Manhattan **recommends** the State Liquor Authority renew the on-premises liquor license (serial number: 1028618) for Keenan's Bar at 4878 Broadway on the southeast corner of Broadway.

Sincerely,



Manny Velazquez  
Chairman

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Adriano Espaillat, Assembly Member  
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Hon. Jeanique Greene, Commissioner, SLA  
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Manny Velazquez, Chairman  
Ebenezer Smith, District Manager

March 30, 2009

Hon. Daniel B. Boyle  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re: WH Seafood dba Coral**  
**104 Dyckman Street, (bet. Nagle and Post Ave.)**

Dear Chairman Boyle:

Community Board 12 presented the following resolution at its March 24, 2009 General Meeting. Although quorum was one vote shy and an official recommendation cannot be made, the following tally 24 in favor; zero opposed; zero abstained was obtained for this resolution.

Whereas: The Economic Development Committee met March 3, 2009 to obtain input from community residents, law enforcement and community board members for an application for a new restaurant wine license to the State Liquor Authority from WH Seafood (DBA: Coral) 104 Dyckman Street between Post & Nagle Avenue; and

Whereas: The establishment's former owner, Mohammed Kahtib represented the owner, Henry Hernandez, and said this will be a Mexican restaurant with a front bar, the occupancy will be 55 people, it will have a full kitchen, and its name will be Villa Patron; and

Whereas: Questions arose since the name was WH Seafood (DBA: Coral) on the 30-day advance notification form received by Community Board 12; and

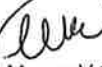
Whereas: Mr. Hernandez arrived after the discussion started, said there will be 6 to 8 employees, and introduced Mr. Kahtib as the co-owner, which prompted further questions from the 34<sup>th</sup> precinct and committee members since Mr. Kahtib introduced himself as the representative; and

Whereas: Mr. Hernandez said he would be there most of the time; the establishment is about 2,000 square feet and accessible; the kitchen will serve a full menu until 1:30am and the establishment will remain open until 4:00am seven days a week; and

Whereas: Wilson Garcia and Henry Hernandez filed February 17, 2009 with the State Liquor Authority for a restaurant wine license (serial number: 1221693) under the premises WH Seafood and DBA name Coral and the committee was notified that Mr. Garcia is no longer involved; the same WH Seafood (DBA: Coral) was not recommended for restaurant wine by CB12 at its September 23, 2008 general meeting; now therefore be it

Resolved: Community Board 12, Manhattan does **not recommend** the State Liquor Authority grant a new restaurant wine license to WH Seafood (DBA: Coral) 104 Dyckman Street between Post & Nagle Avenue given the lack of verifiable information from the principals on the actual ownership, the actual premises and trade name.

Sincerely,



Manny Velazquez

Chairman

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Adriano Espaillat, Assembly Member  
Hon. Miguel Martinez, Council Member  
Hon. Robert Jackson, Council Member  
Hon. Betsy Gotbaum, Public Advocate  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA



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Manny Velazquez, Chairman  
Ebenezer Smith, District Manager

March 30, 2009

Hon. Daniel B. Boyle  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re: Ft. Tryon Café & Grill**  
**4026 10<sup>th</sup> Avenue (at corner of W. 215<sup>th</sup> St.)**

Dear Chairman Boyle:

Community Board 12 presented the following resolution at its March 24, 2009 General Meeting. Although quorum was one vote shy and an official recommendation cannot be made, the following tally 23 in favor; one opposed; zero abstained was obtained for this resolution.

Whereas: The Economic Development Committee met March 3, 2009 to obtain input from community residents, law enforcement and community board members for an application for a new restaurant wine license to the State Liquor Authority from Ft. Tryon Café at 4026 10<sup>th</sup> Avenue between West 214<sup>th</sup> & West 215<sup>th</sup> Street; and

Whereas: The manager, Alexander Perez represented the owner, Juana Nunez; the application was not recommended by CB12 at its November 24, 2008 general meeting because the owner or a representative failed to attend the November 5<sup>th</sup> EDC meeting; Mr. Perez apologized and said no one could attend that evening; and

Whereas: Mr. Perez provided a copy of the menu; the café sells sandwiches, finger foods, soups, quesadillas, burgers, and wraps; the clientele is predominantly from the adjacent Sanitation and MTA Bus depot, Time Warner and the HRA Job Center; and

Whereas: Ms. Nunez has owned the two-floor establishment for 18 months; it seats 20 people; they have a total of three employees; Mr. Perez has nine years experience having worked at Ft. Tryon Deli on West 187<sup>th</sup> Street and Ft. Washington Avenue; the hours of operation will be seven days a week from 10am-10pm with Sunday brunch; and

Whereas: There were no objections from anyone present, except that a committee member recalled that last year there were questions about the hours of operation; the committee agreed to ask the owner or a representative to return in six months to ensure the hours of operation; now therefore be it

Resolved: Community Board 12, Manhattan **recommends** the State Liquor Authority grant a new restaurant wine license to Ft. Tryon Café at 4026 10<sup>th</sup> Avenue between West 214<sup>th</sup> & West 215<sup>th</sup> Street with the stipulation the owner or a representative return in six months (September 2009) to meet with the CB12 economic development committee regarding its hours of operation.

Sincerely,



Manny Velazquez  
Chairman

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Adriano Espaillat, Assembly Member  
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Manny Velazquez, Chairman  
Ebenezer Smith, District Manager

March 30, 2009

Hon. Daniel B. Boyle  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re: Rincon Cibaeno Restaurant  
125A Nagle Avenue, (bet. Arden and Sickles St.)**

Dear Chairman Boyle:

Community Board 12 presented the following resolution at its March 24, 2009 General Meeting. Although quorum was one vote shy and an official recommendation cannot be made, the following tally 23 in favor; one opposed; zero abstained was obtained for this resolution.

Whereas: The Economic Development Committee met March 3, 2009 to obtain input from community residents, law enforcement and community board members for an application to renew the on-premises liquor license for Rincon Cibaeno Restaurant at 125A Nagle Avenue between Arden & Sickles Street (serial number: 1160813); and

Whereas: There were no objections from anyone to renewing the on-premises liquor license for this establishment; now therefore be it

Resolved: Community Board 12, Manhattan **recommends** the State Liquor Authority renew the on-premises liquor license (serial number: 1160813) for Rincon Cibaeno Restaurant at 125A Nagle Avenue between Arden & Sickles Street.

Sincerely,

Manny Velazquez  
Chairman

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member

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Manny Velazquez, Chairman  
Ebenezer Smith, District Manager

March 30, 2009

Hon. Daniel B. Boyle  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

Re: **Lucky Jade House**  
**4028-4030 Broadway, (at corner of W. 170<sup>th</sup> St.)**

Dear Chairman Boyle:

Community Board 12 presented the following resolution at its March 24, 2009 General Meeting. Although quorum was one vote shy and an official recommendation cannot be made, the following tally 22 in favor; one opposed; zero abstained was obtained for this resolution.

Whereas: The Economic Development Committee met March 3, 2009 to obtain input from community residents, law enforcement and community board members for an application to renew the restaurant wine license for the Lucky Jade House Restaurant at 4028-4030 Broadway between West 169 & West 170<sup>th</sup> Street (serial number: 1204593); and

Whereas: There were no objections from anyone to renewing the restaurant wine license for this establishment; now therefore be it

Resolved: Community Board 12, Manhattan recommends the State Liquor Authority renew the restaurant wine license (serial number: 1204593) for the Lucky Jade House Restaurant at 4028-4030 Broadway between West 169 & West 170<sup>th</sup> Street.

Sincerely,

Manny Velazquez  
Chairman

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Adriano Espaillat, Assembly Member  
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Manny Velazquez, Chairman  
Ebenezer Smith, District Manager

March 30, 2009

Hon. Daniel B. Boyle  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re: Emilou Inc.**  
**829 W. 181<sup>st</sup> Street, (bet. Pinehurst and Cabrini Blvd.)**

Dear Chairman Boyle:

Community Board 12 presented the following resolution at its March 24, 2009 General Meeting. Although quorum was one vote shy and an official recommendation cannot be made, the following tally 23 in favor; one opposed; zero abstained was obtained for this resolution.

Whereas: The Economic Development Committee met March 3, 2009 to obtain input from community residents, law enforcement and community board members for an application to renew the restaurant wine license for Emilou Inc.  
at 829 West 181<sup>st</sup> Street between Ft. Washington Avenue & Cabrini Boulevard (serial number: 1164455); and

Whereas: There were no objections from anyone to renewing the restaurant wine license for this establishment; now therefore be it

Resolved: Community Board 12, Manhattan **recommends** the State Liquor Authority renew the restaurant wine license (serial number: 1164455) for Emilou Inc. at 829 West 181<sup>st</sup> Street between Pinehurst Avenue & Cabrini Boulevard.

Sincerely,

Manny Velazquez  
Chairman

Cc: Hon. Michael Bloomberg, Mayor  
Hon. Scott Stringer, Manhattan Borough President  
Hon. Charles Rangel, Congressman  
Hon. Eric Schneiderman, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Adriano Espaillat, Assembly Member  
Hon. Miguel Martinez, Council Member  
Hon. Robert Jackson, Council Member  
Hon. Betsy Gotbaum, Public Advocate  
Hon. Jeanique Greene, Commissioner, SLA  
Hon. Noreen Healey, Commissioner, SLA