



## 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)

Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

March 25, 2010

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

**Re: Beans & Vines Corporation  
4842 Broadway**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 29-1-0 at its March 23<sup>rd</sup> 2010 general meeting recommending the State Liquor Authority grant a New Restaurant Wine License to Beans & Vines Corporation.

**WHEREAS,** Beans & Vines Corporation located at 4842 Broadway (at the corner of Academy St.) has duly notified Community Board 12M of its intent to file an application for a new Restaurant Wine License; and

**WHEREAS,** The owner Kevin Familia was present to discuss the establishment and its method of operation, hours of operation and its benefit to the neighboring community. The establishment is a restaurant that serves a combination of American and Mediterranean food and operates 11 AM to 11 PM Tuesday through Sunday (closed Monday).

**WHEREAS,** The Economic Development Committee having met on March 2<sup>nd</sup> to hear comments from the community, of which there were no objections, and the 34<sup>th</sup> Precinct no objection to the new application; therefore be it

**RESOLVED,** Community Board 12 (Manhattan) **recommends** that the State Liquor Authority **grant a new Restaurant Wine License** for Beans & Vines Corporation.

Sincerely

Pamela Palanque – North  
Chair

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



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Pamela Palanque-North - Chair  
Ebenezer Smith, District Manager

March 24, 2010

Honorable Eric T. Schneiderman  
New York State Senator  
31<sup>st</sup> District  
5030 Broadway, Suite 701  
New York, NY 10034

**RE:** 37 Hillside Avenue, Proposed As-of-Right Mixed-Use Development Project

Dear Senator Schneiderman:

Please be advised that at the General Board Meeting of Community Board 12- Manhattan, held on Tuesday, March 23, 2010, the following resolution concerning the development project proposed by Rocky Mount Baptist Church and HP Development for 37 Hillside Avenue was passed by a majority vote of 29 In Favor, 0 Opposed and 0 Abstaining.

- Whereas:** Rocky Mount Baptist Church ("Rocky Mount") and HP Development ("HP") propose to redevelop 37 Hillside Avenue, Block 2170 / Lot 118 (the "Site") as a 10-story, mixed-use building that includes residential, religious and community facility uses (the "Project"); and
- Whereas:** the Site is located on Hillside Avenue, east of Broadway, is approximately 20,362 square feet in size and is currently improved by a one story building of approximately 5,400 square feet that has been the sanctuary of Rocky Mount Baptist Church ("Rocky Mount") since approximately 1979; and
- Whereas:** Hillside Avenue is a narrow, inclined, curving, one-way residential street; and
- Whereas:** the Project is as-of-right pursuant to the Site's zoning and does not require a special permit or other discretionary actions related to zoning waivers or variances, and
- Whereas:** the Project is a \$33 million development of approximately 92,000 square feet that includes 78 units of low income housing (66 units) and individuals with developmental disabilities (12 units), community facility space and a new sanctuary for Rocky Mount. The residential units will be affordable to individuals and families earning between 30% to 60% of area median income; and
- Whereas:** the Project is approximately 40,000 square feet smaller and nine-stories shorter than the project proposed for the Site in 2009 pursuant to an application submitted to the Board of Standards and Appeals ("BSA"). CB12-M did not support the BSA application, which was ultimately withdrawn; and
- Whereas:** the average monthly rent for the Project's studio, one-bedroom and two-bedroom units is estimated at \$730, \$781 and \$942 respectively; and

- Whereas:** Rocky Mount and HP intend to submit an application to the NYS Division of Housing and Community Renewal ("DHCR") for tax-credit and other funding to finance the development of the Project. A letter of support for the application to DHCR was requested from the office of NYS Senator Schneiderman, which requested that Community Board 12-Manhattan (CB12-M) review and comment on the Project; and
- Whereas:** Rocky Mount and HP forwarded summary information on the Project to CB12-M's Land Use committee ("Land Use"), which reviewed the prior project proposed under the above-referenced BSA application, and also met with Land Use at its meeting of March 3, 2010 to present the Project in more detail; and
- Whereas:** the project funding sought from DHCR will require that the units be affordable for a period of 30 years but Rocky Mount and HP have committed to maintain the project as affordable housing after the expiration of the affordability period required by DHCR; and
- Whereas:** Land Use recommended that Rocky Mount and HP also obtain comment on the Project from CB12-M's Housing and Human Services committee and continue to keep CB12-M informed as to the Project's progress; now therefore be it
- Resolved:** that Community Board 12-Manhattan supports the as-of-right mixed-use development proposed for 37 Hillside Avenue and the funding application to be submitted to the NYS Division of Housing and Community Renewal subject to:
1. ongoing consultation by the development team with CB12-M's Housing and Human Services committee as the design and planning for the Project advances;
  2. the development team maintaining the project as affordable housing after the expiration of the 30-year DHCR-required affordability period for as long as is permitted by law;
  3. particular attention being given, during the construction of the Project, to the physical limitations and constraints inherent in the Site and Hillside Avenue; and
  4. the community facility space being used for a day-care center.

Please do not hesitate to contact me should you have any questions on this matter.

Sincerely,



Pamela Palanque-North  
Chair

cc: Hon. Michael J. 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. Herman D. Farrell, Jr., Assembly Member  
Hon. Adriano Espaillat, Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Robert Jackson, Council Member  
Wayne A. Benjamin, Chair, CB12-M, Land Use Committee  
Reverend James Ellis, Rocky Mount Baptist Church  
Edward Poteat, HP Development



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Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

March 25, 2010

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

**Re: Sports Zone Café Inc. dba MIMOSA  
263 Sherman Avenue**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 23-5-2 at its March 23<sup>rd</sup> 2010 general meeting **recommending** the State Liquor Authority grant a Renewal of its On-Premises Liquor License to Sports Zone Café Inc. dba MIMOSA.

**WHEREAS,** Sports Zone Café Inc dba MIMOSA located at 263 Sherman Avenue (bet. Isham St. and W. 207<sup>th</sup> St.) has duly notified Community Board 12M of its intent to file an application for a renewal of its On Premise Liquor License; and

**WHEREAS,** The owner Miguel Acosta was present to discuss the establishment and its method of operation, hours of operation and its benefit to the neighboring community. The establishment is a sports bar that serves light appetizers and operates from 6 PM to 2:30 PM Monday through Thursday and 6 PM to 3:30 PM Friday through Saturday.

**WHEREAS,** The Economic Development Committee having met on March 2<sup>nd</sup> to hear comments from the community, of which there were no objections, and the 34<sup>th</sup> Precinct reported that they would have no objections if they drew the curtains during the hours of operation so that there was easy visibility into the establishment (the owner agreed); therefore be it resolved

**RESOLVED,** Community Board 12 (Manhattan) **recommends** that the State Liquor Authority **grant a renewal** of the **On Premise Liquor License** for Sports Zone Café Inc dba MIMOSA.

Sincerely,

*Pamela Palanque North*  
Pamela Palanque – North  
Chair

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



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Pamela Palanque – North, Chair  
Ebenezer Smith, District Manager

March 25, 2010

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

**Re: Pupuseria Ranchito Restaurant Inc. dba Pupuseria Ranchito  
4129 Broadway**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 29-1-0 at its March 23<sup>rd</sup> 2010 general meeting **recommending** the State Liquor Authority grant a Renewal of its Restaurant Wine License to Pupuseria Ranchito Restaurant Inc. dba Pupuseria Ranchito.

**WHEREAS,** Pupuseria Ranchito Restaurant Inc. dba Pupuseria Ranchito located at 4129 Broadway (bet. W. 174<sup>th</sup> St. & W. 175<sup>th</sup> St.) has duly notified Community Board 12M of its intent to file an application for a renewal of its Restaurant Wine License; and

**WHEREAS,** The owner Juan A. Lozano was present to discuss the establishment and its method of operation, hours of operation and benefit to the neighboring community. The establishment is a restaurant that serves Central America food and operates from 10 AM to 11 PM every day of the week.

**WHEREAS,** The Economic Development Committee having met on March 2<sup>nd</sup> to hear comments from the community, of which there were no objections, and the 33<sup>rd</sup> Precinct reported no noise complaints and had no objection to the renewal of the license; therefore be it

**RESOLVED,** Community Board 12 (Manhattan) **recommends** that the State Liquor Authority **grant a renewal** of the **Restaurant Wine License** for Pupuseria Ranchito Restaurant Inc. dba Pupuseria Ranchito.

Sincerely,

Pamela Palanque – North  
Chair

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

1

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



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Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

March 25, 2010

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

**Re: AKM Restaurant Inc. dba Park View Café Restaurant  
219 Dyckman Street**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 29-1-0 at its March 23<sup>rd</sup> 2010 general meeting recommending the State Liquor Authority grant a Renewal of its Restaurant Wine License to AKM Restaurant Inc. dba Park View Café Restaurant.

**WHEREAS,** AKM Restaurant Inc. dba Park View Café Restaurant located at 219 Dyckman Street (near the corner of Broadway) has duly notified Community Board 12M of its intent to file an application for a renewal of its Restaurant Wine License; and

**WHEREAS,** The owner Gus Antoine was present to discuss the establishment and its method of operation, hours of operation and its benefit to the neighboring community. The establishment is a diner that serves American food and operates from 6 AM to 10 PM Sunday through Wednesday and 6 AM to 11 PM Thursday through Saturday.

**WHEREAS,** The Economic Development Committee having met on March 2<sup>nd</sup> to hear comments from the community, of which there were no objections, and the 34<sup>th</sup> Precinct reported no noise complaints and had no objection to the renewal of the license; therefore be it

**RESOLVED,** Community Board 12 (Manhattan) **recommends** that the State Liquor Authority **grant a renewal** of the **Restaurant Wine License** for AKM Restaurant Inc. dba Park View Café Restaurant.

Sincerely,

Pamela Palanque – North  
Chair

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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Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

March 25, 2010

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

Re: **St. Nicholas Fish Market Inc. dba St. Nicholas Avenue Market**  
**1609 St. Nicholas Avenue**

Dear Chairman Rosen:

Community Board 12 passed the following resolution with a vote of 29-1-0 at its March 23<sup>rd</sup> 2010 general meeting **not recommending** the State Liquor Authority grant a Renewal of its On-Premises Liquor License to St. Nicholas Fish Market Inc. dba St. Nicholas Avenue Market.


**WHEREAS,** St. Nicholas Fish Market Inc. dba St. Nicholas Avenue Market located at 1609 St. Nicholas Avenue (bet. W. 190<sup>th</sup> & W. 191<sup>st</sup> St.) has duly notified Community Board 12M of its intent to file an application for a renewal of its Eating Place Beer License; and

**WHEREAS,** There was **no representative present** to discuss the establishment's method of operation or address concerns raised by the community, board or precinct; and

**WHEREAS,** The Economic Development Committee having met on March 2<sup>nd</sup> to hear comments from the community, *which raised concern regarding trash disposal and its negative impact on the community*, and the 34<sup>th</sup> Precinct reported no noise complaints and had no objection to the renewal of the license; therefore be it

**RESOLVED,** Community Board 12 (Manhattan) **recommends** that the State Liquor Authority **NOT grant a renewal** of the **Eating Place Beer License** for St. Nicholas Fish Market Inc. dba St. Nicholas Avenue Market

Sincerely,

  
Pamela Palanque – North  
Chair

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



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



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Pamela Palanque - North, Chair  
Ebenezer Smith, District Manager

March 25, 2010

Hon. David A. Paterson  
Governor  
State Capitol  
Albany, NY 12224

Carol Ash, Commissioner  
NYS Office of Parks,  
Recreation & Historic Preservation  
Agency Building #1  
Empire State Plaza  
Albany, NY 12238

Hon. Sheldon Silver  
Speaker of Assembly  
Legislative Office Building  
Agency Building # 4  
Empire State Plaza  
Albany, NY 12238

Hon. Steve Engelbright  
Chair  
NYS Assembly Parks Committee  
LOB #712  
Albany, NY 12248


Dear Governor Paterson, Commissioner Ash, Speaker Silver and Chairman Engelbright:

Community Board 12 passed the following resolution with a vote of 26-0-1 at its March 23<sup>rd</sup> 2010 general meeting opposing the proposed cuts to Riverbank State Park's Budget.

### **Resolution Opposing the Governor's Proposed Cuts to Riverbank State Park's Budget**

- WHEREAS** the North River Sewage Treatment Plant was sited over strenuous community opposition and objection, forced on Northern Manhattan because no other community in the borough would accept it; and
- WHEREAS** the North River Sewage Treatment Plant blocks access to almost a half mile of prime waterfront, treats up to 170 million gallons of raw sewage a day and has a catchment area extending from Manhattan's northern tip to 11<sup>th</sup> Street on its West Side; and
- WHEREAS** the North River Sewage Treatment Plant has a continuing history of repeated violations of air and water quality standards, fouling our riverfront and the air we breathe; and
- WHEREAS** the State promised to build and fully staff a State Park with a full range of athletic facilities and programming on the upper deck of the North River Sewage Treatment Plant as an appeasement for the placement of the plant; and
- WHEREAS** only two thirds of the promised Park facilities were realized, and even those have never been fully staffed; and
- WHEREAS** the Governor's Executive Budget seeks to cut \$785,000 from the park's operating budget, singling out Riverbank among all state parks in the New York City Region for such a drastic reduction that would cut operating hours by 50%, eliminate all classes for seniors as well as all community/cultural events, close the outdoor swimming pool and eliminate all summer camps and team sports rather than address the community's concerns; and
- WHEREAS** a cut of this magnitude is trivial in comparison to the state's budget but will be devastating to the communities of Northern Manhattan and to all of the 870,000 visitors who utilize Riverbank State Park; and
- WHEREAS** the largely poor and middle-income residents of CB12M can ill afford the loss of free and low cost recreational opportunities in these economic times; and
- WHEREAS** residents of CB12M have rallied and lobbied in opposition to these proposed cuts, and Community Board 9, Manhattan, our neighbors to the south in whose District the Park is located, repeatedly has put the Commissioner of New York State Parks, Recreation and Historic Preservation on notice as to the State's special commitment to Riverbank and the devastating effects any cuts would have on Northern Manhattan, and has passed a resolution in opposition to any proposed cuts; now therefore be it
- RESOLVED** that Community Board 12, Manhattan joins with CB9 and exhorts our New York State legislators to reject the proposed cuts in the Executive Budget to Riverbank State Park and demands that they fully to restore Riverbank State Park's operating budget as a first step toward living up to the State's commitment to Northern Manhattan. As long as the North River Sewage Treatment Plant is treating sewage in our backyard, Riverbank State Park must remain fully operational.

Sincerely,

  
Pamela Palanque – North  
Chair

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. Daniel O'Donnell (69<sup>th</sup>) Assembly Member  
Hon. Keith Wright (70<sup>th</sup>) Assembly Member  
Hon. Robert Jackson, Council Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. John Sampson, Senate Conference Leader  
Hon. Jose Serrano, Chair, NYS Senate Parks Committee  
Hon. Patricia Jones, CB9 Chair  
Hon. W. Franc Petty III, CB10 Chair  
Hon. Brad Taylor, CB9 Parks Committee Chair  
Hon. Deborah Gilliard, CB10 Parks Committee Chair  
Hon. Reginald Magwood, Director, Riverbank State Park  
Hon. Peggy Shepard, Executive Director, WE ACT for Environmental Justice  
Hon. Anne Rucker, Chair, North River Community Environment Board