



Community Board 12M

Washington Heights & Inwood

711 West 168th Street – New York, NY 10032

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

Email: mancb12@verizon.net

Website: www.cb12m.org

October 25, 2006

Hon. Meenakshi Srinivasan
Chair
Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, NY 10006

Re: Resolution supporting Yeshiva University's BSA application for 515 West 185th Street

Dear Chair Srinivasan:

Community Board 12 passed this October 24th resolution with 29 in favor, five opposed, five abstained and supported Yeshiva University BSA application seeking certain zoning variances for construction at 515 West 185th Street.

Whereas: On August 18, 2006 an application was submitted to the New York City Board of Standards and Appeals ("BSA") by Kramer Levin Naftalis & Frankel LLP (the "Applicant") on behalf of Yeshiva University ("YU" or the "Owner") seeking certain zoning variances to construct an approximately 52,000 square foot, six-story building at 515 West 185th Street, Block 2156, Lots 48, 61, 64, 146 and 147 (the "Site") which does not fully comply with sections 24-11, 24-36, 24-391, 24-51 and 24-522 of the New York City Zoning Resolution (the "Zoning") (Acting BSA Application No.: 104478815) (the "Requested Action"); and

Whereas: The building that YU proposes to construct, the Jacob & Dreizel Glueck Technology Center for Jewish Studies (the "Proposed Project"), is an educational facility that will generally house class rooms, a large group study/prayer hall, meeting rooms and offices; and

Whereas: The site of the Proposed Project is an irregularly-shaped lot consisting of three parcels – a primary parcel adjacent to the YU's Gottesman Library that has 250 feet of frontage on West 185th Street and is 50 feet deep (the "Primary Parcel") and two associated parcels that abut the Primary Parcel, each having 19 feet of frontage on Washington Terrace; and

Whereas: The Primary Parcel is a narrow lot that is half the depth of a typical New York City lot; and

Whereas: The design of the Proposed Project is not in full compliance with Zoning as a fully-compliant design on the Site would not efficiently satisfy the space needs of the Jewish Studies program as it would have smaller floor plates and would be a taller structure, and

Whereas: The Proposed Project as designed needs variances with respect to lot coverage, rear-yard, and height and setback (sky-exposure plane) Zoning requirements in order to be built; and

Whereas: A public hearing was held by the Land Use Committee of Community Board 12-Manhattan on October 4, 2006 (the "Public Hearing") to consider and to obtain public comment on the Requested Action and the Proposed Project;

Martin Collins, Chair

Charles DeFino, District Manager

Whereas: The use and gross square footage of the Proposed Project are permitted as-of-right pursuant to Zoning, and

Whereas: At the Public Hearing YU agreed to give further attention to the design of the Proposed Project's rear façade, which in fact is the building's street façade facing Washington Terrace, and to greening/landscape considerations for those portions of the Site on Washington Terrace, i.e.: the two associated parcels, that are intended to be a buffer between the Proposed Building and the existing buildings on Washington Terrace; now therefore

Be It Resolved: That Community Board 12-Manhattan supports the requested BSA application submitted on behalf of Yeshiva University seeking certain zoning variances to construct the Proposed Project at 515 West 185th Street (Acting BSA Application No.: 104478815).

Sincerely,



Martin Collins
Chair

Cc: Hon. Michael Bloomberg, Mayor
Hon. Charles Rangel, Congressman
Hon. Scott Stringer, Manhattan Borough President
Hon. Eric Schneiderman, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Adriano Espaillat, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Miguel Martinez, Council Member
Hon. Betsy Gotbaum, Public Advocate
Hon. Richard Joel, President, Yeshiva University
Mr. Jeff Rosengarten, Assistant Vice President, Yeshiva University
Mr. Joseph Shatoff, Project Manager, Yeshiva University
Mr. Pasquale Pacifico, Executive Director, BSA



Community Board 12M

Washington Heights & Inwood

711 West 168th Street – New York, NY 10032

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

Email: mancb12@verizon.net

Website: www.cb12m.org

October 25, 2006

Honorable Sharon Greenberger
President & Chief Executive Officer
NYC School Construction Authority
30-30 Thomson Avenue
Long Island City, NY 11101

Re: Recommendation for a new PS/IS (pre-K-8th grade) school at 200 Sherman Avenue

Dear President Greenberger:

Manhattan Community Board 12 unanimously passed this October 24th resolution with 39 votes in favor.

Whereas: There is an overwhelming need for more classroom space in School District 6; and

Whereas: The School Construction Authority (SCA) presented its plan to build a 582-seat primary/intermediate school for pre-K through 8th grade at 200 Sherman Avenue (northwest corner of West 204th Street), the former site of St. Matthew's Lutheran Church & School, at an October 11, 2006 Community Board 12 (CB12) public hearing; and

Whereas: The SCA informed the community that they are in the preliminary stages of designing this new school; and

Whereas: There are many elements of this proposal that are unclear including square footage, classroom space, floor layout abiding by State and City standards, environmental concerns, health concerns, etc. and

Whereas: CB12 will fully endorse a new school that incorporates a well-thought out design of all necessary elements for a successful school; now therefore

Be It Resolved: That CB12, Manhattan agrees in principle to support a new school at 200 Sherman Avenue (northwest corner of West 204th Street), the former site of St. Matthew's Lutheran Church & School, with the stipulation the SCA and Department of Education will meet with CB12 and community residents when the preliminary design is completed in 60-90 days for additional comments and input.

Be It Further Resolved: Community Board 12 requests the SCA ensure the highest quality construction materials are used to build this and all new public schools.

Sincerely,

Martin Collins
Chair

Martin Collins, Chair

Charles DeFino, District Manager

Cc: Honorable Michael Bloomberg, Mayor
Honorable Charles Rangel, Congressman
Honorable Scott Stringer, Manhattan Borough President
Honorable Eric Schneiderman, State Senator
Honorable Herman D. Farrell, Jr., Assembly Member
Honorable Adriano Espaillat, Assembly Member
Honorable Robert Jackson, Council Member
Honorable Miguel Martinez, Council Member
Honorable Betsy Gotbaum, Public Advocate
Honorable Joel I. Klein, Chancellor, DOE
Honorable Kathleen Grimm, Deputy Chancellor, DOE
Honorable Ross J. Holden, Esq., VP & General Counsel, SCA
Honorable E. Bruce Barrett, Vice President, SCA
Honorable Lorraine Grillo, Senior Director, Project Support, SCA
Honorable Kenrick Ou, Director of Operations, SCA
Ms. Nicole Phillips, Education & Child Welfare Policy Analyst, MBPO
Ms. Gale Reeves, Superintendent, Region 10-District 6, DOE
Ms. Martha Madera, Deputy Superintendent, Region 10-District 6, DOE
Ms. Solanger Cabral, President, Community Education Council (CEC 6)



Community Board 12M

Washington Heights & Inwood

711 West 168th Street – New York, NY 10032

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

Email: mancb12@verizon.net

Website: www.cb12m.org

October 25, 2006

Honorable Paul LeClerc
President & Chief Executive Officer
The New York Public Library
5th Avenue and 42nd Street
New York, NY 10018-2788

Re: Request for six-day security guard coverage for the Inwood Public Library

Dear President LeClerc:

Manhattan Community Board 12 unanimously passed this October 24th resolution with 39 members in favor.

Whereas: The Inwood Public Library is the only branch providing six-day service in the community; and

Whereas: The Inwood Public Library currently has four-day security guard coverage and given the increased readership at this branch, six-day security guard coverage is desperately needed; now therefore

Be It Resolved: Community Board 12, Manhattan recommends the New York Public Library immediately provide the Inwood Public Library with six-day security guard coverage.

Sincerely,

Martin Collins
Chair

Cc: Honorable Scott Stringer, Manhattan Borough President
Honorable Robert Jackson, Council Member
Honorable Miguel Martinez, Council Member

Martin Collins, Chair

Charles DeFino, District Manager



Community Board 12M

Washington Heights & Inwood

711 West 168th Street – New York, NY 10032

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

Email: mancb12@verizon.net

Website: www.cb12m.org

October 25, 2006

Chairman Daniel B. Boyle
New York State Liquor Authority
Alfred E. Smith Building
80 S. Swan Street, Suite 900
Albany, NY 12210-8002

**Re: La Caridad Restaurant #3
 1004 St. Nicholas Avenue
 New York, NY 10032**

Dear Chairman Boyle:

Community Board 12 passed this October 24th resolution with 32 in favor, two opposed, four abstained and recommended the State Liquor Authority not grant La Caridad Restaurant #3 an On-Premises Liquor license.

Whereas: Community Board 12, Manhattan's Economic Development Committee met October 3, 2006 with Angela Cabrera, a representative of 100 JMC Corporation, owner, La Caridad Restaurant #3, doing business at 1004 Saint Nicholas Avenue (at West 160th Street) to consider its new On-Premises Liquor license application to the New York State Liquor Authority (SLA) and to make a recommendation to the SLA in accordance with the Alcoholic Beverage Control Law; and

Whereas: La Caridad Restaurant #3 is a restaurant with 75 seats and 10-12 employees and claims to be open daily from 7:00 a.m. until 3:30 a.m.; and

Whereas: The 33rd Precinct had reported problems at this location under the previous ownership and this location has a long and documented history of noise and other problems and complaints related to alcohol consumption; and

Whereas: At a General Meeting of Community Board 12, Manhattan on October 24, 2006, members of the public spoke strongly against granting a liquor license at this location; and

Whereas: La Caridad Restaurant #3's owners materially misrepresented their plans for the proposed facility, including denying there would be live music when in fact such activity has been advertised to the public on the radio and through posters and flyers, and advertising at their place of business that they in fact are open 24-hours; and

Whereas: This misrepresentation undermines Community Board 12, Manhattan's ability to review SLA application and to have confidence in the presentations made by local businesses; now, therefore,

Be It

Resolved: That Community Board 12, Manhattan recommends that the SLA not grant La Caridad Restaurant #3, 1004 JMC Corporation operating at Saint Nicholas Avenue (at West 160th Street) an On-Premises Liquor license.

Martin Collins, Chair

Charles DeFino, District Manager

Sincerely,

A handwritten signature in black ink, appearing to read "Mat Collins", with a stylized flourish at the end.

Martin Collins
Chair

Cc: Honorable Michael Bloomberg, Mayor
Honorable Charles Rangel, Congressman
Honorable Scott Stringer, Manhattan Borough President
Honorable Eric Schneiderman, State Senator
Honorable Herman D. Farrell, Jr., Assembly Member
Honorable Adriano Espaillat, Assembly Member
Honorable Robert Jackson, Council Member
Honorable Miguel Martinez, Council Member
Honorable Betsy Gotbaum, Public Advocate
Honorable Lawrence J. Gedda, Commissioner, SLA
Honorable Noreen Healey, Commissioner, SLA
Honorable Joshua B. Toas, Chief Executive Officer, SLA



Community Board 12M

Washington Heights & Inwood

711 West 168th Street – New York, NY 10032

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

Email: mancb12@verizon.net

Website: www.cb12m.org

October 25, 2006

Chairman Daniel B. Boyle
New York State Liquor Authority
Alfred E. Smith Building
80 S. Swan Street, Suite 900
Albany, NY 12210-8002

**Re: Restaurant on Tenth (DBA: Ambaroom)
3795 10th Avenue
New York, NY 10034**

Dear Chairman Boyle:

Community Board 12 passed this October 24th resolution with 34 in favor, two opposed, two abstained and recommended the State Liquor Authority grant Restaurant on Tenth transfer of the existing On-Premises Liquor license at 3795 10th Avenue.

Whereas: Community Board 12's (CB12) Economic Development Committee met October 3, 2006 with Felix D'Oleo and Carlos Ruiz, owners, Restaurant on Tenth, 3795 Tenth Avenue (West 204th Street) to consider their request for Transfer of the Existing On-Premises Liquor license application to the New York State Liquor Authority (SLA) and to make a recommendation to the SLA in accordance with the Alcoholic Beverage Control Law (ABC Law); and

Whereas: Restaurant on Tenth (DBA: Ambaroom) is a live jazz music restaurant with 200 seats (40 downstairs and an additional 160 upstairs on the weekend) and twelve employees, and is open daily from 11:00 am-2:00 am; and

Whereas: Though the 34th Precinct had reported problems at this location under the previous ownership, the new owners have no association or relationship to the previous owners, and have been running this establishment for four months without incident; and

Whereas: Mr. D'Oleo, a Grammy Nominee in 2001, stated that the demographics for the previous restaurant, which featured a different kind of music, were based on younger patrons, and Restaurant on Tenth, featuring Jazz played by musicians such as Dave Valentine, attracts an older demographic; and

Whereas: Restaurant on Tenth's owners have added sound insulation to the building to muffle leakage of sound from the building, and have added security personnel; and

Whereas: Restaurant on Tenth has willingly opened the doors to its upstairs facility to local community organizations for meetings and public events held during the week, and uses that area itself only on weekends; and

Whereas: Mr. D'Oleo and Mr. Ruiz satisfactorily responded to questions from the committee regarding security issues, business plan and operation, menu, hours, floor plan, occupancy, noise, sanitation, and local employment opportunities, and Jay Mazur, Member of Community Board 12 testified as to his belief that the establishment has improved greatly under the new owners; now therefore

Martin Collins, Chair

Charles DeFino, District Manager

Be It Resolved: Community Board 12 recommends that the SLA grant Restaurant on Tenth (DBA: Ambaroom), at 3795 Tenth Avenue (West 204th Street), transfer of the existing On-Premises Liquor license with the stipulation the business operates in accordance with all provisions of the ABC Law.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Collins", with a stylized flourish at the end.

Martin Collins
Chair

Cc: Honorable Michael Bloomberg, Mayor
Honorable Charles Rangel, Congressman
Honorable Scott Stringer, Manhattan Borough President
Honorable Eric Schneiderman, State Senator
Honorable Herman D. Farrell, Jr., Assembly Member
Honorable Adriano Espaillat, Assembly Member
Honorable Robert Jackson, Council Member
Honorable Miguel Martinez, Council Member
Honorable Betsy Gotbaum, Public Advocate
Honorable Lawrence J. Gedda, Commissioner, SLA
Honorable Noreen Healey, Commissioner, SLA
Honorable Joshua B. Toas, Chief Executive Officer, SLA