



# Community Board 12M

Washington Heights & Inwood  
530 West 166<sup>th</sup> Street, Suite 6A  
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<https://cbmanhattan.cityofnewyork.us/cb12/>

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## Licensing Committee Agenda Wednesday, March 8, 2023, at 6:30 pm [YouTube Recording Link](#)

### **Attendance:**

- Committee Members: Isidro Medina (Chair), Angel Vasquez (Vice Chair), Robin Cruz, Leo Jimenez, Joel Abreu, Anthony Viola, Cimary Hernandez
- CB12M Office Staff: Ebenezer Smith, Shinelle Paniagua
- 33<sup>rd</sup> Precinct: Sargent Rodriguez
- 34<sup>th</sup> Precinct: Not present
- Interpreter: Soraya Chedebeau

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

- CB12M Office # 212-568-8500 for questions.
- General inbox for C12M: [cb12m@cb.nyc.gov](mailto:cb12m@cb.nyc.gov)
- Rosa Yolanda Pineda: <https://connectemonos.squarespace.com/>
  - Restaurants to participate in training and placing youth ages 14 – 24 at no cost.

### **B. State Liquor Authority Renewal Licenses:**

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

~~1. Sushi Vida Inc. dba Mamasushi – 237 Dyckman Street (at the corner of Seaman Avenue)  
Incomplete application~~

**WITHDREW DURING MEETING**

~~2. Yudyt Restaurant Inc. dba Lulo Restaurant – 1626 Saint Nicholas Avenue (btw W 191<sup>st</sup> & W 192<sup>nd</sup> Streets)~~

**WITHDREW PRIOR TO MEETING**

### ***Restaurant Wine License***

3. Ramen Ku-Raku – 3952 Broadway (btw W 165<sup>th</sup> & W 166<sup>th</sup> Streets)
  - a. **REPRESENTATIVE**: Mijo Maggie, manager for the last year.
  - b. **APPLICATION**: Complete submission with questionnaire. Last at CB12M, no objection. Public notice posted. Hours of operation 12PM -11PM. No SLA fines.
  - c. **33<sup>rd</sup> PRECINCT**: Nothing to report, no objections.
  - d. **RESIDENTS**: No comments.
  - e. **BOARD MEMBERS**: Well-run establishment.
  - f. **VOTING**: The application **DID** pass. **7,0,0**
    - **Yes**: Isidro, Angel, Robin, Leo, Cimary, Joel, Anthony **No**:0, **Abstain**: 0

### **C. NYC Taxi & Limousine Commission *Renewal of Livery Car Base License***

4. Xpress Transport and Multiservice Inc. - 2326 Amsterdam Avenue (btw W 175<sup>th</sup> & W 176<sup>th</sup> Streets)
  - a. **REPRESENTATIVE**: Not present.
  - b. **APPLICATION**: Incomplete submission.
  - c. **VOTING**: The application **DID NOT** pass. **0,7,0**
    - **Yes**: 0, **No**: Isidro, Angel, Robin, Leo, Cimary, Joel, Anthony, **Abstain**: 0

### **D. State Liquor Authority *Method of Operation License***

5. Bija 203 Inc. dba Taller Cocina – 416 W 203<sup>rd</sup> Street (btw 9<sup>th</sup> & 10<sup>th</sup> Avenues)
  - a. **REPRESENTATIVE**: Danny Moronta, owner. Method of operations change request: Change hours of operations to 4AM daily closure. Currently Hours of operations are Monday thru Saturday 4PM – 2AM, Sunday 1PM – 2AM. Would like the option to close at 4AM daily. Requesting 4AM daily closure for the option to bring in more revenue, avoid cutting staff, ensure patrons are satisfied with not having to leave to another place. Business has been up and down since covid. The additional hours will help keep patrons in house. Open for almost 3 years in 2 months.
    - Chair clarified if the request to close at 4AM daily is approved, merchant must remain open until 4AM there is no option to close earlier. SLA can give a summons.
  - b. **APPLICATION**: Complete submission with questionnaire. Last at CB12M, no objection. Public notice posted. Last health inspection, A. Jukebox, DJ, karaoke, live music, sound limiter, and sound proofed. 20 cameras. Third party promotion, and security. Capacity 74, 8 employees, 17 tables, 44 chairs, 10 barstools. No SLA fines.
  - c. **34<sup>th</sup> PRECINCT**: Not present.
  - d. **RESIDENTS**: No comments.
  - e. **BOARD MEMBERS**: Great venue for jazz when available. Nice establishment well-run. Elaborate the purpose to extend the hours. Do you ask customers to leave because of current 2am closure? Request to add in health inspection to the applications.
  - f. **VOTING**: The application **DID** pass. **7,0,0**
    - **Yes**: Isidro, Angel, Robin, Leo, Cimary, Joel, Anthony **No**:0, **Abstain**: 0

6. El Jefe Eatery Group Inc. dba El Jefe – 186 Dyckman Street (btw Broadway & Sherman Avenue)
  - a. **REPRESENTATIVE**: Argilio Rodriguez, attorney. Madelin Almanzar, owner. Method of operations change request: Change hours of operation to extend closing time to 4AM Thursday – Sunday. Current hours of operation: Monday – Thursday 5PM – 2AM, Friday and Saturday 5PM – 3AM, and Sunday 12PM – 2AM. 27 SLA summons – no summons since November 2020. Issues with max occupancy and covid regulations, but since have been closed out. El Jefe obtained space of assembly permit and increased max occupancy from 74 to 125. No overcrowding or compliance issues since. No violent incidents on the premise.
  - b. **APPLICATION**: Complete submission with questionnaire. Last at CB12M, no objection. Public notice posted. Last health inspection, A. DJ, sound limiter, soundproofed, security cameras, Capacity 125, 16 employees, 27 tables, 92 chairs, 11 barstools. 27 SLA violations, no SLA fines since license renewal.
  - c. **34<sup>th</sup> PRECINCT**: Not present.
  - d. **RESIDENTS**:
    - Cheryl Miller: Last time I had my hand up for 10 minutes, just a suggestion someone should monitor during the meeting. 33<sup>rd</sup> Precinct shows up at every meeting. Sargeant Rodriguez is diligent at showing up every month. The 34<sup>th</sup> what’s happening because surely somebody can come every month. What happened to Officer Aim that used to come? Problem I have is that majority of licenses are from the 34<sup>th</sup> purview and they really need to be at the meeting because if there’s a problem, they need to weigh in. This is in no disrespect to anyone; they can come and say there’s no problem. Past chair would call them in. There is no reason for them not to spare someone to be in the meeting.
    - Chair advised that he would make connection with the 34<sup>th</sup> precinct. They should be present, and it is important to hear their input.
  - e. **BOARD MEMBERS**: Encourage to visit the establishment. Very welcome and hospitable, owners want to engage with the community. Recommend the restaurant. Do a great job at running a great establishment. Have taken pictures of the double parking in the area.
    - **ONE (1) STIPULATION**
    - Merchant to post two (2) no double-parking signs displayed or stationed on the sidewalk no less than 3ft high x 2ft wide (contact CB12M Office for details).
  - f. **VOTING**: The application **DID** pass. **6,1,0**
    - **Yes**: Isidro, Angel, Leo, Cimary, Joel, Anthony **No**: Robin, **Abstain**: 0

**E. State Liquor Authority New Licenses:**

***On-Premises Liquor License & Temporary Retail Permit***

7. Lobster Steakhouse – 701 W 179<sup>th</sup> Street, Store 6 (at the corner of W 179<sup>th</sup> Street)
  - a. **REPRESENTATIVE**: Jerome Holman, licensed expeditor. Owner is sick: Ovidia Peralta. Teamed up with garage on 177<sup>th</sup> St. and Broadway for valet parking. Valet parking meaning the customer will get a stamp to get a discount on parking. Ovidia Peralta owns restaurant on the corner located on 4221 Broadway, she is operating as the owner/manager there, but they do not have a liquor license. Before then she had a restaurant with alcohol in the Bronx on Ogden Ave Sal y Pimienta for over 10 years. Any

relation to Disfruta or liquor store on 181<sup>st</sup> St.? No relation. Did the owner own the deli shop on 180<sup>th</sup> and Broadway. No. I know owner over 20 years and do all their license so I would know. 5 employees from 10AM – 4AM. Two (2) restrooms can be accessed from street level. Restaurant on the corner has no liquor. Open almost 24 hours 7 days a week. Salt & pepper has professional. Currently business is not open, they are still beautifying the place. She is currently hiring and will hire qualified professionals.

- Chair highlighted the owner was not present at the last meeting and is not present again tonight. Lots of double-parking issues. The busses going W of 179<sup>th</sup> St. making wide turns on Broadway, could be a problem stationing a vehicle there. Chair clarified that valet parking is illegal. How well does owner know the community and how much time handling liquor?
- b. **APPLICATION:** Complete submission. Last at CB12M, objection. Recorded music. 12 cameras. Hours of operation: 10AM – 4AM daily. Capacity 75, 5 employees, 10 tables, 3 bar stools.
- c. **34<sup>th</sup> PRECINCT:** Not present.
- d. **RESIDENTS:** No comments.
- e. **BOARD MEMBERS:** Questions regarding owner experience with alcohol handling, how well owner knows the community, location of restroom, current floorplan, parking partnership and promotion to customers, concern that 5 employees may not be enough, and business location clarification. Limit hours of operation to 2AM daily closing.
- **THREE (3) STIPULATIONS**
  - Place a Good Neighbor sign on the window.
  - Proof of purchase of sound limiter to send to CB12M by 3/24 @ 5PM.
  - Merchant to post two (2) no double-parking signs displayed or stationed on the sidewalk no less than 3ft high x 2ft wide (contact CB12M Office for details).
- f. **VOTING:** The application **DID** pass. **4,2,0, 1 cannot vote due to conflict.**
- **Yes:** Angel, Leo, Cimary, Joel, **No:** Robin, Anthony, **Abstain:** 0
  - **Cannot vote due to conflict:** Isidro
8. United Palace Events LLC dba TBD – 4140 Broadway (btw W 175<sup>th</sup> & W 176<sup>th</sup> Streets)
- a. **REPRESENTATIVE:** Mike Fitelson, CEO of United Palace of Spiritual Arts. There is a new for-profit organization called United Palace Events that has been created that is applying for the liquor license. Mike is also the president of United Palace Events the for-profit that is going to begin overseeing all the commercial activity here. In 2021, different leadership team managing building. At the time, we wanted to make sure some entity can oversee liquor sales. Promoters will come in with temporary permit for liquor sales, different accountability so brought in house. At the time nonprofit: United Palace of Cultural Arts applied for liquor license in 2021, received license in December 2022 and overseen several events with no problems. We have licensed bartenders and strong organization that oversees it. Now we are restructuring how the United Palace is run, among that is the for-profit entity (United Palace Events) that will manage all commercial activity including liquor license. Nonprofit programming and community activities will be an arts non-profit, and we will phase out the church operation. Both nonprofit and for-profit currently incorporated, when nonprofit received tax exemption status, they will lead the arts and culture side while United Palace events does commercial activity.
- Chair highlighted that because there is a place of faith in the location, it may be

in direct conflict with SLA regulations. Who will handle alcohol? Who will handle training. Hours of operation haven't changed and are not prohibitive. Clarity on the relationship between the for-profit and the place of faith.

- Mike Fitelson: The United Palace of Cultural Arts (non-profit) currently has a license. The license is transferring to United Palace events? SLA does not let you transfer from one to the other. In reality it is the same people, same process, and method operations just will be under United Palace Events instead of the nonprofit. It will get a new license then the non-profit will cease to have anything to do with alcohol.
- b. **APPLICATION:** Complete submission with questionnaire. Last at CB12M, objection. Public notice posted. Hours of operation 7 days a week from 8AM – 7PM. Scheduled events, the premises will close at 12AM.
- c. **33<sup>rd</sup> PRECINCT:** Nothing significant to report. No objections. They work closely with the precinct.
- d. **RESIDENTS:** No comments.
- e. **BOARD MEMBERS:** Suggestion to connect with Workforce 1 for hiring within the community. Question on who owns the property. Concerns on services being given at the moment. Church operation clarification. Question on the timeline to obtain license now rather than after faith relation is removed. Parking agreements with locations in the area. Recommendation before start using the venue for events to show respect to faith-based followers who visit.
- Mike Fitelson: relationship with promoters, promoters book space UP provide seating ushering and security. We always look to hire from the community. Educating outside folks on how to do something in Washington Heights. United Palace of Spiritual Arts owns the building since 1969, governed by the board of directors, and is a spiritual organization. They will transfer everything to a new arts non-profit. The entire restructuring there will be two organizations: United Palace Arts and Culture (UPAC) the arts org that own building and oversees community program, then United Palace Events (UPE) will book promoters, hire event staff, and manage concessions to liquor license. United Palace of Spiritual Arts moving further afield from faith-based operation into a more arts-based inspiration-based operation. Online and in-person faith-based services. Rebuilding in-person now in the community. We want to move away from faith-based operation on to more art based. United Palace of Cultural Arts. We are currently designated a church under the IRS. We will not be a church; we will be a non-profit art organization.
  - **TWO (2) STIPULATIONS**
  - Place a Good Neighbor sign on the window.
  - Merchant to post two (2) no double parking signs displayed or stationed on the sidewalk no less than 3ft high x 2ft wide (contact CB12M Office for details).
- f. **VOTING:** The application **DID** pass. **6,1,0**
- **Yes:** Isidro, Angel, Leo, Cimary, Joel, Anthony **No:** Robin, **Abstain:** 0
9. The Bonfont, LLC – 1 Margaret Corbin Drive (in Fort Tryon Park)
- a. **REPRESENTATIVE:** Michael Kelly, expeditor. Nicole O'Brien, owner. New Owner will be the chef and run the kitchen. Owner and chef of the Pandering Pig there for 8 years. Just closed to focus on this space. Won the concessions from NY Parks and won the New

Leaf space to create the Bonnefont. Worked in restaurants for 25 years. Husband Senator O'Brien. 30-seater with outdoor seating. He and I have worked in restaurants of the size of the Bonnefont. Operating lunch and Dinner and periodic large events. Outdoor space was a conservatory so we can operate all year round even in inclement weather.

- b. **APPLICATION:** Complete submission with questionnaire. Public notice posted. Hours of operations: 11AM – 11PM Daily. 10-12 security cameras. Approximately 20 employees, Capacity 74, 13 tables and 34 seats indoors, 13 tables and 46 seats outdoors, 10 barstools. No SLA violations.
- c. **34<sup>th</sup> PRECINCT:** Not present.
- d. **RESIDENTS:** No comments.
- e. **BOARD MEMBERS:** When will business open? Ran fine establishment at Pandering Pig, looking forward to service at the Bonnefont. Is there a community component?
  - Nicole O'brien: June 12, 2023. Yes, train in managerial as well as culinary linework moving up to chef work. Aspire to teach the kids beyond basic level service. Managerial work. Vertical Hydroponic gardening. Also work with PS 187, where my kids went to show how to eat healthy and grow food.
  - **ONE (1) STIPULATION**
  - Place a Good Neighbor sign on the window.
- f. **VOTING:** The application **DID** pass. **7,0,0**
  - **Yes:** Isidro, Angel, Robin, Leo, Cimary, Joel, Anthony **No:0, Abstain: 0**

**10. Darin Thai LLC dba 888 Hudson Thai – 812 W 181<sup>st</sup> Street (at the corner of W 181<sup>st</sup> Street)**

- a. **REPRESENTATIVE:** Anthony Caraballo, rep. filing application to SLA. Owner Jirapet Puttanawong, also online. Manager also present. This license expired last month. One partner passed away.
- b. **APPLICATION:** Complete submission. Public notice posted. 4 security cameras, properly sound proofed, Patio, DOT open restaurant's structure, Hours of operation: 11:30AM – 11PM daily. Capacity 74, 8 employees, 13 tables and 32 seats indoor, 7 tables outdoor, 7 barstools. No SLA violations.
- c. **34<sup>th</sup> PRECINCT:** Not present.
- d. **RESIDENTS:** No comments.
- e. **BOARD MEMBERS:** Clarification on license holders and reason for reapplication.
- f. **VOTING:** The application **DID** pass. **7,0,0**
  - **Yes:** Isidro, Angel, Robin, Leo, Cimary, Joel, Anthony **No:0, Abstain: 0**

***Restaurant Wine License & Temporary Retail Permit***

**11. Café 56 Corp. – 138 Audubon Avenue (at the corner of W 172<sup>nd</sup> Street)**

- a. **REPRESENTATIVE:** Anthony Caraballo, attorney. Osvaldo Rosario, owner. President of Café 56. Been in the bar industry for 12 years. Dad owned establishment on 90 Nagle St. Cafeteria from 2010-2017. Dealing with this business we have to be disciplined. Establishment not big it is three stand up tables, we serve pre-catered food. Sandwiches and paninis. Hours 4PM-2AM. I also work in New York Presbyterian Hospital. Give my co-workers a place to go after Coogan's closed. Beer and wine for now. 200 ft rule doesn't apply.

- b. **APPLICATION**: Complete submission. Public notice posted. Hours of operation: 4PM – 2AM daily. 5 cameras, Capacity 74, 3 employees, 4 tables and 8 chairs. No SLA violations.
- c. **33<sup>rd</sup> PRECINCT**: No objections.
- d. **RESIDENTS**: No comments.
- e. **BOARD MEMBERS**: Commend merchants' good attitude and tenacity returning to the CB12M meetings a few times. Recommend more limited hours of operation to close Sunday- Wednesday 12AM, and Thursday - Saturday 2AM
  - Anthony Caraballo: Meet in the middle to close at 1AM.
  - Board members agree to 1AM closure.
  - **THREE (3) STIPULATIONS**
  - Place a Good Neighbor sign on the window.
  - Proof of purchase of sound limiter to send to CB12M by 3/24 @ 5PM.
  - Merchant to post two (2) no double-parking signs displayed or stationed on the sidewalk no less than 3ft high x 2ft wide (contact CB12M Office for details).
- f. **VOTING**: The application **DID** pass. **7,0,0**
  - **Yes**: Isidro, Angel, Robin, Leo, Cimary, Joel, Anthony **No**: 0, **Abstain**: 0

**12. Casa Emilio Restaurant Corp. – 65 Sherman Avenue (at the corner of Thayer Street)**

- a. **REPRESENTATIVE**: Anthony Caraballo, attorney. Emilio Gatica, owner. Chef over 25 years. Complete application. 3771 Broadway Tropical 2018 to Current. El Capri 1342 St nick 11 years 2000 – 2011. El Valle 2011-2018. 8-12 employees to be hired. Supervision plan includes sale to minors and sale to visibly intoxicated.
- b. **APPLICATION**: Complete submission with questionnaire. Public notice posted. Background music, 21 cameras, Hours of operation: 7AM – 12AM daily. Capacity 74, 7-8 employees, 12 tables, 48 seats. No SLA violations.
- c. **34<sup>th</sup> PRECINCT**: Not present.
- d. **RESIDENTS**: No comments.
- e. **BOARD MEMBERS**:
  - **THREE (3) STIPULATIONS**
  - Place a Good Neighbor sign on the window.
  - Proof of purchase of sound limiter to send to CB12M by 3/24 @ 5PM.
  - Merchant to post two (2) no double parking signs displayed or stationed on the sidewalk no less than 3ft high x 2ft wide (contact CB12M Office for details).
- f. **VOTING**: The application **DID** pass. **7,0,0**
  - **Yes**: Isidro, Angel, Robin, Leo, Cimary, Joel, Anthony **No**:0, **Abstain**: 0

**F. New Business/Adjournment**