



## Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166<sup>th</sup> St. 6<sup>th</sup> Floor, New York, NY 10032

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

Website: [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Katherine Diaz, Chairperson  
Ebenezer Smith, District Manager

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March 3, 2023

Hon. Vincent G. Bradley  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re:** The Third Palm Tree Inc. – Renewal of OPL

Dear Chairman Bradley,

At the General Meeting on Tuesday, February 28<sup>th</sup>, 2023, with a vote of 35 in favor, 0 opposed, and 0 abstentions, Community Board 12, Manhattan, passed a resolution of **Objection** to the New York State Liquor Authority for a Renewal of an On-Premises Liquor License to The Third Palm Tree Inc.

**Whereas**, The Third Palm Tree Inc. – 2145 Amsterdam Avenue (btw W.166th St. & W.167th St.) New York, NY 10032, License # 1034207, has duly notified Community Board 12, Manhattan of its intention to file an application for a renewal of its On-Premises Liquor License; and

**Whereas**, the Licensing Committee met on February 8<sup>th</sup>, 2023, to hear comments from the community and the precinct regarding this establishment's renewal application; and

**Whereas**, the venue operates with 3 employees, a total of 12 tables and 24 chairs, and 12 bar stools, with a total maximum legal capacity of 50 persons. Hours of operation 11:00 AM to 4:00 AM seven (7) days a week; and

**Whereas**, per the applicant, the establishment's Method of Operation includes Juke Box only; and

**Whereas**, the restaurant is on the street level of a five (5) story commercial and residential building; and

**Whereas**, the operator and or representative failed to show up at the committee to answer questions from the committee and residents; and

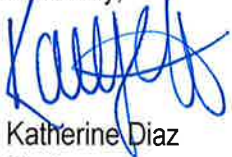
**Whereas**, on March 9<sup>th</sup>, 2022, the Licensing Committed objected to the renewal of the Liquor license due to several complaints brought over by the 33<sup>rd</sup> Precinct and some residents; and

Hon. Vincent G. Bradley  
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**Whereas**, the 33<sup>rd</sup> Precinct reported that an assault took place in the establishment where someone got punched, and also reported that over (300) 311 calls were placed last year for noise complaints; from March 2021 to March 2022, the establishment received (51) 311, for the current year for noise complaints calls; therefore, be it

**Resolved**, that Community Board 12, Manhattan, **Objects** to the New York State Liquor Authority the renewal of the On-Premises Liquor License for The Third Palm Tree Inc.

Sincerely,



Katherine Diaz  
Chairperson

cc: Hon. Greeley T. Ford, Commissioner  
Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman  
Hon. Cordell Cleare, State Senator  
Hon. Robert Jackson, State Senator  
Hon. Carmen De La Rosa, Council Member  
Hon. Shaun Abreu, Council Member  
Hon. Alfred Taylor, Assembly Member  
Hon. Manny De Los Santos, Assembly Member



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Ebenezer Smith, District Manager

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March 3, 2023

Hon. Vincent G. Bradley  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re:** Trie Café. – Renewal of OPL

Dear Chairman Bradley,

At the General Meeting on Tuesday, February 28<sup>th</sup>, 2023, with a vote of 34 in favor, 0 opposed, and 1 abstention, Community Board 12, Manhattan, passed a resolution of **No Objection** to the New York State Liquor Authority for a Renewal of an On-Premises Liquor License to The Metropolitan Museum and Bon Appetite Management Company dba Trie Café.

**Whereas**, The Metropolitan Museum and Bon Appetite Management Company dba Trie Café – 99 Margaret Corbin Drive (Fort Tryon Park) New York, NY 10040, has duly notified Community Board 12, Manhattan of its intention to file an application to renew its On-Premises Liquor License; and

**Whereas**, the Licensing Committee met on February 8<sup>th</sup>, 2023, to hear comments from the community and the precinct regarding this establishment's renewal application; and

**Whereas**, the venue operates varies upon functions, the establishment has been open for 15 years; and

**Whereas**, per the applicant, the establishment's Method of Operation includes live and recorded music; and

**Whereas**, the Manager and representative were present at the meeting to answer questions from the committee and the community; and

**Whereas**, the operator submitted on time all documents required by the Community Board; the merchant also posted the "Public Sign" and on their last health inspection received an "A" from the Health Department; and


**Whereas**, members of the Licensing Committee and members of the community expressed positive comments and praised the operator for great service and good food; and

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Re: Trie Café. - Renewal of OPL  
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**Whereas**, members of the community and the 34<sup>th</sup> Precinct have no objection to the renewal of this license; therefore, be it

**Resolved**, that Community Board 12, Manhattan, **Does Not Object** to the New York State Liquor Authority for the renewal of the On-Premises Liquor License for The Metropolitan Museum and Bon Appetite Management Company dba Trie Café.

Sincerely,



Katherine Diaz  
Chairperson

cc: Hon. Greeley T. Ford, Commissioner  
Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman  
Hon. Cordell Cleare, State Senator  
Hon. Robert Jackson, State Senator  
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March 3, 2023

Hon. Vincent G. Bradley  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re:** Locksmith Wine Bar Inc. dba The Locksmith Wine Bar – Renewal of OPL

Dear Chairman Bradley,

At the General Meeting on Tuesday, February 28<sup>th</sup>, 2023, with a vote of 34 in favor, 1 opposed, and 0 abstentions, Community Board 12, Manhattan, passed a resolution of **No Objection** to the New York State Liquor Authority for a Renewal of an On-Premises Liquor License to Locksmith Wine Bar Inc. dba The Locksmith Wine Bar.

**Whereas**, Locksmith Wine Bar Inc. dba The Locksmith Wine Bar – 4465 Broadway (btw W 190<sup>th</sup> & W 192<sup>nd</sup> Streets) New York, NY 10040, has duly notified Community Board 12 Manhattan of its intention to file an application for a renewal of its On-Premises Liquor License; and

**Whereas**, the Licensing Committee met on February 8<sup>th</sup>, 2023, to hear comments from the community and the precinct regarding this establishment's renewal application; and

**Whereas**, the restaurant is on the street level of a six (6) story building; and

**Whereas**, the venue operates with a total of 14 tables, 30 chairs, and 10 bar stools inside the establishment, and a total of 8 tables and 16 chairs outside the establishment, with a capacity of 74 people. Hours of operation are Monday to Friday from 4:00 pm to 12:00 am, Friday from 4:00 pm to 4:00 am, Saturday from 11:00 am to 4:00 am, and Sunday from 11:00 am to 12:00 am; and

**Whereas**, the establishment's method of operation includes a DJ and recorded music; and

**Whereas**, the 34<sup>th</sup> Precinct shared that there were no 311 calls to report and offered no objection. However, noted some "double parking" issues in the area; and

Hon. Vincent G. Bradley  
Re: Locksmith Wine Bar Inc. dba The Locksmith Wine Bar. - Renewal of OPL  
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**Whereas**, the establishment had an "A" letter grade on their last health inspection, and various committee and Board members complimented the establishment's good customer service; and

**Whereas**, the Chair of the Licensing Committee placed a stipulation on the establishment requiring it to display a "No Double Parking" sign 2' wide x 3' in height; and

**Whereas**, the Licensing Committee noted the public safety issue of double parking in the community and noted that it is not solely attributed to a single establishment; therefore, be it

**Resolved**, that Community Board 12, Manhattan, **Does Not Object** to the New York State Liquor Authority the renewal of the On-Premises Liquor License for Locksmith Wine Bar Inc. dba The Locksmith Wine Bar.

Sincerely,



Katherine Diaz  
Chairperson

cc: Hon. Greeley T. Ford, Commissioner  
Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman  
Hon. Cordell Cleare, State Senator  
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March 3, 2023

Hon. Vincent G. Bradley  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re:** Luxor NY, LLC dba Luxor – Renewal of OPL

Dear Chairman Bradley,

At the General Meeting on Tuesday, February 28<sup>th</sup>, 2023, with a vote of 30 in favor, 5 opposed, and 0 abstentions, Community Board 12, Manhattan, passed a resolution of **No Objection** to the New York State Liquor Authority for a Renewal of an On-Premises Liquor License to Luxor NY, LLC dba Luxor.

**Whereas**, Luxor NY, LLC dba Luxor – 3775 10<sup>th</sup> Avenue, store #7 (btw W.202<sup>nd</sup> St. & W.203<sup>rd</sup> St.) 10034, has duly notified Community Board 12 Manhattan of its intention to file an application for a Renewal of their On-Premises Liquor License; and

**Whereas**, the Licensing Committee met on February 8<sup>th</sup>, 2023, to hear comments from the community and the precinct regarding this establishment's Renewal of its On-Premises Liquor License application; and

**Whereas**, the venue operates with a total of 17 tables, 54 chairs, and 9 bar stools with a total maximum legal capacity of 74 persons. The hours of operations are Friday to Saturday from 1:00 pm to 2:00 am and from Sunday to Thursday from 11:00 am to 1:00 am; and

**Whereas**, the Method of Operation will include DJ, Recorded Music, Karaoke, Live Music: acoustic guitar; and

**Whereas**, the 34<sup>th</sup> Precinct reported a robbery inside the premise, someone's purse was stolen. In 2022 there were 11 311 calls due to loud noise; and

**Whereas**, the owner and representative were present to answer questions from residents and from the Licensing Committee members. The applicant submitted a completed application as required by CB12; and

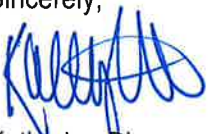
Hon. Vincent G. Bradley  
Re: Luxor NY, LLC dba Luxor - Renewal of OPL  
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**Whereas**, the owner indicated that the place has been soundproofed to control noise emanating from the premise and that there is a sound limiter to control the volume. They indicated that they called the police immediately after becoming aware of the theft; and

**Whereas**, The License Committee members recommended that the establishment continue mitigating the noise issue and approved a "Double Parking Sign", 2' wide x 3' in height to be placed in front of the establishment; therefore, be it

**Resolved**, that Community Board 12, Manhattan, **Does Not Object** to the New York State Liquor Authority the renewal of the On-Premises Liquor License for Luxor NY, LLC dba Luxor.

Sincerely,



Katherine Diaz  
Chairperson

cc: Hon. Greeley T. Ford, Commissioner  
Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman  
Hon. Cordell Cleare, State Senator  
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March 3, 2023

Hon. Vincent G. Bradley  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re:** Luxor NY, LLC dba Luxor – Method of Operation Change

Dear Chairman Bradley,

At the General Meeting on Tuesday, February 28<sup>th</sup>, 2023, with a vote of 29 in favor, 5 opposed, and 1 abstention, Community Board 12, Manhattan, passed a resolution of **No Objection** to the New York State Liquor Authority for a Method of Operation Change to the License for Luxor NY, LLC dba Luxor.

Luxor NY, LLC dba Luxor – 3775 10<sup>th</sup> Avenue, store #7 (btw W.202<sup>nd</sup> St. & W.203<sup>rd</sup> St.) 10034, has duly notified Community Board 12 Manhattan of its intention to file an application for a Change to the Methods of Operations of their On-Premises Liquor License; and

**Whereas**, the Licensing Committee met on February 8, 2023, to hear comments from the community and the precinct regarding this establishment's Change to the Methods of Operations to its On-Premises Liquor License application; and

**Whereas**, the Method of Operation will include DJ, Recorded Music, Karaoke, Live Music: acoustic guitar; and

**Whereas**, the venue operates with a total of 17 tables, 54 chairs, and 9 bar stools with a total maximum legal capacity of 74 persons. The hours of operations are Friday to Saturday from 1:00 pm to 2:00 am and from Sunday to Thursday from 11:00 am to 1:00 am; and

**Whereas**, the owner and representative were present to answer questions from residents and from the Licensing Committee members. The applicant submitted a completed application as required by CB12; and

**Whereas**, the 34<sup>th</sup> Precinct reported robbery inside the premise, someone's purse was stolen. In 2022 there were 11 311 calls due to loud noise; and

Hon. Vincent G. Bradley  
Re: Luxor NY, LLC dba Luxor - Method of Operation Change  
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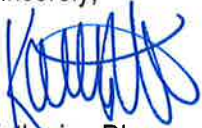
**Whereas**, the owner indicated that the place has been soundproofed to control noise from emanating from the premise and that there is a sound limiter to control the volume. They indicated to that they called the police immediately after becoming aware of the theft; and

**Whereas**, the operator requested the new hours of operation from 11:00 am to 4:00 am seven days per week. After some negotiations and reconsiderations, the Licensing Committee and the Operator agreed to: Monday through Wednesday from 11:00 am to 3:00 am and Thursday to Sunday from 11:00 am to 3:30 am; and

**Whereas**, The License Committee members recommended that the establishment continue mitigating the noise issue and approved a "Double Parking Sign", 2' wide x 3' in height to be placed in front of the establishment; therefore, be it

**Resolved**, that Community Board 12, Manhattan, **Does Not Object** to the New York State Liquor Authority Changes to the Method of Operations of the On-Premises Liquor License for Luxor NY, LLC dba Luxor.

Sincerely,



Katherine Diaz  
Chairperson

cc: Hon. Greeley T. Ford, Commissioner  
Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman  
Hon. Cordell Cleare, State Senator  
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March 3, 2023

Hon. Vincent G. Bradley  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re:** Inwood Beer Garden & Bistro dba Inwood Bar & Grill – Method of Operation Change

Dear Chairman Bradley,

At the General Meeting on Tuesday, February 28<sup>th</sup>, 2023, with a vote of 32 in favor, 2 opposed, and 1 abstention, Community Board 12, Manhattan, passed a resolution of **No Objection** to the New York State Liquor Authority for a Method of Operation Change to the License for Inwood Beer Garden & Bistro dba Inwood Bar & Grill.

**Whereas**, Inwood Beer Garden & Bistro dba Inwood Bar & Grill, located at 4892 Broadway (bet 204<sup>th</sup> Street and 207<sup>th</sup> Street), New York, NY 10034, has duly notified Community Board 12, Manhattan of its intention to change the hours of operations to its enclosed rear patio; and

**Whereas**, the Licensing Committee met on February 8<sup>th</sup>, 2023, to hear comments from the community and the police precinct regarding the establishment; and

**Whereas**, the establishment's storefront is located in a one (1) story commercial building; and

**Whereas**, the owner and representative were present to answer questions from residents and from the Licensing Committee members. The applicant submitted a completed application as required by CB12; and

**Whereas**, the restaurant operates with 77 tables and 158 chairs, on the patio: 41 tables, and 100 chairs with a capacity of 299 in total inside and outside. The outside occupancy is 72; and

**Whereas**, the Method of Operations includes DJ, Music, Karaoke, Recorded and Live Music, acoustic guitar; and

**Whereas**, the 34<sup>th</sup> Precinct provided no updates about the incident where a vehicle crashed into the establishment injuring some people.

Hon. Vincent G. Bradley  
Re: Inwood Beer Garden & Bistro dba Inwood Bar & Grill - Method of Operation Change  
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**Whereas**, the 34<sup>th</sup> Precinct reported around 30 (311) noise complaint calls and 6 (311) calls as of this year, also reported an assault (patron-to-patron punch) and indicated that a report was filed after a patron complained of getting forcefully touched by an employee; and

**Whereas**, the operator indicated having a sound limiter installed to control the volume and that the establishment is fully soundproofed. Also reported that after reviewing the video footage, the employee in question did not seem to have intentionally touched the patron, the employee was later dismissed. Answered Committee member's question about the SLA summons that was received during the Covid-19 pandemic but has been addressed and rectified related to the fire extinguisher not being in its proper height, light not working, etc; and

**Whereas**, the current hours of operation in the backyard are 11:00 am to 11:00 pm daily. The patio's panels are sound-proofed and during the warmer season the roof will be open until 8:00 pm; and

**Whereas**, the operator requested the new hours of operation from 11:00 am to 4:00 am seven days per week in the backyard. After some negotiations and reconsiderations, the Licensing Committee and the Operator agreed to: Thursday through Saturday from 11:00 am to 2:00 am, and Sunday through Wednesday from 11:00 am to 12:00 am; therefore, be it

**Resolved**, that Community Board 12, Manhattan, **Does Not Object** to the application to the changes of hours of operation at the patio of Inwood Beer Garden & Bistro dba Inwood Bar & Grill.

Sincerely,



Katherine Diaz  
Chairperson

cc:	Hon. Greeley T. Ford, Commissioner	Hon. Cordell Cleare, State Senator
	Hon. Eric Adams, Mayor	Hon. Robert Jackson, State Senator
	Hon. Mark Levine, Manhattan Borough President	Hon. Carmen De La Rosa, Council Member
	Hon. Jumaane Williams, Public Advocate	Hon. Shaun Abreu, Council Member
	Hon. Brad Lander, Comptroller	Hon. Alfred Taylor, Assembly Member
	Hon. Adriano Espaillat, Congressman	Hon. Manny De Los Santos, Assembly Member



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Katherine Diaz, Chairperson  
Ebenezer Smith, District Manager

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March 3, 2023

Hon. Vincent G. Bradley  
Chairman  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210-8002

**Re:** Bubbles Posh Pizza Inc.– New Restaurant Wine License

Dear Chairman Bradley,

At the General Meeting on Tuesday, February 28<sup>th</sup>, 2023, with a vote of 30 in favor, 4 opposed, and 1 abstention, Community Board 12, Manhattan, passed a resolution of **No Objection** to the New York State Liquor Authority for a New Temporary Restaurant Wine License for Bubbles Posh Pizza Inc.

**Whereas**, Bubbles Posh Pizza Inc. – 300 Audubon Avenue (at the corner of W 180<sup>th</sup> Street) New York, NY 10033, has duly notified Community Board 12 Manhattan of its intention to file a new Temporary On-Premise Liquor License; and

**Whereas**, the Licensing Committee met on February 8<sup>th</sup>, 2023, to hear comments from the community and the precinct regarding the establishment; and

**Whereas**, the establishment's storefront is located on the street level of a six (6) commercial and residential building; and

**Whereas**, the restaurant will operate with 6 employees, with 12 tables and 24 chairs and 6 bar stools with a capacity of 180 people, restaurant hours of operation are from Sunday through Thursday from 9:00 am to 11:00 pm Friday and Saturday from 9:00 am to 12:00 am; and

**Whereas**, the method of operations includes recorded music only, no third-party promotion, no need for Security personnel, and the space has been effectively soundproofed by previous owners; and

**Whereas**, the 34<sup>th</sup> Precinct indicated that they are very concerned about parking issues, this area is also drug-infested with lots of noise complaints. It recommends a Restaurant Wine License; and

**Whereas**, the owner indicated being very familiar with the area, also owning a salon nearby, and that is looking to have a family-oriented restaurant; and

Hon. Vincent G. Bradley  
Re: Bubbles Posh Pizza Inc. – New Restaurant Wine License  
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Page 2

**Whereas**, the owner indicated that this will be a pizza shop and agreed to request a Temporary Restaurant Wine License. They also agreed to the following stipulations: 1) display a Good Neighbor sign, 2) a phone number to be displayed in case neighbors or patrons have any issues, and 3) Produce a “No Double Parking” sign. The operator has already purchased a sound limiter and submitted a copy to the Community Board Office; therefore, be it

**Resolved**, that Community Board 12, Manhattan, **Does Not Object** to the application for a new Temporary Restaurant Wine License for Bubbles Posh Pizza Inc.

Sincerely,

Katherine Diaz  
Chairperson

cc: Hon. Greeley T. Ford, Commissioner  
Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman  
Hon. Cordell Cleare, State Senator  
Hon. Robert Jackson, State Senator  
Hon. Carmen De La Rosa, Council Member  
Hon. Shaun Abreu, Council Member  
Hon. Alfred Taylor, Assembly Member  
Hon. Manny De Los Santos, Assembly Member