



Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166th St. 6th Floor, New York, NY 10032

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

Website: www.nyc.gov/mcb12

George Fernández Jr. - Chairman
Ebenezer Smith. District Manager

December 23, 2015

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

Re: Inversones Diversas, Inc.

Dear Chairman Bradley:

At the General Meeting on Tuesday, Dec. 22, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (28) In Favor, (1) Oppose, (1) Abstain recommending that New York State Liquor Authority **grant** an On-Premise Liquor License to Inversones Diversas Inc. doing business as Abu Dhabi Lounge, located at 151 Nagle Avenue at the corner of Thayer Street.

Whereas, Inversones Diversas Inc. doing business as Abu Dhabi Lounge, located at 151 Nagle Avenue at the corner of Thayer Street, has duly notified Community Board 12 Manhattan of its intention to file an application for the renewal of its On-Premises Liquor License; and

Whereas, the Licensing Committee, having met on December 9, 2015 to hear comments from the community and the precinct, was informed by the 34th Precinct, which objects to the renewal of this license, that 85 complaints were registered with 311 this year about this business, 9 of them within the last month, regarding issues such as excessive noise, large crowds and constant traffic congestion due to valet service and double and triple parking; that a disorderly premises summons was issued at the establishment on September 2 of this year, in connection with a slashing for which an arrest was made for assault in the third degree, with additional disorderly premises summonses issued on September 13 and December 5 of this year;

Whereas, the Precinct also informed the Committee that on October 23, 2015, Con Edison alerted the Precinct regarding an illegal electrical connection which the owner had made after Con Edison turned off the restaurant's power due to non-payment of \$18,000 in utility charges, which resulted in the arrest of the owner on October 24 for felony reckless endangerment and theft of service after wires were found running between the business and a neighboring apartment, which Con Edison indicated were at serious risk of starting a fire due to the overheating caused by electrical current overload; and

Whereas, the owner admitted his guilt and paid the outstanding charges and a fine of an undisclosed amount; and

Whereas, the Committee received email from a neighborhood resident noting that large crowds gather outside the establishment, and that there is frequent violence, traffic, loud music and noise at this location;

Therefore, Be It Resolved that Community Board 12 Manhattan **Objects Strongly** to the State Liquor Authority renewing this license.

Sincerely,

A handwritten signature in dark ink, appearing to read "George Fernandez, Jr.", with a stylized flourish at the end.

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Kevin Kim, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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December 23, 2015

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

Re: Vida Les LLC dba Maranello Trattoria

Dear Chairman Bradley:

At the General Meeting on Tuesday, Dec. 22, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (29) In Favor, (1) Oppose (0) Abstain recommending that New York State Liquor Authority **not grant** a Renewal of its On-Premise Liquor License to Vida Les LLC., doing business as Maranello Trattoria, located at 1 Nagle Avenue at the corner of Hillside Avenue.

Whereas, Vida Les LLC., doing business as Maranello Trattoria, located at 1 Nagle Avenue at the corner of Hillside Avenue, has duly notified Community Board 12 Manhattan of its intention to file an application for the renewal of its On-Premises Liquor License; and

Whereas, the Licensing Committee, having met on December 9, 2015 to hear comments from the community and the precinct, was informed by the 34th Precinct, which objects to the renewal of this license, that a disorderly premises summons was issued at Maranello on February 15 of this year due to intoxicated persons fighting in front of the business, that an arrest for assault in the third degree was made on February 20, and that a summons for underage drinking at this location was given on February 27; and

Whereas, the Precinct also informed the Committee that this business is one of the top three targets of complaints via 311, having generated 245 anonymous calls since the beginning of the year, receiving an unreasonable noise summons on November 25 and additional disorderly premises summonses on March 15 and December 6; and

Whereas, during undercover police operations, it was noted that an area of the restaurant appears to have been set aside for dancing, as confirmed by a Board member and a member of the community who have visited the establishment and have seen the dance floor in operation, as well as by Maranello's own social media page, which mentions discounted cover charges – a staple of dance venues – and advertises night club-style bottle service and dancing, which is prohibited at locations that do not hold a cabaret license from the NYC Department of Consumer Affairs; and

Whereas, the Committee received an email from a neighborhood resident referring to this establishment as a night club and stating that the large glass windows enable music to be heard hundreds of yards away, that this establishment offers dance parties with D.J.s, and that valet parking causes traffic at this intersection; and

Whereas, the owner of the restaurant noted that he conducts meetings twice a year with building residents, none of whom attended the Licensing meeting, and that he made an adjustment in soundproofing and has had zero complaints from the neighbors upstairs; and

Whereas, a Board member noted that when she visited the restaurant earlier this year, she and every member of her group was charged a \$20 cover fee, to which the owner initially responded by categorically denying that there were any cover charges at any time, only to recant his story upon further questioning by the Committee Chair and admit that his own brother complained to him after being charged a door fee, and claiming that a security guard who had been charging cover fees without the permission or knowledge of management is no longer employed by the establishment;

Therefore, Be It Resolved that Community Board 12 Manhattan **Objects Strongly** to the State Liquor Authority renewing this license.

Sincerely,



George Fernandez, Jr.
Chair

cc:	Hon. Bill de Blasio, Mayor	Hon. Herman D. Farrell, Jr., Assembly Member
	Hon. Gale Brewer, Manhattan Borough President	Hon. Guillermo Linares, Assembly Member
	Hon. Letitia James, Public Advocate	Hon. Ydanis Rodriguez, Council Member
	Hon. Charles Rangel, Congressman	Hon. Mark Levine, Council Member
	Hon. Bill Perkins, State Senator	Hon. Kevin Kim, Commissioner, SLA
	Hon. Adriano Espaillat, State Senator	Hon. Noreen Healey, Commissioner, SLA



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December 23, 2015

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

Re: Hallacas Corp. dba Juniors Taco

Dear Chairman Bradley:

At the General Meeting on Tuesday, Dec. 22, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (30)In Favor, (0)Oppose (0) Abstain recommending that New York State Liquor Authority **grant** a Renewal of its On-Premise Liquor License to Hallacas Corp., doing business as Juniors Taco, located at 253-257 Sherman Avenue at the corner of Isham Street.

Whereas, Hallacas Corp., doing business as Juniors Taco, located at 253-257 Sherman Avenue at the corner of Isham Street, has duly notified Community Board 12 Manhattan of its intention to file an application for the renewal of its On-Premises Liquor License; and

Whereas, the Licensing Committee, having met on December 9, 2015 to hear comments from the community and the precinct, heard no negative comments regarding this establishment;

Therefore, Be It Resolved that Community Board 12 Manhattan **Does Not Object** to the State Liquor Authority renewing this license.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
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Hon. Vincent G. Bradley
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New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Agua Roja Bar & Rest. Corp.

Dear Chairman Bradley:

At the General Meeting on Tuesday, Dec. 22, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (28)In Favor, (1)Oppose (1) Abstain recommending that New York State Liquor Authority **grant** a Change in Method of Operation to Agua Roja Bar & Restaurant Corp., doing business as Agua Roja Bar & Restaurant, located at 220 Nagle Avenue at the corner of Academy Street.

Whereas, Agua Roja Bar & Restaurant Corp., doing business as Agua Roja Bar & Restaurant, located at 220 Nagle Avenue at the corner of Academy Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an alteration to its method of operation; and

Whereas, the Licensing Committee, having met on December 9, 2015 to hear comments from the community and the precinct, heard no negative comments regarding this establishment's plans to serve alcohol in the additional space gained from expanding into the adjacent storefront; and

Whereas, the applicant has agreed in writing to meet with representatives of the 34th Precinct to conduct a walk-through and discuss the resulting changes to the method of operation;

Therefore, Be It Resolved that Community Board 12 Manhattan **Does Not Object** to the State Liquor Authority approving this alteration.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodriguez, Council Member
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George Fernández Jr. - Chairman
Ebenezer Smith. District Manager

December 23, 2015

Mr. Michael Ben-Asher
NYC Dept. of Consumer Affairs
42 Broadway
New York, NY 10004

Re: Dallas BBQ

Dear Mr. Ben-Asher:

At the General Meeting on Tuesday, Dec. 22, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (30)In Favor, (0)Oppose (0) Abstain recommending that the Dept. of Consumer Affairs **grant** a Renewal of its Unenclosed Sidewalk Café License to Broadway & 166th LLC., doing business as Dallas BBQ, located at 3956 Broadway at the corner of West 166th Street.

Whereas, Broadway & 166th LLC., doing business as Dallas BBQ, located at 3956 Broadway at the corner of West 166th Street, has duly notified Community Board 12 Manhattan of its intention to file an application for the renewal of its unenclosed sidewalk café license; and

Whereas, the Licensing Committee, having met on December 9, 2015 to hear comments from the community and the precinct, heard only positive comments regarding this business;

Therefore, Be It Resolved that Community Board 12 Manhattan **Does Not Object** to the Department of Consumer Affairs renewing this license.

Sincerely,

for 
George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
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Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Sylvia L. Duran dba Grito Mexican Grill

Dear Chairman Bradley:

At the General Meeting on Tuesday, Dec. 22, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (29) In Favor, (1) Oppose (0) Abstain recommending that New York State Liquor Authority **grant** a New On-Premise Liquor License to. Sylvia L. Duran, doing business as Grito Mexican Grill, located at 1555 St. Nicholas Avenue at the corner of West 188th Street.

Whereas, Sylvia L. Duran, doing business as Grito Mexican Grill, located at 1555 St. Nicholas Avenue at the corner of West 188th Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an On-Premises Liquor License; and

Whereas, the Licensing Committee, having met on December 9, 2015 to hear comments from the community and the precinct, heard no negative comments regarding this business;

Therefore, Be It Resolved that Community Board 12 Manhattan **Does Not Object** to the State Liquor Authority granting this license.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
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Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: 238 Rest. & Lounge Corp. dba Fantastic Kitchen

Dear Chairman Bradley:

At the General Meeting on Tuesday, Dec. 22, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (27)In Favor, (2)Oppose (1) Abstain recommending that New York State Liquor Authority **grant** an On-Premise Liquor License to. 238 Restaurant & Lounge Corp., doing business as Fantastic Kitchen & Lounge, located at 238 A Sherman Avenue between West 207th and Isham Streets

Whereas, 238 Restaurant & Lounge Corp., doing business as Fantastic Kitchen & Lounge, located at 238 A Sherman Avenue between West 207th and Isham Streets, has duly notified Community Board 12 Manhattan of its intention to file an application for an On-Premises Liquor License; and

Whereas, the Licensing Committee met on December 9, 2015 to hear comments from the community and the precinct, was informed that the license for this business had been revoked on three separate occasions for violations of local and state regulations, including exceeding maximum occupancy and multiple instances of after-hours consumption of alcohol; and

Whereas, the applicant's representative explained that these violations had occurred under previous ownership, that this business had been sold to the present applicant less than one month ago, and that said sale was the catalyst for the license application at hand; and

Whereas, the representative of the applicant explained that she was a long-time employee of 809 Restaurant and Bar on Dyckman Street, an On-Premises Liquor licensee which enjoys a positive reputation in the community; and

Whereas, the applicant has agreed in writing to meet with representatives of the 34th Precinct, to install soundproofing, and to post a sign at the entrance, in English and Spanish, directing patrons to avoid loitering and smoking in front of the establishment out of respect for nearby residents;

Therefore, Be It Resolved that Community Board 12 Manhattan **Does Not Object** to the State Liquor Authority granting this license.

Hon. Vincent G. Bradley

Dec. 23, 2015

Page 2

Sincerely,



George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
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Hon. Vincent G. Bradley
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Entre Amigo Rest. & Bar Corp.

Dear Chairman Bradley:

At the General Meeting on Tuesday, Dec. 22, 2015 Community Board 12 Manhattan, passed the following resolution with a vote of (27) In Favor, (2) Oppose (1) Abstain recommending that New York State Liquor Authority **grant** an On-Premise Liquor License to Entre Amigo Restaurant & Bar Corp., located at 2244 Amsterdam Avenue at the corner of West 188th Street.

Whereas, Entre Amigo Restaurant & Bar Corp., located at 2244 Amsterdam Avenue at the corner of West 188th Street, has duly notified Community Board 12 Manhattan of its intention to file an application for an On-Premises Liquor License; and

Whereas, at the Licensing Committee held on December 9, 2015 to hear comments from the community and the precinct, and no negative comments regarding this business; and

Whereas, the owner has agreed in writing to close at 2:00 A.M. Sunday through Thursday, and at 3:00 A.M. Friday and Saturday; to employ one licensed security person Friday and Saturday from 8:00 P.M. to closing time; to install soundproofing; to post a sign at the entrance, in English and Spanish, directing patrons to avoid loitering and smoking in front of the establishment out of respect for nearby residents; and to contact the 33rd Precinct's Neighborhood Coordinating Officer via email on a monthly basis, copying the Community Board staff, to discuss any 311 calls and address outstanding or potential issues;

Therefore, Be It Resolved that Community Board 12 Manhattan **Does Not Object** to the State Liquor Authority granting this license.

Sincerely,

George Fernandez, Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
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Hon. Ydanis Rodriguez, Council Member
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Hon. Kevin Kim, Commissioner, SLA
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