



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

DELORES RUBIN
Chair

JESSE R. BODINE
District Manager

October 19, 2017

Madelyn Wils
Hudson River Park Trust Pier 40, 2nd Floor
353 West Street
New York, NY 10014

Re: Pier 84 Food Concession

Dear Ms. Wils:

The Waterfront, Parks and Environment Committee (the "Committee") of Manhattan Community Board 4 thanks you for your presentation to the Committee on behalf of the Hudson River Park Trust (the "Trust") introducing the proposed tenant for the food concession at Pier 84, Joe Isidori and Black Tap (collectively, "Black Tap"). The Committee shares the Trust's view that Black Tap is an appropriate vendor for this location and will prove to be a success. The Committee's unanimous recommendation was approved by CB4 on October 4th, 2017, with 33 in favor, 0 opposed, and 0 present but not eligible to vote.

The presentation by Black Tap was impressive and effectively addressed the Committee's concerns. The Committee particularly appreciates that Black Tap is a family-oriented restaurant, the menu is moderately priced and that Black Tap is conscious of the needs of all of its customers. Further, Black Tap expressed a willingness to be responsible for containing trash from its establishment and not letting it spread across the pier.

Nevertheless, the Committee expressed concerns that we ask the Trust to consider when negotiating a lease with Black Tap and after the establishment opens next spring. First, given the success of Black Tap elsewhere in the city, the Committee is concerned that lines may form outside the establishment, blocking the bike path and the walkway. We ask that the Trust work with Black Tap to have a plan in place to deal with large crowds and that, as appropriate, the Trust allocate appropriate resources to maintain free access to the bike path, the walkway, the rest of Pier 84 and Hudson River Park for people not patronizing Black Tap. Also, the Committee was concerned about noise issues that may arise from the use of background music. Black Tap has agreed to make sure that noise is not an issue from music inside the restaurant (as music is not permitted outside), and we ask that the Trust incorporate this into the lease. Finally,

the Committee asks that the lease make clear that Black Tap's use of outdoor space not infringe on other users of the Park.


Further, as we know you are aware, the Committee's opinion does not extend to the issuance of a liquor license for Black Tap. If Black Tap wants to obtain a liquor license for the Pier 84 location, it must appear before the Business Licensing and Permits ("BLP") Committee of Manhattan Community Board 4 and reach agreement with the BLP Committee on appropriate methods of operation.

The Committee would appreciate receiving updates as appropriate, and anticipate that the Trust and Black Tap will be available to address any issues that may arise.

Sincerely,



Delores Rubin
Chair
Manhattan Community
Board 4



Maarten de Kadt
Co-chair
Waterfront, Parks &
Environment Committee



Lowell Kern,
Co-chair
Waterfront, Parks &
Environment Committee