

MOLLY HOLLISTER
CHAIR

CLAUDE L. WINFIELD, FIRST VICE CHAIR
AHSIA BADI, SECOND VICE CHAIR



JESÚS PÉREZ
DISTRICT MANAGER

BRIAN VAN NIEUWENHOVEN, TREASURER
BEATRICE DISMAN, ASST. TREASURER
AMELIA ACOSTA, SECRETARY
SEEMA SHAH, ASST. SECRETARY

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
211 EAST 43RD STREET, SUITE 1404
NEW YORK, NY 10017

**Manhattan Community Board Six
Business Affairs and Street Activities
Thursday April 25th, 2019, 7:00 PM
433 1st Avenue Room 220 (NYU School of Dentistry)**

Meeting Minutes

Present: Kyle Athayde (Chair), Susan Steinberg (Vice Chair), Daniel Devine, Paige Judge, Seema Shah

Absent: Excused: Frank Scala

Absent: Matt Bondy, John Keller, Kevin FitzGerald

Guests: Names of petitioner representatives and members of the public in attendance are noted in relation to the Items detailed in the "Committee Business" discussed below.

Kyle Athayde (Chair) called the meeting to order at 7:07pm.

Seema Shah made a motion to adopt the Agenda, seconded by Paige Judge. The motion passed: 5-0

Seema Shah made a motion to adopt the Minutes from the previous meeting, seconded by Susan Steinberg. The motion passed: 5-0

Committee Business

1. New On Premises Liquor License for BP CGC li Retail Operator LLC et. al at 601 Lexington Avenue

Represented by: Robert Skene from Skene Law Firm, Rich Monopoli and Karen Holdridge from Boston Properties, and Anna Castellani who is the on-sight manager and operator.

The applicants are applying for a new on-premise liquor license for a new food hall in the basement of the newly renovated Citigroup Center. The hours of operation will be 7am to 2am. There will be many different cuisines and experiences ranging from take-away for lunch to a speakeasy styled bar. The speakeasy concept is the reason the applicants are asking for a 2am close. Most other operators will be closing far earlier.

There was a question from the committee about safety and security of the area as other open-air spaces have a reputation of attracting loiters. Ms. Castellani explained she has experience opening a similar concept in downtown Brooklyn years ago where there were many similar but heightened concerns. She explained that that general nice ambiance, high foot traffic and adequate security would dissuade loitering.

A President of the Leslie House coop located nearby at 220 E 54th Street had questions about security plans and staff training at the point of sale. Mr. Monopoli explained that Boston Properties security would be present, and Ms. Castellani explained all staff will be properly trained.

There was a question from a committee member about the support and involvement with St. Pete's Church which is in the Citigroup complex. Mr. Monopoli explained that they have support from Pastor Derr of the Church, who wrote a letter of support to the committee. St. Peter's Church will also be holding events with their Jazz program in the food hall.

A motion of No Objection was made by Susan Steinberg and seconded by Seema Shah. The motion passed: 5-0

2. New Wine, Beer & Cider License for FGC 599 Lexington LLC doing business as Fields Good Chicken at 599 Lexington Avenue

Represented by: Marina Roulis of Aurify Brands.

The representatives came before the committee to ask for a beer/wine license for their chicken restaurant. The principals manage/own four other Fields Good Chickens and various other restaurants throughout the city. The hours of operation will be 11am- 10pm Monday-Sunday. The indoor capacity is 74 and there is a 16-person outdoor sidewalk café which will be applied for at another time. Light music will be prerecorded.

Seeing no questions from the committee or comments from the community, a motion of No Objection was made by Susan Steinberg and seconded by Seema Shah. The motion passed: 5-0

3. New On Premises Liquor License for Sophra Turkish Restaurant Inc doing business as Sophra Turkish Restaurant at 535 3rd Avenue

Represented by: Marek Schwedt and Hakan Fatin Gulamn

The representatives came before the committee seeking a beer and wine license for a restaurant that will be opened from Sunday-Wednesday 10am-11pm and 11am-12am Friday & Saturday. The indoor capacity will be 35 with no outdoor space, no open windows/doors or live music.

Seeing no questions from the committee or comments from the community, a motion of No Objection was made by Susan Steinberg and seconded by Paige Judge. The motion passed: 5-0

4. Corporate Change of an Existing Wine, Beer & Cider License for Rocky's Bella Pizza Corp doing business as Rocky's Pizzeria Number II at 607 2nd Avenue

Represented by: Marek Schwedt (representative)

The representatives came before the committee seeking a corporate change of an existing beer and wine license for Rocky's Pizza. The method and hours of operation will be unchanged with

a capacity of 74, French windows, prerecorded music, and hours of operation Sunday-Saturday of 10am to 3am.

After questions from the committee no comments from the community, a motion of No Objection was made by Daniel Devine and seconded by Paige Judge. The motion passed: 5-0

5. New Wine, Beer & Cider License for New Noodles 28 Inc at 417 Third Avenue

Represented by: Wa Yeung, Ji Yang (owners), and Andrew Ma Esq.

Representatives came before the committee requesting a beer and wine license under a partial ownership change. The hours of operation will be 11:30 AM to 10:30 PM, Monday through Sunday with an indoor capacity of 50. No windows or doors will be removed and music will be pre-recorded.

After questions from the committee and no comments from the community, a motion of No Objection was made by Seema Shah and seconded by Daniel Devine. The motion passed: 5-0

6. New On Premises Liquor License for Glitz Life, LLC at 153 East 33rd Street

Represented by: Mathias Peter (Owner)

Representatives came before the committee requesting a full liquor license for a restaurant. Mr. Peter also owns and operates Le Tarte Flambee in the district. The hours of operation will be 11 to 11pm seven days a week. There will be doors/windows that will be opened during warmer months and closed by 11pm. The establishment has a capacity of 30, including a backyard.

After questions from the committee and no comments from the community, a motion of No Objection was made by Susan Steinberg and seconded by Seema Shah. The motion passed: 5-0

7. New Wine, Beer & Cider License for Midtown Kitchen LLC doing business as Blank Slate Coffee + Kitchen at 941 Second Avenue

Represented by: Ashley Jaffe and Zach Israel (principals)

The representatives came before the committee asking for a beer and wine license for a 75 person capacity coffee shop with hours of operation from 7:30am-10pm seven days a week. The principals explained that they own other blank slate coffee and tea shops and they anticipate 95% of the beverages sold to be other than beer/wine. They will be applying for a sidewalk café permit at another time. The establishment will have prerecorded music and no private parties.

After questions from the committee and no comments from the community a motion of No Objection was made by Susan Steinberg and seconded by Seema Shah. The motion passed: 5-0

8. New On Premises Liquor License for K. McNamee on behalf of an entity to be determined at 987 2nd Avenue

Represented by: Katrina McNamee

The representatives came before the committee asking for a on-premise liquor license at former location of Turtle Bay. Ms. McNamee owns Draught 55 in the district as well as an establishment on St. Marks. The space will have an indoor capacity of 345, across two levels. The hours of operation will be Sunday to Saturday 10am-2am. Windows and doors will be closed by 10pm and there will be security/doorperson. Prerecorded music will be utilized save for the occasional live acoustic music, namely for weekend Irish brunches.

When asked by a committee member how the large upstairs, which in Turtle Bay comprised of a dance floor will be utilized, Ms. McNamee explained she hopes to use it to host corporate parties. She explained that Draught 55 has an enclosed backyard that the former tenants did not use but she frequently uses to hold corporate parties. She also explained that one large motivation for her to open the proposed location was to be able to send excess patrons from Draught 55 to the new establishment.

After questions from the committee and no comments from the community, a motion of No Objection was made by Susan Steinberg and seconded by Paige Judge. The motion passed: 5-0

9. New Wine, Beer & Cider License for Cooper Cafe, LLC. at 5 Stuyvesant Oval

Represented by: Terry Flynn esq., Frank Trana (Officer)

The representatives came before the committee seeking a beer and wine license for an outdoor patio in Stuyvesant oval in Stuyvesant Peter Cooper Village. They are seeking Monday-Friday 7am to 8pm and Saturday Sunday 8am to 8pm and a max capacity of 74.

Chair Kyle Athayde presented a letter of support from City Councilmember Keith Powers with the following requests: Sales of beer and wine only to Sty Town/Peter Cooper residents and their guests, one serving per patron at a time, proof of residency and age at point of sale. Ben Jacobs, Councilmember Power's CB6 Liaison was present and spoke in favor of the applicant.

The café will be operated under a license agreement with Sty Town management and who further clarified that the café will operate under a 90 day trial period. There will be no live music. After back and further and concerns from the community members, the applicants agreed to change the application to a club vs a corporation where the applicants have the ability to restrict sale of alcohol only to residents of Sty Town/Peter Cooper Village and their accompanied guests.

There were many community concerns. Here are among the most salient. Sty Town resident Edmond Dunn asked that key cards be set up so that community members alone could use the facilities. Michael Murray of the tenants association said that the space is not zoned for commercial use. Resident William Warner made the case that grab and go should not be

allowed. Other residents expressed concerns about young people are already using the area to drink alcohol and openly smoke marijuana.

The applications explained that they sent out a survey to all residents of Stuyvesant Town and 3,008 people responded. 74% of respondents are in favor of the beer/wine license, including 75% of people who live in 5 Sty, the building that is connected to the café. Sty Town/Peter Cooper Village CEO and General Manager Rick Hayduk spoke in favor of the applicant explaining that his office was responding to community demands when they sought a vendor for the space and now a beer/win license. Responding to community concerns that many residents are college students and young professionals, Mr. Hayduk explained that those who responded to the survey have been living in Sty Town for an average of 10 years. Mr. Hayduk also said that the survey was sent in a manner that could not be taken twice or be forwarded. He also said that while his team supports the proposal to limit the sale to residents and accompanied guests alone, for practical reasons, they have not made enforcement a priority.

A motion of no objection with the following stipulations was made by Seema Shah and seconded by Daniel Devine: Sales of beer and wine only to Sty Town/Peter Cooper residents and their guests, 1 serving per patron at a time, proof of residency and age at point of sale. The motion passed 2 in-favor, 1 against, 1 abstaining for cause. The fifth member present for the other votes had to leave early and was unable to vote.

11. Chair's Report

None

12. Old/New Business

None

Chair Kyle Athayde adjourned the meeting.

Minutes Submitted by Daniel Devine 2019