



## Community Board 12 - Manhattan Washington Heights & Inwood

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Shahabuddeen A. Ally, Esq., Chairperson  
Ebenezer Smith, District Manager

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May 2, 2018

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

**Re:** Manhattan River Group LLC. dba La Marina

Dear Chairman Bradley:

At the General Meeting on Tuesday, April 24, 2018, with a vote of 22 in favor, 3 opposed, 2 abstentions, 2 not voting, Community Board 12 Manhattan, passed a resolution of **Objection** to the New York State Liquor Authority application for a renewal of its Cabaret Liquor License for Manhattan River Group LLC. dba La Marina; and

**Whereas**, Manhattan River Group LLC. dba La Marina – 348 Dyckman St 10034, license #'s 1261741 / 2 / 3, 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 April 11th, 2018 to hear comments from the community and the precinct regarding this establishment's renewal application; and

**Whereas**, the restaurant is comprised of three (3) one (1) story buildings 65,200 sq. ft. on the street level property of the NYC DPR open space & outdoor recreation on a dead end street; and

**Whereas**, the venue operates with a total of three (3) sections: unspecified number of tables and 294 chairs indoor, 600 outdoor seating, and 1,500 at the beach area. Per the owners, the total maximum legal capacity of the entire establishment is 2,400 persons. Hours of operation Monday to Friday 3PM to 1AM, Saturday & Sunday 11AM to 1AM; and

**Whereas**, Resident's complaints about the following issues:

- 7/2/17 after the closure of the establishment residents did not know why there was influx of people running down the street from LaMarina; it was not clear if there was a bomb near or at the establishment

- There is no written agreement with DOT as it relates to valet parking operation in the 'No parking' area, as it's not part of the establishment's premises
- No agreement with NYC DPR to operate parking inside the establishment
- Per the New York City noise code, none of the other DPR parks operates concerts after 10PM; the establishment should adhere to the same standards of any other concessions in NYC parks and the NYC noise rule
- Residents feel unsafe if something occurs due to the number of people the establishment attracts
- During events at LaMarina traffic is unbearable and cars driving on sidewalks

**Whereas**, the 34<sup>th</sup> Precinct reported the following issues at the establishment:

- 7/2/17 disorderly premise, oversold crowd by 2500 tickets and the NYPD personal on the ground could not disperse the crowd. Level 1 Mobilization Unit was called, extra personal had to be brought to the location to deal with the crowd.
- 12/1/17 the 34<sup>th</sup> Precinct and the SLA received a complaint that LaMarina was not open and SLA went to observe the location that night, and took photos of the closed establishment. The restaurant did not comply with its Method of Operation by being closed
- This establishment is a huge problem for the Precinct, large number of personal need to be mobilized to keep order on the street, deal with traffic issue, and parking
- Between 1/1/17 – 12/31/17:
  - 136 emergency calls to 911 registered; ambulance calls, disorderly groups, car accidents, etc.
  - 42 times the 34<sup>th</sup> Precinct had to dedicate cars specifically to direct control over traffic for this location
- Between 5/1/17-9/30/17 between Broadway and LaMarina:
  - The NYPD received 1,059 emergency calls to 911
- For the entire year between Broadway and LaMarina:
  - The NYPD received 2,233 emergency calls to 911
- Additionally, parking tickets and 311 calls makes the number of complaints off the chart
- The 34<sup>th</sup> Precinct receives numerous complaints from the community that are then put on the Precinct to address. However, the resources are thin and LaMarina will have to address these issues and put some resources on the ground. These issues need to be addressed before the start of the season; and
- Excess automobile traffic from LaMarina creates issues for other businesses in the area that also depend on the ability of people to travel to their establishments

**Whereas**, in response to the Precinct and residents' comments and concerns, the owners stated the following:

- Owners claimed that the establishment was not shut down on 7/2/17 and it was not over capacity
- When asked, owners claimed that they never promised to build an Eco-dock
- Owners receive a small amount of revenue off the Valet Parking

**Whereas**, after a long discussion the owners agreed in writing to the following stipulations only:

- Will meet with the 34<sup>th</sup> Precinct to discuss outstanding issues, specifically traffic and parking
- Appear before the Traffic and Transportation Committee to discuss and ask for recommendations concerning traffic and parking; therefore, be it

**Resolved**, that Community Board 12 Manhattan **Objects** to the New York State Liquor Authority Renewal of the On-Premises Liquor License for Manhattan River Group LLC. dba La Marina even with the stipulations agreed on above

Sincerely,

Shahabuddeen A. Ally, Esq.  
Chairperson

cc: Hon. Greeley T. Ford, Commissioner  
Hon. Andrew Cuomo, Governor  
Hon. Bill de Blasio, Mayor  
Hon. Letitia James, Public Advocate  
Hon. Scott M. Stringer, Comptroller  
Hon. Gale Brewer, Borough President  
Hon. Jacqueline Held, Deputy Commissioner

Hon. Adriano Espaillat, Congressman  
Hon. Brian Benjamin, State Senator  
Hon. Marisol Alcantara, State Senator  
Hon. Alfred Taylor, Assembly Member  
Hon. Carmen De La Rosa, Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Mark Levine, Council Member  
Hon. Michael Jones, Deputy Chief