



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
Chairperson

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District Manager

October 2, 2019

Resolution: Support of the Wine, Beer, and Cider License Application of JMB Harlem LLC, d/b/a Musette Wine Bar for a new establishment to be located at 420A Lenox Avenue, New York, NY 10037.

WHEREAS, the New York State Liquor Authority (SLA) has jurisdiction to issue on-premises licenses according to the Alcoholic Beverage Control Laws; and

WHEREAS, Manhattan Community Board 10 reviews all new SLA applications for establishments within our District and offers guidance to the SLA about the potential impact of a license on public safety and quality of life; and

WHEREAS, Community Boards, as part of their due diligence process, review an applicant's ownership and funding; floor plans of the proposed location, food and beverage to be served, operational aspects of the restaurant/bar or lounge, price points, employee hiring processes, employee wages and benefits, accessibility and community involvement; and

WHEREAS, **JMB Harlem LLC** is applying for a Liquor License for a new establishment to be located at 420 Lenox Avenue, New York, NY 10037 (N/E Corner of 131st Street); and

WHEREAS, the Applicant's principals, Joffrey Tilly, appeared before Community Board 10's Economic Development Committee on August 8, 2019 and presented the following information:

1. Joffrey Tilly is a resident of Harlem and lives within blocks of the proposed establishment.
2. Joffrey Tilly has previously worked in the wine industry and is part owner of Pompette Wine Shop.
3. Musette Wine Bar will accommodate 30 – 40 patrons. Musette Wine Bar also plans to apply for a sidewalk café license accommodating an additional 20 seats outdoors.
4. Musette Wine Bar will be open from 5:00 pm to 12:00 am on weekdays, from 5:00 pm to 2:00 am on weekends.
5. The establishment will serve French tapas and small bites. Price points for food will range from \$6.00 to \$24.00.

6. The establishment will serve wine, ciders, and beer. Wines will be priced from \$11.00 per glass to \$19.00 per glass and from \$44.00 per bottle to \$95.00 per bottle. Beers will be priced at \$8.00. Ciders will be priced at \$10.00 per glass and from \$38.00 to \$65.00 per bottle.
7. Musette Wine Bar will provide recorded background music daily.
8. The Applicant plans to employ 8 – 10 full and part-time employees in roles as bartender, wait staff, cook, and manager. Wages will be minimum wage plus tips.
9. The Applicant intends to hire employees from the District as they have done with the Pompette Wine Shop.
10. The establishment's entry is ADA compliant and the interior bathrooms will be fully accessible; and

WHEREAS, the Applicant has provided letters of support from area residents and business a petition of support signed by building residents and neighbors; and

WHEREAS, the Economic Development Committee voted to support this application by a vote of 4 yes, 1 no and 1 abstain.

THEREFORE, BE IT RESOLVED, that on October 2, 2019, Manhattan Community Board 10 voted to support the Liquor License application of JMB Harlem LLC with a vote of 23 in favor, 5 opposed and 0 abstentions.