



## Text File

**Introduced:** 5/24/2019

**Bill No:** 2019-1735, **Version:** 2

**Committee:** Committee on Intergovernmental Affairs

**Status:** Passed Finally

Resolution requesting the approval of an inter-municipal transfer of a liquor license, License No. R- 2778, from Gregory's Restaurant, Inc., 1199 Washington Pike, Bridgeville PA 15017 to the Applicant, Woods House, LLC., 4604 Monongahela Street, Pittsburgh, PA 15207 for the premises located at 4604 Monongahela Street, Pittsburgh, PA 15207, restaurant known as "Woods House", Pursuant to amended Pennsylvania Liquor Code, &4-461.

### **Be it resolved by the Council of the City of Pittsburgh as follows:**

**Section 1.** The Council of the City of Pittsburgh hereby endorses the request for Approval of an inter-municipal transfer of a liquor license, License No. 2778, from Gregory's Restaurant, Inc., 1199 Washington Pike, Bridgeville, PA 15017 to the Applicant, Woods House LLC., for the premises located at 4604 Monongahela Street, Pittsburgh, PA 15207, known as "Woods House", pursuant to amended Pennsylvania Liquor Code, &4-461.

### **Section 2.** Request for Approval

Woods Run, LLC., which has a mailing address P.O. Box 5144, Pittsburgh, PA 15206 submitted a request for approval of an inter-municipal transfer of a liquor license, License No. 2778, which is currently registered to Gregory's Restaurant, Inc., 119 Washington Pike, Bridgeville, PA 15017 - desires to place a liquor license into premises known as "Woods House" and numbered 4604 Monongahela Street, Pittsburgh PA 15207. The proposed interior of the premises will comprise of approximately Square Feet of floor area.

### **Section 3.** Public Hearing

City Council shall set a date for Public Hearing for the purpose of receiving comments and recommendations of interested individuals residing in the City of Pittsburgh concerning intent to transfer the above liquor license.

### **Section 4.** Approval or Denial of Request

After the Public Hearing, which was held June 25, 2019, and within 45 days of the introduction of this Resolution, City Council shall render a decision to approve or disapprove the request for inter-municipal transfer of a liquor license, City Council must approve Woods House unless it finds that approval would adversely affect the welfare, health, peace and morals of the City of Pittsburgh or its residents.

### **Section 5.**

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Oak Moss Associates has made exemplary efforts to reach out to the entire Hazelwood community. They have attended no fewer than six of Hazelwood Initiative's public meetings where serious concerns were raised about their plans.

Hazelwood Initiative held a meeting at the St. John The Evangelist Church, immediately adjacent to the proposed development sites to give full opportunity for that key church - a pillar of the Hazelwood community - to voice its concerns.

Oak Moss Associates formed an open Steering Committee of any interested community residents to meet regularly and to voice community concerns that might truly influence their plans. Two meetings of that Steering Committee were held, and were well-attended.

It is the consensus of the Steering Committee (shared by Councilman O'Connor) that the community can support this proposed development of the historic Woods House if the developers adequately address all of the following community concerns:

- Employment and entrepreneurship opportunities for our young people in the community.
- Parking as described to the community, (10 spaces) with the driveway entrance from Tullymet Street.
- Regular coordination with St. John The Evangelist Baptist Church to coordinate and accommodate the services schedule for that church (awareness of Wednesday evening Bible study and hours of Sunday services). If the restaurant is going to serve Sunday brunch, it must be considerate of the church's Sunday hours and services.
- Make sure that the most adjacent homeowners get appropriate consideration and regular communication.
- Give total consideration and respect to St. John's Missionary Baptist Church.
- Abide by the proposed hours of operation, where the kitchen would close at 9 pm to avoid this becoming a late night nuisance bar.
- If a liquor license is obtained, said license will not permit carry-out of any alcohol.
- Make every effort to control noise by clientele late at night-this is a residential community!
- Install adequate exterior security lighting and security cameras to prevent this from being an unsavory place for youth to gather. Simultaneously, ensure that the security lights do not shine directly into neighbors' residential properties (abide by city regulations). The posting of speed limit signs might also be a recommended safety measure.
- Landscaping around the parking lot aesthetically pleasing, with plantings.
- Stay connected to the community continually. Continue to meet with the Steering Committee and to have open communication with nearby residents and St. John's Missionary Baptist Church.
- Discount on food for residents of Hazelwood.
- All commitments made by Oak Moss will be in writing, and when adopted by any public body (URA, Zoning Board of Adjustment, Historic Planning Commission) be placed in writing and

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**made available for easy public access, perhaps by placement in the Carnegie Library of  
Pittsburgh, Hazelwood Branch.**