



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

Jesse R. Bodine
District Manager

February 4, 2015

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Amoronde LLC
d/b/a Crispin's Hell's Kitchen
764 10th Avenue a/k/a 462 W 52nd Street

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) writes with respect to the application for a new Wine & Beer License by Amoronde LLC d/b/a Crispin's Hell's Kitchen.

This applicant is located on a narrow residential side street in the historical Special Clinton District, a district whose purposes included preserving and strengthening the residential character of the community. Given the disruption to residential quality of life and the effect on the character of the Special Clinton District, MCB4 disfavors licensed premises on residential side streets in this district and will continue to give serious scrutiny to such applications. Those same concerns contributed to MCB4's October 2014 recommendation to the NYC Department of City Planning for approval of a text amendment to the Special Clinton District zoning that would prohibit certain uses, including eating or drinking establishments, in the mid-block residential portion of that district.

Although its concerns on this issue remain as strong as ever, MCB4 recognizes that the present applicant seeks only a Wine & Beer License and does so in conjunction with a presently-licensed adjacent establishment that the applicant operates in the same building, but with its entrance on Tenth Avenue (license #1271028). Given these circumstances, MCB4 has reached agreement with the applicant on the attached stipulations, which seek to lessen the negative effects that this applicant could have on residential quality of life and the Special Clinton District. MCB4 recommends denial of this license application unless the attached stipulations are part of the method of operation of this establishment.

Finally, MCB4 notes that many of its concerns with this applicant relate to the applicant's having its entrance on West 52nd Street, rather than the more commercial Tenth Avenue. We urge the applicant and the SLA to find a way to allow for licensed use of this space without the need for an entrance on West 52nd Street, but instead having all customer entrances and exits occur through the Tenth Avenue door of the applicant's existing licensed premises at 764 Tenth Avenue.

Sincerely,



Christine Berthet
Chair

[signed 10/16/15]

Burt Lazarin
Co-Chair
Business License &
Permits Committee



Frank Holozubiec
Co-Chair
Business License &
Permits Committee