



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

January 14, 2009

Commissioner Daniel Boyle
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210

Re: Chelsea Hospitality Partners LLC- 116 Tenth Avenue (17/18)

Dear Commissioner Boyle:

Manhattan Community Board 4 recommends denial of a transfer of a full liquor license to Chelsea Hospitality Partners LLC- 116 Tenth Avenue from Earth, a club currently operating at this address unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- Total capacity of the establishment is 299 with 24 in the bar area and 275 for seated dining.
- Hours of operation will be from 5 pm to 4 a.m. daily.
- The applicant will not use any outside club promoters for events or scheduling at this establishment.
- The applicant will install adequate soundproofing during the renovation throughout the entire building to mitigate potential noise problems with neighbors. The soundproofing will be designed and installed by a professional, recognized, licensed acoustical engineer and completely installed before opening to the public.
- The applicant will not use nor plan to use any rooftop or any outdoor space of this establishment.
- Licensed security guards will be posted outside of the establishment during hours of operation and the security plan as presented will be implemented, including security cameras.
- The applicant will have managers/owners attend the local block, tenant and police precinct community council meetings regularly to resolve any problems or issues with the community. The applicant will also distribute 24 hour contact information of the key managers/owners to the community organizations.
- The applicant will work with Community Board 4 and neighboring businesses, such as 1 Oak, to mitigate the impact of vehicle traffic on the community.

The applicant represented that he will be operating a restaurant/lounge in this establishment. The applicant also represented that they have met with neighboring tenant and community

organizations to address concerns during the approval process. We note that the applicant has been very communicative with the staff and board members of CB4 during the process to address concerns.

Sincerely,



Jean-Daniel Noland
Chair
Manhattan Community
Board Four

Lisa Daglian
Co-Chair
Business License &
Permits Committee



Chuck Spence
Co-Chair
Business License & Permits
Committee

cc: Applicant
Fred Gioffre
Elected Officials