



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

July 28, 2021

Vincent G. Bradley, Chairman
New York State Liquor Authority
80 S. Swan Street, Suite 900
Albany, New York 12210

Re: Gadfly Lounge L.L.C. – 258 W 15th Street (7/8)

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) recommends by a vote of 34 in favor, 0 opposed, 0 abstaining, and 0 present not eligible, that the SLA postpone any consideration of a New Liquor, Wine, Beer & Cider License Application for Gadfly Lounge L.L.C. at 258 W 15th Street until its zoning and building occupancy issues are resolved.

The community has informed us that they believe there are both building code and zoning questions unanswered with respect to this location. Department of Buildings (DOB) has scheduled a hearing for September 16, 2021, on possible code violations resulting from the combining of two previously separate spaces¹. A DOB Letter of No Objection (LNO) to the proposed establishment cannot be issued until after the hearing. Community members also assert that, although a prior non-conforming commercial use at this location was grandfathered in at the time this area was re-zoned as residential, the non-conforming use had been discontinued for a period of two years or more, resulting in the loss of the grandfathered status at this location.

MCB4 believes that it is premature and inappropriate to make a recommendation on this application until these threshold issues are resolved. Accordingly, we request that the

¹ <http://a810-bisweb.nyc.gov/bisweb/ECBQueryByNumberServlet?requestid=8&allbin=1013751&ecbin=35537565P>

SLA hold all consideration of this application, including any 500-foot hearing, in abeyance, until these building code and zoning issues are resolved.

Thank you for your attention and cooperation with this application.

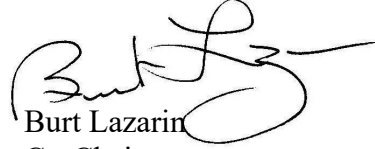
Sincerely,



Lowell D. Kern
Chair



Frank Holozubiec
Co-Chair
Business License & Permits
Committee



Burt Lazarin
Co-Chair
Business License & Permits
Committee

cc: Hon. Brad Hoylman, New York State Senator
Hon. Robert Jackson, New York State Senator
Hon. Linda Rosenthal, New York State Assemblymember
Hon. Richard Gottfried, New York State Assemblymember
Hon. Corey Johnson, Speaker, City Council
Hon. Gale Brewer, Manhattan Borough President