



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
[www.nyc.gov/mcb4](http://www.nyc.gov/mcb4)

**CHRISTINE BERTHET**  
Chair

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

July 23<sup>th</sup>, 2014

Mr. Besim Kukaj  
BKUK Corporation  
803 - 9th Avenue  
New York, NY 10019

RE: Limón Jungle

Dear Mr. Kukaj,

This letter serves as a follow-up to Manhattan Community Board 4's (MCB4) Quality of Life Committee meeting that took place on July 14<sup>th</sup>, 2014, to which you were invited to respond to numerous community complaints regarding the operation of your Mexican restaurant, Limón Jungle.

As the sole owner of Limón Jungle, it is mystifying as to why you decided to go on vacation just 24 hours prior to the Quality of Life meeting, and instead chose to send Nazib Malik, the restaurant's manager, who had insufficient time to prepare.

Located on 9<sup>th</sup> Avenue between 53<sup>rd</sup> and 54<sup>th</sup>, Limón Jungle is situated on a busy Hells Kitchen block that is saturated with at least 19 other "on premises" liquor-serving establishments that are within 500 feet of your restaurant. Despite the fact that the sidewalks are highly congested and that there is protracted street construction, Limón Jungle has consistently violated New York City codes and created safety hazards by cluttering the crowded sidewalk with menu boards, plants and promotional placards, and running electrical cords across the doorway entrance. Please keep your frontage free and clear of any potential obstructions and safety hazards.

Despite the fact that MCB4 twice *declined* to support your request for backyard dining, you none-the-less decided to extend the restaurant into rear yard. Please cease and desist.

Residents have also filed complaints about the noise emanating from the restaurant. As per your Liquor License Stipulations Agreement application, please keep front windows and entrance doors closed *whenever* there is amplified music. If not, by "11PM Friday and Saturday and 10PM on all other days."

It has also come to our attention that you are letting patrons and staff linger past the permitted hours of operation. Please make sure all patrons have *vacated* the premises no later than midnight daily. The staff is to leave immediately after completing their work and not use the backyard. We strongly recommend that you institute consistent staff and security training.

We ask that you personally appear along with your managers at MCB4's September 2014 Quality of Life committee meeting to provide a status update. Until then, please address these issues expeditiously and work more diligently to be a good neighbor.

Thank you.

Sincerely,



Christine Berthet  
Chair

[Signed 7/23/14]  
Tina DiFeliciano  
Co-Chair  
Quality of Life Committee

Cc: Nazib Malik, manager, Limón Jungle  
Rosa Sanchez, RMS Business Licensing & Consulting Inc.