



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

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

February 17, 2010

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

Re: Kigs 508, LLC d/b/a Albert Hall
508 9th Avenue (38th/39th) a/k/a 506-508 9th Ave and 506 9th Ave

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a transfer of an existing full operating liquor license to Kigs 508, LLC d/b/a Albert Hall, unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- Occupancy will be 125
- Hours of operation will be 12:00 noon to 12:00 midnight Sunday through Wednesday and 12:00 noon to 2 am Thursday through Saturday.
- There will be no use of any outdoor spaces (rooftop, patio or sidewalk café).
- The operator is not applying for a cabaret license.
- The applicant agrees to never use outside promoters.
- The applicant stated they will have background music playing in the restaurant/bar.
- French doors/windows will be closed at 10 p.m. Sunday through Thursday and at 11:00 p.m. on Fridays and Saturdays, and whenever amplified music is played.
- A certified soundproofing engineer will recommend and implement soundproofing for the HVAC system in consultation with neighbors. A contract is in place for the work.
- Security plan will be implemented as submitted and attached.
- A limiter will be placed on the sound system, and sub woofers will not be used.
- No DJ booth will be installed, and existing DJ booth will continue to be used as waiter service area.
- No outdoor sidewalk space will be used for queuing of patrons waiting to enter the establishment.
- Applicant will provide contact information to residents/community board office and respond to any complaints as soon as possible.

A signed copy of the stipulations agreed to by the applicant is enclosed. This application is for an existing restaurant/bar. Total capacity is 125 patrons with 87 seated at 18 tables, with 1 stand up bar with 15 seats.

Sincerely,



John Weis
Chair
Manhattan Community Board
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[Signed 2/17/11]

Lisa Daglian
Co-Chair
Business License & Permits
Committee – North

[Signed 2/17/11]

Chuck Spence
Co-Chair
Business License & Permits
Committee –North