



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

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

January 20, 2011

Dennis Rosen
Chairman
New York State Liquor Authority
84 Holland Avenue, 2nd floor, A-Wing
Albany, NY 12208

Re: Chelsea Entertainment Group LLC –
222 West 23rd Street

Dear Chairman Rosen:

Manhattan Community Board 4 recommends denial of the application of Chelsea Entertainment Group LLC for a new On Premises liquor license unless the following stipulations, agreed to by the applicant, are part of this establishment's method of operation:

- 1) Hours of operation will be from no earlier than 7:00 p.m. to no later than 4:00 a.m. seven days a week.
- 2) This establishment will have a capacity of no more than 150 people with no more than 11 tables seating 100.
- 3) The applicant will never use outside promoters.
- 4) The applicant will not be applying for a cabaret license at this time.
- 5) The lounge will use a dj and will not engage live musical acts.
- 6) All music will cease at 4:00 a.m. and the applicant will issue a letter stating that there will be no use of the space after hours. During the hours of music, to prevent sound transmission up into the building through existing vacant vertical shafts, the applicant will move the three speakers in the waiting area from their current location against the room's walls to the center of the room and apply sound limiters.
- 7) The applicant will hire a new security firm to replace the firm that currently provides security to the lounge; all security personnel will be duly licensed by the State of New York.
- 8) The applicant and appropriate management and personnel from the new security firm shall meet with the residents of the Chelsea Hotel (and/or their representatives) before assuming their responsibilities, at a time and place to be prominently posted in the hotel's public space.
- 9) The applicant and its representatives shall provide a telephone number to all the residents and MCB 4 at which they can be contacted 24 hours a day.
- 10) The applicant will station at least two security guards outside the street entrance to the lounge.
- 11) The applicant will enforce a policy of no congregating, drinking or smoking in the stairwell in front of the lounge's basement entrance.
- 12) Any line formed by patrons waiting to enter the venue will queue to the west of the lounge's entrance on W. 23rd Street. This line will not block the approach to the neighboring restaurant and will be maintained without the use of a velvet rope.
- 13) The applicant will ensure that security personnel will maintain a strict boundary between themselves and the lounge's patrons. They will adhere to a no fraternization policy and undertake their responsibilities in a professional manner.

- 14) The duty of security personnel shall include, but not be limited to, ensuring that the lounge's customers do not block or interfere with the Chelsea Hotel's front doorway or the vicinity of the front doorway and/or gather in the hotel's lobby.
- 15) The applicant will install the appropriate number of video surveillance cameras so as to be able to fully monitor the implementation of these stipulations incorporated into its method of operation.
- 16) The applicant and/or its security firm will regularly communicate with the ownership/management of the Chelsea Hotel (which is involved with the lounge only to the extent that it is its landlord) in order to better coordinate both entities' security operations.
- 17) The applicant agrees to follow the best practices as outlined by the New York Nightlife Association which were developed in cooperation with the New York City Police Department.

A signed copy of the stipulations is enclosed. This is an application for a lounge located in the basement of the Chelsea Hotel.

Sincerely,



John Weis
Chair
Manhattan Community Board
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[signed 1/20/11]

Burt Lazarin
Co-Chair
Business License & Permits
Committee - South

[signed 1/20/11]

Paul Seres
Co-Chair
Business License & Permits
Committee - South