



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

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

July 28, 2011

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

Re: 408 West 15 Associates, LLC
408 W. 15th Street

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a new on-premise liquor license for **408 West 15 Associates, LLC** unless the following stipulations, agreed to by the applicant, are part of the method of operation for this bi-level establishment with a total capacity of 400, with 62 tables and 279 seats, with 2 stand up full service bars with 49 seats. The stipulations agreed to by the applicant are:

- Hours of operation for the first floor restaurant will be Sunday through Wednesday from 12PM-1AM and Thursday through Saturday 12PM-2AM. Hours for the downstairs lounge will be 8PM – 4AM seven days a week.
- Applicant is not applying for a cabaret license at this time.
- Applicant has indicated they will host promotional events and private parties, but that no outside promoters will be used.
- French doors will be closed by 11PM on Fridays and Saturdays and at 10PM Sunday through Thursday, and whenever amplified music is played. Background music and a DJ will be in use.
- Applicant will follow recommendations of certified sound engineer/acoustician.
- Applicant will apply for a taxi stand
- Establishment will have 1 security personnel for every 50 persons at all times the downstairs lounge is open.. Security plan will be followed as submitted.
- Security will be deployed on the corner of Ninth Avenue and 15th Street directing patrons to exit via 14th Street.
- Sidewalks in front of the establishment and in the vicinity will be cleaned by staff
- Certificate of Occupancy is amended to include Cellar, which is not currently part of CofO but is permitted by zoning.

- Applicant has agreed to follow NYPD and the New York Nightlife Association Best Practices Guidelines.

A signed copy of the stipulations and community agreements is enclosed. This application is for a new on-premise liquor license for a bi-level restaurant and lounge.

Sincerely,



Corey Johnson
Chair
Manhattan Community Board
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[signed 7/28/11]

Paul Seres
Co-Chair
Business License & Permits
Committee

[signed 7/28/11]

Lisa Daglian
Co-Chair
Business License & Permits
Committee