

May 8, 2002

Hon. Edward Kelly
Commissioner
NYS Liquor Authority
84 Holland Avenue
2nd floor, A-Wing
Albany, NY 12208

Re: 530 West 28th Street LP, d/b/a Crobar

Dear Commissioner Kelly:

The Business Licenses & Permits Committee of Manhattan Community Board No. 4 has reviewed the application for an on-premises liquor license for 530 West 28th Street L.P., d/b/a Crobar to be located at 530 West 28th Street. The committee has reviewed the following:

- management history of Crobar
- drawings of the proposed interior of the establishment
- qualitative traffic and parking analysis prepared by The Sam Schwartz Company
- character and business references including a personal appearance by the previous Mayor of the City of Miami Beach

At its May 1, 2002 full board meeting, this Board voted to recommend approval of the full, on-premises liquor license for Crobar with the following stipulations, reviewed and agreed to by Crobar:

1. Crobar will meet with the Quality of Life Committee of Manhattan Community Board No. 4 for a period of at least one year at intervals to be determined by the Quality of Life Committee. A decision capable person responsible for operations at Crobar, to speak on behalf of Crobar, must be present.
2. Cabs, limousines or other modes of transportation used to attend or leave Crobar will not be allowed to queue outside Crobar, on the block or at other areas nearby Crobar.
3. Security, to consist of live personnel, will be used to patrol the block and areas around Crobar prone to problems or congregations of people.
4. Crobar will improve the appearance of the block by planting or installing trees or light fixtures.

5. Crobar will employ, at it's own expense, workers to provide, on a regular basis, additional street and sidewalk cleaning services outside Crobar in addition to those required by the Department of Sanitation with the intent of improving the appearance of the neighborhood.
6. Crobar will make reasonable efforts to employ people from the local community in its establishment in areas including, but not limited to, cleaners, security, bartenders, entertainment, and management.
7. Crobar agrees to soundproof the ceiling and exterior walls of its premises recognizing that there exist no residential buildings on the block upon which such premises are situated.
8. If Crobar wishes to amend its original liquor license application, it shall meet with and notify Manhattan Community Board No. 4, in writing, of its intention to do so no less than 30 days prior to filing such amendment or application with the State Liquor Authority.
9. Crobar agrees that final drawings submitted to the Department of Buildings will substantially reflect the schematic drawings presented to Manhattan Community Board No. 4 for approval.

Crobar further confirms and attests that neither Peter Gatien, nor his assignees or designees, nor any entity in which he had, now has, or may in the future acquire, any controlling interest (nor any company affiliated with him) shall ever have any involvement whatsoever in the management, operation, or promotion of the establishment in any manner whatsoever, nor will Peter Gatien ever be an employee of or consultant to Crobar.

Sincerely,



Simone Sindin

Chair

Manhattan Community Board No. 4

Cheryl Kupper

Co-Chair

Business Licenses & Permits Committee

Pat Rogers

Co-Chair

Business Licenses & Permits Committee

Manhattan Community Board No. 4 passed this letter at its full board meeting on May 1, 2002.

cc: Hon. Michael Bloomberg, Mayor
Hon. C. Virginia Fields, Manhattan Borough President
Hon. Jerrold Nadler, US Representative
Hon. Eric Schniederman, State Senator
Hon. Richard Gottfried, State Assembly Member
Hon. Christine Quinn, City Council Member
Thomas McKeon, NYSLA Counsel
Fred Gioffre, NYSLA Licensing
Robert Ferrari
James Capalino