

October 8, 2002

Hon. Edward Kelly
Commissioner
NYSLA
84 Holland Avenue, 2nd Floor, A Wing
Albany, New York 12208

Re: Sessa NYC LLC d/b/a Sessa, at 208 West 23rd Street

Dear Chair Kelly:

At its September 10th meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend approval of the applications of Sessa NYC LLC, d/b/a Sessa, at 208 West 23rd Street, for an on-premises liquor license and a cabaret license.

The premises occupy the two bottom floors of the Hotel Cartaret, a large residential hotel. The site has had a history of severe noise problems caused by previous club tenants, problems that have more than just disturbed residents in the apartments above. The current applicant, Stratis Morfogen, presents himself as a knowledgeable and experienced club owner. He is aware of this history and wishes to avoid repeating it.

The Committee recommends approval of this liquor license application with the following stipulations attached:

Applicant agrees that:

1. Bass speakers in the sound system will be suspended from the ceiling and installed so as to prevent transferring vibrations to the surrounding building structure.
2. Non-overrideable limiters on the sound system will be installed and used at all times.
3. Effective security and patron control plans for entering and exiting the club will be in effect during all hours of operation.

4. Patron queuing will not be allowed on a regular basis. Patron queuing outside the premises will be confined to special events. Patron lines will at all times be attended to by club personnel, and ropes or stanchions will be removed once the crowd for an event has entered.
5. Sessa will send a decision-capable representative to meet with the Quality of Life Committee at its monthly meeting for three months following its opening and will execute a timely and effective remedy to any problems with or complaints about its operation. Following those three months, Sessa will meet with the Quality of Life Committee and any complainants on an as-needed basis.

With these stipulations, Manhattan Community Board No. 4 recommends approval of this liquor license.

Thank you for your consideration.

Sincerely,



Simone Sindin

Chair

Manhattan Community Board No. 4

Cheryl Kupper

Co-Chair

Business Licenses & Permits Committee

Kevin Kossi

Co-Chair

Business Licenses & Permits Committee

This letter was passed at Manhattan Community Board No. 4's Oct. 2, 2002 full board meeting.

cc: Local Elected Officials
Fred Gioffre
Applicant