

October 8, 2002

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

Re: JCC Ventures, d/b/a the Lobby, at 330 West 38th 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 application for an on-premises liquor license of JCC Ventures, d/b/a The Lobby, at 330 West 38th Street, with the following stipulations attached:

Applicant agrees that:

1. Occupancy, as stated on September 10, 2002, will be 349.
2. Architects' and sound engineers' plans, as presented to Community Board No. 4 on September 10, 2002, will be followed and executed in all essential details.
3. Non-overrideable sounds limiters will be installed and used on the sound system.
4. Control of this venue will not be given to any outside promoter. Although corporate events may be booked through corporate event planners or other immediate contacts of the owners, Lobby's owners and management will at all times maintain full operational control of these premises.
5. Patron queuing on the sidewalk may take place for some special events. Such crowds will be supervised by club personnel and any ropes or stanchions will be removed once the bulk of the attendees have entered the club. Patron queuing will not be allowed on any other basis.

6. Owners will have in place, during all hours of operation, effective and operative security, patron-control, and traffic-control plans sufficient that their operation will not disturb the neighborhood.
7. A decision-capable representative of The Lobby will attend meetings of the Quality of Life Committee for six months after the opening, and thereafter on an as-needed basis. The Lobby will resolve any neighborhood problems arising from their operation quickly and effectively.

With these stipulations, Community Board No. 4 recommends approval of this liquor license application. This recommendation supersedes our previous denial letters of September 5, 2002 and July 25, 2002 which were based on insufficient information.

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