

June 6, 2003

Hon. Edward Kelly
New York State Liquor Authority
84 Holland Avenue
2nd floor, A-Wing
Albany, NY 12208

Re: Application by 520 West 24th Street LLC for an On Premises Liquor License at 520 West 24th Street (The Tate)

Dear Commissioner Kelly,

At its May 13th meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 heard the application of 520 West 24th Street LLC for an on-premises liquor license.

The Committee recommended approval of this license contingent on the applicant's agreement to the following stipulations, which should accompany the liquor license.

1. Applicant agrees to limit occupancy to 125.
2. Applicant agrees to close the garage doors at 11pm.
3. Applicant agrees to construct a self-contained venue, limited to a maximum square-footage of 1650, as shown in submitted architects' drawings. At no time will this operation expand into or use surrounding gallery space in the course of its business.
4. Applicant agrees not to apply for a cabaret license.
5. Applicant agrees to install non-overrideable limiters in the venue's sound system. Maximum sound levels will not exceed decibels in the low 80s.
6. Applicant agrees to respond to any neighborhood complaints about its operation in a timely, effective fashion and to establish a permanent liaison and on-going communication with building residents and residents of neighboring buildings and the block.

7. Applicant agrees to send a decision-capable manager to CB4 Quality of Life committee meetings for three months following opening of the venue and to appear as necessary when neighborhood issues arise.

On June 4, 2003, Manhattan Community Board No. 4 approved this application with these stipulations attached.

Thank you for your consideration.

Sincerely,



Simone Sindin

Chair

Manhattan Community Board No. 4

Kevin Kossi

Co-Chair

Business Licenses & Permits Committee



Cheryl Kupper

Co-Chair

Business Licenses & Permits Committee

cc: Elected Officials
Applicant