

September 10, 2003

Commissioner Gretchen Dykstra
Department of Consumer Affairs
42 Broadway
New York, NY 10004

Re: 10th Avenue Hospitality Group, 299 Tenth Avenue (at 27th Street)

Dear Commissioner Dykstra,

At its August 12 meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend the approval with stipulations of the cabaret license application of 10th Avenue Hospitality Group at 299 Tenth Avenue. This applicant previously appeared before the Committee and the Full Board for consideration of its liquor license application. During that appearance, the applicant stipulated to a range of conditions designed to allow its establishment to fit as smoothly as possible into its surrounding neighborhood. The applicant recommitted to these stipulations before the Committee voted on its cabaret license and the Committee's approval is based on that commitment. To the extent possible, Board 4 requests that this agreement be incorporated into the eventual cabaret license.

The agreed upon stipulations for 10th Avenue Hospitality Group are:

- Applicant will in every respect implement the sound-proofing plan for the premises as submitted by Acoustilog (dated 1/28/03).
- Applicant will in every respect implement the security plan submitted by Forensic Investigative Associates USA Inc. that was presented to the committee.
- Applicant will use indoor space for queuing patrons waiting to enter the premises, as promised to the committee.
- Applicant will not allow car, cab, and limo queuing or double and triple parking on Tenth Avenue, as promised to the committee.
- Applicant agrees to attend the Quality of Life Committee meeting one month before opening and for six months after opening and to resolve problems that arise from the operation of the club in a timely and effective fashion.

- Applicant agrees not to use roof terrace for patron use.

Thank you for your time and consideration.

Sincerely,



Walter Mankoff
Chair
Manhattan Community Board No. 4



Cheryl Kupper
Co-Chair
Business License & Permits Committee

Kevin Kossi
Co-Chair
Business Licenses & Permits Committee

The Full Board voted to approve this letter at its September 2, 2003 meeting.

cc: Applicant
Local Elected Officials