



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.ManhattanCB4.org

**JEAN-DANIEL NOLAND**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

December 11, 2007

Chairman Daniel Boyle  
New York State Liquor Authority  
80 South Swan Street  
Albany, NY 12210

**Re: 453 West 17 Street, d/b/a 1OAK**

Dear Commissioner Boyle:

At its November 13, 2007 meeting, the Business Licenses and Permits Committee (BLP) of Manhattan Community Board 4 voted to recommend denial of an alteration to a liquor license for 1OAK at 453 West 17 Street unless the following conditions are incorporated into its method of operation:

- No use of outside promoters
- Will not apply for a cabaret license
- 2 security personnel will be stationed outside with 1 for traffic
- No Standing after 7pm
- Current occupancy will not exceed 250
- Security and traffic plan implemented as presented to community board
- Job fair and training for community residents

A number of members of the community attended the committee meeting and voiced concern over the operation of the establishment as a restaurant, and about its hours of operation.

At its full board meeting on December 5, 2007, many community members from the area attended the full board meeting.

Sincerely,

Jean-Daniel Noland  
Chair  
Manhattan Community  
Board Four

[Signed 12/11/07]

Lisa Daglian  
Co-Chair  
Business License & Permits  
Committee

Chuck Spence  
Co-Chair  
Business License & Permits  
Committee

cc: Applicant  
Fred Gioffre  
Elected Officials