



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 3, 2008

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

**Re: Chelsea Events Group LLC d/b/a Event Space NYC – 122 W. 26 St (6/7 Aves)**

Dear Commissioner:

Manhattan Community Board 4 voted to recommend denial of a catering license for Chelsea Events Group LLC d/b/a Event Space NYC – 122 W. 26 St (6/7 Aves) , unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- Doors will remain closed at all times during events and whenever amplified sound in used;
- Total capacity is 299.
- Will notify Community Board 4 and NYPD prior to any red carpet events and will work with the community to resolve any issues;
- Will not use outside promoters;
- Will not use outdoor space;
- Will use licensed security per City code and will post security outside during all events;
- Will hire a licensed sound engineer and follow reasonable recommendations.

This is a catering establishment with a total capacity of 299. Chelsea Events Group LLC is housed in a space formerly known as Lotus Space, which proved to be an ongoing disturbance to the surrounding community due to noise and crowd issues. The applicant has assured the Board that they will be very mindful of the surroundings and the community’s concerns, and will post a Notice of Application prior to the full Community Board meeting.

Sincerely,

Jean-Daniel Noland  
Chair  
Manhattan Community  
Board Four

Lisa Daglian  
Co-Chair  
Business License & Permits  
Committee

Chuck Spence  
Co-Chair  
Business License & Permits  
Committee

cc: Applicant  
Fred Gioffre  
Elected Officials