



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th 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 8, 2008

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

Re: Rare Chelsea LLC – 152 W. 26 Street – Two licenses for hotel food and beverage operations

Dear Commissioner Boyle:

Manhattan Community Board 4 voted to recommend denial of two new full liquor licenses for Rare Chelsea LLC – 152 W. 26 Street unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- The applicant will not apply for a cabaret now or at any point in the future.
- The applicant will not use the rooftop space before 3 p.m. and will completely vacate it by 1 a.m. Thursday – Saturday and by midnight Sunday – Wednesday. Food service will be available at least until midnight.
- On the rooftop limiters will be installed on speakers, and no subwoofers will be installed.
- There will be no live music on rooftop space
- The applicant will not use outside promoters for event space.
- Cellar restaurant hours will be from 6:30 a.m. to 2 a.m., with food service available until midnight.

Rare Chelsea LLC is applying to be the food and beverage providers for the new hotel located at 152 W. 26 St. The application includes two licenses:

- 1) The restaurant located in the cellar, with a capacity of 140 that includes seating for 132 and space at the bar for 8; as well as the lobby bar with seating for 48 and room at the bar for 12; and,
 - 2) Two meeting rooms, with total capacity of 60.
- The 22nd floor rooftop space will have a total capacity of 90, with seating for 73 and room at the bar for 17. It will be equipped with a retractable roof with double paned glass.

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