



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

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

February 18, 2009

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

**Re: Eytan Sugarman or Corporation to be formed d/b/a Southern Hospitality,
765 Sixth Avenue (25/26)**

Dear Commissioner Boyle:

Manhattan Community Board 4 recommends denial of a new full liquor license (OP) for unless the following stipulations, agreed to by the applicant, are part of their method of operation:

- Hours of operation are 11:30 a.m. to 2 a.m. Sunday through Thursday and 11:30 a.m. to 4 a.m. on Friday and Saturday.
- Total capacity is 200 with 50 in the bar area and 150 seated dining.
- The applicant will be filing for a sidewalk café permit with NYC DCA and this application includes the sidewalk café liquor service. The hours of operation of the sidewalk café will comply with CB4's policy of closing and vacating by 10:00 p.m. on Sunday through Thursday and 11:00 p.m. on Friday and Saturday. No other outside space will be utilized for service, such as patios or rooftops.
- No outside promoters will be used for events at this establishment.
- The applicant will have French doors/windows and will comply with MCB4's policy of closing at 10:00 p.m. on Sundays/weekdays and 11:00 p.m. on Friday and Saturday and, as per law, whenever amplified sound is played inside.

In discussions with the Business License and Permits Committee the applicant has also agreed:

- Kitchen/cooking exhaust will be compliant with NYC building codes and constructed in a manner so that the exhaust will not disturb neighbors, i.e. the exhaust will disburse above the highest floor of the neighboring buildings.
- To not apply for a cabaret license.
- To not install the outward extending storm vestibules over the sidewalk area.
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This establishment is a new restaurant with a full kitchen and will play background music with occasional DJ's.

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