



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

April 29, 2009

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

**Re: Cite de Paris Corp. – 362 W. 53 Street (8/9 Aves) - New OP**

Dear Commissioner Boyle:

Manhattan Community Board 4 voted to recommend denial a new liquor license (OP) for Cite de Paris Corp. unless the following conditions, as agreed to by the applicant, are incorporated into the method of operation:

- License will not apply to rear yard; applicant may reapply to the community board for extension to rear yard use after at least six months of operation. Should applicant use rear yard for food service ONLY (despite requests from the community board that they not), noise mitigation measures shall be put in place, no smoking shall be permitted, seated food service only, closing with no further use at 10 p.m. Sunday – Thursday and 11 p.m. Friday and Saturday;
- Kitchen exhaust systems will be designed to be compliant with NYC building codes and will be constructed in such a way they will not disturb neighboring tenants;
- French doors and windows will be closed S-T by 10 pm and F-S by 11 pm and whenever amplified sound is played inside, as per law;
- Establishment shall be soundproofed.

The community board is concerned that the establishment's expediter David Helbraun asked the community board to postpone review of this establishment at its February meeting, and assured the district office it would not apply to the SLA in advance of appearing before the community board. However, David Hlebraun did submit the application despite assurances to the contrary, and the community

board became aware of the application when a 500 foot hearing notice was received.

Cite de Paris Corp is a restaurant/bar that will be open Monday through Thursday from 5 - 11 pm, Friday from 5 pm to 1:30 am, Saturday from 11 am to 1:30 am and Sunday 11 am to 11 pm. The establishment has a total capacity of 140 with 80 seats with one stand up bar and one service bar.

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