



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

ROBERT J. BENFATTO, JR.
District Manager

February 19, 2014

Michael Jones, Esq.
Deputy Chief Executive Officer
NYS Liquor Authority
317 Lenox Avenue
New York, NY 10027

Re: *New Applicant: Aura 3 LLC d/b/a TBD*, 642 Tenth Avenue (45/46)
Current OP License at this Address: Lux Bar & Lounge LLC d/b/a Bartini Ultra Lounge Serial number 1224178, expires August 31, 2015

Dear Mr. Jones:

Manhattan Community Board 4 (CB4) writes again with respect to the application for an On-Premise Liquor License by **Aura 3 LLC** at 642 Tenth Avenue, New York, NY 10036 and the current on-premise liquor license at this location for **Lux Bar & Lounge LLC d/b/a Bartini Ultra Lounge** Serial number 1224178.

MCB4 has reason to believe that the new applicant Aura 3 LLC may have taken over ownership of Lux Bar & Lounge LLC d/b/a Bartini Ultra Lounge as well as using the current liquor license to operate. As we recently wrote to you in our February 14, 2014 letter there is an ownership issue and lawsuit in relation to this establishment and current license. The new applicant has appeared before us twice and when asked who owns and is running the establishment they have informed us that they only had a management agreement. At our last meeting they claimed that this agreement was no longer in effect. As a result, we are at a loss on whom actually the owner of the premises is and who is the present management of the establishment.

In fact, as you can see from the attachment, there were invitations sent out announcing a “new owner and management” and inviting people to attend a party being held to celebrate this change in ownership and management. The date for this party and announcement was during a period of time we believe the applicant was operating the establishment.

Given this fact and the nature of the specific transaction, as we outlined in our letter of February 14th, we ask that the SLA immediately institute an investigation to fully understand who is operating this venue and under what pretenses.. And given the serious quality of life concerns related to this establishment – detailed in our February 14, 2014 letter – we ask that efforts be made to place the current license on hold and refrain from any action on any new application

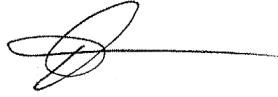
associated with this venue until all matters related to this establishment have been understood by all parties and resolved.

Thank you.

Sincerely,



Christine Berthet
Chair



Paul Seres
Co-Chair
Business License &
Permits Committee



Frank Holozubiec
Co-Chair
Business License &
Permits Committee