



JOHN WEIS  
Chair

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

CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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June 7, 2010

Dennis Rosen  
Chairman  
New York State Liquor Authority  
80 S. Swan Street, 9<sup>th</sup> Floor  
Albany, New York 12210

*Re: Two Tanks LLC d/b/a PH –  
511 West 25<sup>th</sup> Street (btwn 10th & 11th Avenues)*

Dear Chairman Rosen:

Manhattan Community Board 4 recommends denial of the application of Two Tanks LLC d/b/a PH for a new On Premises liquor license unless the following stipulations, agreed to by the applicant, are part of this establishment's method of operation:

- 1) Hours of operation will be from no earlier than 11 am to no later than 4 am seven days a week.
- 2) This establishment will have a capacity of no more than 100 people with no more than 20 tables seating no more than 65 people.
- 3) The applicant will employ at least two security personnel.
- 4) The area of the roof to be used by the applicant will consist of that portion of the total space adjacent to the bar/tavern. It will be defined by a wooden boardwalk and surrounded by plantings. All other parts of the roof will be closed to the bar/tavern's patrons.
- 5) Background music from a jukebox will be utilized as well as a DJ at times.
- 6) The applicant will retain the services of a consulting acoustician to assure that any sound generated will be effectively baffled and as well as it can be contained within the space.
- 7) The applicant agrees to comply with all building and fire code determinations on the use of the roof and smoking.

A signed copy of the stipulations is enclosed. This is an application for a new rooftop bar/tavern located on the ninth floor of a commercial building on the north side of West 25<sup>th</sup> Street to the west of the Highline. It is currently surrounded by other commercially occupied buildings. To the north and east of the roof these buildings are taller than the one on which the applicant's bar/tavern will be sited.

Sincerely,

John Weis  
*Chair*  
Manhattan Community  
Board 4

Burt Lazarin  
*Co-Chair*  
Business License & Permits  
Committee – South

Hugh Weinberg  
*Co-Chair*  
Business License & Permits  
Committee – South