



JOHN WEIS
Chair

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

June 10, 2010

Dennis Rosen
Chairman
New York State Liquor Authority
84 Holland Avenue, 2nd floor, A-Wing
Albany, NY 12208

Re: Lux Bar & Lounge Inc. dba Bar-Tini
642 Tenth Avenue (45th / 46th Streets)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alternation to a full liquor license for Lux Bar & Lounge d.b.a. Bar-Tini, unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

1. Hours of operation will be no earlier than 4:00 pm and no later than 4:00 am, 7 days per week.
2. The establishment will have a capacity of no more than 148 with no more than 11 tables and 24 seats and only two bars.
3. Only soft background music and the occasional DJ will be used. All doors and windows will be kept closed when music is being played.
4. The applicant is not applying for a cabaret license with this current application.
5. There will be no use of any outdoor spaces (rooftop, patio or sidewalk café) at this time for the sale or consumption of alcoholic beverages.
6. The applicant agrees to follow the best practices as outlined by the New York Nightlife Association which was developed in cooperation with the New York City Police Department.
7. The applicant agrees to employ a minimum of two New York licensed guards.
8. There will be absolutely no use of delivery bikes.
9. The applicant will never install a storm vestibule enclosure.
10. There will be no French doors and/or windows that open to the street front.

11. Kitchen exhaust will exit through ventilation above the highest floor of surrounding buildings and be constructed in a manner to not disturb neighboring residents or offices. Additionally it will be compliant with NY DOB code.

A signed copy of the stipulations and community agreements is enclosed. This application is for an existing bar and lounge that is expanding into the adjacent bar at 640 Tenth Avenue.

Sincerely,



John Weis
Chair
Manhattan Community
Board 4



John Owens
Co-Chair
Business License & Permits
Committee - North



Chuck Spence
Co-Chair
Business License & Permits
Committee - North