



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

Jesse R. Bodine
District Manager

April 8, 2015

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, NY 12210

Re: Wine Group Manhattan Inc. d/b/a Le Pif Chelsea
465 West 23rd Street (9/10)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) writes with respect to the application of Wine Group Manhattan Inc. d/b/a Le Pif Chelsea, 465 West 23rd Street (9/10), for a new Restaurant Wine and Beer License. Although the community has raised serious concerns about this application, MCB4 notes that the applicant has agreed to significant stipulations regarding its method of operation that seek to address those concerns. Accordingly, MCB4 recommends denial of the Restaurant Wine and Beer License unless the attached stipulations, agreed to by the applicant, are part of the method of operation for this establishment.

Multiple community members expressed serious concerns about this application at three meetings of MCB4 and its Business Licenses and Permits Committee. These concerns focus on the fact that the applicant will be located in a ground-floor space of a large residential building -- a space that has not previously housed a restaurant, bar, or licensed premise. The community members stated the establishment will negatively affect residential quality of life with increased pedestrian traffic (and potential loitering and smoking in front of the establishment), noise, and trash.

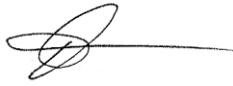
MCB4 recognizes that the applicant is seeking a Restaurant Wine and Beer License and has agreed to significant stipulations regarding its method of operation. These stipulations -- which are central to MCB4's position on this application and are reflected in the attached stipulation form -- include agreements that there will be no sidewalk café and that they will close by 11:30 p.m. Sunday through Wednesday and by midnight on Thursday through Saturday. MCB4 recommends denial of the application unless these stipulations are part of the method of operation.

Thank you for your attention to this matter.

Sincerely,

Handwritten signature of Christine Berthet in blue ink, appearing as 'CBerthet'.

Christine Berthet
Chair

Handwritten signature of Paul Seres in black ink, appearing as a stylized 'P' followed by a horizontal line.

Paul Seres
Co-Chair
Business License & Permits
Committee

Handwritten signature of Frank Holozubiec in black ink, appearing as 'Frank Holozubiec' in a cursive style.

Frank Holozubiec
Co-Chair
Business License & Permits
Committee