



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

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

April 7, 2010

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

Re: Dream Team Partners
362 W 53rd Street

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alternation to the liquor license for the rear yard usage of Dream Team Partners unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment.

- 1) Hours of operation of the rear yard will be no earlier than 12 noon and no later than 9:00 p.m. Monday through Friday and no earlier than 12 noon and no later than 10:00 p.m. on Saturday and Sunday.
- 2) The outdoor space will have a capacity of no more than 36 with no more than 12 tables and 24 seats on the lower balcony and no more than 6 tables and 12 seats on the upper balcony.
- 3) There will be no amplified sound in the outdoor space.
- 4) The consumption of alcohol in the rear yard will be only via seated food service.
- 5) The rear yard will not allow standing space for patrons to drink or smoke.
- 6) The applicant will do everything in their power to provide an effective sound baffling environment through landscaping and enclosures that do not violate any fire or building code regulations.
- 7) For both the upper balcony and lower rear yard, the applicant will install a vinyl and tent roof enclosure as recommended by Acoustilog. The enclosure will consist of a double layer of vinyl with one inch of spacing between them on top of a tent. The enclosure will always be present when the outdoor space is in use.
- 8) The applicant will make every effort possible to limit the noise emanating from diners by posting signs in the rear yard patio.
- 9) The applicant will install lighting that will not disturb neighboring apartments.

A signed copy of the stipulations and community agreements is enclosed. This application is for an alteration to the liquor license for an American-French cuisine restaurant. This alteration only applies to the rear yard usage. Please refer to the CB4 letter dated February 3, 2010 which covers the interior of the establishment.

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