



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS

Chair

ROBERT J. BENFATTO, JR., ESQ.

District Manager

July 22, 2010

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

Re: Jit Chot's Roof LLC dba Heng2
752 Tenth Avenue (51st/52nd)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a transfer of a full operating liquor for **Jit Chot's Roof LLC dba Heng2**, unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- Hours of operation will be no earlier than 11:30 am to no later than 12:00 am, 7 days per week.
- There will be no use of any outdoor spaces (rooftop, patio or sidewalk café).
- The operator is not applying for a cabaret license.
- The applicant stated they will have background music playing in the restaurant.
- There will be no French doors or windows that open to the street front.
- Delivery bikes will be stored on racks provided by the owner to be placed in front of their windows in front of the establishment until the city installs a permanent bike rack at the corner. Applicant agreed to call 311 to request a bike rack from the city.
- 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.
- Applicant will not install a storm vestibule enclosure that will project more than 18 inches as per DOB code. Storm enclosures can only be used between November 15th and April 15th.

A signed copy of the stipulations agreed to by the applicant is enclosed. This application is for a Thai restaurant with no standup bars. Total capacity is 100 patrons with 24 seated at 12 tables.

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