



JOHN WEIS  
Chair

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

CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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December 16, 2010

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

**Re: The Rock Bar & Grill LLC**  
*697 10<sup>th</sup> Avenue (47<sup>th</sup>/48<sup>th</sup>)*

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a full liquor license for The Rock Bar & Grill LLC unless the following stipulations, agreed to by the applicant, are part of their method of operation:

- Hours of operation will be no earlier than 11:00 a.m. and no later than 4:00 a.m., 7 days a week.
- The applicant stated they will have private parties but will not host promotional events in the restaurant.
- The applicant stated they will have background music playing in the restaurant.
- There will be no use of the outdoor rear yard.
- Delivery bikes will not be used.
- Applicant will not install a storm vestibule enclosure that will project more than 18 inches as per New York City Administrative Code, Article 9 —27-313 (c). Storm enclosures can only be used between November 15th and April 15th.
- Only non-exhaustible cooking will be done on premises.
- Applicant will follow security plan as submitted. Security will encourage patrons who wish to smoke to go across the street to the construction site across 48<sup>th</sup> Street, away from residences. A quiet environment will be enforced.
- A certified acoustician/sound engineer will recommend and implement soundproofing. Sound measurements will be taken in adjoining apartments. The recommendations of the certified acoustician/sound engineer include, but are not limited to, decibel restrictors/controls and sound absorbing material. A copy of the full report will be submitted with the application and is attached to this letter.
- The applicant will retain all control and responsibility for operation and security of the establishment. If any outside promoter is used, their role will be limited to marketing.

- Applicant will have staff clean the sidewalk following garbage collection. Garbage will be stored in basement until pick up.
- The restaurant will employ the services of a certified pest control exterminator.
- Applicant will provide 24 hour contact details to CB4, block association and other area residents, and pertinent community representatives.

This is a restaurant that will have a capacity of no more than 74, with 17 tables and 60 seats, 1 Service bar and 1 Stand-up bar with 10 seats. A signed copy of the original letter with stipulations, and aforementioned stipulation agreed to by the applicant is enclosed on the MCB4 form.

Sincerely,



John Weis  
Chair  
Manhattan Community Board  
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[Signed 12/16/10]  
Lisa Daglian  
Co-Chair  
Business License & Permits  
Committee – North

[Signed 12/16/10]  
Chuck Spence  
Co-Chair  
Business License & Permits  
Committee – North