



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

JOHN WEIS
Chair

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

February 19, 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 (8th/9th Avenues)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a new full operating liquor license for Dream Team Partners unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- Hours of operation will be 12:00 pm to 12:00 am, 7 days per week.
- There will be no use of any outdoor spaces (rooftop, patio or sidewalk café) at this time. Applicant will file an alteration at a later time to consider use of the rear yard patio. This application does NOT include plans for the rear yard patio and must be excluded.
- 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 not be stored on the sidewalk in front of the establishment as the space is limited. The applicant stated they will store delivery bikes inside the establishment.
- Applicant agreed to not install a storm vestibule enclosure due to limited sidewalk space.
- 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.

- The applicant will use a certified sound engineer and implement their recommendations to mitigate potential noise disturbance to the neighboring residents and buildings.

A signed copy of the stipulations agreed to by the applicant is enclosed. This application is for a restaurant with one standup bar that will seat 6 patrons. Total capacity is 130 patrons with 120 seated at 30 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