

September 10, 2003

Commissioner Gretchen Dykstra  
Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

**Re: JCC Ventures d/b/a The Lobby, 330 West 38<sup>th</sup> Street**

Dear Commissioner Dykstra,

At its August 12 meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend the approval with stipulations of the cabaret license application of JCC Ventures Inc. d/b/a The Lobby, at 330 West 38<sup>th</sup> Street. This applicant previously appeared before the Committee and the Full Board for consideration of its liquor license application. During that appearance, the applicant stipulated to a range of conditions designed to allow its establishment to fit as smoothly as possible into its surrounding neighborhood. The applicant recommitted to these stipulations before the Committee voted on its cabaret license and the Committee's approval is based on that commitment. To the extent possible, Board 4 requests that this agreement be incorporated into the eventual cabaret license.

The agreed upon stipulations for JCC Ventures are:

- Occupancy, as stated on September 10, 2002, will be 349.
- Architects' and sound engineers' plans, as presented to Community Board No. 4 on September 10, 2002, will be followed and executed in all essential details.
- Non-overrideable sounds limiters will be installed and used on the sound system.
- Control of this venue will not be given to any outside promoter. Although corporate events may be booked through corporate event planners or other immediate contacts of the owners, Lobby's owners and management will at all times maintain full operational control of these premises.
- Patron queuing on the sidewalk may take place for some special events. Such crowds will be supervised by club personnel and any ropes or stanchions will be removed once the bulk of the attendees have entered the club. Patron queuing will not be allowed on any other basis.

- Owners will have in place, during all hours of operation, effective and operative security, patron-control, and traffic-control plans sufficient that their operation will not disturb the neighborhood.
- A decision-capable representative of The Lobby will attend meetings of the Quality of Life Committee for six months after the opening, and thereafter on an as-needed basis. The Lobby will resolve any neighborhood problems arising from their operation quickly and effectively

Thank you for your time and consideration.

Sincerely,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



Cheryl Kupper  
Co-Chair  
Business License & Permits Committee

Kevin Kossi  
Co-Chair  
Business Licenses & Permits Committee

The Full Board approved this letter at its September 3, 2003 meeting.

cc: Applicant  
Local Elected Officials