

December 2, 2004

Commissioner Edward Kelly
New York State Liquor Authority
84 Holland Avenue, 2nd floor, A-Wing
Albany, NY 12208

Re: Team MWB LLC d/b/a Gym, 167 Eighth Avenue (18/19)

Dear Commissioner Kelly:

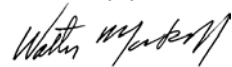
At its November 9, 2004 meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend approval of an on-premises liquor license for Team MWB LLC d/b/a Gym, 167 Eighth Avenue (18/19), NYC.

This recommendation is contingent on the owner's agreement to incorporate the following stipulations into its method of operation on its New York State Liquor Authority Application:

1. Team MWB LLC shall close the rear yard and rear balcony at 11:00 pm Sunday thru Thursday and at 12:00 am Friday and Saturday. By closed it is understood that patrons will no longer be allowed in the rear yard or rear balcony.
2. There shall be no televisions, video, or amplified sound in the rear yard, rear balcony, or front yard.
3. Team MWB LLC will adequately soundproof the facility so residents upstairs won't hear noise from inside.
4. Team MWB LLC will keep their French doors closed.

At its full board meeting on December 1, 2004, Manhattan Community Board No. 4 voted to approve this recommendation with the above stipulations attached.

Sincerely yours,



Walter Mankoff
Chair
Manhattan Community Board No. 4

Kevin Kossi
Co-Chair
Business Licenses & Permits Committee

John Weis
Co-Chair
Business Licenses & Permits Committee

Cc: Applicant
Fred Gioffre
Elected Officials