



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

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**J. LEE COMPTON**  
Chair

**ANTHONY M. BORELLI**  
District Manager

November 3, 2005

Acting Commissioner Jonathan Mintz  
Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

**Re: 580 11th Avenue LLC, 572 Eleventh Avenue (42/43), NY, NY**

Dear Commissioner Mintz:

At its November 2, 2005 meeting, Manhattan Community Board No. 4 voted to recommend denial of a cabaret license for 580 11<sup>th</sup> Avenue LLC, located at 572 Eleventh Avenue (42/43).

The Board lacks confidence in the owner's ability to operate this proposed adult-use establishment safely and successfully. His plans for design, security, traffic management, business promotion, and crowd control were incomplete and he appears to lack adequate financing. The Board is concerned about the owner's lack of experience in the industry, as he has never been involved in a bar, restaurant, or club before, much less an adult-use establishment with very specific security requirements.

We are particularly concerned about reports from neighbors and from the NYPD's Midtown South Precinct that this location was operating for several weeks without the proper licenses. Although the owners claim to have been using a temporary liquor license during that time, they admit that they did not have the necessary adult use licenses and permits from the Department of Consumer Affairs and the Department of Buildings.

Furthermore, representatives of the 44th Street Better Block Association and other neighbors appeared at the October 11 meeting of the Business Licenses & Permits Committee to object to the siting of another adult-use club in the area. The neighbors contend that existing clubs have led to a poorly controlled crime problem in the area, including significant prostitution. We question whether an adult-use establishment can be properly sited here under City adult-use zoning regulations which prohibit such establishments from being within 500 feet of each other. Executive Club Inc. d/b/a Penthouse Executive Club, at 603 West 45<sup>th</sup> Street, is very close and appears to be within the 500 foot boundary. Neighbors also expressed concern about existing traffic congestion that would be worsened by additional clubgoers. The owner appeared to be unaware of existing traffic and crime conditions, and had no plans to avoid worsening them.

Thank you for your consideration,

Lee Compton  
Chair, Manhattan Community Board No. 4

Kevin Kossi  
Co-Chair  
Business Licenses & Permits Committee

John Weis  
Co-Chair  
Business Licenses & Permits Committee

**Request for Evaluation of historic resources in western Chelsea**  
**June 16, 2005**  
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