



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.ManhattanCB4.org

J. LEE COMPTON
Chair

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

May 22, 2007

Chairman Daniel Boyle
New York State Liquor Authority
84 Holland Avenue, 2nd floor, A-Wing
Albany, NY 12208

Re: 621 Events LLC; 621 West 46th Street

Dear Chairman Boyle:

At its May 2, 2007 meeting, Manhattan Community Board 4 voted to recommend denial of an application for an on-premises liquor license submitted by 621 Events LLC, a planned nightclub to be located in a newly constructed building in the area we refer to as West Clinton, across from the club PACHA.

The Board's opposition to the granting of this liquor license is based principally on our long-standing position regarding the rezoning of the western area of the Special Clinton District. This position has been repeatedly presented in the Board's yearly "Statement of District Needs"¹.

The western area of the Special Clinton District beyond the boundary of the Preservation Area is primarily zoned for light or medium industrial uses. Since the Hudson Yards rezoning in 2005, Eleventh Avenue has attracted significant interest by real estate developers, and a number of large projects, primarily residential but also commercial, are in the planning stage. This has caused the Board to establish its own priorities for development in the area. The Board supports a rezoning of this area to create a mid-rise residential corridor along both sides of Eleventh Avenue and preserve industrial uses west of that corridor. The rezoning would contain the following elements, of importance to this issue:

- Extend residential zoning west to Eleventh Avenue between 43rd and 55th Streets.
- Extend Preservation Area boundary west to 100 feet east of Eleventh Avenue.
- Limit clubs and adult uses

The New York City Department of City Planning is also working on a framework for development in this area that shares many of our goals.

The opening up of a club at this location clearly violates the Board's position on rezoning this area and limiting clubs and adult uses, and the granting of such a license at this time could

¹http://www.manhattancb4.org/agendas/2006_07/FY2008%20Statement%20of%20District%20Needs%20-%20Final.pdf page 5 for the most recent statement.

jeopardize the on-going negotiations between the Board and the NYC Department of City Planning.

In addition, we are concerned about the concentration of club uses in the area. There are four other such establishments within a 500 foot radius of this location². A 500-foot hearing is therefore required, at which the applicant will have to demonstrate a countervailing public benefit, but the case for that benefit is not at all clear. The proposed new establishment would be a club/cabaret, holding 720 people on three floors with a total area of 13,000 square feet, plus patron use of a deck/terrace and roof, and would be used for weddings, corporate functions, hired bands, DJs, et al. It has the potential for creating significant additional quality-of-life problems for nearby residents. [add here about speakers at the CB4 meeting – how many members of the public spoke in favor, how many in opposition.]

Finally, we note that this Board has a long-standing general opposition to patron use of outdoor roof spaces, as this applicant proposes.

The Board appreciates the work the applicant has put in with the community to alleviate concerns and has no reason to believe he is or would be a bad owner/operator. We also appreciate the conditions the applicant agreed to at our Business License, and Permits Committee meeting on April 10, 2007³.

However, the Board cannot approve a liquor license for any establishment that would violate years of advocacy for the development of a particular neighborhood within its borders.

Sincerely yours,



Lee Compton
Chair

Manhattan Community Board No. 4

cc: Applicant
Fred Gioffre
Elected Officials

² The neighboring four establishments are: Legz Diamond, 627 W. 47th Street (capacity 195); PACHA (formerly Sound Factory), 616-620 W. 46th Street (capacity 1,747); Penthouse Executive Club, 603 West 45th Street (capacity 450); and Landmark Tavern, 626 11th Avenue at 46th Street (capacity 155).

³ At the committee meeting applicant agreed to three conditions, if he was to be given approval:

- i) management/security managers will coordinate security planning with Pacha;
- ii) security is provided on 11th and 12th Avenues for crowd control; and
- iii) rooftop hours will be limited to 10 p.m. for Sunday through Thursday, and midnight on Thursday, Friday and Saturday, with roof areas closing at those times.