



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

JEAN-DANIEL NOLAND
Chair

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

April 3, 2008

Chairman Daniel Boyle
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210

Re: Skyline Studios LLC – 465 Tenth Ave (35/36)

Dear Chairman Boyle:

At its March 11, 2008 meeting, the Business Licenses and Permits Committee of Manhattan Community Board 4 voted to recommend denial of a New Catering Liquor License for Skyline Studios LLC unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- Applicant will not apply for a cabaret license now or at any time in the future. No outside promoters will be used.
- Only background music will be played.
- No kitchen will be built or used as food will be brought from applicants other location(s).
- Applicant will hire a certified sound engineer and will implement all recommendations of the sound engineer.
- Maximum capacity of the entire establishment is 350 patrons.
- Applicant intends to be open for catering events only with hours of operation as contracted with clients, but has agreed to close by 1 a.m.
- Usage of the rooftop space was requested by the applicant. As the establishment is located near residential buildings, the applicant agreed to policies of CB4 outdoor use, specifically as follows:
 - a) Maximum capacity of outdoor rooftop is 150, including staff.
 - b) The outdoor space will be closed and vacated (including restaurant staff) by 10 p.m. on Sunday through Thursday and 11 p.m. on Friday and Saturday. The outdoor space will not be accessed by staff prior to 10 a.m. and not open to patrons prior to 11 a.m. Doors and windows will be closed by 10 p.m. Sunday-Thursday and 11 p.m. Friday-Saturday and not opened prior to 10 a.m. If there is any amplified music playing inside, the doors and windows will be closed at all times, as per the law.

c) The applicant and his/her staff will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g., there will be no amplified music outside, as per the law). The applicant will also do everything in their power to provide a sound baffling or sound controlled environment through landscaping or tarp coverage or some type of enclosure, where possible. This stipulation includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproof windows, acoustical tiles, etc.)

d) Neighbor complaints will be resolved by applicant in a timely manner and in coordination with Manhattan Community Board 4.

e) The applicant will have a plan for lighting which, while providing safe lighting of the space will not disturb neighbors.

Skyline Studios LLC is a catering establishment that will be used for private parties.

At its full board meeting on April 2, 2008, Manhattan Community Board 4 voted to approve this recommendation.

Sincerely,



Jean-Daniel Noland
Chair
Manhattan Community
Board Four

Lisa Daglian
Co-Chair
Business License
Permits Committee



Chuck Spence
Co-Chair
& Business License & Permits
Committee

cc: Applicant
Fred Gioffre
Assemblymember Richard Gottfried
Senator Thomas Duane
Speaker Christine Quinn