



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.ManhattanCB4.org

**JOHN WEIS**  
Chair

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

July 31, 2009

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

**Re: The New 27<sup>th</sup> LLC-532 West 27<sup>th</sup> Street (10/11) New OP**

Dear Commissioner:

Manhattan Community Board 4 voted to recommend denial of a new full liquor license for The New 27<sup>th</sup> LLC unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- No outdoor space will be used
- No outside promoters will be used, but the applicant will utilize event planners
- Total capacity will be 499
- The applicant will be applying for a cabaret license, but stated no dance floor will be built
- The applicant stated that a new kitchen ventilation system will be installed that will be compliant with city code and will not disturb the neighboring residents and will exhaust above the highest floor of the buildings within the venues proximity
- As per terms of the lease, more than 65% of the facility will be used for food service. The applicant has provided a copy of the terms of their lease to evidence this fact, and a copy is attached.
- The applicant will abide by the recommendations of the Nightlife Task Force and will utilize the adequate number of bonded and licensed security guards as per the recommendations. A copy of the applicants security plan is attached.

- The applicant will utilize a sound engineer to limit the disturbance to neighbors. The plan includes utilization of sound controls via decibel limiters.
- The hours of operation are from 11 am to 4 am 7 days per week and food will be served from 11 am to 2 am.

The New 27<sup>th</sup> LLC is taking over the space from Home/Guest House and plans to use the majority of space for food service.

The signatures below are evidence of the applicant's agreement to the above stipulations.

Sincerely,



John Weis  
Chair  
Manhattan  
Community Board 4

[signed 7/31/09]

Lisa Daglian  
Co-Chair  
Business License &  
Permits Committee



Chuck Spence  
Co-Chair  
Business License &  
Permits Committee

cc: Applicant  
Fred Gioffre  
Elected Officials