



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**COREY JOHNSON**  
Chair

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

January 9, 2011

Director Amanda M. Burden  
Department of City Planning  
22 Reade Street  
New York, NY 10007

**Re: ULURP #N 110104**  
**Balilo Deli, Inc.**  
**837 Eleventh Avenue, aka 600 West 57<sup>th</sup> Street, Borough of Manhattan**

At the recommendation of its Clinton Hell's Kitchen Land Use Committee, Manhattan Community Board 4, having held a duly noticed public hearing on ULURP application number N 110104, recommends denial of the application by Balilo Deli, Inc for an enclosed sidewalk café unless the following condition is met.

The establishment has a pre-existing enclosed sidewalk café with 11 tables and 40 seats at 837 Eleventh Avenue, a/k/a 600 West 57<sup>th</sup> Street and is also located within the Clinton Special District. The Clinton Special District does not allow the construction of new enclosed sidewalk cafes.

However, provided that a condition is placed in the revocable consent that if, in the future, the building should be demolished; the enclosed sidewalk café permit will not be transferable to a new development.

If this condition is met MCB4 recommends granting revocable consent to the new operator of this establishment because the enclosed sidewalk café was pre-existing.

Sincerely,

Corey Johnson, Chair  
Manhattan Community Board 4

Jean-Daniel Noland, Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

[signed 1/9/2012]  
Gretchen Minneman, Co-Chair,  
Clinton/Hell's Kitchen Land Use Committee

cc: NYC Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
NYS Senator Thomas K. Duane  
NYS Assemblyman Richard Gottfried  
NYS Assemblywoman Linda Rosenthal  
Congressman Jerrold Nadler