



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
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**JOHN WEIS**  
Chair

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

November 19, 2010

Dennis Rosen  
Chairman  
New York State Liquor Authority  
80 S. Swan Street, 9<sup>th</sup> Floor  
Albany, New York 12210

**Re: Xai Xai Wine Bar LLC dba Xai Xai**  
*369 W. 51<sup>st</sup> Street*

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration/upgrade to a full liquor license to Xai Xai Wine Bar LLC unless the following stipulations, agreed to by the applicant, are part of their method of operation:

- Hours of operation will be no earlier than 3:00 p.m. and no later than 2:00 a.m. seven days a week.
- The applicant stated they will have background music playing in the restaurant.
- There will be French doors and/or windows that will be kept closed permanently.
- Delivery bikes will not be used.
- Applicant will not install a storm vestibule enclosure that will project more than 18 inches as per DOB code. Storm enclosures can only be used between November 15<sup>th</sup> and April 15<sup>th</sup>.
- Kitchen exhaust will exit through ventilation above the highest floor of surrounding buildings and be constructed in a manner to not disturb neighboring residents or offices. Additionally it will be compliant with NY DOB code.

- There will be no other changes in method of operation.

This is a restaurant that will have a capacity of no more than 88, with 14 tables and 39 seats, and one Stand-up bar with seven seats. A signed copy of the original letter with stipulations, and aforementioned stipulation agreed to by the applicant is enclosed on the MCB4 form.

Sincerely,



John Weis  
Chair  
Manhattan Community  
Board 4

[signed 11/19/10]

Lisa Daglian  
Co-Chair  
Business License & Permits  
Committee - North



Chuck Spence  
Co-Chair  
Business License & Permits  
Committee - North