



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

October 6, 2010

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

Re: **Fairy Tales Corp d/b/a Fairy Tales**  
*500 West 48<sup>th</sup> Street (10<sup>th</sup>/11<sup>th</sup> Avenues )*

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends **denial** of a full (OP) on premises liquor license for **Fairy Tales Corp d/b/a Fairy Tales**, for the following reasons:

- Prior to this application, the subject location has never been a bar or restaurant to the knowledge of the community. It has a history of being a barber shop or an office/work space. The address above is a residential side street within Manhattan.
- This establishment is in a residential building with apartments above and also to the West and East side as well as the South side, creating a bar/restaurant establishment too close to residents that would create ongoing disturbances.
- This establishment falls within the 500 foot rule as there are at least 3 similar class liquor licenses within 500 feet of the front entrance to the subject address. There was no compelling need from the community established for a bar/restaurant at this location.
- The West 47<sup>th</sup>/48<sup>th</sup> Street Block Association held meetings with the applicant and remained opposed to the recommendation to approve this application. A copy of their letter is attached.
- Questions remained unanswered regarding the Certificate of Non-Harassment for the building this establishment would be located within. Additionally, the Certificate of Occupancy does not permit a bar/restaurant within this location.

- This location is within the Clinton Special District and if this establishment were to open in this location, it was deemed that it would materially change the residential composition of this area of the Special District, which is contrary to the zoning regulations.

MCB4 found the applicant to be forthright and encouraged the applicant to seek space on an avenue within the Special District instead of the subject address.

Thank you for your attention and cooperation with this application.

Sincerely,



John Weis  
Chair  
Manhattan Community  
Board 4



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

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