



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**CHRISTINE BERTHET**  
Chair

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

May 7, 2014

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

**Re: De Armas Enterprises Corp.**  
**d/b/a Coppelia**  
*207 West 14th Street (6th/7th Avenues)*

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) writes with respect to the alteration application of De Armas Enterprises Corp. d/b/a Coppelia, which seeks two alterations: (a) to extend its liquor license to a sidewalk café (2 tables, 8 seats); and (b) to extend its liquor license to a rear yard (4 tables, 8 seats). With respect to (a), MCB4 recommends denial unless the applicant agrees to operate the sidewalk café in accordance with the attached stipulations. With respect to (b), MCB4 recommends denial of the alteration application for the rear yard because use of that space for eating and drinking would seriously disrupt the quality of life for hundreds of residents in dozens of apartments whose windows share an internal courtyard with the applicant's rear yard. Any alteration that allows use of the rear yard not serve, and would be contrary to, the public interest.

This establishment falls within the 500 foot rule as there are over a dozen OP liquor licenses within 500 feet of this address. Although MCB4 has no objection to the applicant's sidewalk café (given the applicant's stipulations regarding its operation), in our experience, extending the applicant's license to its rear yard would seriously disturb the hundreds of community residents whose windows (often bedroom windows) face the common courtyard in which this rear yard is located. No matter how conscientious the operator, the noise made by patrons (plus service staff) eating,

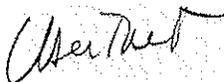
drinking, and talking in the rear yard up to 12 hours a day would be a constant disturbance to the residents of apartments sharing the courtyard with the rear yard.

Community members have objected to the use of this rear yard for the reasons stated above. They also pointed out that the community has had numerous problems with rear yard use by other establishments sharing this common courtyard.

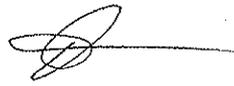
MCB4's Business Licenses and Permits Committee initially voted in favor of extending the applicant's license to both the sidewalk café and the rear yard, and the attached stipulation form accordingly addresses both spaces. At the May 7th meeting of the full board of MCB4, however, the full board voted to recommend approval of the sidewalk café **only** and to recommend that the extension of the applicant's license to the rear yard be **denied**.

Thank you for your attention and cooperation with this application.

Sincerely,



Christine Berthet  
Chair



Paul Seres  
Co-Chair  
Business License & Permits  
Committee



Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee