



JOHN WEIS  
Chair

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

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.nyc.gov/mcb4

November 3, 2010

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

**Re: Northquay Properties LLC, Avenue Restaurant LLC & Circadian F&B Mgt. LLC**  
*346 W. 17<sup>th</sup> Street (btwn. Eighth and Ninth Avenue)*  
**Las Ramblas Restaurant LLC**  
*346 W. 17<sup>th</sup> Street (btwn. Eighth and Ninth Avenue)*  
**346 Lounge LLC**  
*346 W. 17<sup>th</sup> Street (btwn. Eighth and Ninth Avenue)*

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends *denial* of the three applications referenced above *unless* the following stipulations, agreed to by the applicant, are part of this establishment's method of operation.

All three applications have been submitted and presented by Hampshire Hotels & Resorts, LLC, the present owners of the former Maritime Hotel, now Dream Hotel. When Hampshire Hotels purchased the property in 2006 they came before this Board for a variance. As a condition to our support they agreed and it was put into the variance by the Board of Standard and Appeals that any establishment would operate as a use group 5 and/or 6 and that there would be no use group 10 (nightclubs). The three applications here are in compliance with this condition.

We will discuss each application separately.

Northquay Properties LLC, Avenue Restaurant LLC & Circadian F&B Mgt. LLC

This application consists of a liquor license for a ground floor restaurant (128 seats), ground floor lounge (78 seats), 2<sup>nd</sup> floor pool deck (115 seats; 21 indoor/94 outdoor), small basement venue, guestroom mini-bars, and conference/meeting room. The stipulations follow:

- The applicant agrees to abide by the seating numbers presented to the committee and expected seating capacity of any establishment will not exceed 300.

- The ground floor restaurant, lounge and basement venue will be fully enclosed and will have a sound-treated ceiling to assure that any sound generated will be effectively baffled and as well as can be contained within the space.
- There will be no set show times, no cover charge.
- The 2<sup>nd</sup> floor pool deck will close at 11:00 p.m. every day.
- The establishment will erect an eight foot noise barrier wall to partially shield the pool deck.
- The loudspeakers at the 2<sup>nd</sup> floor pool deck will be placed downward to reduce noise and spaced out in such a way to limit the volume of the system.

### Las Ramblas Restaurant LLC

This application is for a basement level restaurant with 65 seats. It will feature the food of Chef Miguel Sanchez Romero of Barcelona, Spain. The stipulations follow:

- The applicant agrees to abide by the seating numbers presented to the committee and expected seating capacity of any establishment will not exceed 300.
- There will be no set show times, no cover charge.

### 346 Lounge LLC

This application is for a rooftop indoor and outdoor lounge with a full kitchen. There will be 70 outdoor seats with 23 tables and 107 indoor seats with 19 tables. The stipulations follow:

- The applicant agrees to abide by the seating numbers presented to the committee and expected seating occupancy of any establishment will not exceed 300.
- Speaker placement and orientation will be made so as to maximize the reduction in the amount of sound energy transferred to adjacent buildings.
- More speakers than normal will be used so as to allow for lower overall volume per speaker. There will be no use of sub-woofers.
- The parapet wall has been designed in such a way not to allow drinks to rest upon it and at a height to stop sound as it travels in a downward direction
- Access to the parapet wall has been limited by landscaping that will push patrons further towards the center of the property and away from the property line.
- Due to the sloping nature of the façade the parapet walls are set back 20 feet from the property line.
- After opening, the applicant will be amendable to evaluating the operation of the lounge and its noise generation as it receives feedback from its neighbors.
- There will be no set show times, no cover charge.

Signed copies of the stipulations for each application are enclosed.

Sincerely,

John Weis  
Chair  
Manhattan Community  
Board 4

Paul Seres  
Co-Chair  
Business License & Permits  
Committee - South

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee - South

cc: License Division, NYS SLA  
Hampshire Hotel & Resorts LLC, Eran Nornberg  
Capalino & Co., George Fontas  
NYC Council Speaker Christine Quinn  
NYS Senator Thomas Duane  
NYS Assemblyman Richard Gottfried  
Council of Chelsea Block Associations, William Borock