



March 2, 2015

Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, NY 12210-8002

Re: New York OP 1173366, 150 RFT Varick Corp., 150 Varick Street

Dear Chairman Rosen:

We are writing to urge you to deny the liquor license renewal application for 150 RFT Varick Corp at 150 Varick Street, formerly known as Greenhouse. This establishment has a history of disorderly behavior and poor relations with the surrounding community, which led to the club's closure in April 2014. With a liquor license renewal application now pending, it is critical that the New York State Liquor Authority (SLA) vote to protect the community and potential patrons from this dangerous and disruptive nightclub.

Over the years, we have heard from many constituents in the vicinity who feel that this establishment caused a steady deterioration in their quality of life. In addition to the violence that occurred within the club, residents have noted excessive noise and litter, increased street and sidewalk traffic, and a fear for their safety while they travel to and from their homes at night.

As Manhattan Community Board 2 noted in a March 2014 resolution, this establishment had "a pattern of an ongoing disorderly premise, criminal violations, violations of applicable building codes and laws, NYC Ordinances and Fire Codes." The routine violence, drug dealing, and other criminal activities were a drain on city resources, particularly to the New York Police Department (NYPD). Per the NYPD's 1st Precinct, in 2013 alone there were 32 larcenies, 8 misdemeanor assaults, 5 felony assaults, and a number of other offenses at this premise. As a result of continued violent incidents and violations in 2014, the SLA imposed a \$10,000 fine on the operator, and the club eventually closed its doors.

In the past, the operators made a number of promises to address the community's concerns, yet these promises never materialized into improvements. Although ten

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months have passed since the club's closure, there is no evidence that the operators will change the way they do business, despite any rhetoric to the contrary. Should this establishment be given the means to reopen, there is good reason to believe that the violence and quality of life problems would return.

We respectfully urge you to give due weight to the opinion of the community members who are most deeply affected by this establishment and ask that you deny this liquor license application. We appreciate your time and consideration. Should you have any questions or to follow up, please contact Senator Hoylman at 212-633-8052.

Sincerely,



Gale Brewer
Manhattan Borough President



Deborah Glick
New York State Assembly Member



Brad Hoylman
New York State Senator



Corey Johnson
New York City Council Member

cc: Manhattan Community Board 2
Charlton Street Block Association
Vandam Street Block Association