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BY COMMUNITY BOARD 8

October 3, 2011

VIA FACSIMILE: (212) 758-4616 AND MAIL

Ms. Latha Thompson
District Manager
Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, New York 10022

**Re: 1442 First Avenue
New York, New York (the "Premises")**

Dear Ms. Thompson:

Our client, the 2nd Avenue Deli, have just opened a second eating and drinking establishment on the first floor of the Premises; and, are desirous of utilizing the second floor of the Premises for said establishment, as well.

The existing second floor was enlarged approximately 70 percent conjunctively with the interior alteration work on the first floor; and, in the course of said enlargement, the residents of the second floor voluntarily vacated their apartments (one relocated to an existing vacant apartment on the fourth floor), with the total floor area of the second floor now available for patron seating for 120 persons, in addition to the seating for 75 persons on the first floor; and standing at the retail deli counter on the first floor for an additional 15 persons.

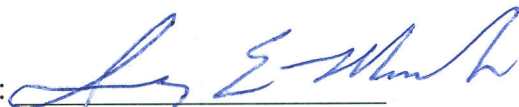
While the desired use of the second floor in a new building constructed today with exactly the same floor area as that currently existing would be permitted as-of-right based on the amendment of ZR Section 32-421 effective February 2, 2011, the Department of Buildings will not approve the proposed use of the second floor as described above, hence the necessity for the variance application.

Appended hereto are schematic plans of the first floor (existing, and with a proposed interior convenience stair) and the second floor (proposed).

Our client is desirous of providing a readily available local restaurant that is convenient to neighborhood residents as well as a source of employment, and income for the city. We believe the proposed variance application will meet all of the above-mentioned goals, and respectfully request your support.

Cordially,
Sheldon Lobel, P.C.

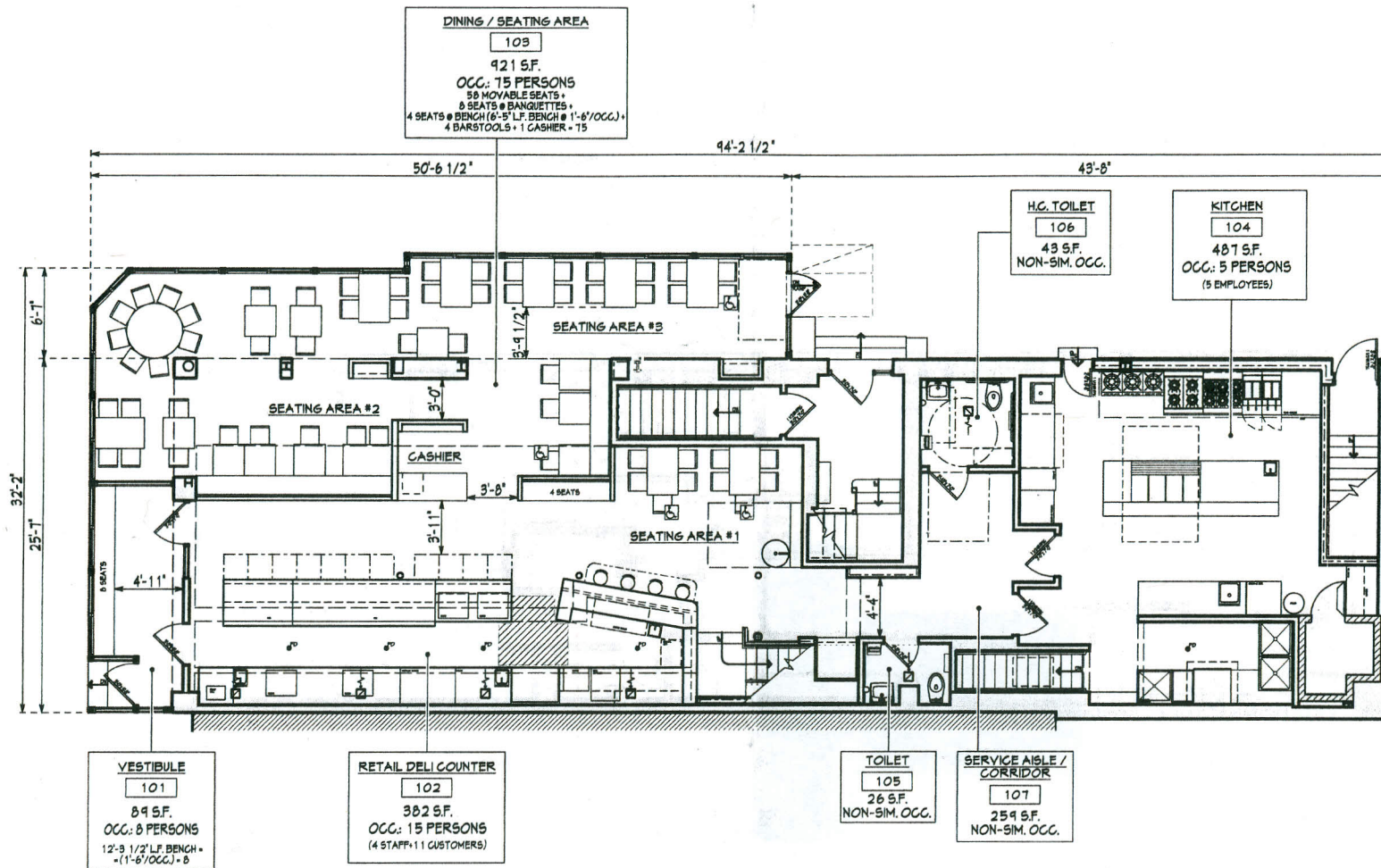
By:



Irving E. Minkin

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Enclosure

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1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 0 1 2 3 FEET 10

SEAL AND SIGNATURE:

FIRST FLOOR PLAN

2ND AVENUE DELI
1442 FIRST AVENUE
MANHATTAN, NY

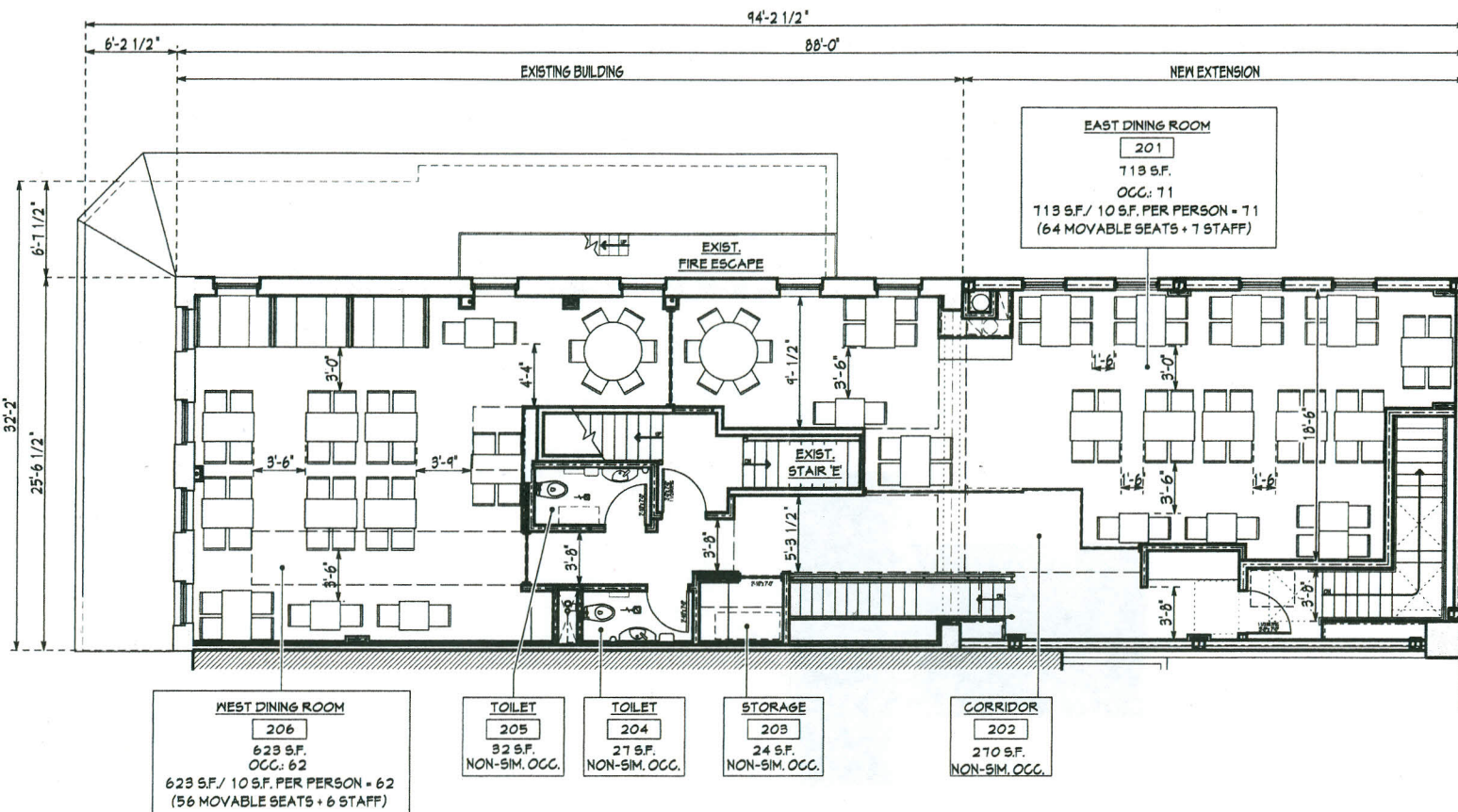
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SCALE: 1/8" = 1'-0"
DATE: 04/21/11
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SHT NO: 1 OF 2

BSA-01a.00



1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 0 1 2 3 FEET 10

SEAL AND SIGNATURE:

SECOND FLOOR PLAN
2ND AVENUE DELI
1442 FIRST AVENUE
MANHATTAN, NY

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