



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

MICHELLE SOLOMON
Acting District Manager

April 12, 2006

Commissioner Daniel Boyle
New York State Liquor Authority
84 Holland Avenue, 2nd floor, A-Wing
Albany, NY 12208

Re: Westside Pub Corp. d/b/a Latitude, 783 Eighth Avenue (47/48)

Dear Mr. Boyle:

At its March 14, 2006 meeting, the Business Licenses & Permits Committee of Manhattan Community Board No. 4 voted to recommend denial of an application to alter the on-premises liquor license of Westside Pub Corp. d/b/a Latitude, located at 783 Eighth Avenue. The alteration would allow the service of alcohol on the roof and third floor terrace of the establishment.

The Board is particularly concerned that noise from patrons gathered in these outdoor spaces will disturb surrounding residents. Due to these concerns, and the lack of a liquor license for the space, the applicant previously agreed with us not to use the outdoor space. Since that time, by the applicant's own admission, several parties have been held on the roof. As feared, this use of the roof generated noise complaints from surrounding residents.

Although the applicant says he plans to build some kind of tent on the third floor terrace, we are skeptical of its ability to block sound, especially since he provided no design specifications, including no plans with regard to ventilation. There is, furthermore, no plan for a tent or other sound-reducing structure on the roof. Therefore, we believe that this alteration will diminish the quality of life of residents in the surrounding buildings.

The Board notes that we regularly receive noise complaints from the neighbors of the applicant's other establishments – Social, Kanvas, and Smith's. See attached.

At its full board meeting on April 5, 2006, Manhattan Community Board No. 4 voted to support this recommendation of denial.

Sincerely yours,

J. Lee Compton
Chair
Manhattan Community Board No. 4

Kevin Kossi
Co-Chair
Business Licenses & Permits Committee

John Weis
Co-Chair
Business Licenses & Permits Committee

cc: Fred Gioffre, SLA; Applicant