



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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Delores Rubin
Chair

JESSE R. BODINE
District Manager

August 2, 2016

Vincent G. Bradley
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Barragh Inc.
d/b/a Maggie Reilly's
340 Ninth Avenue (29th/30th Streets)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration to the On-Premise Liquor License for Barragh Inc. d/b/a Maggie Reilly's because the rear yard alcohol service sought in this application would not serve, and would be contrary to, the public interest.

In our experience, extending the license to this establishment's rear yard (where the applicant seeks to have 3 tables and 12 seats) would seriously disturb the scores of community residents whose windows (often bedroom windows) face the courtyard of which the applicant's rear yard is one part.

The applicant presented this alteration application to MCB4's BLP Committee at its July 12, 2016 meeting. (The applicant had previously appeared before the BLP Committee in 2014 proposing to use the same rear yard, but withdrew that application in the face of extensive community opposition.) In connection with the current application, over a dozen neighbors and community members presented their opposition to the use of the rear yard, either in person at the July 12th meeting or by emails to MCB4. Community members whose windows faced the courtyard containing the applicant's rear yard explained that noise travels readily through the courtyard and that any kind of eating and drinking in the applicant's rear yard would be clearly heard in their apartments (as well as dozens of other apartments) and would seriously compromise their quality of life. These residents noted that typically it is the bedrooms of their apartments -- some occupied by small children -- that face the courtyard and would bear the brunt of the noise from the applicant's rear yard. (Photos reflecting the close proximity between the proposed rear yard space and just a few of the neighbors' windows are attached.)

CB4 also received, either attached to the application or directly, six emails/letters in support of the applicant from the applicant's patrons and owners/managers of neighboring buildings. Three of those letters, however, only support the applicant generally and do not mention the rear yard space. The remaining three do not address and fail to counter the serious concerns raised by the neighboring community members about the rear yard use.

Given the disruption and the harm to quality of life that use of this rear yard would cause for dozens and dozens of neighboring community members, MCB4 accordingly urges denial of the present application.

Thank you for your attention and cooperation with this application.

Sincerely,



Delores Rubin
MCB4 Chair



Frank Holozubiec
Co-Chair
Business Licenses & Permits
Committee

[Signed 8/2/16]

Burt Lazarin
Co-Chair
Business Licenses & Permits
Committee