

December 4, 2003

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

Re: Denial of Application for Liquor License Alteration - Jade on Seventh Corp. d/b/a Viscaya, 191 7th Ave. (20/21)

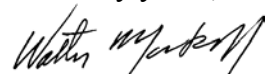
Dear Commissioner Kelly,

At its November 11 meeting, the Business Licenses and Permits Committee of Manhattan Community Board 4 voted to recommend approval of the application by Jade on Seventh Corp, d/b/a Viscaya, 191 Seventh Avenue, for an alteration to its existing liquor license. This recommendation was contingent on the owner's agreement to and positive action on the stipulations that he originally agreed to.

Since the committee meeting on November 11 however, the Community Board has received numerous complaints, both new and recurring, about the operation of this venue and the owners' lack of compliance with the stipulations he agreed to.

These complaints are serious enough to warrant a denial of this application at this time. The Board also notes that this club has unexpectedly doubled its number of bars and more than doubled its occupancy, thus it has been operating in violation of his liquor license from the day it opened. Therefore, the Board rejects the committee's recommendation and urges the State Liquor Authority to deny the application.

Sincerely yours,



Walter Mankoff

Chair

Manhattan Community Board No. 4



Cheryl Kupper

Co-Chair

Business License & Permits Committee

Kevin Kossi

Co-Chair

Business Licenses & Permits Committee

cc: Fred Gioffre, Applicant, Local Elected Officials