



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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WALTER MANKOFF
Chair

ANTHONY M. BORELLI
District Manager

May 4, 2005

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

Re: Jade on Seventh Inc. d/b/a Viscaya, 191 7th Avenue (20/21)

Dear Commissioner Kelly:

At its March 8, 2005 meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend denial of the renewal of the on-premises liquor license for Jade on Seventh Inc. d/b/a Viscaya. The current license expires on October 1, 2005. We are sending this letter well in advance of the renewal in order to ensure that the community's concerns are taken into account.

From its opening night, the club has continued to wreak havoc on the quality of the lives of those in the nightclub's neighborhood. Repeated promises from the owners have yielded no mitigation in the level of disruption. Complaints from those living in the surrounding blocks include public urination, vomiting, physical altercations, aggressive patrons, and endless noise from congestion on the sidewalk and street. The complaints from those living adjacent to the establishment have been even more dire, and include stress-related physical ailments resulting from loud noise and sleep deprivation.

The committee has also received numerous complaints that the bar is functioning as an unlicensed cabaret. Photos online and related advertisements seem to bear this out. (See attached photos published on velvetlist.com attributed to parties at Viscaya on February 3, 10, and 17 and attached advertisement and dj description for weekly "Cupid Saturdays" promoted by Escape Management Group, published on joonbug.com and escapenycity.com).

At its full Board meeting on April 6th, 2005, Manhattan Community Board No. 4 voted to recommend denial of this application.

Sincerely yours,

Walter Mankoff
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
Applicant
Elected Officials