



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.ManhattanCB4.org

J. LEE COMPTON
Chair

ANTHONY M. BORELLI
District Manager

July 28, 2005

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

Re: Mangaroni LLC d/b/a Sette and Il Bastardo, 191 Seventh Avenue

Dear Commissioner Kelly,

At its July 12th, 2005 meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend approval of an on-premises liquor license for Mangaroni LLC d/b/a Sette and Il Bastardo, located at 191 Seventh Avenue, NYC.

This recommendation is contingent on the applicant adhering to the business plans described to the committee, to wit:

1. The applicant will remodel the front and rear rooms of the old Viscaya nightclub to turn it into a restaurant.
2. The applicant will remove the DJ booth and discothèque sound system and install a background sound system such that sound will no longer be audible in neighboring residential apartments.
3. The applicant will be operating solely as a restaurant.
4. All of the old principals from Viscaya are no longer involved (except those who were also involved with Sette originally)
5. The bar in the back room will be a service bar only.
6. The applicant will install sound baffling to the air conditioning system's condensing unit fans.

Community Board 4 is particularly concerned about this establishment given the incredible nuisance its last incarnation, Viscaya, caused the neighborhood. For almost the entire two years that Viscaya was open, it was on the agenda of the Quality of Life committee. Late night noise, unruly patrons, sidewalk and street congestion, and illegal dancing were all complaints made

E. Kelly
July 29, 2005
Page 2 of 2

regularly by neighbors. As such, we implore the SLA to license this space for use as a restaurant only, and to enforce the license accordingly.

At its full Board meeting on July 27, 2005, Manhattan Community Board No. 4 voted to approve this recommendation with the above stipulations attached

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: Applicant
Fred Gioffre
Elected Officials