

August 12<sup>th</sup>, 2004

Gretchen Dykstra  
Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

**Re: Universal Productions Inc., 431 West 16<sup>th</sup> Street**

Dear Commissioner Dykstra,

At its July 13<sup>th</sup>, 2004 meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend the approval with stipulations of the cabaret license application of Universal Productions Inc. located at 431 West 16<sup>th</sup> Street with occupancy of 1175. This applicant previously appeared before the Committee and the full Board for consideration of its liquor license application. During that appearance, the applicant stipulated to a range of conditions designed to allow its establishment to fit as smoothly as possible into its surrounding neighborhood. The applicant recommitted to these stipulations before the Committee voted on its cabaret license and the Committee's approval is based on that commitment. To the extent possible, Board 4 would appreciate it if this agreement could be incorporated into the eventual cabaret license.

The agreed upon stipulations for Universal Productions Inc are:

1. Universal Productions Inc. shall hire a professional acoustic abatement company with at least five years experience in the field of acoustic abatement to design acoustic abatement for the establishment with the goal of preventing noise and vibration from disturbing the nearby residences and businesses (present and future).
2. Universal Productions Inc. shall follow the recommendations of the acoustic abatement company and incorporate their designs into the construction documents of the renovation.
3. Universal Productions Inc. shall install double entrance/exit doors as specified by the acoustic abatement company.
4. Universal Productions Inc. shall install a second set of sound abatement doors for the roll-up door smoking area as specified by the acoustic abatement company.

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5. Universal Productions Inc. shall reconfigure the patron queuing area to maximize queuing of patrons inside the club rather than on the sidewalk. If the inside queuing area becomes full and outside queuing is necessary the line outside shall run east.
6. Universal Productions Inc. shall install a lockable sound system limiter to be adjusted only by the acoustic abatement company.
7. Universal Productions Inc. shall hire a professional security company with at least five years experience in venue security and crowd control in New York City to:
  - a. Prevent service of alcohol to minors.
  - b. Manage the dropping off and picking up of customers in the street to avoid unnecessary traffic congestion.
  - c. Manage customer queuing outside to minimize noise, litter and public urination.
  - d. Manage the entering and exiting of customers to avoid crowds and noise near the entrance/exit of the establishment.
8. Universal Productions Inc. shall send a decision capable representative to the Community Board No. 4 Quality of Life Committee and/or the 10<sup>th</sup> Police Precinct community counsel meeting as needed if a situation arises that disrupts or interferes with the local residences or businesses.

At its full Board meeting on August 11<sup>th</sup>, 2004, Manhattan Community Board 4 voted to approve this recommendation with the above stipulations attached.

Sincerely yours,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4

Kevin Kossi  
Chair  
Business Licenses & Permits Committee

cc: Applicant  
Local Elected Officials