

July 15, 2004

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

Re: Universal Productions Inc., 431 West 16th Street

Dear Commissioner Kelly,

At its June 8th, 2004 meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend approval of an on-premises liquor license for Universal Productions Inc. located at 431 West 16th Street. The occupancy will be 1175.

This recommendation is contingent on the owner's agreement to incorporate the following stipulations into its method of operation on its New York State Liquor Authority Application:

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.
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 10th 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 July 7th, 2004, Manhattan Community Board No. 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: Fred Gioffre
Applicant
Local Elected Officials