



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

September 10, 2008

Chairman Daniel Boyle
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210

Re: IM Operating LLC – 533-535 West 27th St aka 536 West 28th Street

Dear Commissioner Boyle:

Manhattan Community Board 4 voted to recommend denial of a full liquor license for IM Operating LLC – 533-535 West 27th St aka 536 West 28th Street unless the following stipulations, which the applicant has agreed to, are implemented into the method of operation:

- No outdoor space (rear yard patio, front entrance area or any rooftop space) will be used by the applicant for serving clients.
- The clubs will not implement or form ‘velvet rope’ lines where the clientele wait outdoors for entry.
- The hours of operation will be noon to 4 am, 7 days per week.
- The applicant will not use outside promoters for events within the club.
- The establishment will not distribute promotional fliers within the city boundary of New York.
- The security plan, as submitted, will be implemented with a minimum of 1 security guard posted outside the club during all hours of operation.
- Total capacity will be 500 with a total of 3 bars within the establishment.

The applicant plans to operate an adult use establishment with a minimum age of 21 in the space previously operated as Scores West. The establishment will charge a cover charge for admission.

Sincerely,

Jean-Daniel Noland
Chair
Manhattan Community
Board Four

Lisa Daglian
Co-Chair
Business License & Permits
Committee

Chuck Spence
Co-Chair
Business License & Permits
Committee

cc: Applicant
Fred Gioffre
Elected Officials