



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

ANTHONY M. BORELLI
District Manager

November 10, 2005

Criminal Justice Coordinator John Feinblatt
One Centre Street, Room 1012 North
New York, NY 10007

Re: Drive In 24 LLC, 443 West 18th Street

Dear Mr. Feinblatt,

It has come to the attention of Manhattan Community Board No. 4 that Drive In 24 LLC d/b/a Drive In Studios, located at 443 West 18th Street, has been operating as a nightclub and causing severe crowd control problems on 18th Street. We ask that a Multi-Agency Response to Community Hotspots operation be held to ensure that all use of the space is in compliance with City regulations.

Although Drive In Studios is primarily a photo studio, neighbors appeared at the September and October meetings of the Board's Business Licenses & Permits Committee to complain about chaotic street conditions caused by occasional special events held at the studio. They brought photographs with them that bore out their complaints.

The owner of Drive In Studios agreed that he was holding special events, but has since agreed not to do so any more. The photo studio is located in a residential district and operates under a Certificate of Occupancy that allows commercial use because it was grandfathered in prior to a rezoning. However, an eating and drinking establishment would not be allowed under the current C of O because it is in an entirely separate use group. We believe that any special events use is in violation of the existing C of O. Drive In 24 LLC also does not possess an on-premises liquor license.

Thank you for your attention to this matter.

Sincerely yours,

Lee Compton
Chair, Manhattan Community Board No. 4

Kevin Kossi
Co-Chair
Business Licenses & Permits Committee

John Weis
Co-Chair
Business Licenses & Permits Committee