



## KINKY CONDO SCION SUED

RICH CALDER

*Last Updated:*

*Posted: 12:00 AM, August 23, 2004*

The son of a billionaire printing-company mogul who was found to be running a secret S&M sex club for gay men from his penthouse apartment is now being sued by the other condo owners.

A corporation set up to manage the posh 12-story condo complex in Gramercy Park has filed suit against H. Richard Quadracci - the subject of a Post investigation - in an attempt to get him to stop running his kinky Winter Palace club, saying it violates the condo association's bylaws.

"The unit owners respect his right to live the way he chooses, but when you have people coming there paying for sex, for room to have sex, it damages the property values of the building," said Mark Freyberg, a lawyer for the condo association. "The man has completely attempted to take over the entire building."

The suit, filed Aug. 12 in Manhattan Supreme Court, also seeks court orders requiring the rich recluse to pay \$2 million in damages to the building's other condo owners, pay \$16,182 that he allegedly owes the condo association, stop promoting the club on the Internet, and get rid of an "unauthorized" security guard he recently posted in the building's lobby.

David Stone, who identified himself Friday as Quadracci's director of security, said Quadracci hired him after The Post article was published July 19 because "he now fears being extorted, kidnapped or physically harmed."

Stone said he is investigating an extortion attempt on Quadracci by an unidentified individual. Quadracci's domestic partner, who wished to remain anonymous, said Quadracci had not yet been served the suit and, therefore, he could not comment. Following the Post probe, police began investigating whether people were illegally accepting money for sex in Quadracci's East 20th Street apartment, sources said.

Quadracci, 40, has set up rooms for paying customers that connect to a 1,000-square-foot "playroom" equipped with a croquet net, bondage boards, harness power hoists and other X-rated paraphernalia, according to the club's voyeur-friendly Web site.

The Winter Palace club also arranges encounters with "trusted professionals" from the S&M community, the site said. One Master Justice, said in an e-mail obtained by The Post that he charges \$200 an hour for his time, separate from the club's fee. The three-level sex vault - which includes the rooftop - is equipped with dozens of cameras that route steamy images to screens throughout the club and the Internet.

Quadracci, following The Post story, limited access to the club's Web site by requiring individuals who want to view the X-rated action in his apartment to first sign in with a secret password.

Quadracci is the son of the late Harry Quadracci, founder of the largest privately owned printing company in North America, Quad/Graphics.

NEW YORK POST is a registered trademark of NYP Holdings, Inc.  
 NYPOST.COM, NYPOSTONLINE.COM, and NEWYORKPOST.COM are trademarks of NYP Holdings, Inc.  
 Copyright 2011 NYP Holdings, Inc. All rights reserved. Privacy | Terms of Use