



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
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**BRIAN A. BENJAMIN**  
Chairperson

**ANDREW LASSALLE**  
District Manager

March 17, 2017

Hon. Margery Perlmutter  
Chairperson  
Board of Standards and Appeals  
40 Rector Street, 9<sup>th</sup> Floor  
New York, NY 10006

Dear Chair Perlmutter:

**RE:** 2016-4254-BZ at 120 Lenox Avenue a/k/a 47 West 116th Street

On Thursday, March 16, 2017, Manhattan Community Board 10's Land Use Committee Meeting heard the development plans for BSA application 2016-4254-BZ at 120 Lenox Avenue a/k/a 47 West 116th Street. The applicant is seeking a Special Permit (§73-36) to permit the legalization of a physical culture establishment (I Love Kickboxing) on a portion of the first floor of an existing building; C4-5X zoning district. The Land Use committee had no objections to the proposal and voted unanimously in support of the application.

If you have any questions please feel free to reach out to District Manager Andrew Lassalle at 212.749.3105 or at [alassalle@cb.nyc.gov](mailto:alassalle@cb.nyc.gov).

Sincerely,

*Brian Benjamin*

Brian A. Benjamin  
Board Chairperson  
Manhattan Community Board 10