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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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April 20, 2018

Margery Perlmutter, Chair
NYC Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, New York 10006-1705

Dear Chair Perlmutter:

At its Full Board meeting on April 19, 2018, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

***212 Bowery** (between Spring and Prince Streets) BSA Cal No 2018-6-BZ is an application for a new special permit for a physical culture establishment to legalize the operation of fitness establishment called "modelFIT" in operation since 2014 located on the second floor, pursuant ZR 73-36.

Whereas:

1. This application is for a special permit to legalize a physical culture establishment called modelFIT, situated on the second floor of a four-story plus cellar commercial building.
2. The premises are located in a C6-1 zoning district on a 2500sf interior lot in a subdistrict of the Little Italy Special District.
3. The PCE space is 1500 square feet.
4. A term of 10 years is requested.
5. The facility specializes in group fitness training classes and also offer personal training.
6. The PCE is fully compliant with applicable fire and safety regulations. The applicant will install an approved fire alarm system.
7. This use is compatible with the mixed-use nature of the neighborhood, and is located as to not impair the essential character or the future use of development of the surrounding area or interfere with the street system or any public improvement projects.

8. There will be no modification of use, parking or bulk regulations and it is not located on a roof.
9. Hours of operation will be 7am to 8:30pm Monday through Friday, and 9am to 4pm on Saturday, and 9am to 2pm on Sunday.
10. Peak hour clientele is projected to be approximately 18-20 patrons and there will be a staff of 8.
11. There are no known hazards or disadvantages and there will be no adverse effect on the privacy, quiet, light and air to the neighborhood at large.
12. The space is not ADA-accessible.
13. The only sound attenuation measures taken are limited to floor and wall mats, but no one from the building or the neighborhood appeared to speak against this violation.
14. The open DOB violations are not related to the PCE and the two open ECB violations will be cured in conjunction with this application.

Therefore, while CB2 Manhattan objects to the PCE being in continuous operation for four years without a permit, otherwise CB2 has no objection to this application.

Vote: Unanimous, with 32 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Terri Cude, Chair
Community Board #2, Manhattan



Anita Brandt, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan



Frederica Sigel, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

TC/jt

c: Hon. Nydia Velasquez, Congresswoman
Hon. Brian Kavanagh, State Senator
Hon. Yuh-Line Niou, Assembly Member
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Margaret Chin, Council Member