



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**Delores Rubin**  
Chair

**JESSE R. BODINE**  
District Manager

April 14, 2016

Hon. Margery Perlmutter, Chair  
Board of Standards and Appeals  
250 Broadway, 29th Floor  
New York, NY 10007

**Re: BSA Cal. #  
Special Permit Application for PCE at 269 West 23<sup>rd</sup> Street**

Dear Ms. Perlmutter:

On the recommendation of its Chelsea Land Use Committee, Manhattan Community Board No. 4 (CB4), following a duly noticed public hearing at its regularly scheduled meeting on April 6, 2016, voted, by a vote of 38 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend the approval of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) at 296 West 23<sup>rd</sup> Street. This vote reflects the recommendation of the CB4 Chelsea Land Use Committee.

Pursuant to 73-36 of the Zoning Resolution, a 2,465 square foot PCE called Row House, located mid-block on West 23<sup>rd</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues, is proposed. The site is in a C2-7A zoning district and complies with applicable bulk regulations. The gym opened in November 2015 and is on the second floor of a two story building.

Row House has one classroom with rowing machines and holds classes of approximately 20 to 30 people who primarily use the rowing machines, with brief intervals of other exercises with small hand weights: seven days a week, 5 a.m. to 10 p.m. Monday through Friday, 6 a.m. to 7 p.m. Saturday and Sunday, averaging 10 to 15 classes per day. The facility does not use treadmills, ellipticals, universal weight machines or heavy free weights. An outdoor space houses the facility's HVAC system and is off-limits to patrons. Plans filed with BSA are marked as such. This is the third Row House in Manhattan; the others are at Columbus Circle and on the Upper East Side.

To minimize sound and vibrations traveling to other parts of the building, the facility is constructed with a box in a box, with sound-proofing materials. There are no residential uses in the Row House building or the buildings immediately adjacent. A store is below Row House. The two-story building on the east side has a restaurant on the ground floor and a massage parlor on the second floor. On the west side is a commercial building with a bar on the ground floor and

a martial arts studio on the second floor. According to the applicant, there have been no complaints about Row House. If any complaints should arise, the applicant has committed to solving the problem as quickly as possible, and if necessary, working with CB4 for a resolution.

CB4 believes that this PCE will be a well-run operation with minimal or no disturbance to the neighborhood and recommends approval of the proposed special permit.

Sincerely,



Delores Rubin  
MCB4 Chair



John Lee Compton, Co-Chair  
Chelsea Land Use Committee



Betty Mackintosh, Co-Chair  
Chelsea Land Use Committee

cc: Hon. Gale A. Brewer  
Hon. Corey Johnson, City Council