



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

January 9, 2012

Hon. Meenakshe Srinivasan
Chair
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006

Re: BSA Cal. No. 175-11-BZ
550 West 54th Street, aka 770 Eleventh Avenue
Physical Culture Establishment

Dear Chair Srinivasan:

Manhattan Community Board 4, having held a duly noticed public hearing on BSA Calendar No.175-11-BZ, voted at its meeting on January 4, 2012 to recommend a conditional approval of the application for a physical culture establishment at 550 West 54th Street.

This application was filed on behalf of Two Trees Management Company, LLC, under Section 73-03 and 73-36 of the Zoning Resolution of the City of New York in order to obtain a special permit for a proposed new physical culture establishment at 770 Eleventh Avenue, also known as Block 1082, Lot 1 on the Tax Map of the City of New York.

Approval With Conditions

Two Trees Management, the owner of the site and developer of Mercedes House, received public financing through the Housing Finance Agency. Mercedes House is an 80/20 development.

Therefore the Board recommends approval of the application with two conditions:

1. That the applicant institute a pricing structure which would make membership in the physical culture establishment an affordable option for residents in the 20% affordable units in Mercedes House; and,
2. That the applicant develop and institute community-based programming at the facility and reach out (through the CB4 office if necessary) to local community groups such as senior residences, schools, youth groups, to solicit their participation.

Operation and Membership

In its presentation to the Clinton/Hell's Kitchen Land Use Committee on December 14, 2011, the applicant was represented by its land use counsel and by the principal of the proposed facility. From their descriptions, which are supported by the applications and the accompanying floorplans, the proposed facility is without question a legitimate physical culture establishment.

The proposed facility will be located on the fourth floor of a multi-story residential and commercial building. It will be self-operated by Two Trees Management Company under the direction of its employee, Craig Laskow, the founder and former owner of Club H Fitness.

It is estimated the facility will serve approximately 1,500 members and employ 34 people. The majority of the members will reside or be employed in the neighborhood. The facility is expected to operate seven days a week.

This Board has reviewed the Statements of Facts and Findings in the application and agrees that the proposed facility meets the requirements for the requested special permit.

The Board therefore recommends approval of the application if our conditions are met and provided the Department of Investigation background check report required by Section 73-36(c) of the Zoning Resolution is received and satisfactory.

Sincerely,



Corey Johnson, Chair
Manhattan Community Board 4



Jean-Daniel Noland, Co-Chair
Clinton/Hell's Kitchen Land Use Committee

[signed 1/9/2012]

Gretchen Minneman, Co-Chair,
Clinton/Hell's Kitchen Land Use Committee