



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.ManhattanCB4.org

**WALTER MANKOFF**  
Chair

**ANTHONY M. BORELLI**  
District Manager

April 14, 2005

Hon. Meenakshe Srinivasan  
Chair  
Board of Standards and Appeals  
40 Rector Street  
New York, NY 10007

**Re: BSA No. 14-05-BZ, Special Permit Application to Allow Physical Culture Establishment at 300 West 56<sup>th</sup> Street, Block 1046, Lot 36**

Dear Chair Srinivasan:

At the recommendation of its Clinton/Hell's Kitchen Land Use Committee, Manhattan Community Board No. 4, having held a duly noticed public hearing on BSA Calendar No. 14-05-BZ voted at its meeting on April 6, 2005 to recommend approval of this application (37 in favor, 0 opposed, 0 abstentions and 0 present but not eligible to vote).

This application requests a special permit pursuant to Section 73-36 of the Zoning Resolution to allow operation of a "physical culture establishment" at 300 West 56<sup>th</sup> Street (at Eighth Avenue). The proposed facility will be located on the second and third floors of a three-story commercial building.

In its presentation to the Clinton/Hell's Kitchen Land Use Committee, the applicant was represented by its counsel, Ms. Lyra Altman, and by one of the principals of the proposed facility, Mr. James Coleman. From their descriptions, which are supported by the applications and the accompanying floorplans, the proposed facility is indeed a legitimate physical culture establishment. The only other tenant in the building operates a restaurant on the ground floor. The applicant's proposed spa use is consistent with other commercial uses in the surrounding area, and its clientele is intended to be drawn from the immediate vicinity.

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.

**M. Srinivasan**  
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We therefore recommend approval of the application, provided the Department of Investigation background check report required by Section 73-36(c) of the Zoning Resolution is received and satisfactory.

Sincerely,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



Anna Hayes Levin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee



Simone Sindin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

cc: elected officials  
applicant