



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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

J. LEE COMPTON
Chair

June 8, 2006

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

Re: BSA Cal. No. 46-06 BZ, Special Permit Application to Allow Physical Culture Establishment at 423 West 55th Street, Block 1065, Lot 12

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. 46-06 BZ voted at its meeting on June 7, 2006 to recommend approval of this application (32 in favor, 0 opposed, 2 abstentions and none 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 423 West 55th Street (between Ninth and Tenth Avenues). The proposed facility will be located on the first floor and mezzanine of a twelve-story commercial building.

In its presentation to the Clinton/Hell's Kitchen Land Use Committee, the applicant was represented by its land use consultant and by two of the principals of the proposed facility. From their descriptions, which are supported by the applications and the accompanying floor plans, the proposed facility is without question a legitimate physical culture establishment. The applicant's proposed health club 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.

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,



J. Lee Compton
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: Ellen Hay, Wachtel & Masyr