



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

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**J. LEE COMPTON**  
Chair

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

October 6, 2006

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

**Re: BSA Cal. No. 69-95BZ, Pier 60, 111B 11<sup>th</sup> Avenue**

Dear Ms. Srinivasan:

The Chelsea Preservation and Planning Committee on September 18, 2006 reviewed and unanimously approved the above Special Order Calendar application from Chelsea Piers Management, Inc., the Sports Center at Chelsea Piers for an amendment and extension of term pursuant to Section 73-36 of the Zoning Resolution to permit the continuation of the operation of the physical culture establishment (PCE). At a duly noticed public hearing, before the full Board at its regular meeting on October 4, 2006, in which a representative for the applicant appeared, Manhattan Community No. 4 voted unanimously that it had no objection to the proposed amendment and extension of term for the above referenced premises.

The Sports Center at Chelsea Piers over the last ten years has not caused any problems or community hazards to the neighboring area. This application is for an extension of a special permit, which all PCEs must have to operate, for another 10 years. The applicant has averred that it is in compliance with the conditions previously set forth by the Board of Standards and Appeals (BSA) and that it has no building violations recorded.

The amendment seeks to exclude the North Headhouse from the previously approved PCE floor area since the original BSA application was filed prior to Chelsea Piers construction and incorrectly included it in the North Headhouse while the health club has never operated from beyond the confines of Pier 60.

Thus, the Board supports the extension of the special permit for the PCE for an additional 10 years for floor area in which the PCE operates and resides.

Sincerely,

J. Lee Compton  
Chair  
Community Board 4

Walter Mankoff  
Co-Chair  
Chelsea Preservation and Planning

Lynn Kotler  
Co-Chair  
Chelsea Preservation and Planning

cc: Ellen J. Hay, AICP, Wachtel & Masyr, LLP  
Electeds