



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

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

March 9, 2007

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

Re: BSA Cal. No. 321-06- BZ, Special Permit Application to Allow Physical Culture Establishment at 315 West 57th Street, Block 1048, Lot 2

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. 321-06- BZ, voted at its meeting on March 7, 2007 to **recommend approval** of this application (36 in favor, 1 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 315 West 57th Street (between Eighth and Ninth Avenues). The proposed facility will be located on the first floor of a multi-story residential and commercial building.

In its presentation to the Clinton/Hell's Kitchen Land Use Committee, the applicant was represented by its land use counsel and by the principal of the proposed facility, Mr. Nicolas Ronco. From their descriptions, which are supported by the applications, the accompanying floorplans, and the applicant's website (heloyelo.com), the proposed facility is without question a legitimate physical culture establishment. 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.

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.

We note that, although the application is dated December 13, 2006, it was not received in our office until February 8, 2007 when the applicant's counsel called to discuss the application, discovered that it had not yet been received, and sent a duplicate copy.

Sincerely,



J. Lee Compton
Chair
Manhattan Community Board 4



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

cc: Frederick A. Becker, Esq.