



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**JOHN WEIS**  
Chair

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

October 12, 2009

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

**Re: BSA App. No. 198-09 BZ, Special Permit Application to Allow  
Physical Culture Establishment at 143 West 19<sup>th</sup> Street**

Dear Chair Srinivasan:

Manhattan Community Board No. 4, having held a duly noticed public hearing on BSA Application No. 198-09 BZ, at its full board meeting on October 7, 2009 recommended approval of this application.

The applicant, Personal Training Institute, is seeking to operate a 2,230 square foot private training establishment on the first floor at 143 West 19<sup>th</sup> Street, an eight story pre-war building. The space is currently unoccupied and the applicant indicated that construction would not begin until late 2009. CB4 believes that this will be a legitimate physical culture establishment. The training institute will be programmed to have eight pieces of cardiovascular equipment, sixteen pieces of weight-training machines and other fitness equipment for their members. The owner and operator of the institute stated that the premises would be for members of the institute only and that each member would be scheduled for a thirty minute training session. The owner expects to have a maximum of 150 members and will operate from 6 AM to 9 PM daily.

This Board has reviewed the statement of facts and findings in the application and agrees that the facility meets the findings set forth in ZR 73-03 and ZR 73-36 for the requested special permit.

The Board wishes to restate its previously expressed opinion that this elaborate permit process for a Physical Culture Establishment is unnecessarily burdensome in a world where gymnasiums and beauty parlors with extended services are now common in commercial districts. It creates major costs and delays, particularly for small businesses that must invest money they often cannot afford, and wastes the time of applicants, community board and the BSA alike. A simple process of authorization after a routine investigation would avoid the relatively rare case of abuse and encourage legitimate businesses.

Sincerely,



John Weis, Chair  
Manhattan Community Board 4  
Planning



J. Lee Compton, Co-Chair  
Chelsea Preservation and  
Planning

[signed 10/12/09]

Corey Johnson, Co-Chair  
Chelsea Preservation and Planning

cc: Applicant/Representative  
Manhattan Borough President Scott Stringer  
NYC Council Speaker Christine Quinn  
NYS Senator Thomas Duane  
NYS Assemblyman Richard Gottfried  
Congressman Jerrold Nadler