

**193-12-BZ**

APPLICANT – Rothkrug Rothkrug & Spector, LLP., for Vornado Realty Trust., owner; Soulcycle 384 Lafayette Street, LLC., lessee.

SUBJECT – Application March 11, 2014 – Amendment to permit the enlargement of a previously approved special permit (§73-36) for a physical culture establishment (*SoulCycle*). M1-5B zoning district.

PREMISES AFFECTED – 384 Lafayette Street aka 692 Broadway and 2-20 East 4th Street, southwest corner of Lafayette Street and East 4th Street, Block 531m Kit 7501, Borough of Manhattan.

**COMMUNITY BOARD #2M**

ACTION OF THE BOARD – Application granted on condition.

**THE VOTE TO GRANT –**

Affirmative: Chair Perlmutter; Vice-Commissioner Hinkson, Commissioner Ottley-Brown and Commissioner Montanez .....4

Negative:.....0

**THE RESOLUTION –**

WHEREAS, this is an application for a reopening and an amendment of a previously-granted special permit for a physical culture establishment (“PCE”) to permit the enlargement of the PCE; and

WHEREAS, a public hearing was held on this application on September 9, 2014, after due notice by publication in *The City Record*, and then to decision on September 23, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Vice-Chair Hinkson, Commissioner Montanez, and Commissioner Ottley-Brown; and

WHEREAS, the subject site is located on a site with frontage on Broadway, East 4<sup>th</sup> Street, and Lafayette Street, in an M1-5B zoning district within the NoHo Historic District; and

WHEREAS, the site is occupied by a mixed-use 12-story commercial/manufacturing/residential building, known as the Silk Building; and

WHEREAS, the PCE currently occupies 3,294 sq. ft. of floor area on the first floor and 1,873 sq. ft. of floor space in the cellar; and

WHEREAS, the PCE will be operated as SoulCycle; and

WHEREAS, the Board has exercised jurisdiction over the subject PCE since October 23, 2012 when, under the subject calendar number, the Board granted a

special permit in the subject building for a term of ten years, to expire on October 23, 2022; and

WHEREAS, the site is also the subject of a prior PCE special permit approval for a Blink Fitness, pursuant to BSA Cal. No. 33-10-BZ, which is not the subject of this application; and

WHEREAS, the applicant now seeks an amendment to permit the enlargement of the PCE into other portions of the first floor and cellar of the building; specifically, the proposal would increase the floor area of the PCE from 3,294 sq. ft. to 4,553 sq. ft. on the first floor and from 1,873 sq. ft. of floor space to 3,331 sq. ft. of floor space in the cellar; and

WHEREAS, the extension will include the utilization of a new entry on Lafayette Street; and

WHEREAS, the applicant submitted a Certificate of No Effect from the Landmarks Preservation Commission (LPC), dated March 4, 2014, approving the proposed signage and other modifications under its jurisdiction; and

WHEREAS, based upon its review of the record, the Board finds the requested amendments to the plans are appropriate with certain conditions as set forth below.

*Therefore it is Resolved* that the Board of Standards and Appeals *reopens*, and *amends* the resolution to permit the noted modifications; *on condition* that any and all work substantially conforms to drawings as they apply to the objections above noted, filed with this application marked ‘Received March 11, 2014’ – four (4) sheets; and *on further condition*:

THAT all conditions from prior the resolution not specifically waived by the Board remain in effect;

THAT all modifications to signage and the façade will be in accordance with the Landmarks Preservation Commission’s Certificate of No Effect, dated March 4, 2014;

THAT any modifications will be subject to Landmarks Preservation Commission approval;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted.”

Adopted by the Board of Standards and Appeals, September 23, 2014.

**A true copy of resolution adopted by the Board of Standards and Appeals, September 23, 2014.**

**Printed in Bulletin No. 39, Vol. 99.**

**Copies Sent**

**To Applicant**

**Fire Com'r.**

**Borough Com'r.**

