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COMMUNITY BOARD NO. 2, MANHATTAN

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September 20, 2019

Margery Perlmutter, *Chair*
NYC Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, New York 10006-1705

Dear Chair Perlmutter:

At its Full Board meeting on September 19, 2019, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

***678 Broadway (Between Bond and Great Jones Streets)** - BSA Cal No 2019-163- BZ is an application for a new special permit to allow the operation of a physical culture establishment (PCE) called the Bar Method to be located on the second floor, pursuant to ZR 73-36.

Whereas:

1. The site is in a M1-5B zoning district within the NoHo Historic District and contains a five-story commercial building.
2. The PCE opened in June 2019. It includes two group exercise rooms on the second floor; total floor area of the PCE is 2867 square feet.
3. The premises comply with all applicable accessibility law, and required fire safety measures; it is ADA-accessible.
4. No noise issues are anticipated with the PCE use. The classes have background music for keeping pace; all movements have the patron sitting on the floor or standing in one place and there is no gym machinery.
5. The site is well-served by public transportation.
6. Hours of operation are 5:30 am to 9:30 pm daily. It is anticipated that the site will offer 7-10 classes per day.
7. The PCE does not contain courts or a pool nor does it offer massage or other relaxation therapy.
8. The PCE does not interfere with any public improvement project or existing street system nor will it have any negative impact on traffic on the surrounding streets.
9. The operation of the facility does not impair the essential character or future use of development of the surrounding area and is in keeping with the mixed-use character of the neighborhood.
10. There is no portion of the PCE on the roof.
11. There are no potential hazards that impact the privacy, light and air in the neighborhood.

12. There are no ECB violations and two open DOB violations that pertain to elevator work and will be corrected during the course of the Alteration 1 application.
13. The building has a Certificate of Occupancy.
14. A maximum term of ten years is requested per ZR 73-76.
15. No one from the neighborhood appeared to speak against the application.

Therefore, CB2 Manhattan has no objection to this application.

Vote: Unanimous, with 42 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Carter Booth Chair
Community Board #2, Manhattan



Anita Brandt, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan



Frederica Sigel, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

CB/jt

c: Hon. Carolyn Maloney, Congresswoman
Hon. Brian Kavanagh, State Senator
Hon. Deborah Glick, Assembly Member
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Margaret Chin, Council Member