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CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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May 10, 2019

Margery Perlmutter
Chair
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

**Re: BSA Special Permit Application for a PCE at 600 W. 58th Street
ILoveKickboxing – Cal. No. 2019-37-BZ**

Dear Chair Perlmutter:

Manhattan Community Board No. 4 (MCB4), at its May 1st Full Board meeting, following a duly noticed public hearing, voted to recommend the approval of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) for ILoveKickboxing at 600 W. 58th Street, with 37 in favor, 0 opposed, 2 abstaining 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” for ILoveKickboxing at 600 W. 58th Street (at the northeast corner of 58th Street and Eleventh Avenue). The facility is in C4-7 and C6-2 zoning districts, which require a BSA special permit.

The proposed PCE, which, as of January 23, 2019, has been operating as “ILoveKickboxing”, is part of a 10-story mixed residential and commercial use building. The facility occupies the first floor (1,036 sq. ft.), which includes the studio, separate men’s and women’s locker rooms, and a reception check-in area. The fitness studio focuses on boxing and kickboxing training with a maximum class of 21 members at a time. The studio is equipped with stationary boxing bags with water-filled bases that are shared between two people. The classes are conducted in an open area and last approximately one hour.

The West 58th Street ILoveKickboxing studio has a total staff of five employees, consisting of one manager and two full time and five part time group fitness instructors. The hours of operation for the establishment are 6a.m. – 9p.m. Monday through Friday and 7a.m. – 7p.m. Saturday and Sunday.

The applicant agrees to comply with fire safety measures and will employ a Class “M” fire safety alarm system with manual pull stations at the entrance and emergency exits that are tied to FDNY. A sprinkler system will also be in place. In addition, smoke and carbon monoxide detectors are located in spaces containing gas-fired equipment. The applicant has installed noise abatement measures such as a raised floor, suspended ceilings with soundproofing sealant, and soundproof demising walls.

MCB4 believes that this establishment is a well-run operation with minimal or no disturbance to the neighborhood and to the residential portion of the building in which it resides.

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.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



Jean-Daniel Noland
Chair
Clinton/Hell’s Kitchen Land Use Committee

cc: Hon. Corey Johnson, City Council
Gale A. Brewer, Manhattan Borough President
Anthony Mango, Representative, ILoveKickboxing