

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

December 9th, 2019

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

Re: BSA Cal. # 2019-197-BZ
Special Permit for Physical Culture Establishment at 155 West 23rd Street

Dear Ms. Perlmutter:

On the recommendation of its Chelsea Land Use Committee, following a site visit by committee members and after a duly noticed public hearing at the committee meeting on November 18, 2019, Manhattan Community Board No. 4 (CB4), at its regularly scheduled meeting on December 4, 2019, voted, by a vote of 39 in favor, 0 opposed, 1 abstaining and 0 present but not eligible to vote, to recommend the granting of a special permit pursuant to ZR 73-36 to Solidcore for a Physical Culture Establishment (PCE) at 155 West 23rd Street.

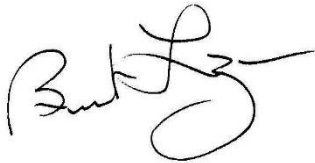
Solidcore is located on the north side of 155 West 23rd Street in a C6-3X zoning district. The facility, with a total of 2,188 square feet, occupies the entire first floor of a 12-story commercial building. Floors 2 through 12 are occupied with office space users; the cellar contains the boiler, electrical equipment and storage space.

Solidcore is a national boutique fitness establishment which has approximately 60 facilities throughout the country. A 50-minute session provides slow and controlled resistance training to tone the body. The entire workout is done on top of a device that looks like a rowing machine (called a "sweatlana"). There are 15 such machines. The exercises include lifting light, rubber-coated dumbbells. Classes are held seven days a week, with varying opening and closing times; the earliest opening is 5:00 a.m.; the latest closing is 9:30 p.m.

The exercise area has a maximum occupancy of 74 persons. The space includes a reception area, an accessory office, a retail area and four bathrooms. This Chelsea Solidcore facility opened in October 2019. There have been no complaints about it. Several more Solidcore PCEs are planned for other New York City locations.

The Board believes that the facility will meet the required findings under ZR 73-36 and will be an appropriate and attractive addition to the community. We recommend the granting of the requested special permit.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee

cc: Hon. Corey Johnson, Speaker, City Council
Hon. Gale A. Brewer, Manhattan Borough President
Owners/Representatives of 155 West 23rd Street