



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

June 11, 2019

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

Re: BSA Cal. #2019-31-BZ
Special Permit at 525 West 26th 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 May 19, 2019, Manhattan Community Board No. 4 (CB4), at its regularly scheduled meeting on June 5, 2019, voted, by a vote of 45 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend the granting of a special permit pursuant to ZR 73-36 to The Wright Fit for a Physical Culture Establishment (PCE) at 525 West 26th Street.

525 West 26th Street is located mid-block on the north side of the street in an M1-5 Zone within both the Special West Chelsea District and the West Chelsea Historic District. The Wright Fit Performance Lab would occupy 6,010 and 1,850 sq. ft. on the fourth and fifth floors, respectively, of a five-story commercial building. The first two floors are occupied by art galleries and the third floor was until recently occupied by a fashion designer.

The Wright Fit designs and manages fitness facilities for high-end properties, including hotels, resorts, the Related Properties building at 520 West 28th Street, and the recently opened TWA hotel at JFK airport. The company's corporate offices are located on the fifth floor of the building and include space for design professionals.

The Wright Fit Performance Lab specializes in personal and small group training in yoga, boxing, martial arts and athletic training. There will be a daily staff of 3-4 operations personnel and 15 trainers and teachers, and approximately 100 patrons. Patrons will include employees from the company's other facilities visiting for training, idea exchange and program development.

The east part of the fourth floor has individual exercise stations for fourteen people. All resistance training is conducted one-on-one with a trainer; there is no unsupervised use of weights and equipment. The company's philosophy deemphasizes heavy weights. There will be no Olympic lifts and there is a strict no-drop policy. The floor is covered by four inches of sound- and vibration-absorbing material, and the two stations where heavier weights are used have an additional layer of absorptive material.

The west part of the fourth floor has a large, open class space with heavy bags suspended from the ceiling. The bags can be moved to the side of the room when not in use. In addition to the company's offices, the fifth floor has a large, open class space on the east part of the floor. Maximum class size in each class space will be fifteen. There are bathrooms, showers and changing rooms on each floor, as well as a pantry and small gathering spaces.

The application to the Board of Standards and Appeals (BSA) for the special permit pursuant to ZR 73-36 follows the necessary denial by the Department of Buildings under ZR 32-31.

The Board appreciates the thoughtfulness of the applicant's philosophical and design efforts to prevent acoustical disturbances, believes that the facility will meet the required findings under ZR 73-36 and will be an appropriate and attractive addition to the community.

At the Board's request the applicant has provided a letter, attached, confirming that they will work with the Board to quickly resolve noise or other complaints that may arise from the operation. We thus recommend the granting of the requested special.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee

Enclosure

cc: Hon. Corey Johnson, Speaker, City Council
Hon. Gale Brewer, Manhattan Borough President
Representatives of The Wright Fit

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Ariel S. Holzer

May 30, 2019

Via Email

Community Board 4
330 West 42nd Street
New York, New York 10036
Attention: Jesse Bodine

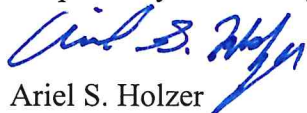
**Re: BSA Calendar No. 2019-31-BZ
Block 698, Lot 18
525 West 26th Street, Manhattan (the "Premises")
The Wright Fit Performance Lab**

Dear Mr. Bodine:

On May 20, 2019 the CB4 Land Use Committee held a public hearing and voted unanimously to approve the above captioned physical culture establishment ("PCE") special permit application previously filed at the New York City Board of Standards and Appeals. As you are aware the Applicant is deeply attentive to the needs and concerns of the community. The Wright Fit's gym design, consulting, and management businesses are also located at the Premises, providing additional incentive to maintain a level of noise in the PCE that is conducive to a business environment.

The Applicant agrees that it will work with Community Board 4 to quickly resolve any noise or other complaints that may arise from the operation of the PCE.

Respectfully submitted,


Ariel S. Holzer