



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
[www.nyc.gov/mcb4](http://www.nyc.gov/mcb4)

**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. # 2018-19-BZ**  
**Special Permit for a Physical Culture Establishment at 119 West 23<sup>rd</sup> 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 for a Physical Culture Establishment ("PCE") pursuant to ZR 73-36 to the Humming Puppy ("HP") yoga studio at 119 West 23<sup>rd</sup> Street.

HP is located on a lot zoned C6-3X and M1-6 in an existing 10-story commercial building. The 4,157 square foot facility occupies the front portion of the second floor. The third floor is occupied by a physical therapy business; the floor below is an art gallery specializing in posters. HP opened April 9, 2018; the special permit would legalize its operation.

Yoga classes for up to 40 people are given in one room which is heated to 80 degrees to gradually warm up muscles. A low hum is played during the class to induce relaxation. The lobby and class spaces are designed to create a safe, sacred space so students can focus on themselves. Distractions are kept to a minimum. No items are for sale. Locker rooms are provided for men and women.

CB4 believes that the HP yoga studio meets the required findings under ZR 73-36 and will be an appropriate and unique addition to the community. We recommend approval of the requested special permit for a PCE.

Sincerely,



Burt Lazardin  
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 Humming Puppy Yoga Studio