



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

April 13th, 2018

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

**Re: BSA Cal. #
Special Permit Application for PCE at 250 West 26th Street**

Dear Ms. Perlmutter:

Manhattan Community Board No. 4 (CB4), at its April 4th, 2018 meeting, following a duly noticed public hearing voted, by a vote of 34 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend the approval of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) at 250 West 26th Street. This vote reflects a consensus recommendation of the CB4 Chelsea Land Use Committee.

Pursuant to 73-36 of the Zoning Resolution, a 7,000 square foot martial arts academy is proposed. The facility, located mid-block on West 26th Street, is in a C6-2A zoning district which requires a BSA special permit for a PCE. This academy is on the third floor of a four story commercial building. The layout includes three large mat areas, two offices, restrooms, locker rooms and a receptionist area. No residents live in the building. The academy has been operating for five years in a 3,000 square foot space on the third floor and is expanding to the rest of the floor.

The PCE will operate under the trade name of Marcelo Garcia Brazilian Jiu-Jitsu. Brazilian Jiu-Jitsu is a martial art and combat sport system that focuses on grappling and ground fighting. It advances physical fitness and character building, and can be used in self-defense situations. The training is conducted on thick Jiu-Jitsu mats covering the entire floor which absorb impact and reduce sound. There are six-foot high pads on the walls and columns. No weights or other equipment are used. Classes are held Monday through Friday (7:00 a.m. – 10:00 p.m.), Saturday (10:30 a.m. – 1:30 p.m.) and Sunday (10:30 a.m. – 12:30 p.m.). Six to eight classes with about 15 to 70 people per class are offered.

According to the applicant and CB4 office staff, there have been no complaints about the facility.

CB4 believes that this PCE will be a well-run operation with minimal or no disturbance to the neighborhood or to other commercial tenants in the building. The academy's representative said that on-site managers would make themselves easily available to those who might be disturbed by noise or vibrations from the facility and rectify any problems as quickly as possible once they are brought to their attention. We recommend approval of the proposed special permit.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



John Lee Compton, Co-Chair
Chelsea Land Use Committee



Betty Mackintosh, Co-Chair
Chelsea Land Use Committee

CC: Marcelo Garcia Brazilian Jiu-Jitsu & representative