



Delores Rubin
Chair

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District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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October 19, 2017

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

Re: BSA Special Permit Application for PCE at 313-321 W. 37th Street

Dear Ms. Perlmutter:

Manhattan Community Board No. 4 (MCB4), at its October 4, 2017 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) at 313-321 W. 37th Street with 33 in favor, 0 opposed, 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 Orangetheory at 313-321 West 37th Street (between Eighth and Ninth Avenues). The facility is in a C6-4M zoning district which requires a BSA special permit.

Orangetheory Fitness is part of a nine-story mixed-use residential and commercial building. The facility occupies 4,053 square feet on the ground floor in the westernmost portion of the commercial space, adjacent to the separate residential lobby. The proposed PCE would contain a 1,960 square foot area with exercise equipment, a lobby/reception area, an office, three restrooms, five changing rooms, two changing rooms with showers and storage and mechanical rooms.

Orangetheory Fitness offers group-based personal training for individuals of all fitness levels led by an instructor, which incorporate heart rate monitoring and a variety of equipment crafted to help members achieve their goals. It has only classes with a maximum capacity of 30 occupants. The facility would contain 15 rowing machines, 15 treadmills, 3 seated-stationary bicycle/elliptical trainers, dumbbells ranging from 5 to 65 pounds, 15 TRX straps and a selection of BOSU balance trainers, ab dolly rollers, medicine balls and foam rollers.

To minimize sound and vibrations traveling to other parts of the building, the facility will install a suspended, spring isolated gypsum acoustic ceiling, insulated acoustic demising walls, and a ½-inch thick rubber flooring in the fitness area, with an additional 1 ¼-inch thick layer of Pliteq GenieMat FIT 30 rubber flooring in the weights area. The proposed sound system processor will include output processing capabilities that will be programmed to limit the overall system volume and maintain uniform sound levels between music and microphones. Orangetheory Fitness is not currently operating.

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

Orangetheory Fitness’s representative said that on-site managers would monitor noise levels, 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.

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,



Delores Rubin
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
Frank St.Jacques, Orangetheory Fitness
James Wang, Orangetheory Fitness