



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

**COREY JOHNSON**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

April 10, 2012

Hon. Meenakshi Srinivasan  
Chair  
Board of Standards and Appeals  
40 Rector Street, 9th Floor  
New York, NY 10006

**Re: BSA Cal. No.7-12-BZ**  
**Special Permit application**  
**PCE (Physical Culture Establishment)**  
**419 West 55th Street**

Dear Chair Srinivasan:

Manhattan Community Board 4, having held a duly noticed public hearing on BSA Calendar No. 7-12-BZ, voted at its meeting on April 4, 2012, to **recommend approval** of this application ( in favor, opposed, abstentions and 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" at 419 West 55th Street. The proposed facility, a spinning center (d/b/a Revolutions 55), will occupy 2590 square feet in the cellar of a 7-story mixed-use building in a C6-2/R8 zoning district.

The facility will be used for spinning classes. It will contain 51 cycles and separate locker rooms for men and women. The owners expect to have five employees. The proposed hours of operation are from 6 a.m. to 10 p.m. daily.

In its presentation to the Hell's Kitchen/Clinton Land Use Committee on March 14th, 2012, the applicant was represented by Eric Salatnik, attorney. From his descriptions, which are supported by the applications and the accompanying floorplans, the proposed facility is without question a legitimate physical culture establishment. The applicant's proposed use as a spinning center is consistent with other commercial uses in the surrounding area.

According to the applicant's attorney, acoustic testing performed as part of the design process and appropriate and adequate sound insulation was installed, including the addition of sound barrier ceilings; isolated wall partitions; rubber exercise flooring installed; and studio doors and access panels sealed air

tight with acoustical gaskets. The applicant's attorney said the applicant would be responsive should any noise issues arise with the residential tenants above the spinning center. 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,



Corey Johnson, Chair  
Manhattan Community Board 4



Jean-Daniel Noland, Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

cc: Eric Palatnik, representative for applicant  
NYC Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
NYS Senator Thomas K. Duane  
NYS Assemblyman Richard Gottfried  
NYS Assemblywoman Linda Rosenthal  
Congressman Jerrold Nadler