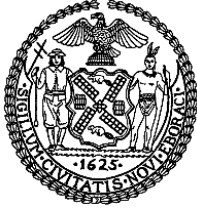


CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR



P.O. Box 2622
New York, NY 10108
tel: 212-736-4536
www.nyc.gov/mcb4

LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

December 8, 2020

Hon. Margery Perlmutter, Chair
Board of Standards and Appeals
22 Reade Street, Main Floor
New York, NY 10007

**Re: Special Permit for Physical Culture Establishment
217 Seventh Avenue
Mind Body Spirit**

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 November 16, 2020, Manhattan Community Board 4 (CB4), at its regularly scheduled meeting on December 2, 2020, voted, by a vote of 38 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend the granting of a special permit pursuant to ZR32-10, ZR 32-31 and ZR 73-36 to Mind Body Spirit for a Physical Culture Establishment (PCE) at 217 Seventh Avenue.

The applicant will operate the PCE under the trade name of Mind Body Project. Mind Body Project is a holistic wellness experience combining meditation and functional fitness in a class setting. The exercise regimen involves body weight resistance only, so the only equipment is a series of suspension cables attached to the studio's ceiling. There is one strap for each participant. The PCE is designed for class use only, as such, patrons will only be present immediately before, during and after classes. The classes will have a maximum capacity of 30 people. There will be eight classes per day; only one class is held at a time.

The PCE will occupy 3,360 square feet of the first floor of a mixed-use building which spans the corner of W 23rd Street, Seventh Avenue and to parts of W 22nd Street. The space will house a studio, lockers, changing rooms, showers, bathrooms, an office, employee lounge and a reception area. The studio has been built with sound attenuation measures ("a box" in a "box") and acoustic seals to ensure that residences above it are not disturbed; Below the space is a parking garage and storage.

The site is located within C6-3X, R8A/C2-5 and C6-3A zoning districts. A "Physical Culture Establishment" in a C6-3X/ C6-3A/ C2-5 zoning districts requires a special permit from the Board of Standards and Appeals (BSA) per ZR32-10, ZR 32-31 and ZR 73-36.

The Board believes that the facility will meet the required findings and will be an appropriate and attractive addition to the community. We recommend the granting of the requested special permit.

Sincerely,



Lowell D. Kern
Chair
Manhattan Community Board 4



Betty Mackintosh
Co-Chair
Chelsea Land Use



Paul Devlin
Co-Chair
Chelsea Land Use

CC: Hon. Corey Johnson, Speaker of the City Council
Hon. Gale A. Brewer, Manhattan Borough President
Owners and Representatives of 217 7th Avenue