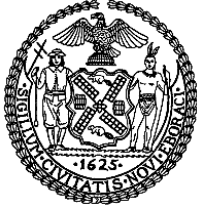


MANHATTAN COMMUNITY BOARD FOUR



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LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

February 8th, 2021

Margery Perlmutter, Chair
Board of Standards and Appeals
40 Rector Street
New York, NY 10006

**Re: BSA Cal. No. 49-11-BZ
Special Permit Application (PCE) for Barry's Bootcamp, 135 West 20th 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 regular Board meeting on February 3, 2021, Manhattan Community Board 4 (CB4), voted, by a vote of 41 in favor, 0 opposed, 1 abstaining, and 0 present but not eligible to vote, to recommend to the Board of Standards and Appeals (BSA) the granting of a ten-year extension - with the conditions set out below - of the previously granted special permit pursuant to ZR 73-and ZR 73-36, to Barry's Bootcamp, located at 135 West 20th Street, for a Physical Culture Establishment (PCE).¹

¹ [https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/Resolutions/June%202011/27%20CPP%20Letter%20to%20BSA%20re%20Special%20Permit%20Application%20\(PCE\)%20for%20Barry%E2%80%99s%20Bootcamp,%20135%20West%2020th%20Street.pdf](https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/Resolutions/June%202011/27%20CPP%20Letter%20to%20BSA%20re%20Special%20Permit%20Application%20(PCE)%20for%20Barry%E2%80%99s%20Bootcamp,%20135%20West%2020th%20Street.pdf)

https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/agendas/2014_April/01%20CLU%20Letter%20to%20BSA%20re%20special%20permit%20for%20a%20PCE%20_gym_%20extension%20for%20Barry%E2%80%99s%20Bootcamp%20at%20135%20West%2020th%20Street.pdf

Background

Located at 135 West 20th Street, in a C6-3A district, Barry's Bootcamp is in a six-story commercial building with no residential units. It is located on the cellar and first floor. The 5,279-square foot first floor consists of a lobby, lounge, a room with treadmills and exercise benches, office space, laundry and locker rooms. The 4,266-square foot cellar has cycles and exercise benches, a laundry room and storage space. The studio activities include music, but the sound is mitigated by soundproofing in the walls, floors and ceiling. The hours of operation are 5 a.m. to 11:00 p.m.

CB4 recommended approval of a special permit for this facility in a letter on June 3, 2011. BSA granted a special permit for Barry's Bootcamp on July 12, 2011. An amendment to the special permit allowing an increase in the size of this PCE from 6,434 square feet to the current 9,545 square feet was approved by BSA on June 17, 2014. CB4 recommended approval of this amendment in its April 4, 2014 letter with two conditions:

- Programming will either not include potentially disruptive activities or will demonstrate conclusively with an acoustical engineering report that equipment use and classes will not disturb other commercial tenants in the building; and
- If operation of the facility leads to complaints from commercial tenants above or from the community, the operators of Barry's Bootcamp will attend meetings set up by the Board and quickly take any steps necessary to correct the problems leading to the complaints.

The current special permit is set to expire on July 12, 2021. This application seeks an extension of term of the previously approved special permit to allow the continued operation of Barry's Bootcamp for ten years.

CB4 Analysis and Conclusion

Barry's Bootcamp has operated for approximately nine years. Over that time CB4 has not received any complaints about the operation of this facility. CB4 believes that Barry's Bootcamp continues to meet the required findings under ZR73-36 and has been a responsible neighbor in the community. We are pleased that Barry's Bootcamp is ADA accessible, has an elevator to its lower level, and equipment appropriate for seniors and people with disabilities.

We recommend approval of the proposed extension of the special permit term to ten years with the following conditions:

- Programming will either not include potentially disruptive activities or will demonstrate conclusively with an acoustical engineering report that equipment uses and classes will not disturb other commercial tenants in the building; and

- If operation of the facility leads to complaints from commercial tenants above or from the community, the operators of Barry's Bootcamp will attend meetings set up by the Board and quickly take any steps necessary to correct the problems leading to the complaints.

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