



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

NELLY GONZALEZ
Acting District Manager

November 14, 2014

Hon. Margery Perlmutter, Chair
250 Broadway, 29th Floor
New York, NY 10007

Re: BSA No. 93-14-BZ
Title Boxing Gym, 455 West 37th Street

Dear Ms. Perlmutter:

On the recommendation of its Clinton/Hell's Kitchen Land Use and Zoning Committee and after a duly noticed public hearing at its Board meeting on November 5, 2014, Manhattan Community Board 4 (MCB4) voted to recommend approval of an application by Title Boxing Gym to the Board of Standards and Appeals (BSA).

The application seeks a special permit to allow the operation of a Physical Culture Establishment (PCE) filed pursuant to ZR 7-03 in an R8A/C2-5 zoning district.

Title Boxing Gym, a franchise operation offering group boxing and kickboxing fitness classes, is located on the ground floor of a residential building at 455 West 37th Street.

The Land Use Committee's approval was contingent on the following conditions:

1. MCB4 received affidavits from the residential tenants in the apartments immediately above the gym stating that they are satisfied that adequate soundproofing has been installed and they will not be disturbed by any noise from the gym;
2. MCB4 received a statement of the length of lease;
3. The permit was limited to this operator only;
4. Any amplified music would remain at a volume which would not disturb other tenants in the building.

The Board is pleased the applicant subsequently met the first three conditions and promised to comply with the fourth.

The Board also questioned why the facility was open without BSA approval and expects an

answer will be forthcoming at the BSA hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Berthet". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christine Berthet
Chair

A handwritten signature in black ink, appearing to read "Jean-Daniel Noland". The signature is very stylized and abbreviated, consisting of a few large, sweeping strokes.

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