



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

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

January 5, 2007

Hon. Meenakshi Srinivasan, Chair
Board of Standards and Appeals
40 Rector Street
New York, NY 10007

Re: BSA Cal. No. 90-95BZ, 641 6th Avenue

Dear Ms. Srinivasan:

The Chelsea Preservation and Planning Committee on December 18, 2006 reviewed and unanimously approved the above application by Bally Total Fitness for an extension of term of special permit pursuant to Section 73-36 of the Zoning Resolution to permit the continuation of the operation of the physical culture establishment (PCE). At a duly noticed public hearing, before the full Board at its regular meeting on January 3, 2007, in which a representative for the applicant appeared, Manhattan Community No. 4 voted unanimous that it had no objection to the proposed extension of term for the above referenced premises.

The special permit was granted on December 5, 1995 for ten years and expired December 5, 2005. However, due to landlord/tenant issues there was a delay in filing the necessary paperwork. In addition, there are a number of open violations (7) against the premises, but the applicant has submitted documentation showing that four were issued prior to applicant's occupancy, one was for the second floor of the building (space which applicant – a tenant - does not occupy), and two for elevators that do not service the applicant.

This application is for an extension of the special permit, which all PCEs must have to operate, for another 10 years. The applicant has averred that it is in compliance with the conditions previously set forth by the Board of Standards and Appeals (BSA) and that its existing and proposed conditions are in keeping with the Board's original stipulations.

Thus, the Board supports the extension of the special permit for the PCE for an additional 10 years for floor area in which the PCE operates.

Sincerely,

J. Lee Compton
Chair
Manhattan CB 4

Walter Mankoff
Co-Chair
Chelsea Preservation and Planning

Lynn Kotler
Co-Chair
Chelsea Preservation and Planning

Cc: Applicant/Representative
Electeds