



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th 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 5, 2013

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

Re: BSA No. 74-13 BZ; Special Permit at 308/12 Eighth Avenue

Dear Ms. Srinivasan:

On the recommendation of its Chelsea Land Use Committee, and after a duly noticed public hearing at the regular Board meeting on April 3, 2013, Manhattan Community Board No. 4 voted unanimous to recommend the granting of a special permit to Blink Fitness for a Physical Culture Establishment (PCE) at 308/12 Eighth Avenue.

According to plans submitted by the applicant, the facility will consist of a dedicated 400 sq. ft. lobby on the first floor and approximately 14,635 square feet in the cellar. The plans are appropriate for their stated cardio-vascular and strength training uses, and all floors have provisions for ADA accessibility.

The Board prefers to visit PCEs before recommending approval for the required special permit, but this application has come before the Board while the facility is still a construction site. Since Blink Fitness is an established chain with multiple locations throughout New York City we have little concern that the facility will host inappropriate activities.

We believe that the facility meets the required findings in ZR 73- 36 and will be an appropriate and attractive addition to the community. We thus recommend the granting of the requested special permit.

As on previous occasions, the Board wishes to state that it sees no reason why this elaborate permit procedure, including a ULURP-like process, is required in a world where gymnasiums and beauty parlors with extended services are common in commercial districts, especially on local retail and service streets. It is an unnecessary burden on applicants and wastes the time of applicants, Community Boards and the Board of Standards and Appeals alike. Everyone involved has better things to do. Some simple process of authorization after a routine investigation of the applicants would avoid the relatively rare case of abuse and encourage legitimate businesses.

Sincerely,



Corey Johnson, Chair
Manhattan Community Board 4



J. Lee Compton, Co-Chair
Chelsea Preservation & Planning
Planning



Betty Mackintosh, Co-Chair
Chelsea Preservation and
Planning

cc : NYC Council Speaker Christine Quinn's Office
Manhattan Borough President's Office
NYS Assemblyman Richard Gottfried
NYS Senator Thomas Duane
U.S. Congressman Jerrold Nadler