



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**COREY JOHNSON**  
Chair

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

August 8, 2013

Hon. Meenakshe Srinivasan  
Chair  
Board of Standards and Appeals  
40 Rector Street, 9th Floor  
New York, NY 10006

**Re: BSA Cal. No. 206-13-BZ**  
**604 West 42<sup>nd</sup> Street**  
**Physical Culture Establishment (GYM) – Special Permit**

Dear Chair Srinivasan:

Manhattan Community Board 4, having held a duly noticed public hearing on BSA Calendar No. 206-13-BZ, voted at its meeting on July 31, 2013 to recommend a conditional approval of the application for a physical culture establishment (PCE) at 605 West 42<sup>nd</sup> Street.

This application was filed on behalf of Moinian Group, under sections 33-31 and 73-36 of the Zoning Resolution of the City of New York in order to obtain a special permit for a proposed new PCE in portions of the cellar, the first floor and the third floor of a building to be constructed at 605 West 42<sup>nd</sup> Street.

**Approval with Conditions**

Moinian Group, the owner of the site, received public financing through the Housing Finance Agency. The building the PCE will service is an 80/20 development. Therefore the Board recommends approval of the application with three conditions:

1. That all matters related to the application for Lower Income Housing (Inclusionary) on file at NYC Department of Housing Preservation and Development (HPD) are resolved (see attached June 21, 2013 letter to HPD);
2. That the applicant institutes a pricing structure which would make membership in the PCE an affordable option for residents in the 20% affordable units; and,
3. That the applicant develop and institute community-based programming at the facility and reach out (through the CB4 office if necessary) to local community groups such as senior residences, schools, youth groups, to solicit their participation.

The applicant has so far agreed to a 10% discount for affordable unit, but the Board believes given the income scale of these units that such a discount is still not sufficient given the public financing involved.

**Facts and Findings Requirement**

In its presentation to the Clinton/Hell’s Kitchen Land Use Committee on July 24, 2013, the applicant was represented by its land use counsel and by a representative of the principal of the proposed facility. From their descriptions, which are supported by the applications and the accompanying floor plans, the proposed facility is without question a legitimate PCE.

This Board has reviewed the Statements of Facts and Findings in the application and agrees that the proposed facility meets the requirements under section 73-03 of the ZR for the requested special permit.

The Board therefore recommends approval of the application if our conditions are met and provided the Department of Investigation background check report required by section 73-36(c) of the ZR is received and satisfactory.

Sincerely,



Corey Johnson  
Chair



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

cc: Melanie LaRocca, Harriet Sedgwick - NYC Council Speaker Christine Quinn  
Brian Cook, Michael Sandler – Manhattan Borough President Scott Stringer  
NYS Senator Brad Hoylman  
NYS Assemblyman Richard Gottfried  
US Congressman Jerrold Nadler