



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

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

April 4, 2014

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

**Re: BSA No. 49-11-BZ
Block 796, Lot 18
135 West 20th Street
New York, New York**

Dear Ms. Srinivasan,

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 April 2, 2014, Manhattan Community Board No. 4 (CB4), voted to recommend the granting of an amendment of a special permit pursuant to ZR 73-11 and ZR 73-36, with the conditions set out below to Barry's Bootcamp NYC for a Physical Culture Establishment (PCE) at 135 West 20th Street.

In 2011, BSA granted a special permit for the operation of a PCE at this site for a facility with 6,434 sf on the ground floor and in the cellar. Since then the tenant that occupied the space to the east of the approved facility vacated their storefront. Barry's Bootcamp then leased this adjacent space (3,111 sf), expanding to a facility with a total of 9,545 sf. With this addition, the men's and women's locker rooms were enlarged and relocated, and a juice bar and fitness studio added to the ground floor. The additional cellar space allows for an enlarged lounge and fitness studio areas, more bathrooms, a laundry room and reconfigured egress stairs. The current application seeks to amend the previously granted special permit to legalize this extension.

Located in a C6-3A district, Barry's Bootcamp is in a six story commercial building which has no residential units. The facility offers one hour classes with 30 minutes on treadmills or stationary bikes and 30 minutes on strength training with free weights or other equipment. Lifting weights overhead and dropping them are not part of the routine. The facility conducted sound tests and added acoustical protection because the sound bothered a photo studio directly above the gym. According to the gym manager, there have been no further complaints since these changes were made.

CB 4 appreciates that Barry's Bootcamp offers an indoor gathering place with tables and beverages so that clients don't gather outside. Although no sound disturbances are anticipated, we recommend approval of the application with the following 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.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee