



**DELORES RUBIN**  
Chair

**JESSE R. BODINE**  
District Manager

CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
[www.nyc.gov/mcb4](http://www.nyc.gov/mcb4)

April 13, 2017

Hon. Margery Perlmutter, Chair  
Board of Standards and Appeals  
250 Broadway, 29th Floor  
New York, NY 10007

**Re: BSA Cal. # 2017-44-BZ**  
**Special Permit Application for PCE at 123 West 20<sup>th</sup> Street**

Dear Ms. Perlmutter:

Manhattan Community Board No. 4 (CB4), at its April 4<sup>th</sup>, 2017 meeting, following a duly noticed public hearing voted, by a vote of 34 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend the approval with one condition of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) at 123 West 20<sup>th</sup> Street. This vote reflects a unanimous recommendation of the CB4 Chelsea Land Use Committee. The Board's condition is that if the facility, or the Board, receives any noise complaints, the management will address them expeditiously.

Pursuant to 73-36 of the Zoning Resolution, a PCE, a fitness facility called F45 Training Flatiron is proposed. The facility, located mid-block on West 20<sup>th</sup> Street, is in a C6-3A zoning district which requires a BSA special permit. The proposed gym is in a five-story building which has commercial uses on the first and second floors and residences on floors three through five. Ground floor commercial uses flank both sides of the first floor gym. The facility occupies 1,710 square feet. The first floor contains cardiovascular equipment, including rowing machines, stationary bikes, and sand-filled dead balls; the cellar has lockers and an office.

The F45 Training Flatiron facility offers 45-minute high intensity training work-out classes on a membership basis. Each class consists of about 25 people, supervised by one to two instructors. During the class, groups go from station to station in the room, using different equipment, with mounted televisions at each station displaying workout instructions. The lifting of large free weights is not part of the program. The gym is open from 5:00 a.m. to 9 a.m. Monday through Friday, and 9:00 a.m. to 4:00 p.m. on Saturdays. F45 Flatiron has been operating since early March. This application is for a "legalization".

To minimize sound and vibrations traveling to other parts of the building, the facility's cement floor is covered with rubber matting. According to the applicant, there have been no complaints about the facility.

A pre-school center, Kids at Work, is located directly above the gym. The center offers drop-in programs with music, art, movement, dance and other activities. Because the proposed PCE's peak class hours are in early morning and the late afternoon/early evening, they generally do not overlap with the pre-school center's programs which are primarily during the day. However if F45 Training Flatiron adds additional classes during the day, the gym's sounds, particularly music, might be heard at Kids at Work. F45 Training Flatiron's representative said that on-site managers would monitor noise levels, make themselves easily available to those who might be disturbed by noise or vibrations from the facility and rectify any problems as quickly as possible once they are brought to their attention.

CB4 believes that this PCE will be a well-run operation with minimal or no disturbance to the neighborhood and to the rest of the building in which it is located in. We recommend approval of the proposed special permit with the condition that management commit to resolving any noise complaints expeditiously.

Sincerely,



Delores Rubin  
Chair  
Manhattan Community Board 4



John Lee Compton, Co-Chair  
Chelsea Land Use Committee



Betty Mackintosh, Co-Chair  
Chelsea Land Use Committee

cc: Hon. Corey Johnson, City Council