



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**DELORES RUBIN**  
Chair

**JESSE R. BODINE**  
District Manager

March 9, 2017

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

**Re: BSA Special Permit Application for PCE at 144 West 23<sup>rd</sup> Street**

Dear Ms. Perlmutter:

Manhattan Community Board No. 4 (CB4), at its March 1<sup>st</sup>, 2017 meeting, following a duly noticed public hearing voted, by a vote of 37 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend the approval of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) at 144 West 23<sup>rd</sup> Street. This vote reflects a consensus recommendation of the CB4 Chelsea Land Use Committee.

Pursuant to 73-36 of the Zoning Resolution, a 5,900 square foot PCE for Rumble Fitness is proposed. The facility, located mid-block on West 23<sup>rd</sup> Street, is in a C6-3 X zoning district which requires a BSA special permit. Rumble Fitness is part of a 13-story mixed-use residential and commercial building. The facility occupies 5,900 square feet with the 1,800 square foot first floor used as a reception area, sitting area, small locker area and a small private training studio; and a 4,100 square foot cellar used for a studio for classes, locker rooms and other spaces.

Rumble offers a high intensity work-out with small free weights and boxing on an aqua training bag. It has only classes with a maximum capacity of 59 occupants. The facility does not include treadmills, elliptical or universal weight machines. The lifting of large free weights is not part of the program

To minimize sound and vibrations traveling to other parts of the building, the facility is constructed with a box in a box, and sound-proofing materials including three layers of 5/8" sheetrock and BATT insulation. The studio flooring has a four inch isolated mat subfloor with batting and isolation boards at the edges. Ceilings and partitions are sealed with fiber insulation and caulked. Rumble Fitness has been operating for five weeks. This application is for a "legalization". According to the applicant, there have been no complaints about the facility.

CB4 believes that this PCE will be a well-run operation with minimal or no disturbance to the neighborhood and to the residential portion of the building in which it is located in. Rumble

Fitness'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. We recommend approval of the proposed special permit.

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