



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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DELORES RUBIN
Chair

JESSE R. BODINE
District Manager

May 9, 2017

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

Re: BSA Cal. # 41-07-BZ
Special Permit Application for PCE at 450 West 17th Street, Manhattan

Dear Ms. Perlmutter:

On the recommendation of its Chelsea Land Use Committee (CLU), following a duly noticed public hearing at the regular Board meeting on May 3, 2017 Manhattan Community Board 4 (CB4), by a vote of 34 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, voted to recommend the denial of an application for the extension of the term of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) at 450 West 17th Street because the applicant did not provide answers to questions from the members of CLU.

Pursuant to ZR 73-36, a special permit was granted by BSA on May 8, 2007 for a 547,086 square foot PCE for Equinox Fitness Health Club. The current term for this special permit expires May 8, 2017.

The site is a portion of the first floor of a 440,937 square foot, twenty-four story building with commercial uses on the ground floor and 282 dwelling units on the upper floors, including 59 affordable apartments. The site is in a C6-3 district in the Special West Chelsea District, and is located under the elevated High Line Park.

In its April 5, 2007 letter, CB4 recommended that BSA approve a special permit for Equinox at 450 West 17th Street with the condition "that special discount offers be given to those residents in the affordable units." As part of its review of the current application, CB4 requested information about the requested special discount offers for residents in the affordable apartments. The applicant replied that all residents are offered a discount but provided no information about special discounts for the affordable unit residents.

When CB4 reviews applications to the New York City Housing, Preservation and Development (HPD) for buildings that include affordable units and a gym facility, the Board regularly requests that the applicant provide a special discount for residents in the affordable units. It is standard for applicants to agree to this condition. Although this application is not a housing application, CB4 expects that this same practice be extended to residents in affordable apartments in a building in which a gym facility is located.

CB4 acknowledges that there have been no complaints about the operation of the facility and that the facility's fee schedule is not part of the required BSA findings. However, the Board strongly believes that residents occupying the affordable apartments in a building with a gym facility should be offered a special discount fee. We therefore recommend denial of the application without documentation of this special discount.

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. Gale A. Brewer, Manhattan Borough President
Hon. Corey Johnson, City Council