



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

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

October 10, 2012

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

Re: BSA No. 237-12 BZ
Special Permit at 220 West 19th Street

Dear Ms. Srinivasan,

On the recommendation of its Chelsea Preservation and Planning Committee, following a site visit by a committee member, and after a duly noticed public hearing at the regular Board meeting on October 3, 2012, Manhattan Community Board No. 4 voted unanimously to recommend the granting of a special permit to Crunch LLC for a Physical Culture Establishment at 220 West 19th Street.

According to plans submitted by the applicant, and confirmed by inspection, the facility will be approximately 15,500 square feet distributed over the ground, cellar and second floors. The spaces are appropriate for their stated strength, cardio-vascular and weight training uses; and all floors have provisions for ADA accessibility. The Board particularly appreciates the steps taken by the applicant to minimize noise disturbance of neighbors: the main exercise area on the ground floor is fully enclosed in the interior of the floor and does not have an external wall, and the spinning studio is located in the cellar.

The Board believes that the facility meets the required findings in ZR 73-03 and ZR 73-36 and will be an appropriate and attractive addition to the community. We thus recommend the granting of the requested special permit.

As on previous occasions, the Board wishes to state that it sees no reason why this elaborate permit procedure, including a ULURP-like process, is required in a world where gymnasiums and beauty parlors with extended services are common in commercial districts, especially on local retail and service streets. It is an unnecessary burden on

applicants, creating major costs and delays, particularly for small businesses that must invest money they often cannot afford, and wastes the time of applicants, Community Boards and the Board of Standards and Appeals alike. Everyone involved has better things to do. Some simple process of authorization after a routine investigation of the applicants would avoid the relatively rare case of abuse and encourage legitimate businesses.

Sincerely,



Corey Johnson, Chair
Manhattan Community Board 4



J. Lee Compton, Co-Chair
Chelsea Preservation & Planning

[signed 10/10/12]

Brett Firfer, Co-Chair
Chelsea Preservation and Planning

cc: Ellen Hay, J. Wachtel & Masyr, LLP
Speaker Christine Quinn