



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**CHRISTINE BERTHET**  
Chair

**Jesse Bodine**  
District Manager

July 29, 2015

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

**Re: BSA Cal. # 69-95-BZ**  
**Extension of Term for the PCE The Sports Center at Chelsea Piers**

Dear Ms. Perlmutter:

On the recommendation of its Chelsea Land Use Committee, following a site visit by committee members and after a duly noticed public hearing, Manhattan Community Board No. 4 (CB4), by a vote of 31 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, voted to recommend approval of the application for an extension of the special permit previously granted pursuant to ZR 73-36 to The Sports Center at Chelsea Piers for a Physical Culture Establishment (PCE) located at Pier 60, 111B Eleventh Avenue.

The Sports Center at Chelsea Piers occupies approximately 116,000 square feet of space on Pier 60, between West 19<sup>th</sup> and West 20<sup>th</sup> Streets, west of Eleventh Avenue, in an M2-3 district, and operates under a special permit granted by the Board of Standards and Appeals (BSA) in 2006. The special permit for the PCE expires on August 8, 2015; the current application is for a ten year extension to that special permit.

The Sports Center at Chelsea Piers offers a wide range of physical culture facilities, including a running track, a rock climbing wall, basketball courts, a swimming pool, studios for cycling, weight training equipment and a spa offering massage by licensed masseurs/masseuses.

The applicant has submitted a letter detailing the facility's compliance with applicable laws and regulations, and with the conditions imposed by BSA in granting the original special permit. The Board has received no complaints regarding the PCE, it is located on the west side of Eleventh Avenue far away from residential buildings, and based on our site visit we believe that the facility is well-run.

CB4 believes that The Sports Center at Chelsea Piers meets the required findings of ZR 73-36 and therefore recommends approval of the application for an extension to the special permit.

Sincerely,



Christine Berthet  
Chair



J. Lee Compton  
Co-Chair



Betty Mackintosh  
Co-Chair

Chelsea Land Use Committee

Chelsea Land Use Committee