

2 Hon. Meenakshe Srinivasan
3 Chair
4 Board of Standards and Appeals
5 40 Rector Street, 9th Floor
6 New York, NY 10006
7

8 **Re: BSA Cal. No.7-12-BZ**
9 **Special Permit application**
10 **PCE (Physical Culture Establishment)**
11 **419 West 55th Street**
12

13 Dear Chair Srinivasan:

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15 Manhattan Community Board 4, having held a duly noticed public hearing on BSA Calendar No.
16 7-12-BZ, voted at its meeting on April 4, 2012, to **recommend approval** of this application (in
17 favor, opposed, abstentions and present but not eligible to vote).
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19 This application requests a special permit pursuant to Section 73-36 of the Zoning Resolution to
20 allow operation of a "physical culture establishment" at 419 West 55th Street. The proposed
21 facility, a spinning center (d/b/a Revolutions 55), will occupy 2590 square feet in the cellar of a 7-
22 story mixed-use building in a C6-2/R8 zoning district.
23

24 The facility will be used for spinning classes. It will contain 51 cycles and separate locker rooms
25 for men and women. The owners expect to have five employees. The proposed hours of operation
26 are from 6 a.m. to 10 p.m. daily.
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28 In its presentation to the Hell's Kitchen/Clinton Land Use Committee on March 14th, 2012, the
29 applicant was represented by Eric Salatnik, attorney. From his descriptions, which are supported
30 by the applications and the accompanying floorplans, the proposed facility is without question a
31 legitimate physical culture establishment. The applicant's proposed use as a spinning center is
32 consistent with other commercial uses in the surrounding area.
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34 According to the applicant's attorney, acoustic testing performed as part of the design process and
35 appropriate and adequate sound insulation was installed, including the addition of sound barrier
36 ceilings; isolated wall partitions; rubber exercise flooring installed; and studio doors and access
37 panels sealed air tight with acoustical gaskets. The applicant's attorney said the applicant would
38 be responsive should any noise issues arise with the residential tenants above the spinning center.
39 This Board has reviewed the Statements of Facts and Findings in the application and agrees that
40 the proposed facility meets the requirements for the requested special permit.
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42 We therefore recommend approval of the application, provided the Department of Investigation
43 background check report required by Section 73-36(c) of the Zoning Resolution is received and
44 satisfactory.
45

46 Sincerely

47
48 Corey/JD