



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036

tel: 212-736-4536 fax: 212-947-9512

www.nyc.gov/mcb4

CHRISTINE BERTHET
Chair

JESSE BODINE
District Manager

October 14, 2015

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

Re: BSA Cal. # 204-15-BZ
Special Permit Application for PCE at 98-100 Tenth Avenue

Dear Ms. Perlmutter:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the regular Board meeting on October 7, 2015, Manhattan Community Board No. 4 (CB4), by a vote of 40 in favor, 1 opposed, 0 abstaining and 0 present but not eligible to vote, voted to recommend the approval of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) at 98-100 Tenth Avenue.

Pursuant to 73-36 of the Zoning Resolution, a 3,739 square foot PCE for SoulCycle, located at the corner of Tenth Avenue and West 16th Street is proposed. The main entrance would be on Tenth Avenue. 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 residential uses on the upper floors. The site is in a C6-3 district in the Special West Chelsea District, and is located under the elevated High Line Park. The proposed facility would be adjacent to the existing Equinox Fitness health club, previously approved by BSA.

There are thirteen SoulCycle facilities in Manhattan and two in Brooklyn. The proposed facility would have approximately 55 to 58 cycles; people would register for classes on the SoulCycle website. It would be open Monday through Saturday from 5:30 a.m. to 11 p.m.; Sunday 7 a.m. to 9 p.m. Classes are staggered so the users are not expected to crowd the sidewalk in front of the facility. The sign in the front will be illuminated (similar to the Equinox), not flashing. To minimize sound and vibrations traveling to other parts of the building, the facility will be constructed with a box in a box, sound-proofing materials, and a floating floor. According to the applicant, there have been no complaints about the Equinox.

CB 4 realizes that the facility's fee schedule is not relevant to the required BSA findings. However the Board strongly encourages SoulCycle to offer discounted fees to residents occupying the affordable apartments in the building the facility would be located in.

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 it would be located in, and recommends approval of the proposed special permit. SoulCycle'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.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee