



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.ManhattanCB4.org

WALTER MANKOFF
Chair

ANTHONY M. BORELLI
District Manager

June 14, 2005

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

Re: Application BSA Cal. No. 96-05-BZ, Special Permit, 205 West 14th Street

Dear Chair Srinivasan:

The applicant for this special permit for a physical culture establishment on the second floor of 205 West 14th Street made a presentation at the May 16, 2005 meeting of the Chelsea Preservation and Planning Committee of Manhattan Community Board No. 4 and also at a duly noticed public hearing held immediately before the regular meeting of the Board on June 1, 2005. The Board voted unanimously to have no objection to the application provided the investigation of the applicant is satisfactory.

The applicant seeks a permit for operation of a physical culture establishment, in this case a massage parlor with eight tables, on the second floor of a building at 205 West 14th Street. The building is located on a major crosstown street on which most buildings have commercial establishments, largely retail, on the ground floors and many second floors, and either commercial or residential uses on the upper floors. Although the Certificate of Occupancy submitted with the application shows commercial uses throughout the building, the upper floors appear to be partly occupied by residential uses, and a recently erected sign advertises "Apartments for Rent." All these uses appear to be in conformance with the current zoning of C6-3A.

The establishment is clearly in operation, a fact reflected in the language of the application. The application is thus a legalization of an existing enterprise. The applicant's lawyer assured us that this is a common practice in the industry, a situation that disturbs the Board but that other examples have borne out.

The establishment is an extension of a chain that has been reported on in the public press, and there is no reason not to believe it is a legitimate physical culture establishment. The use is in keeping with the mixed character of the block and the area nearby. Provided that the required investigation has satisfactory results, the Board has no objection to this application.

Community Board No. 4 also wishes to thank again the Chair of the Board of Standards and Appeals for the meeting with the land-use chairs at which the issue of the necessity of such an

M. Srinivasan
June 14, 2005
Page 2 of 2

elaborate procedure for these frequent applications was raised. We thank the Chair for the assurance that she would look into the appropriateness of simplifying the procedure, which at present imposes on all concerned burdens that may prove to be at least in part unnecessary.

Sincerely,



Walter Mankoff

Chair

Manhattan Community Board No. 4



Lee Compton

Co-Chair

Chelsea Preservation & Planning Committee



Edward S. Kirkland

Co-Chair

Chelsea Preservation & Planning Committee

cc: Applicant