



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

NELLY GONZALEZ
Acting District Manager

November 12, 2014

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

Re: BSA No. 217-14-BZ
245 West 17th Street
Block 767, Lot 15
New York, New York

Dear Ms. Srinivasan:

After a duly noticed public hearing at the regular Board meeting on November 5, 2014, Manhattan Community Board No. 4 (CB4) recommended the granting of a special permit pursuant to ZR 73-03 and ZR 73-36, with the conditions set out below to Flywheel Sports, for a Physical Culture Establishment (PCE) at 245 West 17th Street. This vote reflects the recommendation of the CB4 Chelsea Land Use Committee on October 20, 2014, following a site visit by committee members.

Located in a C6-3A district, Flywheel Sports is in a twelve-story commercial building. There are no residential units in the building. The 3,395 square foot facility, operating since August 22, 2014, occupies a portion of the first floor. Flywheel Sports offers only spinning classes (45 minutes) and is equipped with 49 stationary bicycles in a studio. Approximately 30 to 40 people are in each class. There are no free weights and no activities outside on the street.

Measures for sound control include:

- The studio is constructed in an insulated “box” so that no studio walls touch the existing building walls. The studio has a dropped ceiling with three layers of gypsum board.
- The sound system is set to code level so that no sounds from music, instructors’ directions, or stationary bicycles are allowed to surpass the code level.

According to the applicant’s representative, there have been no complaints from office users above or nearby neighbors.

Although no sound disturbances are anticipated, we recommend approval of the application with the following conditions:

- Programming will either not include potentially disruptive activities or will demonstrate conclusively with an acoustical engineering report that equipment use and classes will not disturb other commercial tenants in the building; and
- If operation of the facility leads to complaints from commercial tenants above or from the community, the operators of Flywheel Sports will attend meetings set up by the Board and quickly take any steps necessary to correct the problems leading to the complaints.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee