



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**CHRISTINE BERTHET**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

March 7, 2014

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

**Re: BSA Application No. 1-14-BZ /Special Permit at 525 West 42<sup>nd</sup> Street**

Dear Ms. Srinivasan:

After a duly noticed public hearing at the regular Board meeting on March 5, 2014, Manhattan Community Board 4 voted to recommend the granting of a special permit to Ewing Massage Enterprises LLC d/b/a Message Envy – Midtown West for a physical culture establishment (PCE) at 525 West 42<sup>nd</sup> Street.

According to plans submitted by the applicant, the facility will occupy 3600 square feet of floor area on the ground floor of the two story commercial portion of a building lot that also includes a 33-story residential building. The entrance for the commercial portion is on the 42<sup>nd</sup> Street side and will have provisions for ADA accessibility.

This particular PCE is for a spa facility and not a gym. Message Envy is a well established entity with other facilities throughout the City of New York. There are no residential apartments located above the proposed use on this site. A site visit on Wednesday, February 26, 2014 found that the site was not yet in operation and when it is licensed and operating it will have no adverse and detrimental impact on the area and will be in keeping with the mixed use residential and commercial character of the neighborhood.

We believe that the facility meets the required findings in ZR 73- 36 and will be an appropriate and attractive addition to the community. We thus recommend the granting of the requested special permit.

Sincerely,

Christine Berthet  
Chair

Jean-Daniel Noland  
Chair, Clinton / Hell's Kitchen Land Use Committee

CC: NYC Council Member Corey Johnson  
Manhattan Borough President's Office  
NYS Assemblyman Richard Gottfried  
NYS Senator Brad Hoylman  
U.S. Congressman Jerrold Nadler