

**276-13-BZ**

APPLICANT – Francis R. Angelino, Esq., for Adams Tower Limited Partnership, owner; Fastbreak, owner.  
SUBJECT – Application September 27, 2013 – Special Permit (§73-36) to allow a physical culture establishment (*Fastbreak*). C1-9 zoning district.  
PREMISES AFFECTED – 1629 First Avenue aka 1617 First Avenue and 341 East 84<sup>th</sup> Street, west side First Avenue between East 84<sup>th</sup> & East 85<sup>th</sup> Street, Block 1547, Lot 23, Borough of Manhattan.

**COMMUNITY BOARD #8M**

**ACTION OF THE BOARD** – Application granted on condition.

**THE VOTE TO GRANT** –

Affirmative: Chair Srinivasan, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez.....4  
Negative:.....0  
Absent: Vice Chair Collins.....1

**THE RESOLUTION** –

WHEREAS, the decision of the Executive Zoning Specialist of the Department of Buildings (“DOB”), dated August 28, 2013, acting on DOB Application No. 121332851, reads, in pertinent part:

Proposed physical culture establishment is not permitted as-of-right; contrary to ZR 32-10; and

WHEREAS, this is an application under ZR §§ 73-36 and 73-03, to permit, on a site partially within a C1-9 zoning district and partially within an R8B zoning district, the operation of a physical culture establishment (“PCE”) on the ground floor, cellar, and sub-cellar of a 32-story mixed residential and commercial building, contrary to ZR § 32-10; and

WHEREAS, a public hearing was held on this application on March 11, 2014, after due notice by publication in the *City Record*, and then to decision on April 8, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan, Commissioner Hinkson, Commissioner Montanez, and Commissioner Ottley-Brown; and

WHEREAS, Community Board 8, Manhattan, recommends approval of the application; and

WHEREAS, the subject site is located on the west side of First Avenue, between East 84<sup>th</sup> Street and East 85<sup>th</sup> Street, partially within a C1-9 zoning district and partially within an R8B zoning district; and

WHEREAS, the site has approximately 120 feet of frontage along East 84<sup>th</sup> Street, 204 feet of frontage along First Avenue, 75 feet of frontage along East 85<sup>th</sup> Street, and 19,992 sq. ft. of lot area; and

WHEREAS, the site is occupied by a 32-story mixed residential and commercial building; and

WHEREAS, the proposed PCE will occupy 1,098 sq. ft. of floor area on the ground floor, 1,632 sq. ft. of floor space in the cellar, and 4,161 sq. ft. of floor space in

the sub-cellar, for a total PCE size of 6,891 sq. ft.; and

WHEREAS, the applicant represents that no portion of the PCE will operate within the R8B portion of the site; and

WHEREAS, the PCE will be operated as Fastbreak; and

WHEREAS, the applicant represents that the services at the PCE include facilities for classes, instruction and programs for physical improvement, body building, weight reduction, and aerobics; and

WHEREAS, the hours of operation for the PCE will be seven days per week, from 8:00 a.m. to 9:00 p.m.; and

WHEREAS, the Department of Investigation has performed a background check on the corporate owner and operator of the establishment and the principals thereof, and issued a report which the Board has determined to be satisfactory; and

WHEREAS, the Fire Department states that it has no objection to the proposal; and

WHEREAS, the PCE will not interfere with any pending public improvement project; and

WHEREAS, accordingly, the Board finds that this action will neither 1) alter the essential character of the surrounding neighborhood; 2) impair the use or development of adjacent properties; nor 3) be detrimental to the public welfare; and

WHEREAS, the Board finds that, under the conditions and safeguards imposed, any hazard or disadvantage to the community at large due to the proposed special permit use is outweighed by the advantages to be derived by the community; and

WHEREAS, therefore, the Board has determined that the evidence in the record supports the requisite findings pursuant to ZR §§ 73-36 and 73-03; and

WHEREAS, the project is classified as an Unlisted action pursuant to 6 NYCRR Part 617.2; and

WHEREAS, the Board has conducted an environmental review of the proposed action discussed in the Environmental Assessment Statement, CEQR No. 14BSA047M dated September 24, 2013; and

WHEREAS, the EAS documents that the operation of the PCE would not have significant adverse impacts on Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Community Facilities and Services; Open Space; Shadows; Historic Resources; Urban Design and Visual Resources; Neighborhood Character; Natural Resources; Hazardous Materials; Waterfront Revitalization Program; Infrastructure; Solid Waste and Sanitation Services; Energy; Traffic and Parking; Transit and Pedestrians; Air Quality; Noise; Construction Impacts; and Public Health; and

WHEREAS, no other significant effects upon the environment that would require an Environmental Impact Statement are foreseeable; and

WHEREAS, the Board has determined that the proposed action will not have a significant adverse

**276-13-BZ**

impact on the environment.

*Therefore it is Resolved*, that the Board of Standards and Appeals issued a Negative Declaration prepared in accordance with Article 8 of the New York State Environmental Conservation Law and 6 NYCRR Part 617 and § 6-07(b) of the Rules of Procedure for City Environmental Quality Review and Executive Order No. 91 of 1977, as amended, and makes each and every one of the required findings under ZR §§ 73-36 and 73-03 to permit, on a site partially within a C1-9 zoning district and partially within an R8B zoning district, the operation of a physical culture establishment (“PCE”) in the ground floor, cellar, and sub-cellar of a 32-story mixed residential and commercial building, contrary to ZR § 32-10; *on condition* that all work shall substantially conform to drawings filed with this application marked “Received January 14, 2014” – Six (6) sheets; and *on further condition*:

THAT the term of the PCE grant will expire on April 8, 2024;

THAT the PCE use is limited to the C1-9 portion of the lot; and

THAT the hours of operation for the PCE will be limited to seven days per week, from 8:00 a.m. to 9:00 p.m.;

THAT there will be no change in ownership or operating control of the PCE without prior application to and approval from the Board;

THAT any massages will be performed only by New York State licensed massage professionals;

THAT Local Law 58/87 compliance will be as reviewed and approved by DOB;

THAT fire safety measures will be installed and/or maintained as shown on the Board-approved plans;

THAT the above conditions will appear on the Certificate of Occupancy;

THAT substantial construction will be completed in accordance with ZR § 73-70;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s);

THAT the approved plans will be considered approved only for the portions related to the specific relief granted; and

THAT DOB must ensure compliance with all of the applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under

its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, April 8, 2014.

**A true copy of resolution adopted by the Board of Standards and Appeals, April 8, 2014.**

**Printed in Bulletin No. 15, Vol. 99.**

**Copies Sent**

**To Applicant**

**Fire Com'r.**

**Borough Com'r.**

