



250 Broadway, 29th Floor
 New York, NY 10007
 Phone: (212) 386-0009
 Web: www.nyc.gov/bsa

BSA APPLICATION NO.: 200-98-BZ
 COMMUNITY BOARD NO.: 6
 BOROUGH: Manhattan

Community Board Recommendation Report

I. Identification (Information from the application)

Applicant(s) Information:
 Law Office of Fredrick A. Becker
 representing 633 Realty LLC

Property Information:
 Address: 633 3rd Avenue
 Block: 1314 Lot(s): 1447, 1449, 1450, 1452, 14

II. Project Description

This application is to request the Extension of the Term of a previously granted special permit that allowed the operation of a physical culture establishment at the subject premises

III. Recommendation of Community Board

Date of Recommendation: 06/12/2019

Recommendation submitted by: Manhattan Community Board 6

Recommendation	Vote
<input type="checkbox"/> Approve	43 In Favor
<input checked="" type="checkbox"/> Approve with Modifications/Conditions	0 Against
<input type="checkbox"/> Disapprove	1 Abstaining
<input type="checkbox"/> Recommendation Waived	44 Number of Community Board Members

IV. Conditions/Comments

Summarize the reasons for the Community Board Recommendation or attach a copy of the full report, if necessary

See attached resolution

Is there a minority report? NO YES (If yes, summarize on attached copy)

Name of CB officer completing this form	Title	Date
Jesus Perez	District Manager	06/27/2019

Return completed form to the Board of Standards and Appeals and any attachments by either:

E-mail (recommended) form along with attachments to: submit@bsa.nyc.gov or via mail to the Chairperson of the NYC Board of Standards and Appeals

MOLLY HOLLISTER
CHAIR

CLAUDE L. WINFIELD, FIRST VICE CHAIR
AHSIA BADI, SECOND VICE CHAIR



JESÚS PÉREZ
DISTRICT MANAGER

BRIAN VAN NIEUWENHOVEN, TREASURER
BEATRICE DISMAN, ASST. TREASURER
AMELIA ACOSTA, SECRETARY
SEEMA SHAH, ASST. SECRETARY

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
211 EAST 43RD STREET, SUITE 1404
NEW YORK, NY 10017

VIA E-MAIL

June 27, 2019

Margery Perlmutter, R.A., Esq.
Chair
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Resolution of No Objection to the granting of a special permit allowing the operation of a physical culture establishment at 633 3rd Avenue - BSA Calendar Number: 200-98-BZ

At the June 12, 2019 Full Board meeting of Manhattan Community Board Six, the Board adopted the following resolution:

WHEREAS, the TSI East 41 LLC (the operator), 399 Executive Boulevard, Elmsford, New York, doing business as New York Sports Club, 633 Third Avenue (Block 1314, Lots 1447, 1449, 1450 1452 and 1453), in Manhattan Community District 6 is, and has been, operating a physical culture establishment (PCE) at this location;

WHEREAS, the original permit was granted in 1998 and was renewed twice, each time for ten (10) years, and expired April 30, 2018 and is now overdue for renewal;

WHEREAS, the PCE is operated by the same owners;

WHEREAS, there have been no changes in the hours of operation (Monday to Thursday from 6 AM to 10 PM, Friday from 6 AM to 9 PM, and Saturday and Sunday from 8 AM to 5 PM);

WHEREAS, the operator is applying for an extension of time to obtain a certificate of occupancy (**BSA No. 200-98-BZ**) and for an extension of term of the Special Permit for ten (10) years from the time of expiration (April 30, 2018);

WHEREAS, the applicant represents that the delay in the renewal application was the result of changes in "certain internal ministerial problems and a change in the project architect" and which has had no impact on the operation of the PCE;

THEREFORE, BE IT RESOLVED that Manhattan Community Board Six (CB6) offers no objection to the awarding of a Special Permit (**BSA No. 200-98-BZ**) to TSI East 41 LLC (the operator), New York Sports Club, 633 Third Avenue (Block 1314, Lots 1447, 1449,

1450 1452 and 1453), in Manhattan Community District 6, to operate a Physical Culture Establishment at this location, for ten (10) years;

BE IT FURTHER RESOLVED that CB6 offers no objection to the awarding an extension of time to the operator in order to obtain a current Certificate of Occupancy;

BE IT FURTHER RESOLVED that CB6 again urges, consistent with its long standing position that these permits be awarded for five (5), rather than ten (10) years, to allow timely review and recommendations based on any changed circumstances and conditions which may occur.

VOTE: 43 in Favor 0 Opposed 1 Abstention 0 Not Entitled

Best regards,

A handwritten signature in blue ink, appearing to read 'Jesús Pérez', with a stylized flourish at the end.

Jesús Pérez
District Manager

Cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Keith Powers, Council Member
Sandro Sherrod, Chair, CB6 Land Use & Waterfront Committee
Applicant