ROTHKRUG ROTHKRUG & SPECTOR, LLP
ATTORNEYS AT LAW
55 WATERMILL LANE, SUITE 200
GREAT NECK, NEW YORK 11021

ADAM W. ROTHKRUG
SIMON H. ROTHKRUG, LLM
DOUGLAS M. SPECTOR
NEAL S. FRIEDMAN
TODD DALE

TELEPHONE: 516.487.2252
718.343.0069
FACSIMILE: 516.487.2439
RRSLAWLLP.COM

February 5, 2016

RECEIVED
FEB 10 2016
BY COMMUNITY BOARD 8

Chair Nicholas Viest
Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022

Re: Cal. No. 180-05-BZ
1511 Third Avenue
Manhattan, New York

Dear Chair Viest:

Please be advised that the enclosed application has been filed at the Board of Standards and Appeals ("BSA") for an extension of term of a special permit previously granted pursuant to § 73-36 of the New York City Zoning Resolution ("ZR") allowing a physical culture establishment ("PCE") operated as Equinox within portions of the first, mezzanine, second, third and fourth floors of an existing four story building.

The subject site is an irregular corner lot located in C2-8A and R8B zoning districts. The premises have 76.62 ft. frontage on the east side of Third Avenue, 125 ft. frontage on the north side of East 85th Street, and a total of 10,270 sq. ft. of area.

The subject site is developed with a four story mixed use building erected circa 1905 that is a designated landmark known as the Yorkville Bank Building. Records indicate that on February 28, 2006 the BSA originally granted an application under Cal. No. 180-05-BZ to legalize in C2-8A and R8B zoning districts a physical culture establishment on portions of all floors of a four story mixed-use building. The term of the grant was for ten years, expiring February 28, 2016, with this application filed prior to expiration. It is proposed to extend the term of variance for ten years from the current grant with no changes to the operation, facility, or operator.

We would be pleased to provide any additional information required, or to appear before your Community Board. Please contact the undersigned accordingly.

Sincerely,

Rothkrug Rothkrug & Spector LLP

ROTHKRUG ROTHKRUG & SPECTOR LLP

Board of Standards and Appeals
Department of City Planning, attn.: Christopher Holme
Department of City Planning, Manhattan Office, attn.: Edith Hsu Chen
Gale Brewer, Borough President
Councilperson Ben Kallos

NYC
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

RECEIVED
FEB 10 2015
BY COMMUNITY BOARD 8

SPECIAL ORDER CALENDAR (SOC)

Application Form

BSA APPLICATION NO. 180-05-BZ

Section A
Applicant/ Owner

Rothkrug Rothkrug & Spector LLP	TCAM Core Property Fund Operating LP
NAME OF APPLICANT	*OWNER OF RECORD*
55 Watermill Lane	730 3rd Avenue
ADDRESS	*ADDRESS*
Great Neck / NY / 11021	New York / NY / 10017
CITY / STATE / ZIP	*CITY / STATE / ZIP*
516 / 487-2252	Equinox 85th Street, Inc.
AREA CODE / TELEPHONE	*LESSEE / CONTRACT VENDEE*
516 / 487-2439	895 Broadway
AREA CODE / FAX	*ADDRESS*
adam@rrslawllp.com	New York / NY / 10003
EMAIL	*CITY / STATE / ZIP*

Section B
Site Data

1511 Third Avenue (a/k/a 201 East 85th Street) — *STREET ADDRESS (INCLUDE ANY A/K/A)*
11201 — *ZIP CODE*

northeast corner of intersection of Third Avenue and East 85th Street — *DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS*

BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
1531	1	Manhattan	8	Yorkville Bank Building (designated)

CITY COUNCILMEMBER	ZONING DISTRICT (include special zoning district, if any)	ZONING MAP NUMBER
Ben Kallos	C2-8A + R8B	9a

Section C
Description

(LEGALIZATION ☐ YES ☑ NO ☐ IN PART)

Application for extension of term of special permit allowing physical culture establishment within existing four story building.

Section D
Actions

APPLICATION IS HEREBY MADE TO:

1. ☐ Waive of the Rules of Practice and Procedure (*Explain in your statement*)
2. ☐ Extension of Time to:
   ☐ Complete construction ☐ Obtain a Certificate of Occupancy Expiration Date: _____
3. ☐ Amendment to Previous Board Approval
4. ☑ Extension of Term of the:
   ☐ Variance ☑ Special Permit For a term of 10 years Expiration Date: 2/28/2016
5. ☐ Other (*Explain in your statement*)

Authorizing Section(s) of the Zoning Resolution:

☐ § 11-411 ☐ § 11-412 ☐ § 11-413 ☐ §§ 72-01 and 72-22 ☑ § 73-11 ☐ Other _____

Section E

Department Of Buildings Information

	YES	NO
1. Have plans been filed?	☐	☑
2. Have plans been approved? (If Yes, Date Approved _____)	☐	☑
3. Has a permit been obtained? (If Yes, Permit No. _____ Date Issued _____)	☐	☑
4. Is work in progress? (If Yes, Percentage of work completed _____%)	☐	☑
5. Has a temporary or permanent Certificate of Occupancy been obtained? (If Yes, Expiration Date 2/28/2016 Attach a copy)	☑	☐

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F

Board History

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On 2/28/2006, when the Zoning District was C2-8A and R8B, an application was granted by the Board under Section 73-36 to permit:

a physical culture establishment on portions of all floors of a four story mixed-use building

Section G

Inspection and Compliance

	YES	NO
1. Have you reviewed the Board's case file?	☑	☐
2. Have you recently inspected the premises and surrounding area? (If Yes, date of most recent site inspection December 2015)	☑	☐
3. Did you find:		
a. Compliance with the terms and conditions of the Board's resolution? Attach a completed Certificate of Inspection and Compliance	☑	☐
b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application?	☐	☑

If the answer is "yes" to any of the questions below, explain further in your statement.

4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises? (File / CP No. _____)	☐	☑
5. Are there any outstanding violation(s) on the premises? (If Yes, submit a DOB BIS printout)	☐	☑
6. Is there any other application before the Board which affects the premises? (If Yes, Cal No. _____)	☐	☑
7. Is there any other application at any government agency which affects the premises?	☐	☑

Section H

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Adam Rothkrug

Adam Rothkrug attorney

SWORN TO ME THIS 2 DAY OF FEB 20 16

NOTARY PUBLIC

TODD DALE
NOTARY PUBLIC STATE OF NEW YORK
NO. 02DA6182837
QUALIFIED IN KINGS COUNTY
COMMISSION EXP. MARCH 10, 2016

ROTHKRUG ROTHKRUG & SPECTOR, LLP
ATTORNEYS AT LAW
55 WATERMILL LANE, SUITE 200
GREAT NECK, NEW YORK 11021

ADAM W. ROTHKRUG
SIMON H. ROTHKRUG, LLM
DOUGLAS M. SPECTOR
NEAL S. FRIEDMAN
TODD DALE

TELEPHONE: 516.487.2252
718.343.0069
FACSIMILE: 516.487.2439
RRSLAWLLP.COM

STATEMENT OF FACTS
Cal. No. 180-05-BZ
1511 Third Avenue (a/k/a 201 East 85th Street)
Manhattan, New York
Block 1531 - Lot 1
February 2016

Application for an extension of term of a special permit previously granted pursuant to §73-36 of the New York City Zoning Resolution ("ZR") allowing a physical culture establishment ("PCE") operated as Equinox within portions of the first, mezzanine, second, third and fourth floors of an existing four story building.

The subject site is an irregular corner lot located in C2-8A and R8B[1] zoning districts within the area of Community Board 8 of Manhattan. The premises have 76.62 ft. frontage on the east side of Third Avenue, 125 ft. frontage on the north side of East 85th Street, and a total of 10,270 sq. ft. of area. The subject lot is part of a larger zoning lot consisting of subject lot 1 and lots 4, 6, 43, 45, 46, 47, 48. Review of the Department of City Planning website does not indicate any pending or proposed changes in the applicable zoning.

The premises are developed with a four story mixed use building erected circa 1905 that is a designated landmark known as the Yorkville Bank Building. The current Certificate of Occupancy (103869182T025) indicates the following uses:

BAS	BOILER ROOM, STORAGE AND RETAIL SALES

[1] The C2-8A district extends 100 feet from the eastern side of Third Avenue, resulting in the eastern portion of the lot (25 feet) situated in the R8B residential district. Pursuant to ZR 77-11, and evidenced by the prior approval, as the distance from the district boundary to the lot line is 25 feet, the use regulations are applicable to the subject lot.

STATEMENT OF FACTS
(continued)

MEZ	MECHANICAL SPACE, ACCESSORY OFFICE
001	RETAIL, LOBBY FOR PHYSICAL CULTURE ESTABLISHMENT AND COMMUNITY FACILITY
002	PHYSICAL CULTURE ESTABLISHMENT, ACCESSORY RETAIL
003	PHYSICAL CULTURE ESTABLISHMENT
004	PHYSICAL CULTURE ESTABLISHMENT
004	PHILANTROPIC [sic] NON-PROFIT ORGANIZATION

Records indicate that on February 28, 2006 the Board originally granted an application under Cal. No. 180-05-BZ[2] to legalize in C2-8A and R8B zoning districts a physical culture establishment on portions of all floors of a four story mixed-use building. The term of the grant was for ten years, expiring February 28, 2016, with this application filed prior to expiration.

It is proposed to extend the term for ten years, the maximum term allowed pursuant to ZR § 73-36, with no changes proposed to the facility, operation or operator. The PCE has 26,666 sq. ft. of zoning floor area. There is a shared entrance on the first floor and mezzanine (elevator and stairs) with the majority of the PCE located on the second, third and fourth floors. As indicated on the submitted and previously approved plans, a portion of the floor area occupied by the PCE is approved shared community facility space. The PCE is currently open Monday to Thursday 5:30 AM – 11 PM, Friday 5:30 AM – 10 PM, Weekends 8 AM – 9 PM). Subsequent to the initial approval, both sprinklers and an interior fire alarm were installed within the PCE space.

[2] As noted in the previous approval the site was subject to other actions before the Board, none of which currently apply: 34-96-BZ and 332-01-BZ were special permit applications to legalize the PCE that were denied, and 119-99-A (rear yard) and 139-02-A (CO modification) were administrative appeals not pertaining to the PCE.

STATEMENT OF FACTS
(continued)

Review of Department of Building ("DOB") records indicates no open Environmental Control Board ("ECB") or DOB violations.

Respectfully submitted,

Rothkrug Rothkrug & Spector LLP

Rothkrug Rothkrug & Spector LLP

Board of Standards and Appeals

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Todd Rollins, being duly sworn, deposes and says that (s)he ~~resides~~ has an office at 730 3rd Avenue, in the City of New York, in the County of New York, in the State of New York; that TCAM Core Property Fund Operating LP is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York and known and designated as Block 1531, Lot(s) 1, Street and House Number 201 East 85th Street; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- [X] Sole property owner of zoning lot
- [ ] Cooperative Building
- [ ] Condominium Building
- [ ] Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes Rothkrug Rothkrug & Spector, LLP to make the annexed application in her/his behalf.

Signature of Owner

Print Name Todd Rollins

Print Title Senior Director

Sworn to before me this 18 day of November 2015

Carolyn Craighead

CAROLYN CRAIGHEAD
Notary Public, State of New York
Registration #01CR6317080
Qualified In Kings County
Commission Expires Dec. 29, 2018

Revised March 8, 2012

EQUINOX

January 26, 2016

Board of Standards and Appeals
250 Broadway, 29th Floor
New York, New York 10007

Re: **Lessee Affidavit**
Premises: **1511 3rd Ave, New York, NY 10028**

Dear Chairperson:

Please be advised that this letter constitutes the authorization from the undersigned Lessee of the designated real property to Adam Rothkrug, Esq. of Rothkrug, Rothkrug & Spector, LLP for an application for a special permit for a physical culture establishment under Section 73-36 of the Zoning Resolution for the referenced premises.

Very truly yours,
Equinox 85th Street, Inc.

BY: _____
Harvey Spevak
President and CEO

PATRICIA S. WENCELBLAT
NOTARY PUBLIC-STATE OF NEW YORK
No. 02WE6300485
Qualified in New York County
My Commission Expires March 31, 2018

Signed before me on this 28 day of January 2016

_____
(Notary public)

Board of Standards and Appeals History

180-05-BZ

1511 Third Avenue (a/k/a 201 E. 85th St.), Manhattan, NY

2/28/2006	Application granted pursuant to ZR §§ 73-03 and 73-36 to legalize in C2-8A and R8B zoning districts a physical culture establishment on portions of all floors of a four story mixed-use building.

NYC Buildings

Certificate of Occupancy

CO Number: **103869182T025**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Manhattan
Address: 1511 3 AVENUE
Building Identification Number (BIN): 1048762

Block Number: 01531
Lot Number(s): 1
Building Type: Altered

Certificate Type: Temporary
Effective Date: 01/22/2016
Expiration Date: 04/21/2016

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 1 (Prior to 1968 Code)
Building Occupancy Group classification: COM (Prior to 1968 Code)
Multiple Dwelling Law Classification: None

No. of stories: 4 **Height in feet:** 44 **No. of dwelling units:** 0

C. **Fire Protection Equipment:**
None associated with this filing.

D. **Type and number of open spaces:**
None associated with this filing.

E. **This Certificate is issued with the following legal limitations:**
Board of Standards and Appeals - Recording Info: 180-05-BZ

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 13 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments: None

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 103869182T025

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
BAS	125	OG	C		6	BOILER ROOM, STORAGE AND RETAIL SALES
ME Z	5	75	C		6	MECHANICAL SPACE, ACCESSORY OFFICE
001	250	120	C		6	RETAIL, LOBBY FOR PHYSICAL CULTURE ESTABLISHMENT AND COMMUNITY FACILITY
002	49	100	F-3			PHYSICAL CULTURE ESTABLISHMENT, ACCESSORY RETAIL
003	195	75	F-3			PHYSICAL CULTURE ESTABLISHMENT
004	156	75	F-3			PHYSICAL CULTURE ESTABLISHMENT
004	17		E		4	PHILANTROPIC NON-PROFIT ORGANIZATION NOTE: THESE PREMISES (LOTS 1,4,6,43,45,46,47 & 48 WITHIN BLOCK 1531) HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP. ZONING LOT DECLARATION RECORDED AT THE CITY REGISTER'S OFFICER UNDER CRFN#2006000188873.

BSA APPROVAL GRANTED UNDER CAL. 180-08-BZ EXP. FEB. 28, 2016. THERE SHALL B E NO CHANGE IN OWNERSHIP OR OPERATING CONTROL OF THE PHYSICAL CULTURE EST WITHOUT PRIOR APPLICATION TO AND APPROVAL FROM THE BOARD. THE HRS OF OPERAT ION SHALL BE LIMITED TO MON - THURS 5 30AM TO 11PM, FRI 5 30AM TO 10PM, & S AT & SUN 8AM TO 9PM. ALL MASSAGES SHALL BE PERFORMED ONLY BY PRACTITIONERS WITH VALID & CURRENT NYS MASSAGE LICENSES

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Property Profile Overview

1511 3 AVENUE		**MANHATTAN 10028**		**BIN# 1048762**	
3 AVENUE	1511 - 1515	**Health Area**	: 3700	**Tax Block**	: 1531
EAST 85 STREET	201 - 203	**Census Tract**	: 146.01	**Tax Lot**	: 1
		Community Board	: 108	**Condo**	: NO
		Buildings on Lot	: 1	**Vacant**	: NO

View DCP Addresses... Browse Block

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupancy

Cross Street(s):	EAST 85 STREET, EAST 86 STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:	L - LANDMARK	**Special Status:**	N/A
Local Law:	YES	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
Additional BINs for Building:	NONE		
Special District:	UNKNOWN		

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. Click here for more information

Department of Finance Building Classification: K9-STORE BUILDING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	54	0
Violations-DOB	100	0
Violations-ECB (DOB)	67	0
Jobs/Filings	155	
ARA / LAA Jobs	2	
Total Jobs	157	
Actions	92	

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

BSA Cal. No.: 180-05-BZ
Street Address: 1511 Third Avenue
Block: 1531 **Lot(s):** 1
Borough : Manhattan

CERTIFICATION OF INSPECTION & COMPLIANCE

Todd Dale hereby states that I personally inspected the
(Applicant, Agent, Registered Architect or Registered Engineer)
premises and surrounding area on December 2015. In addition, I have
(Date of most recent inspection)
researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions. Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in detail below. The specific date or time frame on which compliance will be restored, where possible to ascertain, is listed.

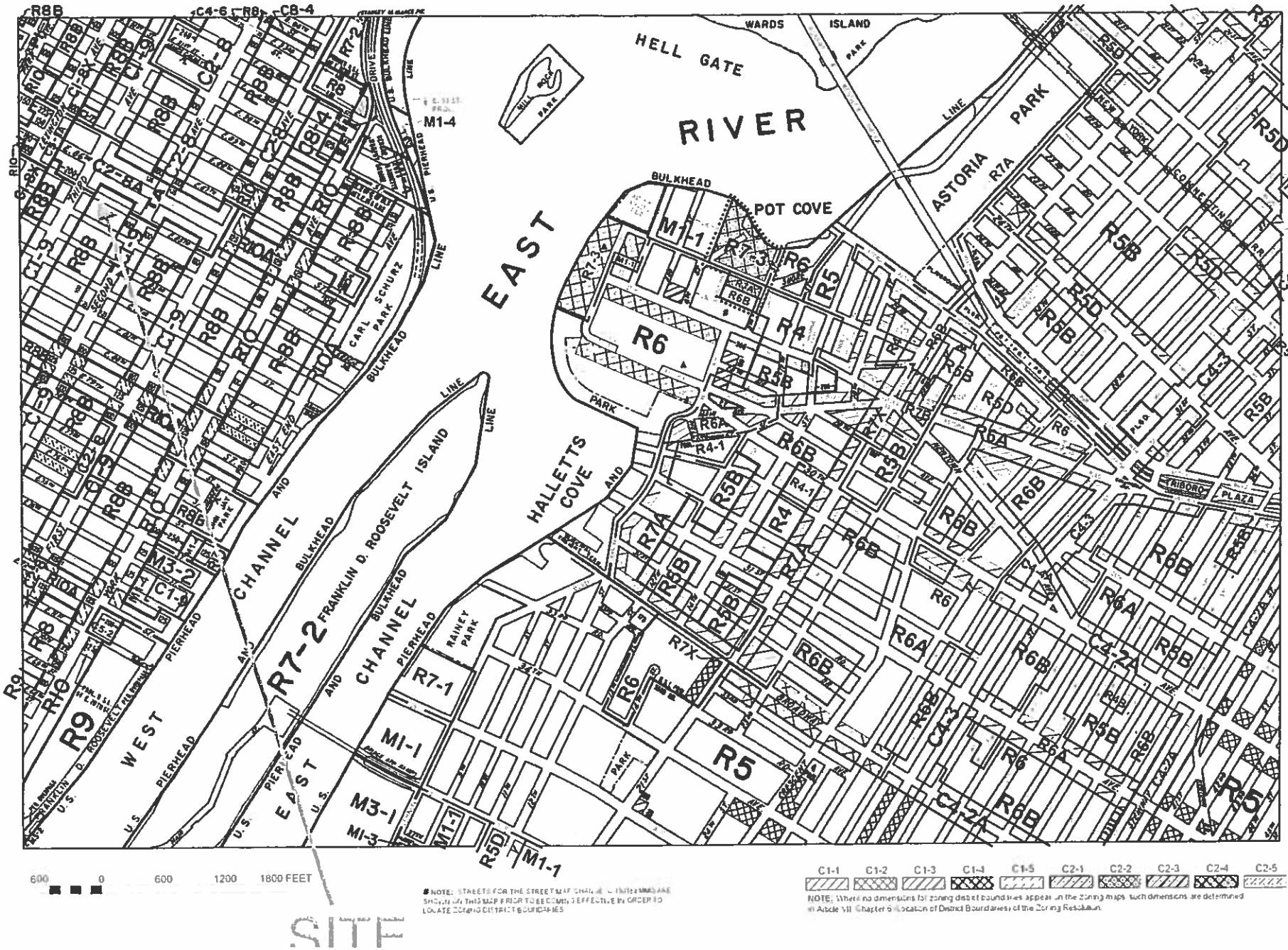
[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]

☑ **I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.**

☐ **The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:**

Area(s) of non-compliance	Date(s) to achieve compliance.

Applicant/Agent Signature
(Registered Architect/Engineer Seal as Appropriate)

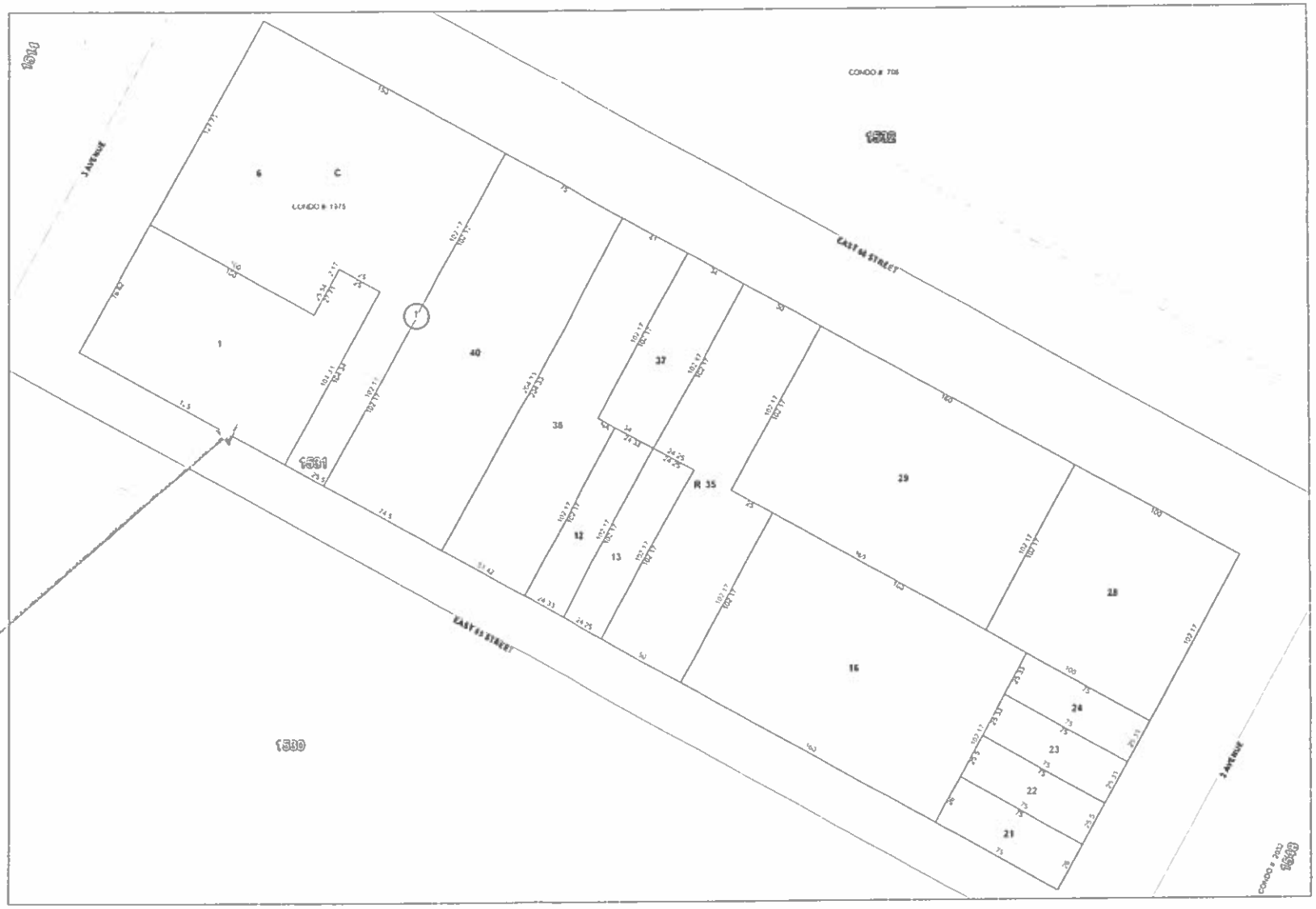

HELL GATE
RIVER
EAST
WARDS ISLAND
ASTORIA PARK
POT COVE
BULKHEAD
HALLETTS COVE
CHANNEL
FRANKLIN D. ROOSEVELT ISLAND
WEST
EAST
PIERHEAD
CARL SCHURZ PARK
MAINEY PARK
TRIBORO PLAZA
R8B
C4-6
R8
C8-4
M1-4
R7-2
R7-1
M1-1
M3-1
M3-2
M1-3
R9
R10
R10A
R8A
C1-9
C2-8A
C2-8
C1-9A
R7-3
R6
R6B
R6A
R5
R5B
R5D
R4
R4-1
R7A
R7X
C4-3
C4-2A
C1-2A
C4-2A
600 0 600 1200 1800 FEET
SITE
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII Chapter 6 Location of District Boundaries of the Zoning Resolution.

Finance

NYC Digital Tax Map

Effective Date 02-04-2013 15:19:56
End Date Current

Manhattan Block: 1531

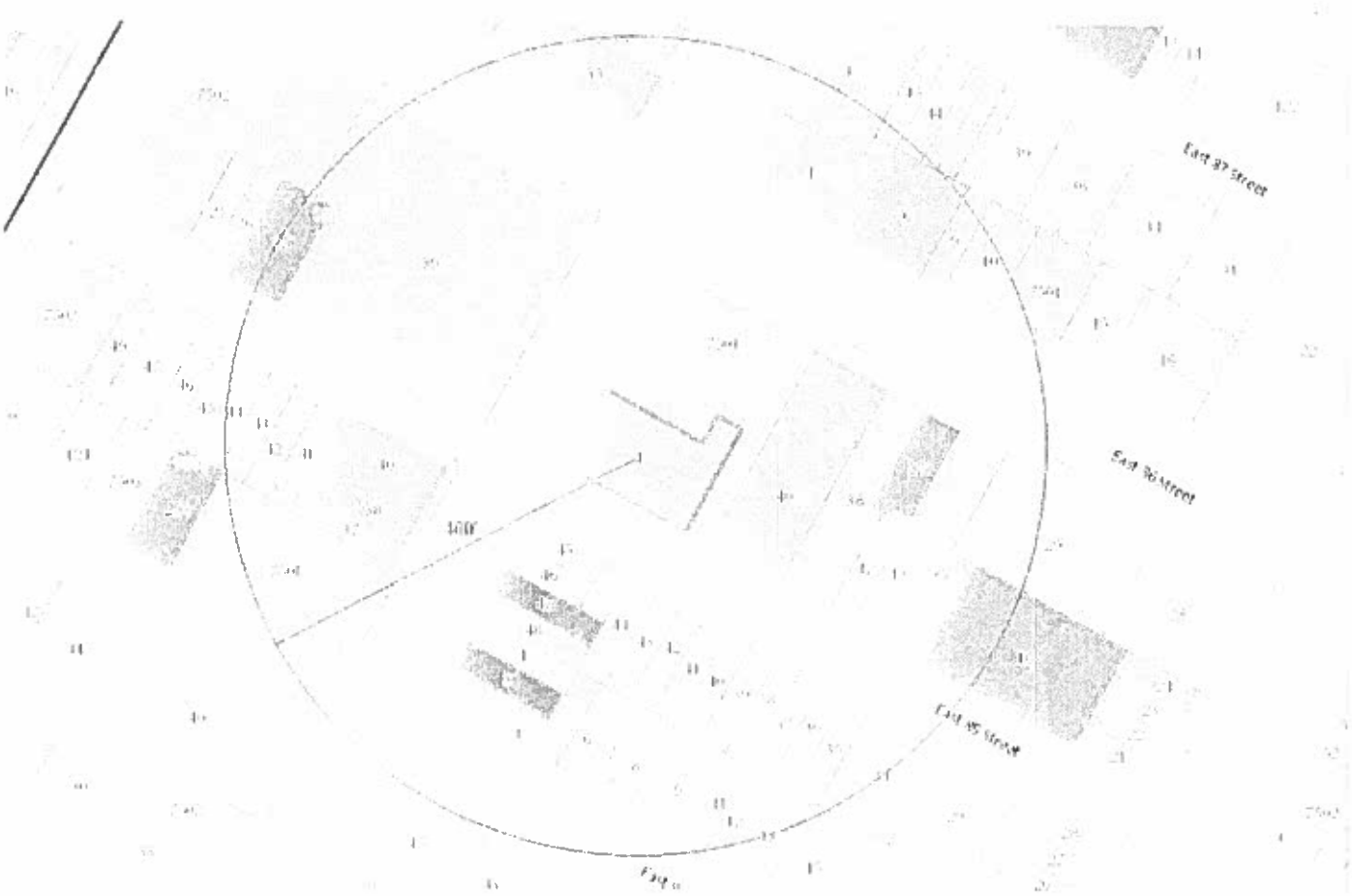


Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Feet
0 5 10 20 30 40

1511 Third Avenue – Manhattan – Block 1531 Lot 1



1 & 2 Family Residential
Multi-Family Residential
Mixed Use
Open space & outdoor recreation
Commercial
Institutions
Industrial
Parking
Transportation / Utilities
Vacant Lots

SITE

Cal. No. 180-05-BZ

NYS RA / PE SEAL AND SIGN

BSA ZONING ANALYSIS

REVISED APRIL 2005

BSA CALENDAR NO. 180-05-BZ BLOCK 1531 LOT 1

SUBJECT SITE ADDRESS 1511 Third Avenue, Manhattan

APPLICANT Rothkrug Rothkrug & Spector, LLP

ZONING DISTRICT C2-8A + R8B

PRIOR BSA #

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 8

	* *APPLICABLE* ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	COMPLIANT: "Y" IF NOT: "N" and INDICATE AMT OVER/UNDER
LOT AREA					30,719*	30,719*	Y
LOT WIDTH					125	125	Y
USE GROUP (S)	32-10	1-9,14			PCE	PCE	Sp. Permit
FA RESIDENTIAL							
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.	33-122	61,438		26,666 **	26,666 **	26,666 **	Y
FLOOR AREA TOTAL	33-122	61,438		26,666 **	26,666 **	26,666 **	Y
FAR RESIDENTIAL							
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.	33-122	2.0		0.86 **	0.86 **	0.86 **	Y
FAR TOTAL	33-122	2.0		0.86 **	0.86 **	0.86 **	Y
OPEN SPACE							
OPEN SPACE RATIO							
LOT COVERAGE (%)							
NO. DWELLING UNITS							
WALL HEIGHT							
TOTAL HEIGHT							
NUMBER OF STORIES				4 ***	4 ***	4 ***	Y
FRONT YARD							
SIDE YARD							
SIDE YARD							
REAR YARD							
SETBACK (S)							
SKY EXP. PLANE (SLOPE)							
NO. PARKING SPACES	36-21		0	0	0	0	Y
LOADING BERTH (S)							
OTHER:							

* In *Applicable ZR Section column*: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to **current R district requirements**, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to **nearest district where permitted**. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included.

NOTES: *zoning lot contains tax lots 1,4,6,43,45,46,47,48 (tax lot 1 is 10,270 sq. ft.)

** PCE only - NO CHANGES from previous approval

*** PCE occupies portions of first, mezzanine, second, third and fourth floors (first and mezzanine are stairs/elevator only)

BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO: 180-05-BZ

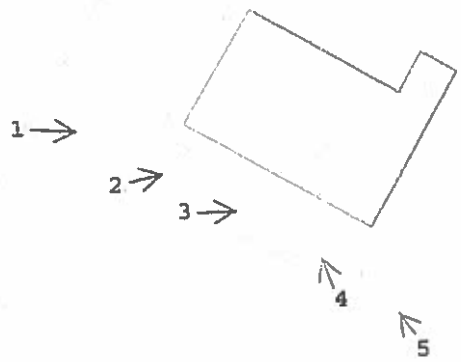
LOCATION: 1511 Third Avenue BOROUGH Manhattan BLOCK 1531

APPLICANT: Rothkrug Rothkrug & Spector LLP LOT 1

ZONING DISTRICT: C2-8A + R8B SPECIAL DISTRICT

LOT AREA: 10,270 (tax lot) EQUIVALENT C DISTRICT

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	yes	yes
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS		
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 150 sf per frontage	44	yes
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150 sf per frontage	32	yes
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 50 sf per frontage	12	yes
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =		
ILLUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF		
PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'		
PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS	32-652	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHERS		
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT<48" ABOVE, >12" BELOW, EXCEPT C6-5, C6-7, C7	< 18"	yes
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	< 25'	yes
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL		
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED		
ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS		NO CHANGES IN SIGNAGE FROM PREVIOUS APPROVAL
ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW		
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		
PROVISION FOR DIST. BOUNDARIES C2 - C8	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN <165 DEG., SEE C1 REGS.		
RESIDENTIAL OR MIXED BUILDINGS C1 - C6	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON - RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY		
ADULT ESTABLISHMENTS	32-69	SEE SECTION		



1511 Third Avenue, Manhattan
Block 1531
Lot 1

180-05-BZ


GAP
East 85th Street
SITE
Third Avenue
511 Third Avenue, Manhattan
Block 1531
Lot 1
View #1
December 11, 2015


GAP
BABY GAP
GAP
GAP
GAP
CONSOLIDATED BOILER SERVICE
East 85th Street
SITE
511 Third Avenue, Manhattan
Block 1531
Lot 1
View #2
December 11, 2015

View #3
December 11, 2015

1511 Third Avenue, Manhattan
Block 1583
Lot 7513

View #4
December 11, 2015

1511 Third Avenue, Manhattan
Block 1531
Lot 1

View #5
December 11, 2015

180-05-BZ
CEQR #05-BSA-008M
APPLICANT – Wachtel & Masyr for 1511 Third Avenue Association/Related/Equinox, owner.
SUBJECT – Application August 4, 2005 – Special Permit under Z.R.§§73-03 and 73-367 approval sought for the legalization of a physical culture establishment located on the entire second floor portion of the third floor and the entire fourth floor with a total of 34, 125sq.ft. of floor area. The site is located in a C2-8 zoning district.
PREMISES AFFECTED – 1511 Third Avenue aka 201 East 85th Street, northeast corner of 85th Street and Third Avenue, Block 1531, Lot 1, Borough of Manhattan.
COMMUNITY BOARD #8M
APPEARANCES –
For Applicant: Ellen Hay.
ACTION OF THE BOARD – Application granted on condition.
THE VOTE TO GRANT –
Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Chin and Commissioner Collins.....4
Negative:.....0
THE RESOLUTION –

WHEREAS, the decision of the Manhattan Borough Commissioner, dated August 1, 2005, acting on Department of Buildings Application No. 103869182, reads, in pertinent part:

> "Proposed Physical Culture Establishment is not permitted as of right in C2-8A zoning district. This is contrary to section 32-10 ZR"; and

WHEREAS, this is an application under ZR §§ 73-36 and 73-03, to permit on a site partially within a C2-8A zoning district and partially within an R8B zoning district, the legalization of a physical culture establishment ("PCE") located on all floors of a four-floor plus mezzanine and basement commercial building, contrary to ZR § 32-10; and

WHEREAS, a public hearing was held on this application on February 7, 2006, after due notice by publication in *The City Record*, and then to decision on February 28, 2006; and

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

WHEREAS, the New York City Fire Department has indicated to the Board that is has no objection to this application; and

WHEREAS, the subject tax lot (lot 1) is a corner lot with approximately 77 feet, 6 inches of frontage on Third Avenue and 125 feet of frontage on East 85th Street, with approximately 100 feet of frontage within the C2-8A zoning district and the remainder within the R8B zoning district; and

WHEREAS, lot 1 is part of a newly created larger zoning lot, consisting of lot 1 and the lots to the north of the site, designated lots 4, 48, 47, 46, 45, 43, and 6 (the "ZL"); and

WHEREAS, lot 1 is improved upon with a four-story plus mezzanine and basement commercial building; and

WHEREAS, this building is currently occupied by a retail clothing store on the first floor and mezzanine, and by the subject PCE (an Equinox Gym), primarily on the second and parts of the third and fourth floors (the PCE entrance is on the first floor); and

WHEREAS, the site and the PCE have been the subject of six prior BSA actions; and

WHEREAS, under Calendar No. 34-96-BZ, an application for a special permit pursuant to ZR § 73-36 was made in order to legalize the subject PCE; this application was converted to a variance and subsequently denied; and

WHEREAS, under Calendar No. 119-99-A, an administrative appeal, the appellant (an adjacent property owner), sought a revocation of Department of Buildings ("DOB") permit that legalized the construction of a rear yard encroachment on the second, third, and fourth floors of the subject building; this appeal was granted, with the Board finding that the rear yard encroachment could not be considered a permitted rear yard obstruction as defined in ZR § 33-23(b); and

WHEREAS, under Calendar No. 332-01-BZ, which was an second application for a special permit under ZR § 73-36, the applicant proposed to rectify the unlawful enlargement of the PCE on the third and fourth floors through an arrangement that purported to provide separation between a proposed community facility tenant (the "CF") and the subject PCE; this application was denied by the Board; and

WHEREAS, while the public hearing process of Calendar No. 332-01-BZ was proceeding, the Board also heard an application made under Calendar No. 139-02-A, an administrative appeal of an April 17, 2002 DOB determination declining to seek a revocation or modification of Certificate of Occupancy Number 107549, issued on July 7, 1995 to the subject building; and

WHEREAS, the appellant (again the neighbor) in 139-02-A contended that the presence of the PCE in the subject building constituted a non-conforming use subject to the lapse provisions of ZR § 52-60 et. seq.; and

WHEREAS, upon a review of the record and of the definition of non-conforming use as set forth at ZR § 12-10, the Board found that, with the exception of the 4,400 square feet addition constructed after the 1995 Certificate of Occupancy was issued, the subject building's excess commercial floor area did not constitute a non-conforming use, but was rather a lawful non-complying condition with regard to the commercial floor area as per ZR § 33-12; and

WHEREAS, after dispensing with the substance of the appeal, the Board also concluded that the Certificate of Occupancy for the building needed modification to provide an adequate representation of permitted uses; and

WHEREAS, in its resolution issued under Calendar No. 139-02-A on December 10, 2002, the Board set forth such a modification; and

WHEREAS, certain conditions in this resolution read as follows: "That commercial usage in the subject building shall be limited to the pre-existing, legally non-complying 30,340 square feet of area; That any additional floor area other than aforementioned 30,340 square feet and in particular, the 4,400 square foot infill addition, shall be built and used in compliance and conformance with all underlying zoning regulations."; and

WHEREAS, in 2003, an application was made under the subject calendar number for a special permit pursuant to ZR § 73-36; the application again sought approval to legalize the existing PCE; and

WHEREAS, on December 9, 2004, the Board denied the special permit application; and

WHEREAS, in denying the application, the Board found that the proposed egress path for the occupants of the CF was not compliant with the Building Code; and

WHEREAS, because of this potentially dangerous egress path, the Board determined that the finding set forth at ZR § 73-36 (1) - specifically, that there would be no impairment on the use of an adjacent area due to the grant of the special permit - had not been met; and

WHEREAS, also because of this potentially dangerous egress path, the Board determined that one of the general findings applicable to all special permit applications, set forth at ZR § 73-03(a) – specifically, that the hazards or disadvantages of the proposed special permit use are outweighed by the advantages to be derived by the community by the grant of the special permit – had not been met; and

WHEREAS, additionally, the Board noted that the applicant appeared to have engaged in a pattern of misrepresentation in the subject application, insofar as it had: supplied the Board with contradictory information concerning the available legal commercial floor area, failed to remove a rear yard obstruction in its entirety as it promised and as it was ordered to do, and failed to adequately address the concerns of the Board as to the creation of a completely separate community facility space; and

WHEREAS, subsequently, in 2005, an application was made under the subject calendar number pursuant to Section 1-10(e) of the Board's Rules of Practice and Procedure for a re-hearing of the special permit application previously denied by the Board in 2003, as well as an application for a potential technical amendment to the condition as to maximum commercial floor area imposed by the Board in the previously decided appeals case; and

WHEREAS, a new applicant, unrelated to the applicant in the past cases, contended that the changes to the third and fourth floor plan and the egress path, as well as the discovery of new plans from 1930 showing that the second floor was not a full floor as previously thought, constituted substantial new evidence sufficient to allow the matter to be re-opened; and

WHEREAS, the Board agreed, finding that the material changes to the plans and the new evidence, as noted above, were sufficient to warrant a re-opening of the special permit application for legalization of the subject PCE; and

WHEREAS, the applicant also asked for a re-opening of BSA Cal. No. 139-02-A, for the sole purpose of amending the condition language concerning the amount of available commercial floor area within the building, based upon a new evaluation of said floor area by a new architect; and

WHEREAS, the Board ultimately dismissed this application as moot, since it was deemed premature; specifically, the Board stated that if the available commercial floor area is confirmed by the Board, then the floor area conditions set forth in the resolution for 139-02-A can be modified in the interest of good record keeping, on the Board's own authority, at a later date; and

WHEREAS, in the instant case, the applicant maintains that the amount of lawful non-complying commercial floor area ascribed to the subject lot is 34,127 sq. ft., and has submitted revised floor area calculations based upon its new review of the building and the available plans; said calculations are undisputed; and

WHEREAS, additionally, the applicant has provided the Board with a DOB reconsideration that allows the transfer of additional lawful non-complying commercial floor area to the subject lot from lot 45 (which is part of the ZL), which increases the total commercial floor area of the building to 36,461 sq. ft.; and

WHEREAS, 26,666 sq. ft. of this commercial floor area will be occupied by the PCE: 569 sq. ft. on the first floor; 149 sq. ft. on the mezzanine; 9,393 sq. ft. on the second floor; 9,090 on the third floor; and 7,465 on the fourth floor; and

WHEREAS, the applicant states that the subject PCE shares some common areas with the CF (the CF will be located primarily on the fourth floor); the floor area of said common areas was divided between the PCE and the CF; and

WHEREAS, as to the unacceptable egress route for the CF identified in the prior case, the applicant has provided the Board with a sign-off from DOB indicating that the revised egress route now complies with the Building Code; and

WHEREAS, accordingly, for purposes of this application, the Board finds that the applicant has adequately addressed the floor area and egress issues, as well as the procedural history of the application; and

WHEREAS, at hearing, the Board asked the applicant to address the small rear yard extension located on the north side of the building, located partially within the R8B portion of the lot and constructed after 1974; and

WHEREAS, the applicant stated that the extension complied with applicable yard regulations, as it is a permitted obstruction; and

WHEREAS, however, the Board will defer the accuracy of this representation to DOB, through a condition, as set forth below, and should it be determined that it is not a permitted obstruction, it should be removed or modified so that it does comply with the permitted obstruction regulations; and

WHEREAS, having resolved these issues, the applicant asks the Board to legalize the PCE on the basis that the relevant findings set forth at ZR § 73-36 are met; and

WHEREAS, the applicant represents that the PCE will provide gym equipment, aerobics, other classes in physical improvement and massage services by licensed massage professionals; and

WHEREAS, the applicant states that an approved interior fire alarm system will be installed in the entire PCE space, with the addition of smoke detectors, manual pull stations, local audible and visual alarms, and be connected to a FDNY-approved Central Station; and

WHEREAS, the PCE will have the following hours of operation: Monday through Thursday 5:30AM to 11PM, Friday 5:30AM to 10PM, and Saturday and Sunday 8AM to 9PM; and

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

WHEREAS, the Board has conducted an environmental review of the proposed action and has documented relevant information about the project in the Final Environmental Assessment Statement 06-BSA-008M, dated August 4, 2005; and

WHEREAS, the EAS documents show that the project as proposed 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, the Board has determined that the proposed action will not have a significant adverse impact on the environment.

Therefore it is Resolved that the Board of Standards and Appeals issues 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 C2-8A zoning district and partially within an R8B zoning district, the legalization of a physical culture establishment with a total floor area of 26,666 sq. ft., located on all floors of a four-floor plus mezzanine and basement commercial building, , contrary to ZR § 32-10; *on condition* that all work shall substantially conform to drawings as they apply to the objections above noted filed with this application marked "Received February 14, 2006"-(5) sheets; and *on further condition*:

THAT the term of this grant shall be for ten years, from February 28, 2006 to February 28, 2016;

THAT there shall be no change in ownership or operating control of the physical culture establishment without prior application to and approval from the

Board;

THAT the hours of operation shall be limited to Monday through Thursday 5:30AM to 11PM, Friday 5:30AM to 10PM, and Saturday and Sunday 8AM to 9PM;

THAT all massages shall be performed only by practitioners with valid and current NYS massage licenses;

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

THAT a certificate of occupancy shall be obtained within one year from the date of this grant;

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

THAT fire safety measures, including a sprinkler system, shall be as installed and maintained on the Board-approved plans;

THAT an interior fire alarm system shall be provided as set forth on the BSA-approved plans and approved by DOB;

THAT DOB shall review the rear yard encroachment as shown on the BSA-approved plans and confirm that it is a permitted obstruction in the R8B district portion of the lot;

THAT the owner shall take appropriate remedial action, as directed by DOB, if DOB determines that the encroachment is unlawful;

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

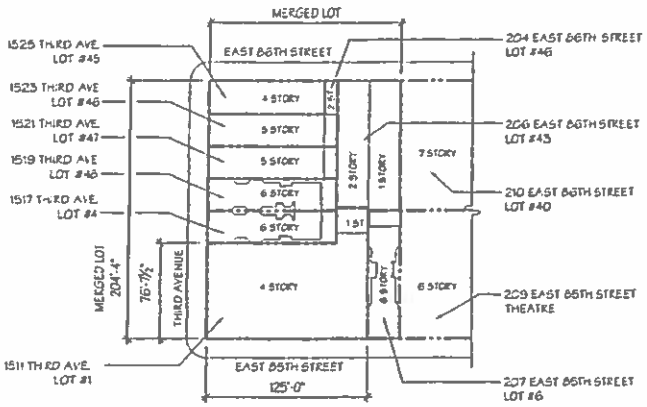
THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings 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, February 28, 2006.

A true copy of resolution adopted by the Board of Standards and Appeals, February 28, 2006.
Printed in Bulletin Nos. 10-11, Vol. 91.

Copies Sent
To Applicant
Fire Com'r.
Borough Com'r.



1 PLOT PLAN
P-1 N.T.S.

KEY
PROPERTY LINE
BUILDING LINE

2 ZONING DATA
P-1

1511 THIRD AVE.
BLOCK 1531
LOT #1
4 STORIES
LOT AREA = 10,270.25 SF
PROPOSED USE GROUP: 9- PHYSICAL CULTURAL ESTABLISHMENT
PROPOSED OCCUPANCY GROUP: F-3 NEW CODE
ZONING DISTRICT C2-8A / R8B
ZONING MAP : 9A
PCE FLOOR AREA 26,666 SQ. FT.

NOTES

1. INTERIOR LAYOUTS, EQUIPMENT LAYOUTS, AND ALL EXITS AS APPROVED BY THE DEPARTMENT OF BUILDINGS AND IN COMPLIANCE WITH ALL NEW YORK CITY BUILDING LAWS
2. MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED INCLUDING FROM ANY GYMNASIUM EQUIPMENT
3. LOCAL LAW 58-87 SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS
4. AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE; THE SYSTEM SHALL INCLUDE THE FOLLOWING ITEMS:
   - AREA SMOKE DETECTORS
   - MANUAL PULL STATIONS AT EACH REQUIRED EXIT
   - LOCAL AUDIBLE AND VISUAL ALARMS
   - CONNECTION OF THE INTERIOR FIRE ALARM SPRINKLER SYSTEM (IF REQUIRED BY THE BOARD OF STANDARDS AND APPEALS ON FDNY RECOMMENDATION) TO A FDNY APPROVED CENTRAL STATION.

LOT #1 AREA

FLOOR	BUILDING	DEDUCTIONS MECH. RMS. AND OPEN AREAS AT STAIRS	COMMERCIAL	PCE	COMM. FACILITY
1ST FLOOR	10,213 S.F.	101 S.F.	8,974 S.F.	569 S.F.*	569 S.F.*
MEZZ.	2,001 S.F.	882 S.F.	821 S.F.	149 S.F.*	149 S.F.*
2ND FLOOR	9,651 S.F.	16 S.F.	-	9,151 S.F. + 242 S.F.* = 9,393 S.F.	242 S.F.*
3RD FLOOR	9,651 S.F.	325 S.F.	-	8,854 S.F. + 236 S.F.* = 9,090 S.F.	236 S.F.*
4TH FLOOR	9,624 S.F.	151 S.F.	-	7,143 S.F. + 322 S.F.* = 7,465 S.F.	1,686 S.F. + 322 S.F.* = 2,008 S.F.
TOTAL	41,140 S.F.	1,475 S.F.	9,795 S.F.	26,666 S.F.	3,204 S.F.

* 50% SHARED COMMON SPACE BETWEEN PCE AND COMMUNITY FACILITY

LOT #1 FLOOR	TOTAL COMMERCIAL ZONING FLOOR AREA (PCE + COMMERCIAL)
1ST FLOOR	9,543 S.F.
MEZZ.	970 S.F.
2ND FLOOR	9,393 S.F.
3RD FLOOR	9,090 S.F.
4TH FLOOR	7,465 S.F.
TOTAL	36,461 S.F. **

** PRE-1974 TOTAL COMMERCIAL ZONING FLOOR AREA = 34,127 S.F.

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

EQUINOX 85TH STREET, INC.
1511 Third Avenue
New York, NY 10028

Architect
CURTIS + GINSBERG ARCHITECTS LLP
180 Varick Street, Suite 512
New York, New York 10014

REGISTERED ARCHITECT MARK EMANUEL GINSBERG No. 019534 STATE OF NEW YORK

CAL. NO.

No.	Date	Revision
	02/14/06	REVISION 2
	01/24/06	REVISION 1
	08/03/05	BSA SUBMISSION

Title:
PROPOSED: PLOT PLAN ZONING MAP

BSA Calendar No.: 180-05 BZ
Job No.: 0408
Date: 3 AUGUST 2005
Scale:
Drawn By:
Checked By:
Sheet No.:
___ of ___ P-1

LOT AREA ANALYSIS

(ALL NUMBERS ARE SQUARE FEET)

LOT	1	MEZZ.	2	3	4	5	6	BUILDING TOTAL
45	2,334		2,334	2,334	2,334			9,336
46 *	2,288		2,288	2,288	2,288	2,288		11,440
	260		260					520
47	2,272		2,272	2,272	2,272	2,272		11,360
48	1,903		1,903	1,903	1,903	1,903	1,903	11,418
4	1,906		1,906	1,906	1,906	1,906	1,906	11,436
1	10,213	2,001	9,651	9,651	9,624			41,140
43	5,000		2,350					7,350
6	1,950		1,950	1,950	1,950	1,950	1,950	11,700

MERGED ZONING LOT ANALYSIS

(ALL NUMBERS ARE SQUARE FEET)

				EXISTING		MERGED		
LOT	LOT AREA	BUILDING TOTAL	PERMITTED COMMERCIAL FLOOR AREA	EXISTING COMMERCIAL	EXISTING COMMERCIAL FLOOR AREA NON-COMPLIANCE	REDISTRIBUTED NON-COMPLYING FLOOR AREA	MERGED ZONING LOT-COMMERCIAL AREA	COMMUNITY FACILITY
45	2,340.00	9,336	4,680	9,336	4,656	-2,334	7,002	
46 A	2,801.67	11,440		2,288			2,288	
		520		520			520	
47	2,525.00	11,360		2,272			2,272	
48	2,550.00	11,418		1,903			1,903	
4	2,554.17	11,436		1,906			1,906	
1	10,270.25	41,140	34,127	39,682 B	5,555 C	+2,334	36,461 D	1,686
43	5,073.40	7,350		7,500			7,500	
6	2,605.25	11,700						
TOTAL	30,719.74			65,407	10211		59,852	3,204 D

A - TWO BUILDINGS ON EXISTING LOT 46
B - INCLUDES VACANT AREA
C - CALCULATED FROM PERMITTED PRE-1974 TOTAL COMMERCIAL ZONING FLOOR AREA = 34,127 S.F.
D - INCLUDES 50% SHARED COMMON SPACE

L.U.C.T. RECEIVED
2006 FEB 14 P 5:50
CAL. NO.

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BOARD OF STANDARDS AND APPEALS

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REGISTERED ARCHITECT MARK EMANUEL GINSBERG No. 019534 STATE OF NEW YORK

No.	Date	Revision
	02/14/06	REVISION 2
	01/24/06	REVISION 1
	08/03/05	BSA SUBMISSION

Title:
LOT ANALYSIS

BSA Calendar No.: 180-05 BZ
Job No.: 0408
Date: 3 AUGUST 2005
Scale:
Drawn By:
Checked By:
Sheet No.:
___ of ___ P-1A

KEY

- EXIT SIGNS
- EMERGENCY LIGHTS
- SPRINKLERS
- PCE BOUNDARY
- HANDICAPPED ACCESSIBLE ROUTE
- SHARED AREA PCE / COMMUNITY FACILITY
- COMMUNITY FACILITY

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   - MANUAL PULL STATIONS AT EACH REQUIRED EXIT
   - LOCAL AUDIBLE AND VISUAL ALARMS
   - CONNECTION OF THE INTERIOR FIRE ALARM
   - SPRINKLER SYSTEM (IF REQUIRED BY THE BOARD OF STANDARDS AND APPEALS ON FDNY RECOMMENDATION) TO A FDNY APPROVED CENTRAL STATION

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

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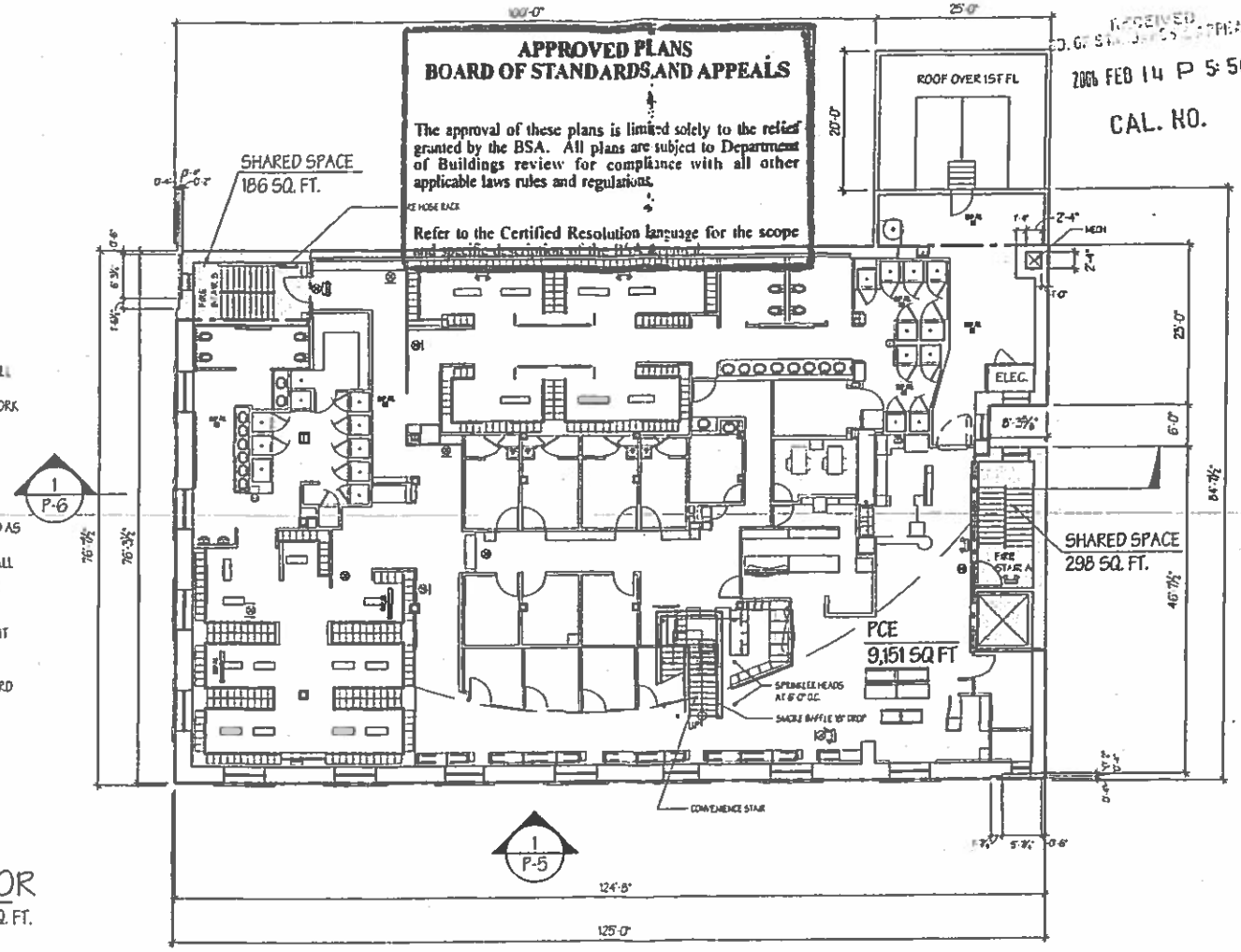
2006 FEB 14 P 5:50
CAL. NO.



1 / P-2 PROPOSED SECOND FLOOR

PCE FLOOR AREA = 9,393 SQ. FT.

PCE FLOOR AREA =	9,151 S.F.
50 % SHARED SPACE FLOOR AREA =	242 S.F.
TOTAL FLOOR AREA =	9,393 S.F.

BUILDING GROSS FLOOR AREA = 9,651 S.F.

EQUINOX 85TH STREET, INC.

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REGISTERED ARCHITECT MARK EMANUEL GINSBERG No. 019534 STATE OF NEW YORK

No.	Date	Revision
	02/14/06	REVISION 2
	01/24/06	REVISION 1
	08/03/05	BSA SUBMISSION

Title:

PROPOSED SECOND FLOOR PLAN

BSA Calendar No.: 180-05 BZ
Job No.: 0408
Date: 3 AUGUST 2005
Scale:
Drawn By:
Checked By:
Sheet No.:
___ of ___ P-2

KEY

- EXIT SIGNS
- EMERGENCY LIGHTS
- SPRINKLERS
- PCE BOUNDARY
- HANDICAPPED ACCESSIBLE ROUTE
- SHARED AREA PCE / COMMUNITY FACILITY
- COMMUNITY FACILITY

OTES

INTERIOR LAYOUTS, EQUIPMENT LAYOUTS, AND ALL EXITS AS APPROVED BY THE DEPARTMENT OF BUILDINGS AND IN COMPLIANCE WITH ALL NEW YORK CITY BUILDING LAWS

- MINIMUM 3' 0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED INCLUDING FROM ANY GYMNASIUM EQUIPMENT
- LOCAL LAW 58-87 SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS
- AN APROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE; THE SYSTEM SHALL INCLUDE THE FOLLOWING ITEMS:
  - AREA SMOKE DETECTORS
  - MANUAL PULL STATIONS AT EACH REQUIRED EXIT
  - LOCAL AUDIBLE AND VISUAL ALARMS
  - CONNECTION OF THE INTERIOR FIRE ALARM
  - SPRINKLER SYSTEM (IF REQUIRED BY THE BOARD OF STANDARDS AND APPEALS ON FDNY RECOMMENDATION) TO A FDNY APPROVED CENTRAL STATION

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

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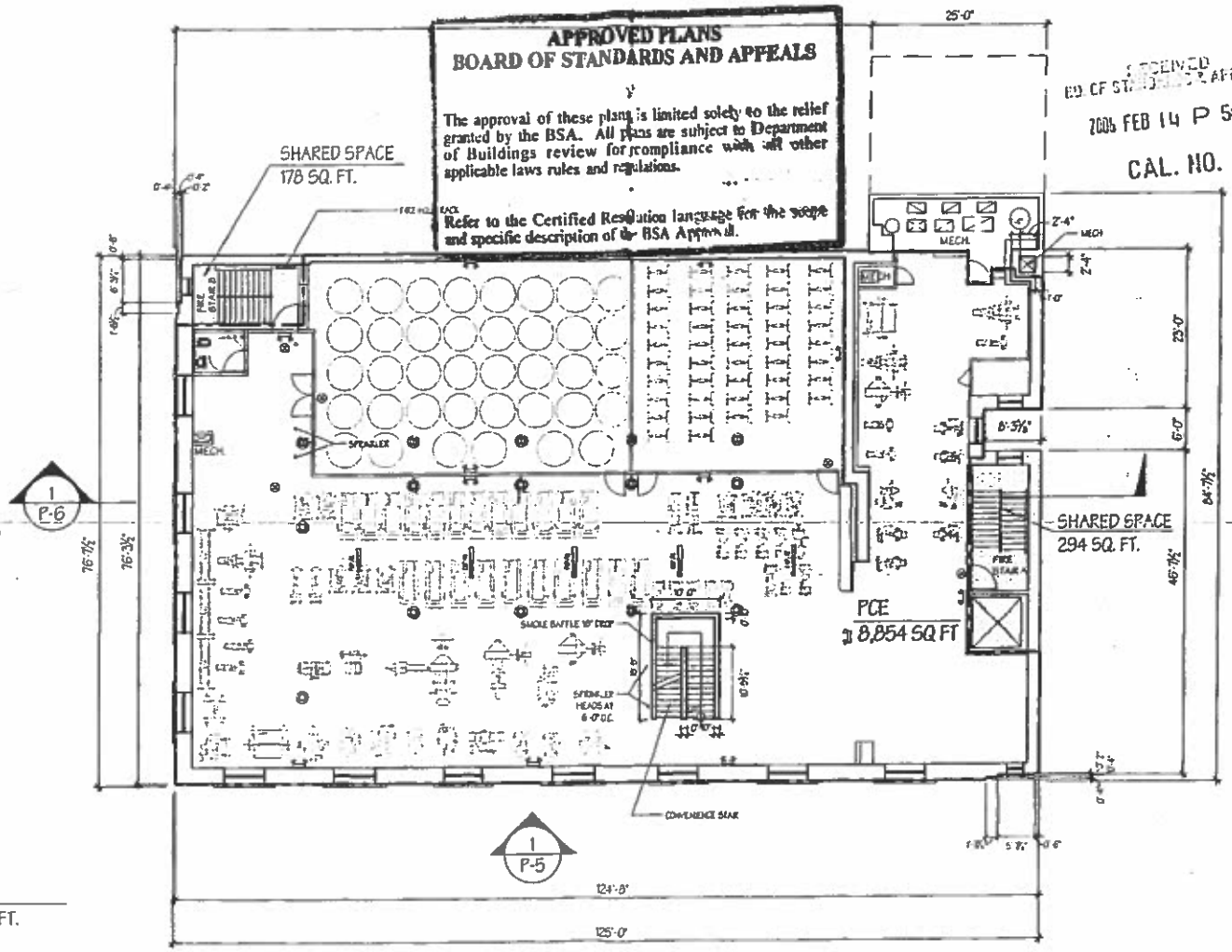
CAL. NO.



1 / P-3 PROPOSED THIRD FLOOR

PCE FLOOR AREA = 9,090 SQ. FT.

PCE FLOOR AREA =	8,854 S.F.
50 % SHARED SPACE FLOOR AREA =	236 S.F.
TOTAL FLOOR AREA =	9,090 S.F.

BUILDING GROSS FLOOR AREA = 9,651 S.F.

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REGISTERED ARCHITECT MARK EMANUEL GINSBERG No. 019534 STATE OF NEW YORK

No.	Date	Revision
	02/14/06	REVISION 2
	01/24/06	REVISION 1
	08/03/05	BSA SUBMISSION

Title:
PROPOSED THIRD FLOOR PLAN

BSA Calendar No.:	180-05 BZ
Job No.:	0408
Date:	3 AUGUST 2005
Scale:	1/16" = 1'-0"
Drawn By:	-
Checked By:	-
Sheet No.:	P-3

KEY

- EXIT SIGNS
- EMERGENCY LIGHTS
- SPRINKLERS
- PCE BOUNDARY
- HANDICAPPED ACCESSIBLE ROUTE
- SHARED AREA PCE / COMMUNITY FACILITY
- COMMUNITY FACILITY

NOTES

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2. MINIMUM 3' 0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED INCLUDING FROM ANY GYMNASIUM EQUIPMENT
3. LOCAL LAW 58-87 SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS
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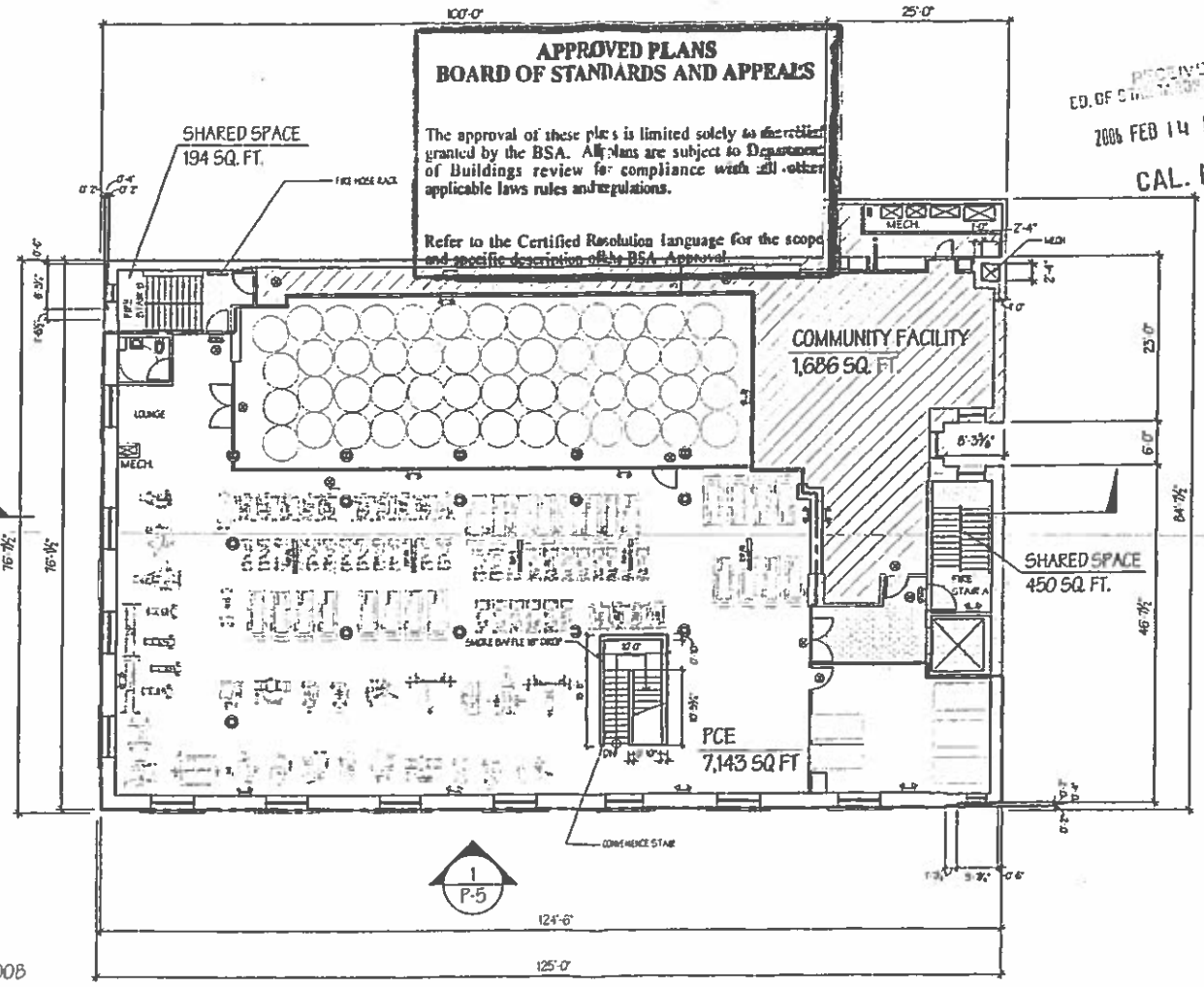
   - AREA SMOKE DETECTORS
   - MANUAL PULL STATIONS AT EACH REQUIRED EXIT
   - LOCAL AUDIBLE AND VISUAL ALARMS
   - CONNECTION OF THE INTERIOR FIRE ALARM
   - SPRINKLER SYSTEM (IF REQUIRED BY THE BOARD OF STANDARDS AND APPEALS ON FDNY RECOMMENDATION) TO A FDNY APPROVED CENTRAL STATION.



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

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P-4

PROPOSED FOURTH FLOOR

PCE FLOOR AREA = 7,465 SQ. FT.
COMM. FACILITY FLOOR AREA = 2,008

PCE FLOOR AREA =	7,143 S.F.
50 % SHARED SPACE FLOOR AREA =	322 S.F.
TOTAL FLOOR AREA =	7,465 S.F.

COMMUNITY FACILITY FLOOR AREA =	1,686 S.F.
50 % SHARED SPACE FLOOR AREA =	322 S.F.
TOTAL FLOOR AREA =	2,008 S.F.

BUILDING GROSS FLOOR AREA = 9,624 S.F.

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No.	Date	Revision
	02/14/06	REVISION 2
	01/24/06	REVISION 1
	08/03/05	BSA SUBMISSION

Title:
PROPOSED FOURTH FLOOR PLAN

BSA Calendar No.: 180-05 BZ
Job No.: 0408
Date: 3 AUGUST 2005
Scale:
Drawn By: -
Checked By: -
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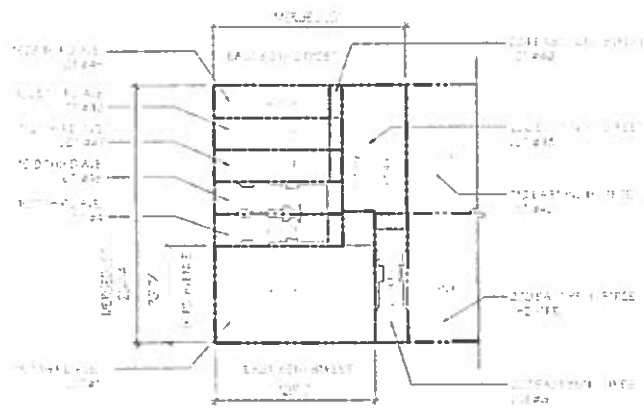
___ of ___ P-4



1 PLOT PLAN

2 ZONING DATA

1511 THIRD AVE.
BLOCK 1531
LOT #1
4 STORIES
LOT AREA = 10,070.25 S.F.
USE GROUP PCE
PROPOSED USE GROUP PCE & COMMUNITY
ZONING DISTRICT C2-8A / R8B
ZONING MAP 8B
PCE FLOOR AREA 20,208 S.F.

NOTES

- [illegible]
- [illegible]
- [illegible]
- [illegible]

LOT #1 AREA

FLOOR	BUILDING	DEDUCTIONS MECH./VAS. AND OPEN AREAS AT STAIRS	COMMERCIAL	PCE	COMM. FACILITY
1ST FLOOR	10,213 S.F.	1,015 S.F.	4,974 S.F.	569 S.F.*	569 S.F.*
MEZZ.	2,021 S.F.	872 S.F.	631 S.F.	419 S.F.*	419 S.F.*
2ND FLOOR	9,251 S.F.	423 S.F.		9,136 S.F. + 242 S.F.* = 9,350 S.F.	242 S.F.*
3RD FLOOR	9,661 S.F.	239 S.F.		9,054 S.F. + 236 S.F.* = 9,290 S.F.	236 S.F.*
4TH FLOOR	9,624 S.F.	151 S.F.		7,160 S.F. + 322 S.F.* = 7,479 S.F.	1,673 S.F. + 322 S.F.* = 1,995 S.F.
TOTAL	41,140 S.F.	4,679 S.F.	5,605 S.F.	26,666 S.F.	3,931 S.F.

* 50% SHARED COMMON SPACE BETWEEN PCE AND COMMUNITY FACILITY

LOT #1 FLOOR	TOTAL COMMERCIAL ZONING FLOOR AREA (PCE + COMMERCIAL)
1ST FLOOR	9,543 S.F.
MEZZ.	850 S.F.
2ND FLOOR	9,350 S.F.
3RD FLOOR	9,290 S.F.
4TH FLOOR	7,479 S.F.
TOTAL	36,461 S.F. **

** PCE TOTAL COMMERCIAL ZONING FLOOR AREA = 34,857 S.F.

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01/26/2016 BSA SUBMISSION

No.	Date	Revision

Title:

EXISTING AND PROPOSED PLOT PLAN ZONING MAP

BSA Calendar No.: 180-05 BZ
Job No.: 1519
Date: 26 JANUARY 2016
Scale:
Drawn By:
Checked By: MG
Sheet No.: P-1

LOT AREA ANALYSIS

LOT	1	MEZZ	2	3	4	5	6	TOTAL (SQ.FT.)
45	2,334		2,334	2,334	2,334			9,336
46	2,288		2,288	2,288	2,288	2,288		11,440
	520		520					520
47	2,272		2,272	2,272	2,272	2,272		11,360
48	1,903		1,903	1,903	1,903	1,903	1,903	11,418
4	1,906		1,906	1,906	1,906	1,906	1,906	11,436
1	10,[illegible]	2,[illegible]	9,[illegible]	9,[illegible]	9,024			41,[illegible]
43	[illegible]		2,[illegible]					7,[illegible]
6	1,[illegible]		1,[illegible]	1,[illegible]	1,[illegible]	1,[illegible]	1,[illegible]	11,[illegible]

MERGED ZONING LOT ANALYSIS

LOT	LOT AREA (SQ.FT.)	BUILDING (SQ.FT.)	EXISTING COMMERCIAL (SQ.FT.)	EXISTING COMMERCIAL FLOOR AREA NON-COMPLIANCE	MERGED ZONING LOT COMMERCIAL AREA	MERGED ZONING LOT REDISTRIBUTED COMMERCIAL F.A. NON-COMPLIANCE
45	2,340.00	9,336	9,336	6000	7,002	6002
46	2,501.67	11,440	2,288		2,288	
		520	520	520	520	520
47	2,523.00	11,360	2,272		2,272	
48	2,550.00	11,418	1,903		1,903	
4	2,551.17	11,436	1,906		1,906	
1	10,270.25	41,[illegible]	30,052	6114 **	30,401 *	2334 **
43	2,273.42	7,[illegible]	7,560		7,560	
6	2,605.25	11,700				
TOTAL	31,719.74		64,407	7007	50,052	7002

* INCLUDES 50% SHARED COMMON SPACE
** BASED ON PRE-1974 TOTAL COMMERCIAL ZONING FLOOR AREA = 34,127 S.F.

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01/26/2016 BSA SUBMISSION

No.	Date	Revision

Title:

EXISTING AND PROPOSED LOT ANALYSIS

BSA Calendar No.: 180-05 BZ
Job No.: 1519
Date: 26 JANUARY 2016
Scale:
Drawn By:
Checked By: MG
Sheet No.: P-1A
2 of 5

KEY

EXIT SIGNS

EMERGENCY LIGHTS

SPRINKLERS

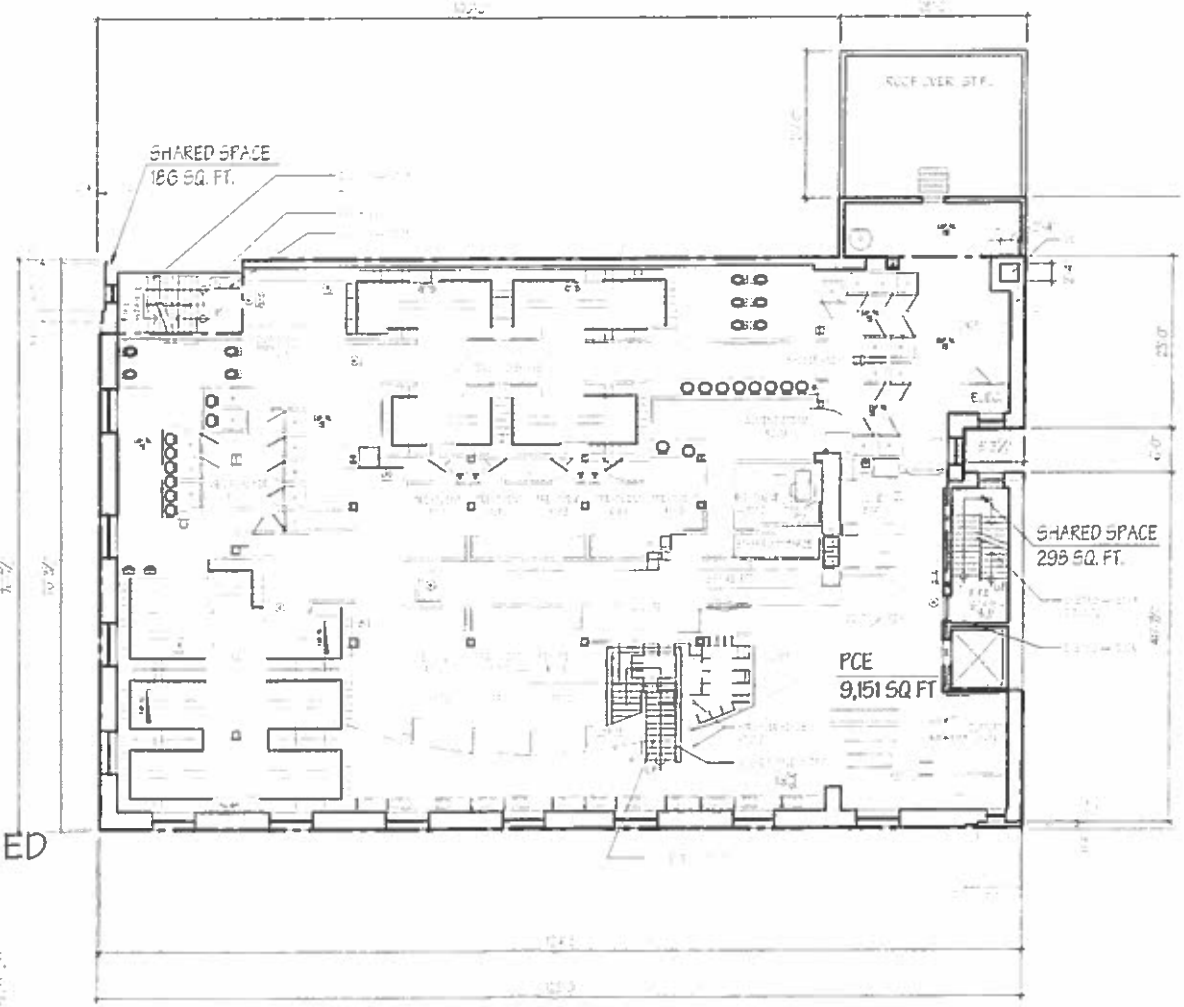
PCE BOUNDARY

SHARED AREA PCE COMMUNITY FACILITY

COMMUNITY FACILITY

NOTES

1. INTERIOR FINISHES, EQUIPMENT, FURNITURE, AND ALL EXITWAYS APPROVED BY THE DEPARTMENT OF BUILDINGS AND IN COMPLIANCE WITH ALL NEW YORK CITY BUILDING CODES.
2. UNOBSTRUCTED EGRESS PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED BUILDING FROM ANY OWNER'S OWNED EQUIPMENT.
3. LOCKS AND DEADBOLTS SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS.
4. AN APPROVED AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE. THE SYSTEM SHALL INCLUDE THE FOLLOWING ITEMS:
   AREA SMOKE DETECTORS
   MANUAL PULL STATIONS AT EACH REQUIRED EXIT
   LOCAL AUDIBLE AND VISUAL ALARMS
   CONNECTION OF THE INTERIOR FIRE ALARM SYSTEM TO ITEMS REQUIRED BY THE BOARD OF STANDARDS AND APPEALS ON FORM REQUIRED PER (1) TO A FORM APPROVED BY THE DEPARTMENT.



1 P-2 EXISTING & PROPOSED SECOND FLOOR

PCE FLOOR AREA = 9,393 SQ. FT.

PCE FLOOR AREA =	9,151 S.F.
50% SHARED SPACE FLOOR AREA =	242 S.F.
TOTAL FLOOR AREA =	9,393 S.F.

BUILDING GROSS FLOOR AREA = 9,651 S.F.

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01/26/2016 BSA SUBMISSION

No.	Date	Revision

Title:

EXISTING AND PROPOSED SECOND FLOOR PLAN

BSA Calendar No.: 180-05 BZ

Job No.: 1519

Date: 26 JANUARY 2016

Scale: 1/16" = 1'-0"

Drawn By:

Checked By: MG

Sheet No.: P-2

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KEY

E EXIT SIGNS

EMERGENCY LIGHTS

SPRINKLERS

PCE EQUIPMENT

HANDICAPPED ACCESSIBLE ROUTE

SHARED AREA FOR COMMUNITY FACILITY

COMMUNITY FACILITY

NOTES

1. INTERIOR WALL AND CEILING FINISHES SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF BUILDINGS AND IN COMPLIANCE WITH THE NEW YORK CITY BUILDING CODE.
2. MINIMUM 36" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. EXIT PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY STORAGE OR EQUIPMENT.
3. LOCAL LAWS 84 & 87 SHALL BE COMPLIED WITH AND BE APPROVED BY THE DEPARTMENT OF BUILDINGS.
4. AN APPROVED INTERCONNECTED ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE & PCE-USE THE SYSTEM SHALL INCLUDE THE FOLLOWING TEMPERATURE SENSITIVE DETECTORS:
   - MANUAL PULL STATIONS AT EACH REQUIRED EXIT
   - LOCAL audible AND VISUAL ALARMS
   - CONNECTION OF THE INTERCONNECTED FIRE ALARM TO SPRINKLER SYSTEM IF REQUIRED BY THE BOARD OF STANDARDS AND APPEALS IN THEIR RESOLUTION DATED 03/13/2012 AND APPROVED UNDER NB 121413.

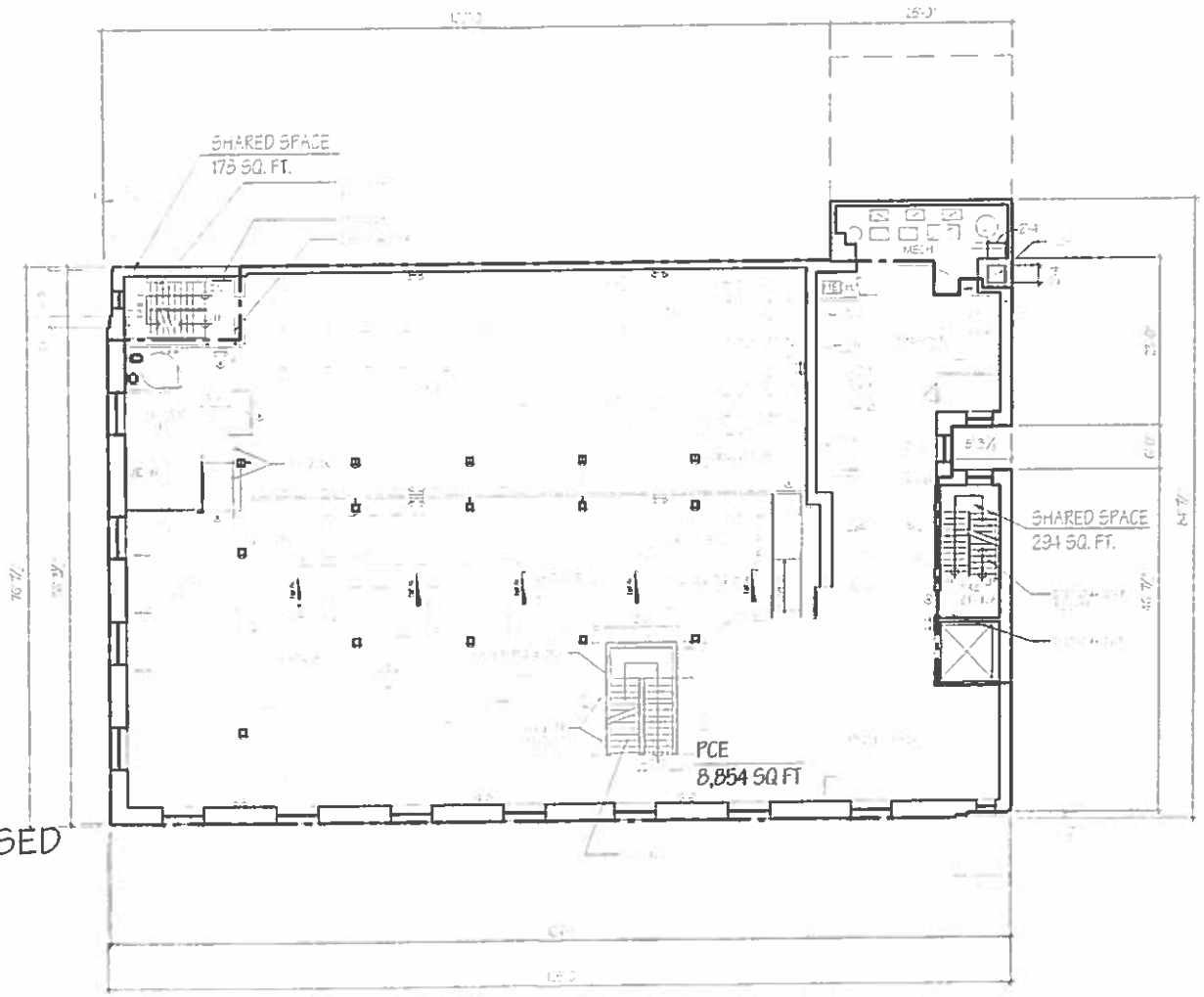
EXISTING & PROPOSED THIRD FLOOR

1 / P-3

PCE FLOOR AREA = 9,090 SQ. FT.

PCE FLOOR AREA =	8,854 S.F.
50% SHARED SPACE FLOOR AREA =	236 S.F.
TOTAL FLOOR AREA =	9,090 S.F.

BUILDING GROSS FLOOR AREA = 9,651 S.F.



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01/26/2016 BSA SUBMISSION

No.	Date	Revision

Title:

EXISTING AND PROPOSED THIRD FLOOR PLAN

BSA Calendar No.: 180-05 BZ

Job No.: 1519

Date: 26 JANUARY 2016

Scale: 1/16" = 1'-0"

Drawn By:

Checked By: MG

Sheet No.: P-3

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KEY

E — EXIT SIGNS

EMP-14 — EMERGENCY LIGHTS

SPRINKLERS

PCE BOUNDARY

ADA LIMITED ACCESSIBLE ROUTE

SHARED AREA PCE / COMMUNITY FACILITY

COMMUNITY FACILITY

NOTES

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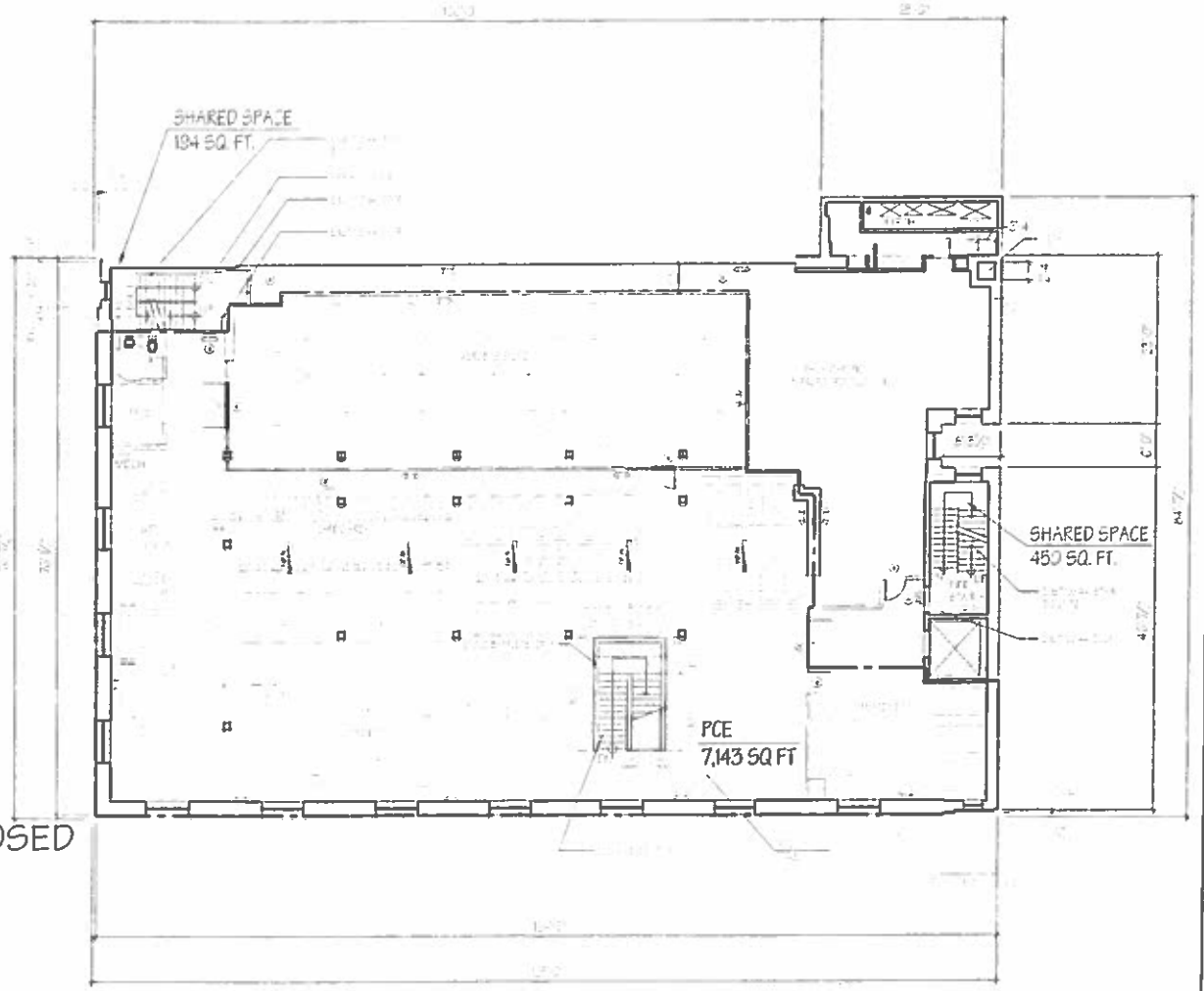
3. LOCKS AND BOLTS SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS.
4. AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE. THE SYSTEM SHALL INCLUDE THE FOLLOWING ITEMS: AREA SMOKE DETECTORS; MANUAL PULL STATIONS AT EACH REQUIRED EXIT; LOCAL AUDIBLE AND VISUAL ALARMS; INTERCONNECTION OF THE ENTIRE PCE FIRE ALARM SYSTEM TO A SYSTEM IF REQUIRED BY THE BOARD OF STANDARDS AND APPEALS OR THAT REQUIRE NOTIFICATION TO A NEW APPROVED CENTRAL STATION.



1 / P-4 EXISTING & PROPOSED FOURTH FLOOR

PCE FLOOR AREA = 7,465 SQ. FT.
COMM. FACILITY FLOOR AREA = 2,008

PCE FLOOR AREA =	7,143 S.F.
50 % SHARED SPACE FLOOR AREA =	322 S.F.
TOTAL FLOOR AREA =	7,465 S.F.

BUILDING GROSS FLOOR AREA = 9,624 S.F.

COMMUNITY FACILITY FLOOR AREA =	1,686 S.F.
50 % SHARED SPACE FLOOR AREA =	322 S.F.
TOTAL FLOOR AREA =	2,008 S.F.

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01/26/2016 BSA SUBMISSION

No.	Date	Revision

Title:

EXISTING AND PROPOSED FORTH FLOOR PLAN

BSA Calendar No.: 180-05 BZ

Job No.: 1519

Date: 26 JANUARY 2016

Scale: 1/16" = 1'-0"

Drawn By:

Checked By: MG

Sheet No.: P-4

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