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November 17, 2020

James Clynes, Chair
Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022

Re: Cal. No. 516-75-BZ
330 East 61st Street
Manhattan, New York

Dear Chair Clynes:

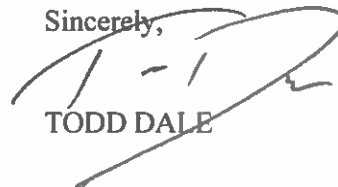
Please be advised that the enclosed application has been filed at the Board of Standards and Appeals (“BSA”) to extend the term of a variance permitting operation of a physical culture establishment (“PCE”) operated as Equinox Fitness within portions of an existing commercial building.

The subject site is located on the south side of East 61st Street between 1st and 2nd Avenue within a C8-4 zoning district. The subject building containing the PCE is an existing sub-cellar, cellar and 5 story commercial building with the PCE as primary tenant – an eating and drinking establishment is the sole other tenant, occupying a space on the first floor of the building.

On May 4, 1976 the BSA originally granted a variance to permit the erection of a five story building to be occupied by a tennis club with roof tennis facilities that encroaches on the required rear yard and penetrates the sky exposure plane. The variance has been before the BSA on subsequent occasions to amend the grant to permit changes in layout, the change in use from a tennis club to a PCE, and to change the operator of the facility. The most recent application before the BSA was granted on May 3, 2011 to amend the resolution to permit an increase in PCE floor area and to change the operator to The Sports Club/LA. Subsequently, by letter on October 22, 2014, the BSA permitted a change in operator to Equinox (the current operator). The current term expired October 17, 2020 with the instant application filed within thirty days of expiration. . No changes to the operation or current operator of the PCE are proposed.

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

Sincerely,



TODD DALE

Board of Standards and Appeals
City Planning Commission, Central Office
City Planning Commission – Manhattan
Gale Brewer, Borough President – Manhattan
Councilperson Ben Kallos



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

SPECIAL ORDER CALENDAR (SOC)
 Application Form

BSA APPLICATION NO. 516-75-BZ

Section A

**Applicant/
Owner**

<p>Rothkrug Rothkrug & Spector LLP</p> <hr/> <p>NAME OF APPLICANT 55 Watermill Lane</p> <hr/> <p>ADDRESS Great Neck NY 11021</p> <hr/> <p>CITY STATE ZIP 516 487-2252</p> <hr/> <p>AREA CODE TELEPHONE 516 487-2439</p> <hr/> <p>AREA CODE FAX adam@rrslawllp.com</p> <hr/> <p>EMAIL</p>	<p>Equinox SC Upper East Side, Inc.</p> <hr/> <p>GROUND LEASE HOLDER 31 Hudson Yards</p> <hr/> <p>ADDRESS New York NY 10001</p> <hr/> <p>CITY STATE ZIP Equinox SC Upper East Side, Inc.</p> <hr/> <p>LESSEE / CONTRACT VENDEE 31 Hudson Yards</p> <hr/> <p>ADDRESS New York NY 10001</p> <hr/> <p>CITY STATE ZIP</p>
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Section B

Site Data

330 East 61st Street 10022

STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

south side of East 61st Street between 1st Avenue and 2nd Avenue

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1345	16 + 37	Manhattan	8	n/a
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Ben Kallos		C8-4		8c
CITY COUNCILMEMBER		ZONING DISTRICT	ZONING MAP NUMBER	
(include special zoning district, if any)				

Section C

Description

(LEGALIZATION YES NO IN PART)

Application to extend the term of a variance allowing a physical culture establishment within portions of an existing commercial 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: 10/17/2020
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 _____

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GREAT NECK, NEW YORK 11021

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STATEMENT OF FACTS

**Cal. No. 516-75-BZ
330 East 61st Street
Manhattan
Block 1435 Lots 16 + 37**

Application to extend the term of a variance previously approved by the Board of Standards and Appeals (“BSA”) pursuant to § 72-21 of the New York City Zoning Resolution (“ZR”) permitting operation of a physical culture establishment (“PCE”) within an existing sub-cellar, cellar and five story commercial building. The current term expired on October 17, 2020 with the instant application filed within 30 days of the expiration of term.

The subject site is a zoning lot consisting of two tax lots – Lot 16¹ and 37 – that front on East 61st and East 60th Streets between 1st and Second Avenue in Manhattan within the area of Community Board 8. Lot 16 has 66.67 ft. frontage on the south side of East 61st Street, 125 ft. frontage on the north side of East 60th Street, and is developed with an existing sub-cellar, cellar and 5 story commercial building. Lot 37 has 26.67 ft. frontage on the south side of East 61st Street and is developed with an existing cellar and 5 story building. The subject lot is located within a C8-4 district with no change since the previous Board action.

On May 4, 1976 the Board originally granted a variance to permit the erection of a five story building to be occupied by a tennis club with roof tennis facilities that encroaches on the required rear yard and penetrates the sky exposure plane. On February 28, 1979 an application was granted to extend the time to complete construction. On July 24, 1979 an application was granted to amend the resolution to permit changes to the interior layout, including change of use in the sub-cellar, cellar, first and second floors and the addition of a lounge, handball, racquet ball and squash courts. On January 4, 1983 an application was granted to amend the resolution to permit an eating and drinking establishment and offices on a portion of the 1st floor. On July 18, 1995 an application was granted to amend third floor activities from ball courts and lounge to an exercise room. On October 17, 2000 an application was granted to permit a change in use from a tennis club to a PCE. On May 3, 2011 an application was granted to amend the resolution to permit an increase in PCE floor area and to change the operator to The Sports Club/LA. Most recently, on October 22, 2014 a letter of substantial compliance was issued to permit a change in operator to Equinox (the current operator). The current term expired October 17, 2020 with the instant application filed within thirty days of expiration.

No changes in the plan or operation of the facility are proposed. The subject PCE is the primary tenant of the building on Lot 16 (a portion of the first floor is occupied by an eating and drinking establishment as authorized in 1983 by the Board). The subject PCE is accessed through an

¹ PCE activity areas are all located within the building on Lot 16.

STATEMENT OF FACTS

(continued)

entrance on East 61st Street. The sub-cellar (19,248 sq. ft. – exempt) contains locker areas, massage rooms, and a natatorium and jacuzzi area. The cellar (19,248 sq. ft. – exempt) contains storage areas and a parking garage with accessory parking spaces.² The first floor (18,693 sq. ft.) contains the reception area, office spaces, a café associated with the PCE as well as the eating and drinking establishment – the eating and drinking establishment has a separate entrance on East 60th Street and is operated independently from the PCE. The second floor (17,586 sq. ft.) contains exercise and weight areas. The second floor mezzanine (7474 sq. ft.) has an exercise track. The third floor (18,788 sq. ft.) contains exercise studios and lounge areas. The fourth floor (18,750 sq. ft.) contains additional locker rooms, office space and a training room. The fifth floor (18,643 sq. ft.) contains sports courts, squash courts, a rock climbing wall and lounge areas. The roof (552 sq. ft.) has a roof terrace and outdoor deck for sunbathing with an area for food preparation. Total zoning floor area for the subject building is 101,646 sq. ft. with gross floor area of 140,142 sq. ft. with no changes since the prior grant. As noted, and as indicated on the previously approved plans, the subject zoning lot also includes adjacent Lot 37. The cellar and first floor of the adjacent building contain office space that is affiliated with the subject PCE, with an internal connection at the first floor level (no patrons of the PCE access this office space).

The subject facility has an approved interior fire alarm and sprinkler systems for the PCE space and continues to comply with all pertinent accessibility requirements. Review of Department of Buildings (“DOB”) records indicates no open ECB violations and seven open Department of Buildings (“DOB”) violations. The DOB violations all pertain to elevators; an elevator inspection company regularly maintains the elevators for the building, clearing open violations, and the noted violations will be cleared as part of regular operating practice. A CO (100917108F) was issued September 15, 2016 for the building on Lot 16 indicating the PCE use.

It is proposed to extend the term of variance for a term of ten years, to expire October 17, 2030. No changes to the operator or operation are proposed, with open hours remaining Monday to Thursday 6:00 AM to 9:00 PM, Friday 6:00 AM to 8:00 PM, Saturday and Sunday 7:00 AM to 7:00 PM. No known noise related complaints have been issued to the PCE since the prior grant, with the PCE the primary tenant of the subject commercial building that has only one other use (an eating and drinking establishment).

Respectfully submitted,



Rothkrug Rothkrug & Spector, LLP

² The accessory parking spaces are permitted voluntary spaces as no parking is required for the commercial uses within the C8-4 district.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Jeffrey Weinhaus, being duly sworn deposes and says that he/she ^{has an office} ~~resides~~ at 31 Hudson Yards, in the City of New York, in the County of New York, in the State of New York; that Equinox SC Upper East Side, Inc. is the ^{net lease holder for Vertical Projects, LLC} ~~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 1435, Lot(s) 16 and 37, Street and House Number 330 East 61st Street; and, under penalty of perjury, the above information and statements contained in the annexed application are true and correct to the best of his/her knowledge, information and belief.

Check one of the following conditions:

- Sole property owner of zoning lot
- Cooperative Building
- Condominium Building
- Zoning lot contains more than one tax lot and property owner
- Lessee (physical culture establishments only)

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

Signature of Owner *Jeffrey Weinhaus*
Print Name Jeffrey Weinhaus
Print Title President and CDO
Equinox SC Upper East Side, Inc.
net lease holder for Vertical Projects, LLC

Sworn to me this 12TH day of NOV 20 20

[Signature]
Notary Public

JOHN GORDON
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GO5057915
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES APRIL 4, 20 22
MAY 10

EQUINOX

November 11th 2020

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

Re: Lessee Affidavit
Premises: 330 East 61st Street, New York NY 10065

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 SC Upper East Side Inc

BY:



Harvey Spevak
Executive Chairman & Managing Partner

Signed before me on this 12TH day of NOVEMBER 2020

JOHN GORDON
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GO5057915
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES APRIL 1, 20 23

11/11/20



(Notary public)

Board of Standards and Appeals History

516-75-BZ

330 East 61st Street, Manhattan, NY


- 5/4/1976 Application granted pursuant to ZR § 72-21 and 73-01 to permit in a C8-4 district the erection of a five story building to be occupied as a tennis club with roof tennis facilities that encroaches on the required rear yard and penetrates the sky exposure plane.
- 2/28/1979 Application granted to extend time to complete construction.
- 7/24/1979 Application granted to amend resolution to permit changes to the interior layout and to change use in the sub-cellar, cellar, first and second floors including addition of lounge and handball, racquet ball and squash courts,
- 1/4/1983 Application granted to amend resolution to permit westerly portion of 1st floor to include an eating and drinking establishment (UG12) and offices (UG6).
- 7/18/1995 Application granted to amend resolution to change activities on third floor from tennis, handball, racquet ball courts and lounge to an exercise room.
- 5/27/1998 Application dismissed for lack of prosecution.
- 10/17/2000 Application granted to permit a change in use from tennis club to a physical culture establishment.
- 5/3/2011 Application granted to amend resolution to permit an increase in PCE floor area and a change in operator (The Sports Club/LA), and to extend time to obtain CO. Term to expire 10/17/2020.
- 10/22/2014 Letter of substantial compliance issued permitting change in operator to Equinox Fitness.

Certificate of Occupancy

CO Number: 100917108F

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	Block Number: 01435	Certificate Type: Final
	Address: 330 EAST 61 STREET	Lot Number(s): 16	Effective Date: 09/15/2016
	Building Identification Number (BIN): 1044200	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-C	(1968 Code)	
	Building Occupancy Group classification: COM	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 5	Height in feet: 146	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: 516-75-BZ		
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 100917108F

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
CEL	10	100	B-2		12	ACCESSORY GARAGE, 75 SPACES ATTENDED, (ADDITIONAL LIVE LOAD: 50) PARKING
SUB	300	OG	B-2		6E	LOUNGE, SWIMMING POOL & SPA, STEAM ROOM, SAUNA, MASSAGE ROOMS (CLUB LEVEL ONE)
MZ2	240	100	F-3 D-2		6E	EXERCISE TRACK, MECHANICAL SPACE.(CLUB LEVEL FOUR)
MZ3			D-2		6	MECHANICAL EQUIPMENT
MZ4			D-2		6E	MECHANICAL EQUIPMENT
MZ5			D-2			MECHANICAL EQUIPMENT
001	900	100	C E F-4		12, 6E	COMM. SPACES, EATING & DRINKING ESTABLISHMENT WITHOUT RESTRICTIONS, MECH SPACE, OFFICE LOBBY
002	400	100	F-3 D-2		6E	EXERCISE TRACK (CLUB LEVEL THREE). MECH SPACE
003	360	100	F-3 D-2 E		6E	EXERCISE ROOMS, YOUTH ACTIVITIES ROOMS (CLUB LEVEL FIVE), MECH EQ, OFFICES, LAUNDRY
004	360	100	F-3 E		6E	MASSAGE RM, STEAM RM, LOCKER RMS, LOUNGE (CLUB LEVEL SIX), OFFICES
005	60	100	F-3 E D-2		6E	SPORTS/BASKETBALL COURTS SQUASH COURTS, LOUNGE OFFICES (CLUB LEVEL SEVEN)
RO F	60	100	F-4		6E	OUTDOOR SEATING, KITCHEN



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: **100917108F**

NOTE: OCCUPANCY TO BE NON -COMMERCIAL(ATHLETIC) CLUB WITHOUT RESTRICTIONS ON ACTIVITIES, OR FACILITIES USE GROUP 6-E, 6 AND 12. THE VARIANCE FOR THE PHYSICAL CULTURE ESTABLISHMENT USE TO BE LIMITED TO A TERM OF 10 YEARS TO EXPIRE IN OCTOBER 17,2020 IN ACCORDANCE WITH BSA RESOLUTION 516-75-BZ ALL MASSAGES BE PERFORMED BY LICENCED MASSEURS AND MASSEUESES, THE PERMISES SHALL BE MAINTAINED IN SUBSTANCIAL COMPLIANCE WITH THE PROPOSED DRAWINGS NOTE:PHYSICAL CULTURE ESTABLISHMENT PER VARIANCE BSA#516-75-BZ SUMITTED WITH THE APPLICATION MARKED;RECEIVED DECEMBER 17TH,2010 (15) SHEETS AND THA T THE OTHER AS HEREIN AMENDED. THE RESOLUTION ABOVE CITED SHALL COMPLIED WITH AND NEW CERTIFICATE OF OCCUPANCY BE OBTAIN WITH TWO YEARS OF THE DATED OF THE AMENDED RESOLUTION. ANY CHANGE IN OWNERSHIP MUST BE SUBMITTED TO BOARD OF STANDARD AND APPEALS FOR APPROVAL.

END OF SECTION



Borough Commissioner



Commissioner

END OF DOCUMENT

100917108/000 9/15/2016 7.55 10 PM



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

330 EAST 61 STREET
EAST 60 STREET 325 - 343
EAST 61 STREET 330 - 334

MANHATTAN 10065
Health Area : 4900
Census Tract : 110
Community Board : 108
Buildings on Lot : 1

BIN# 1044200
Tax Block : 1435
Tax Lot : 16
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): ED KOCH QUEENSBORO BRIDGE EXIT, 1 AVENUE
DOB Special Place Name: ADULT ESTABLISHMENT-S.SHOR
DOB Building Remarks:
Landmark Status:
Local Law: YES
SRO Restricted: NO
UB Restricted: NO
Environmental Restrictions: N/A
Legal Adult Use: NO
Additional BINs for Building: NONE
HPD Multiple Dwelling: No

Special Status: N/A
Loft Law: NO
TA Restricted: NO
Grandfathered Sign: NO
City Owned: NO

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	<u>Elevator Records</u>
<u>Complaints</u>	57	1	<u>Electrical Applications</u>
<u>Violations-DOB</u>	136	7	<u>Permits In-Process / Issued</u>
<u>Violations-OATH/ECB</u>	25	0	<u>Illuminated Signs Annual Permits</u>
<u>Jobs/Filings</u>	106		<u>Plumbing Inspections</u>
ARA / LAA Jobs	0		<u>Open Plumbing Jobs / Work Types</u>
Total Jobs	106		<u>Facades</u>
<u>Actions</u>	114		<u>Marquee Annual Permits</u>
OR Enter Action Type:			<u>Boiler Records</u>
OR Select from List: Select...			<u>DEP Boiler Information</u>
AND <input type="button" value="Show Actions"/>			<u>Crane Information</u>
			<u>After Hours Variance Permits</u>

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.



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NYC Department of Buildings

DOB Violation Display for 082619E9028/656849

Premises: 330 EAST 61 STREET MANHATTAN

BIN: 1044200 **Block:** 1435 **Lot:** 16

Issue Date: 08/26/2019

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/656849

Device No.: 1P41190

OATH/ECB No.:

Infraction Codes:

Description:

Disposition:

Code: **Date:**

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 082619E9028/656848

Premises: 330 EAST 61 STREET MANHATTAN

BIN: 1044200 Block: 1435 Lot: 16

Issue Date: 08/26/2019

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/656848

Device No.: 1P41189

OATH/ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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Buildings

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NYC Department of Buildings

DOB Violation Display for 082619E9028/656847

Premises: 330 EAST 61 STREET MANHATTAN

BIN: 1044200 **Block:** 1435 **Lot:** 16

Issue Date: 08/26/2019

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/656847

Device No.: 1P41188

OATH/ECB No.:

Infraction Codes:

Description:

Disposition:

Code: **Date:**

Inspector:

Comments:

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.



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NYC Department of Buildings

DOB Violation Display for 102720E9028/690997

Premises: 330 EAST 61 STREET MANHATTAN

BIN: 1044200 Block: 1435 Lot: 16

Issue Date: 10/27/2020

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/690997

Device No.: 1P41188

OATH/ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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.



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NYC Department of Buildings

DOB Violation Display for 102720E9028/690998

Premises: 330 EAST 61 STREET MANHATTAN

BIN: 1044200 Block: 1435 Lot: 16

Issue Date: 10/27/2020

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/690998

Device No.: 1P41189

OATH/ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 102720E9028/690999

Premises: 330 EAST 61 STREET MANHATTAN

BIN: 1044200 Block: 1435 Lot: 16

Issue Date: 10/27/2020

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/690999

Device No.: 1P41190

OATH/ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 102720E9028/691000

Premises: 330 EAST 61 STREET MANHATTAN

BIN: 1044200 Block: 1435 Lot: 16

Issue Date: 10/27/2020

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/691000

Device No.: 1P41191

OATH/ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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.



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

BSA Cal. No.: 516-75-BZ

Street Address: 330 East 61st Street

Block: 1435 **Lot(s):** 16

Borough : Manhattan

CERTIFICATION OF INSPECTION & COMPLIANCE

Todd Dale

hereby states that I personally inspected the

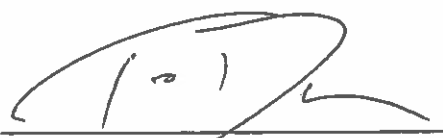
(Applicant, Agent, Registered Architect or Registered Engineer)

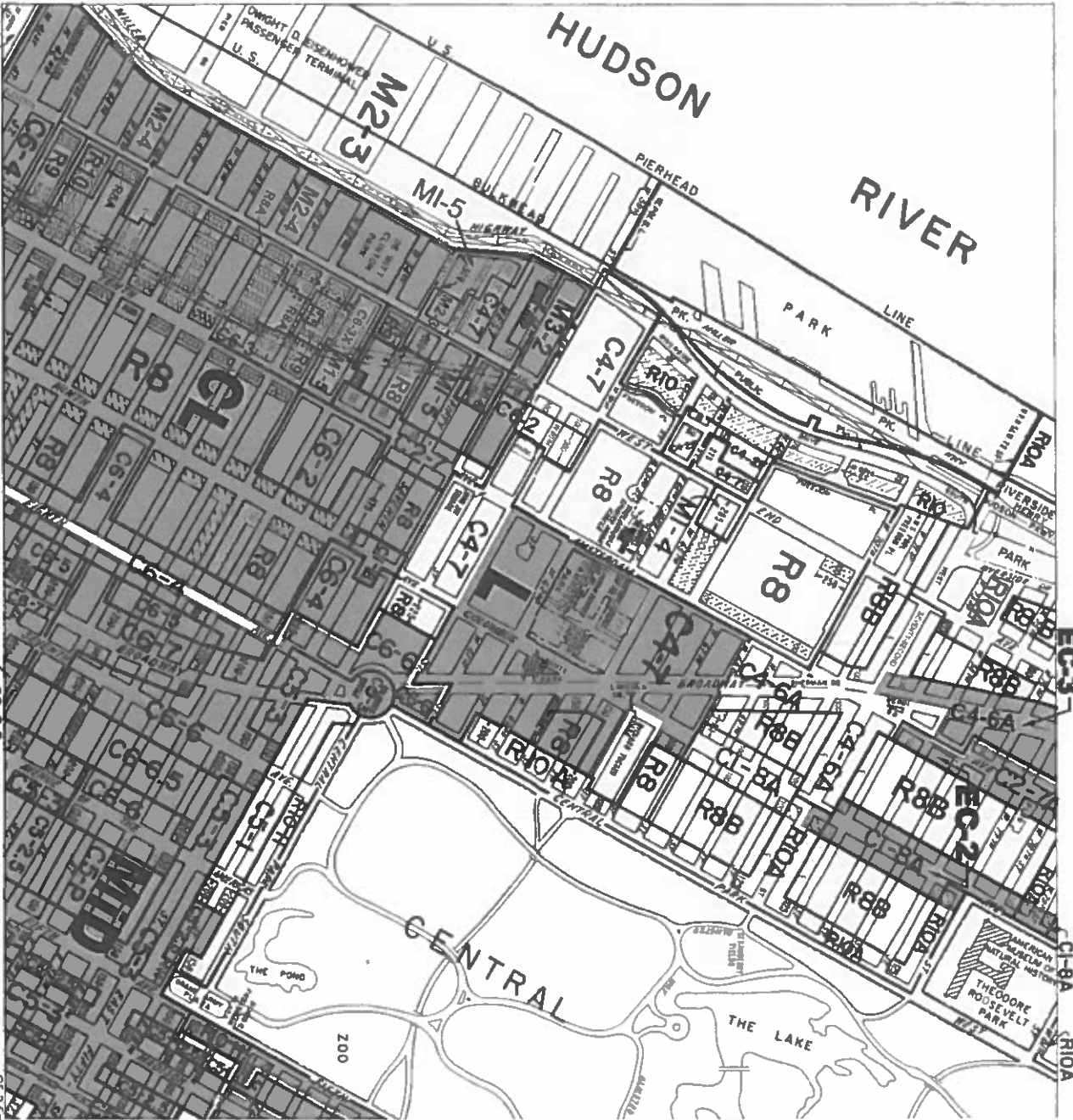
premises and surrounding area on October 2020. In addition, I have
(Date of most recent inspection)
 researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions. Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant 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 <i>(Registered Architect/Engineer Seal as Appropriate)</i>	



C1-1
 C1-2
 NOTE: Where no district is shown, use the district shown on the map.

BSA CALENDAR NO. 516-75-BZ BLOCK 1435 LOT 16 + 37
 SUBJECT SITE ADDRESS 330 East 61st Street, Manhattan
 APPLICANT Rothkrug Rothkrug & Spector, LLP
 ZONING DISTRICT C8-4 PRIOR BSA # _____

COMPLIANT: "Y"
 IF NOT: "N" and
 INDICATE AMT
 OVER/UNDER

	* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED	
	ZR SECTION	PERMITTED	REQUIRED	C of O or BSA			
LOT AREA					21,925.5*	21,925.5*	Y
LOT WIDTH					125	125	Y
USE GROUP (S)	32-10	4-14,16			PCE	PCE	variance
FA RESIDENTIAL							
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.	33-122	109,627.5			101,646**	101,646**	Y
FLOOR AREA TOTAL	33-122	109,627.5			101,646**	101,646**	Y
FAR RESIDENTIAL							
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.	33-122	5.0			4.63**	4.63**	Y
FAR TOTAL	33-122	5.0			4.63**	4.63**	Y
OPEN SPACE							
OPEN SPACE RATIO							
LOT COVERAGE (%)							
NO. DWELLING UNITS							
WALL HEIGHT							
TOTAL HEIGHT							
NUMBER OF STORIES					5	5	Y
FRONT YARD							
SIDE YARD							
SIDE YARD							
REAR YARD							
SETBACK (S)							
SKY EXP. PLANE (SLOPE)							
NO. PARKING SPACES	36-21		0		75***	75***	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 zoning district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses, contrast where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. All supplemental notes noted in the DOB Denial/Objection are included. NOTES: * zoning lot area for Lot 16 + 37

** PCE zoning floor area only (140,142 SF gross area)
 *** per CO 100917180F





330 East 61st Street, Manhattan
Block 1435
Lot 16

516-75-BZ



330 E 61ST STREET
NEW YORK, NY 10065
COLGATE RESTORATION

Skyline
718.337.6481

P A R K ←

PARKING
Clearance 70" ↓

SITE

330 E. 61st Street, Manhattan
B 1435
L 16

E. 61st Street

View #1
10/30/2020



330 E. 61st Street, Manhattan

B 1405

L 16

SITE

View #2
10/30/2020



View #3
10/30/2020

E. 61st Street

SITE

330 E. 61st Street, Manhattan
B 1435
L 16

EQUINOX

EQUINOX
LEGATE CLUB

EQUINOX
LEGATE CLUB

EQUINOX
LEGATE CLUB

THE FITNESS

THE FITNESS

THE FITNESS

THE FITNESS

THE FITNESS

THE FITNESS

THE FITNESS

THE FITNESS

THE FITNESS

THE FITNESS



E. 61st Street

SITE

330 E. 61st Street, Manhattan

B 1435

L 16



WIM PRE-SCHOOL
2266

INTERNATIONAL SCHOOL
336

SITE

E. 61st Street

330 E. 61st Street, Manhattan

B 1435

L 16

CBEN #5

10/30/2020



Buildings

PLACE OF ASSEMBLY CERTIFICATE OF OPERATION

Certificate Number: 100497455

Borough: MANHATTAN

Premises Address: 330 E 61 ST

Block/Lot: 1435 / 16

Issued On: 07/18/2014

BIN: 1044200

Related NB/A1 Job No: NB 32/75

Name of Establishment: EQUINOX SPORTS CLUB

Floors: 2, 2M

Occupancy Classification and Description:

A-3 GYM/RECREATION CENTER Not a cabaret

Number of Persons

640

This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

Borough Commissioner:

Commissioner:

MUST BE POSTED CONSPICUOUSLY AT ALL TIMES

NYC Department of Buildings
Document Overview

Premises: 330 EAST 61 STREET MANHATTAN

BIN: 1044200 Block: 1435 Lot: 16

Num. of Documents: 5

Job Type: A2 - ALTERATION TYPE 2

DOC NO

WORK TYPE(S) / STATUS / JOB DESCRIPTION

<u>01</u>	Modification of existing sprinkler & standpipe systems. No change in occupancy, use or egress.		
	Status: X - SIGNED OFF	Status Date: 10/05/2004	
	Plans Page Count: Not Provided		
	Directive 14: Y	Applicant Name: Bhatia Jasbir	Pre-Filing Date: 04/13/2000
	TYPE	STATUS DATE	STATUS
	A2 - ALTERATION TYPE 2	10/05/2004	X: SIGNED OFF
	SD - STANDPIPE	08/22/2001	X: SIGNED OFF
	SP - SPRINKLER	08/22/2001	X: SIGNED OFF

remises: 330 EAST 61 STREET MANHATTANBIN: 1044200 Block: 1435 Lot: 16

Job No: 102887388

Document: 01 OF 5

Job Type: A2 - ALTERATION TYPE 2

[Document
Overview](#)[Items Required](#)[Virtual Job
Folder](#)[All Permits](#)[Schedule B](#)[Fees Paid](#)[Forms Received](#)[All Comments](#)[Plumbing
Inspections](#)[Crane Information](#)[Plan
Examination](#)[Print Letter of Completion](#)[After Hours Variance Permits](#)

This job is not subject to the Department's Development Challenge Process. For any issues, please contact the relevant borough office.

Last Action: SIGNED OFF 10/05/2004 (X)
Application approved on: 04/19/2000

Pre-Filed: 04/13/2000 Building Type: Other

Estimated Total Cost: \$800,000.00

Date Filed: 04/13/2000

Electronically Filed: Yes PC-FILED

Fee Structure: STANDARD

Review is requested under Building Code: 1968

[Job Description](#) [Comments](#)**1 Location Information (Filed At)**

House No(s): 330

Street Name: EAST 61 STREET

Borough: Manhattan

Block: 1435

Lot: 16

BIN: 1044200

CB No: 108

Work on Floor(s): SUB,CEL,MZ2,MZ3,MZ4,MZ5 001 thru 005

Apt/Condo No(s):

Zip Code: 10022

2 Applicant of Record Information

Name: Jasbir Bhatia

Business Name: Syska & Hennessy

Business Phone: 212-921-2300

Business Address: 11 West 42nd Street New York NY 10036

Business Fax:

E-Mail:

Mobile Telephone:

License Number: 055906

Applicant Type: P.E. R.A. Sign Hanger R.L.A. Other