



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**  
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**Burt Lazarin**  
Chair

**Jesse Bodine**  
District Manager

August 1, 2018

Margery Perlmutter  
Chair  
Board of Standards and Appeals  
250 Broadway, 29<sup>th</sup> Floor  
New York, NY 10007

**Re: BSA Special Permit Application for a PCE at 560 W. 33<sup>rd</sup> St., a/k/a 35 Hudson Yards - Equinox Fitness Club – Cal. No. 2017-321-BZ**

Dear Ms. Perlmutter:

Manhattan Community Board No. 4 (MCB4), at its July 25, 2018 Full Board meeting, following a duly noticed public hearing, voted to recommend the approval of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) for a fitness club at 560 W. 33<sup>rd</sup> Street, a.k.a 35 Hudson Yards, with 29 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote.

This application requests a special permit pursuant to Section 73-36 of the Zoning Resolution to allow operation of a “physical culture establishment” for Equinox Fitness Club at 560 W. 33<sup>rd</sup> Street (between Tenth and Eleventh Avenues). The facility is in a C6-4 (HY) zoning district, which requires a BSA special permit.

The proposed PCE, which will be operated as “Equinox”, is part of a 72-story mixed-use building that is currently under construction within the Hudson Yards development. The facility is proposing to occupy the first floor (770 sq. ft.) as the entrance lobby with a juice bar and elevators; the fourth floor (21,061 sq. ft.) with a reception lobby, offices, locker rooms, cycling studio, and group fitness, strength, and cardio areas; the fifth floor (22,960 sq. ft.) with a pool, yoga and pilates area, a café and an outdoor terrace; and the sixth floor (2,603 sq. ft.) for cabanas, a fitness area and office space. Total zoning and gross floor area for the proposed PCE will be 47,124 sq. ft.

Equinox is anticipated to have approximately 4,000 to 4,500 regular members with 400-450 visiting per day. Total staff is estimated at 120, with 30-40 on shift at one time. The proposed

hours for the establishment would be 5a.m. – 11:30p.m. Monday – Friday and 7a.m. – 9p.m. Saturday – Sunday.

The applicant agrees to comply with Local Law 58/87 and an approved interior fire alarm and sprinkler system will be installed. To minimize sound and vibrations traveling to other parts of the building, the facility will install noise abatement measures to ensure adjacent building areas do not exceed 45dBA.

MCB4 believes that this establishment will be a well-run operation with minimal or no disturbance to the neighborhood and to the residential portion of the building in which it will be located in.

This Board has reviewed the Statements of Facts and Findings in the application and agrees that the proposed facility meets the requirements for the requested special permit.

We therefore recommend approval of the application, provided the Department of Investigation background check report required by Section 73-36(c) of the Zoning Resolution is received and satisfactory.

Sincerely,



Burt Lazarin  
Chair  
Manhattan Community  
Board 4



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

cc: Hon. Corey Johnson, City Council Speaker  
Hon. Gale A. Brewer, Manhattan Borough President  
Todd Dale, Equinox