



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, 29th Floor
New York, NY 10007

Re: BSA Special Permit Application for a PCE at 560 W. 33rd St., a/k/a 35 Hudson Yards - Equinox Hotel Spa – Cal. No. 2018-37-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 Equinox Hotel Spa at 560 W. 33rd Street, a.k.a 35 Hudson Yards, with 29 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote.

The application requests a special permit pursuant to Section 73-36 of the Zoning Resolution to allow operation of a “physical culture establishment” for Equinox Hotel Spa at 560 W. 33rd 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 by Equinox Hotel, will be on the fifth floor of a 72-story mixed-use building that is currently under construction within the Hudson Yards development. The total zoning and gross floor area for the PCE will be 4,554 sq. ft. and will include a reception area, treatment rooms, and restrooms. Services offered will include massages, facials, body treatments, cryotherapy, infrared sauna and other salon services. As such, the applicant does not anticipate noise issues and will comply with Local Law 58/87 to install an interior fire alarm system and sprinklers. The proposed hours of operation for the Spa are Monday – Sunday, from 9a.m. – 9p.m.

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
Gale A. Brewer, Manhattan Borough President
Todd Dale, Equinox