**Current Owner:** AGT GROUP INC

**Address:** 660 Madison Ave, New York, NY 10065   
**Date Generated:** 6/17/2025

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**I.** **Property,** **Building & Site Information**

1. **Address**

* House #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **660**
* Street Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **MADISON AVENUE**
* City, State, Zip Code: \_\_\_\_\_\_\_ **New York, New York, 10065**
* Borough: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Manhattan**
* District: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **C5-3C5-1**

1. **City Record #’s**

* DOB BIN#:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **1040808**
* Additional DOB BIN#: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **N/A**
* LPC Docket #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Contact us at admin@violerts.com for more information**
* HPD Registration #:\_\_\_\_\_\_\_\_\_\_\_\_ **0**
* Current Owner:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **AGT GROUP INC**

1. **Site Information / District**

* Block #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **1375**
* Lot #:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **7502**
* Lot Area: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **27,690ft2**
* Lot Size: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **127.50 ft x 150.00 ft**
* # of Bldgs on Lot: \_\_\_\_\_\_ **1**
* Landmark Status\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **N/A**

1. **Primary Zoning**(See Zoning Resolution)
   * Zoning Map #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **8c**
   * Zoning District(s):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **C5-3 / C5-1**
   * Special Purpose District**:**\_\_\_\_\_\_\_\_\_ **MID - MIDTOWN**
   * District Type:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **73**
2. **Neighborhood Information**

* Community Board #:\_\_\_\_\_\_\_\_\_\_\_\_\_ **108**
* City Council District#:\_\_\_\_\_\_\_\_\_\_\_\_ **04**
* School District:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **02**
* Police Precinct:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **019**
* Fire Company:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **E039**
* Sanitation Borough:\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **1**
* Sanitation District:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **108**
* Sanitation Subsection:\_\_\_\_\_\_\_\_\_\_\_\_ **1A**
* Local Law\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **NO**

1. **Building Information**

**Building Area**

* Total Gross Floor area: \_\_\_\_\_\_\_\_ **465,364ft2**
* Special Purpose District**:**\_\_\_\_\_\_\_\_\_ **MID - MIDTOWN**
* **Use Group Defined:**
* Loft Law: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **NO**
* **Loft Law Building Defined:**
* Building Classification (NYC DOF):\_ **RC: undefined**
* Built (FAR): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **16.81**
* Allowable (FAR):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **16.81**
* Allowable building area:\_\_\_\_\_\_\_\_\_ **465,364 ft2**
* Allowable additional area:\_\_\_\_\_\_\_ **0 (Varies tbd)**

**Year Built**

* Year Constructed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **1958**

**Building Frontage**

* Street Name of Frontage:\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **MADISON AVENUE**
* Cross Street(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **EAST 60 STREET,   EAST 61 STREET**

**Stories**

* Stories(Above Grade)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **22.00**
* Stories(Below Grade)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **22.00**

**Units**

* Total Units:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **0**
* HPD Multiple Dwelling:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **NO**
* Rent Controlled / Rent Stabilized:\_\_\_\_\_\_\_ **NO**

**Building Tax Class**

* Building Classification[DOF]:\_\_\_\_\_\_\_\_\_\_\_ **R0**
* Tax Class:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **2**

**II.** **Compliance Records**

1. **Most Recent Certificate Of Occupancy**
   1. Because of the issue with DOB only having buildings that were built after 2012, this section needs to be done manually. Please include: Most recent CO’s date issued, job #, type, and status.
   * Most Recent CO:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**\_\_**
   * Date Issued: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_**
   * Job #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_**
   * Type: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_**
   * Status: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_**
2. **Closed Items**

**DOB Applications**

Total DOB Applications: 83

\*Shown below are up to the 10 most recent DOB applications. If there are more than 10 DOB applications for this property, please contact us at **admin@violerts.com** to get the complete list of the DOB Applications history for your property.

1. DOB Application Job #: **122535630** 
   1. Assigned Application Date: 11/21/2023
   2. Job Type: **A1**
   3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
   4. Job Description: CONVERT &amp; CHANGE OF USE, FROM COMMERCIAL TO RESIDENTIAL AND TRANSIENT HOTEL ON THE 10TH TO THE 22ND FL; CONVERT 2-ELEVATORS FOR RESIDENTIAL USE FROM CELLAR, 1ST FL, TO THE 10TH &amp; THROUGH THE 22ND FL; CREATE RESIDENTIAL LOBBY ON PART OF 1ST FL. NO WORK, CHANGE OF USE, OR OCCUPANCY IS PROPOSED FROM THE 2ND TO THE 9TH FLOOR; SEPARATE WORK FILINGS.
   5. Signoff Date:
   6. Applicant Name: JOSEPH LOMBARDI
2. DOB Application Job #: **104674443** 
   1. Assigned Application Date: 02/12/2007
   2. Job Type: **A2**
   3. Job Status: **Q**: PERMIT ISSUED - PARTIAL JOB
   4. Job Description: Partition changes on the 11th floor as indicated on drawings. No change in use egress or occupancy. No change to LL#5/73 compliance.
   5. Signoff Date:
   6. Applicant Name: David Jon Rush
3. DOB Application Job #: **104497554** 
   1. Assigned Application Date:
   2. Job Type: **A2**
   3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
   4. Job Description: Demolition of non-load bearing and related mechanical equipment on the 21st floor as indicated on plans. No change in use, egress or occupancy. No change in LL5/73 compliance - sprinklered.
   5. Signoff Date:
   6. Applicant Name: Kim Vauss
4. DOB Application Job #: **104266269** 
   1. Assigned Application Date:
   2. Job Type: **A2**
   3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
   4. Job Description: Install mechanical ductwork along with a/c unit. Install plumbing fixtures &amp; related piping on 10th floor (Dolce &amp; Gabbana Showroom &amp; Office) as shown on drawings. No change in use, egress or occupancy.
   5. Signoff Date:
   6. Applicant Name: Laszlo Bodak
5. DOB Application Job #: **104266269** 
   1. Assigned Application Date:
   2. Job Type: **A2**
   3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
   4. Job Description: Construct interior partitions, ceilings and doors on 10th floor (Dolce &amp; Gabbana - Showrrom &amp; office) as shown on drawings filed herewith. No change in use, egress or occupancy.
   5. Signoff Date:
   6. Applicant Name: Joseph Tarella
6. DOB Application Job #: **103783372** 
   1. Assigned Application Date: 05/07/2004
   2. Job Type: **A2**
   3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
   4. Job Description: MODIFY EXISTING FIRE ALARM DEVICE AS SHO WN ON PLANS FILED HEREWITH. NO HANGES IN USE EGRESS OR OCCUPANCY.
   5. Signoff Date:
   6. Applicant Name: ARTHUR METZLER
7. DOB Application Job #: **103725658** 
   1. Assigned Application Date: 03/10/2004
   2. Job Type: **A1**
   3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
   4. Job Description: Application filed for Change of Use at 8th &amp; 9th floors for retail space as shown on plans filed herewith. No work under this application. Obtain amended C of O.
   5. Signoff Date:
   6. Applicant Name: Michael Hayes
8. DOB Application Job #: **103639582** 
   1. Assigned Application Date:
   2. Job Type: **A2**
   3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
   4. Job Description: MODIFICATIONS TO EXISTING HVAC SYSTEM AND INSTALLATION OF PLUMBING FIXTURES AS PER PLANS FILED HEREWITH. NO CHANGE IN USE, EGRESS OR OCCUPANCY.
   5. Signoff Date:
   6. Applicant Name: MR. JACK GREEN
9. DOB Application Job #: **103639582** 
   1. Assigned Application Date: 12/18/2003
   2. Job Type: **A2**
   3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
   4. Job Description: REMOVAL AND INSTALLATION OF INTERIOR NON LOAD BEARING PARTITIONS AND RELATED FINISHES AS PER PLANS FILED HEREWITH. NO CHANGE IN USE, EGRESS OR OCCUPANCY.
   5. Signoff Date:
   6. Applicant Name: MR. GEORGE RESTIVO
10. DOB Application Job #: **103639582** 
    1. Assigned Application Date:
    2. Job Type: **A2**
    3. Job Status: **R**: PERMIT ISSUED - ENTIRE JOB/WORK
    4. Job Description: INSTALLATION OF A CONVENIENCE STAIR BETWEEN 15TH &amp; 16TH FLOORS AS PER PLANS FILED HEREWITH. NO CHANGE IN USE, EGRESS OR OCCUPANCY.
    5. Signoff Date:
    6. Applicant Name: MR. ELI DUBINSKY, P.E
11. **Open Items Report (See Exhibits)**

**DOB Violations**

Total DOB Violations: 379

Open DOB Violations: 24

\*Shown below are up to the 10 most recent DOB violations. If there are more than 10 DOB violations for this property, please contact us at **admin@violerts.com** to get the complete list of the DOB Applications history for your property.

1. DOB Violation: #**V050725FISPFCS00023**
   1. Violation Issue Date: **5/7/2025**
   2. Description: **CYCLE 9 FAILURE TO CORRECT SWARMP CONDITIONS**
2. DOB Violation: #**V091624FISPHAZ911922**
   1. Violation Issue Date: **9/16/2024**
   2. Description: **CYCLE 9A UNSAFE REPORT FILED**
3. DOB Violation: #**V090924CLL0801SB**
   1. Violation Issue Date: **9/9/2024**
   2. Description: **EMERGENCY WORK ORDER DUE TO DAMAGED/SPALLING BALCONY CONCRETE SLABS AT EXPOSURE 2(SOUTH) AND EXPOSURE 4(NORTH) ELEVATIONS. AT EXPOSURE 1 (EAST) A DAMAGED DECORATIVE CLOCK WAS OBSERVED ABOVE MAIN ENTRANCE REMEDY:IMMEDIATELY PROVIDE SAFETY MEASURES AND REMOVE LOOSE HAZARDOUS MATERIALS UNDER DIRECTION OF A LICENSED PROFESSIONAL**
4. DOB Violation: #**V062324EARCX00898**
   1. Violation Issue Date: **6/23/2024**
   2. Description: **FAILURE TO SUBMIT AN EER PER AD. CODE SEC. 28-308.4 - MULTIPLE YEARS (2023)**
5. DOB Violation: #**V111324AEUHAZ100025**
   1. Violation Issue Date: **11/13/2024**
   2. Description: **FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION**
6. DOB Violation: #**V042223EARCX00191**
   1. Violation Issue Date: **4/22/2023**
   2. Description: **FAILURE TO SUBMIT AN EER PER AD. CODE SEC. 28-308.4 - MULTIPLE YEARS (2022)**
7. DOB Violation: #**V022222FISPNRF00456**
   1. Violation Issue Date: **2/22/2022**
   2. Description: **FAILED TO FILE FISP CYCLE 9A TECHNICAL REPORT BY 02/21/2022**
8. DOB Violation: #**V082122EARCX00769**
   1. Violation Issue Date: **8/21/2022**
   2. Description: **FAILURE TO SUBMIT AN EER PER AD. CODE SEC. 28-308.4 - MULTIPLE YEARS (2021)**
9. DOB Violation: #**V060122BENCH00206**
   1. Violation Issue Date: **6/1/2022**
   2. Description: **FAILURE TO FILE BENCHMARKING REPORT OF ENERGY USE AS PER AD. CODE SEC. 28-309.4**
10. DOB Violation: #**V112921E9028/710113**
    1. Violation Issue Date: **11/29/2021**
    2. Description:

**ECB/OATH Violations**

Total ECB/OATH Violations: 65

Open ECB/OATH Violations: 4

\*Shown below are up to the 10 most recent ECB/OATH violations. If there are more than 10 ECB/OATH violations for this property, please contact us at **admin@violerts.com** to get the complete list of the DOB Applications history for your property.

1. ECB/OATH Violation: #**35686267X**
   1. Violation Issue Date: **10/30/2024**
   2. Description: **FAILURE TO MAINTAIN EXTERIOR BUILDING FACADE AND APPURTENANCES. NOTED:OBSERVED, THERE IS A SPALLED APPURTENANCE AT THE CLOCK AT EXP 1(E ELEV). ALSO OBSERVED THERE IS DAMAGED WINDOW SILLS AT FIRST SET BACK ON TH**
2. ECB/OATH Violation: #**35369156Y**
   1. Violation Issue Date: **4/9/2019**
   2. Description: **FAILURE TO MAINTAIN EXT BLDG.ROOF-STEEL BEAM-CONCRETE COVER MISSING & CRACKED & EXPOSED STEEL RUSTING-NORTH WALL-WALL ABOVE LOUVERS RUSTING BEAM MISSING FIRE PROOFING STAIRWELL(3)MISSING BRICK.NORTH WALL GLAZED**
3. ECB/OATH Violation: #**39507336J**
   1. Violation Issue Date: **10/7/2022**
   2. Description: **AT TIME OF INSPECTION OBSERVED AT THE BUILDINGS EXPOSURE # 1, OBSTRUCTED SIDEWALK AND STREET OBSTRUCTED, PAINTING OF FACADE AND INSTALLING PLATE GLASS WINDOWS, NO FLAG PERSONS TO DIRECT PEDESTRIANS, STOP ALL F**
4. ECB/OATH Violation: #**38146150Y**
   1. Violation Issue Date: **3/3/2004**
   2. Description: **44##,,84D07,51#07,61I10,28F01,16B09,71D06.44-REPLACE GOVERNOR AND NEVER FILED FOR PERMIT AND TEST. 84-SEAL ALL HOLES AND SPACES BETWEEN BEAMS BETWEEN BEAMS AND INSTALL GUARDS AROUND ROPE HOLES,REMOVE OLD GOVERN**

**FDNY Violations and Hearings**

Total FDNY Violations: 0

Open FDNY Violations: 0

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1. **Landmark Preservation Commission**

* Landmark Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Landmark Type:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Link to LPC Report:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**III.** **Easements and Agreements**

1. **Floor Area Ratio (FAR) [Information Repeated from Section I.6]**

* Built (FAR): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **16.81**
* Allowable (FAR):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **16.81**
* Allowable building area:\_\_\_\_\_\_\_\_\_ **465,364**
* Allowable additional area:\_\_\_\_\_\_\_ **0**

**IV.** **Appendix**

**Acronym Glossary**

**ACRIS |** Automated City Register Information System

**ALT |** Alteration

**BIN |** Building Information Number

**CCO |** Corporation Counsel Opinion

**CO |** Certificate of Occupancy

**CONH |** Certificate of No Harassment

**DHCR |** Division of Housing and Community Renewal

**ECB |** Environmental Control board

**FAR |** Floor Area Ratio

**HPD |** The Department of Housing Preservation and Development

**LPC |** Landmarks Preservation Commission

**NIC |** Not in Contract

**OATH |** The Office of Administrative Trials and Hearings

**PA |** Places of Assembly

**SLA |** State Liquor Authority

**SPD |** Special Purpose District

**TBIN |** Temporary Building Information Number

**TCO |** Temporary Certificate of Occupancy

**Disclosures & Indemnity**

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