



Rick D. Chandler, P.E.
Commissioner

January 14, 2019

Martin Rebholz
Borough Commissioner
Manhattan Office

280 Broadway, 3rd Fl.
New York, NY 10007
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Luigi Russo (Applicant)
SLCE Architects, LLP
1359 Broadway
New York, NY 10018

David Rothstein (Owner)
West 66th Sponsor LLC
805 Third Avenue
New York, NY 10022

**Re: INTENT TO REVOKE APPROVAL
36 West 66th Street, New York, NY 10023
Block: 1118, Lot 45
NB Job Application Number: 121190200 (the "Proposed Building")**

To Whom It May Concern,

The Department of Buildings (the "Department") intends to revoke the approval of construction documents in connection with the NB job application referenced above, pursuant to Section 28-104.2.10 of the Administrative Code of the City of New York ("AC"), within fifteen calendar days of the posting of this letter by mail unless sufficient information is presented to the Department to demonstrate that the approval should not be revoked. Specifically, the Department intends to revoke the approval of the Zoning Diagram ("ZD1") approved and posted on the Department's website on July 26, 2018 (the "Subject ZD1"). The Subject ZD1 is in connection with Post Approval Amendments ("PAA") 15 through 18 for the Proposed Building which have not been approved.

Pursuant to AC § 28-104.2.10, the Department may revoke approval of construction documents for failure to comply with the provisions of the AC, other applicable laws or rules, or whenever a false statement or misrepresentation of material fact in the submittal documents upon the basis of which the approval was issued, or whenever any approval or permit has been issued in error.

The Department intends to revoke the approval of the Subject ZD1 for the following reasons set forth in the attached objections. The proposed mechanical space on the 18th floor of the Proposed Building does not meet the definition of "accessory use" of § 12-10 of the New York City Zoning Resolution. Specifically, the mechanical space with a floor-to-floor height of approximately 160 feet is not customarily found in connection with residential uses.



Accordingly, the ZRD2 issued on November 19, 2018, in response to a public challenge pursuant to 1 RCNY § 101-15, of the Subject ZD1, is hereby rescinded. An approved ZD1 shall be posted at the time of the approval of the associated PAA.

In order to prevent revocation of the approval upon the expiration of the fifteen-day notice period, you must contact the Development HUB office immediately to schedule an appointment to present information to the Department demonstrating that the ZD1 approval should not be revoked. Your response may be deemed unresponsive if the architect or engineer of record fails to attend the appointment.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.
Martin Rebholz, RA
Borough Commissioner

Martin Rebholz, R.A.
Borough Commissioner

MR/po

Cc: John Raine, Deputy Borough Commissioner
Calvin Warner, Chief Construction Inspector

Rodney Gittens, Deputy Borough Commissioner
Premises File



NYC Development Hub
 Department of Buildings
 80 Centre Street
 Third Floor
 New York, New York 10013
 nycdevelopmenthub@buildings.nyc.gov

Notice of Comments

Owner: David Rothstein
 West 66th Sponsor LLC
 805 Third Ave. NY, NY 10022

Date: 01/14/19
Job Application #: 121190200
Application Type: NB
Premises Address: 36 West 66 St.
Zoning District: C4-7
Block: 1118 **Lot:** 45 **Doc(s):**

Applicant: Luigi Russo
 SLCE Architects, LLP
 1359 Broadway NY, NY 10018

Examiner's Signature: Marguerite Baril	Job Description: NB
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Obj. #	Doc #	Section of Code	Comments	Date Resolved	Comments
1	16	ZR 12-10	The proposed mechanical space on the 18 th floor does not meet the definition of "accessory use" as per ZR 12-10 (b). Specifically, mechanical space with a floor-to-floor height of approximately 160 feet is not customarily found in connection with residential uses.		