

**THE NEW YORK
LANDMARKS
CONSERVANCY**

August 6, 2019

**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE NEW YORK
BOARD OF STANDARDS AND APPEALS REGARDING 36 WEST 66th STREET, #2019-89-A
AND #2019-94-A**

Good day Chair Perlmutter and Commissioners. I am Blaire Walsh, speaking on behalf of the New York Landmarks Conservancy. For nearly five decades, the Conservancy has been dedicated to preserving, revitalizing, and reusing New York's buildings and neighborhoods.

The current proposal for a 775-foot tower at 36 West 66th Street would set a reckless precedent and we ask you to support the challenges to its building permit.

The Department of City Planning (DCP) established amendments to the Special Lincoln Square District in 1993 exactly to address out-of-scale buildings in this area. The amendments include measures that spread bulk across a lot and define a range of tower coverage. Used in tandem, they maintain existing scale. The proposal for 36 West 66th Street de-links those rules to push bulk into one small part of the site. Then it doubles down with a 160-foot tall mechanical void that appears to exist primarily to boost the building's height. This maneuver was so egregious it inspired DCP to amend the Zoning Resolution earlier this year and set limits on voids.

Skyscrapers are part of New York's character and heritage, but their owners need to follow the same rules as everyone else. The Zoning Resolution is supposed to create predictability for all New Yorkers and blatant attempts to manipulate the system should not be rewarded. We urge the BSA to support appeals from Landmark West and the City Club of New York, which challenge the validity of the building permit for 36 West 66th Street.

Thank you for the opportunity to present the Conservancy's views.