



Melanie E. La Rocca  
Commissioner

Michael J. Zoltan  
Assistant General Counsel  
mzoltan@buildings.nyc.gov

280 Broadway, 7<sup>th</sup> Fl.  
New York, NY 10007  
www.nyc.gov/buildings

+1 212 393 2642 tel  
+1 212 566 3843 fax

November 4, 2019

Honorable Members of the Board  
Board of Standards and Appeals  
250 Broadway, 29<sup>th</sup> Floor  
New York, NY 10007

**RE: Cal. No. 2019-94-A**  
**Premises: 36 West 66<sup>th</sup> Street, Manhattan**  
**Block: 1118; Lot: 45**

Dear Honorable Members of the Board:

The Department of Buildings (the “Department”) respectfully submits this statement to confirm that the additional drawings and clarifications regarding the proposed new building located at 36 West 66<sup>th</sup> Street New York, New York (the “Proposed Building”), submitted on October 21, 2019 by West 66th Sponsor LLC, (the “Owner”) are an accurate representation of Department records. The Department submits that these additional plans supplement the Department’s submission dated October 16, 2019 and provide further support for the Department’s April 4, 2019 approval of a post-approval amendment application (the “PAA”) which changed the scope of permit 121190200-01-NB (the “Permit”) authorizing construction of the Proposed Building, and specifically the deduction of mechanical floor area.

**I. THE PLANS SUBMITTED AS “SCHEDULE 1” AND “SCHEDULE 3” ARE TRUE COPIES OF APPROVED MECHANICAL PLANS**

In the Owner’s October 21, 2019 submission, the owner attached drawings depicting the Proposed Building’s mechanical piping system (drawing numbers M-307.00, M-316.00, M-319.00, M-320.00, and M.321.00.) These drawings are true copies of plans stamped approved by the Department on April 5, 2019. Additionally, within the “Schedule 1” attachment, the Owner submitted SP/SD-216.00 to replace SP/SD-217.00. While both drawings were approved by the Department, the Owner’s description of SP/SD-217.00 as the sprinkler plans for the pool crawl space is correct. SP/SD-216.00 is the proper depiction of the sprinkler/standpipe plans for the full 15<sup>th</sup> Floor.



Cal. No. 2019-94-A  
Premises: 36 West 66<sup>th</sup> Street, Manhattan  
November 4, 2019  
Page 2 of 3

Similarly, the Owner submitted the mechanical schedules (M-501.01, M-502.00, M-503.00, and M-504.00) for the mechanical equipment. These schedules provide additional details of the proposed mechanical equipment. They too are true copies of plans stamped approved by the Department on April 5, 2019.

Lastly, in the Owner's letter, the Owner added additional verbal descriptions of the mechanical equipment—supplementing the listed descriptions in the Department's October 16, 2019 letter. The listed items are an accurate representation of the mechanical equipment in the Proposed Building. The Department's October 16, 2019 list was not meant to be exhaustive, but rather illustrative.

## **II. THE COMPOSITE DRAWINGS OF THE INTERSTITIAL MECHANICAL FLOORS HELP ILLUSTRATE THE COMPLETE LAYOUT OF THE MECHANICAL EQUIPMENT IN THE PROPOSED BUILDING**

In the Department's October 16, 2019 submission to the Board, for the sake of clarity, the Department submitted "composite" drawings of the approved mechanical plans. As explained in footnote 6 of that submission, the composite drawings themselves were not approved drawings by the Department but were rather a compilation of approved drawings overlaid for illustrative purposes.

In the Owner's October 21, 2019 letter, the Owner clarified that the composite drawings included architectural plans and did not include all of the mechanical systems from Department approved plans. The Owner attached "Schedule 2" which contains a compilation of approved Department plans depicting mechanical equipment overlaid one over the other with the addition of electrical fixtures shown on Department approved plans.



Cal. No. 2019-94-A  
Premises: 36 West 66<sup>th</sup> Street, Manhattan  
November 4, 2019  
Page 3 of 3

### III. CONCLUSION

Based on the foregoing, the Department respectfully requests that the Board affirm the determination to issue the Permit.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "M. J. Zoltan".

Michael J. Zoltan

cc: Constadino (Gus) Sirakis, P.E., First Deputy Commissioner  
Martin Rebholz, R.A., Borough Commissioner, Manhattan  
Scott Pavan, R.A., Borough Commissioner, Development HUB  
Mona Sehgal, General Counsel  
Felicia R. Miller, Deputy General Counsel  
Susan Amron, General Counsel, Department of City Planning  
Stuart Klein  
(On behalf of Landmark West Appellants)  
David Karnovsky, Fried, Frank, Harris, Shriver & Jacobson LLP  
(On behalf of West 66<sup>th</sup> Street Sponsor LLC)