



# BSA SUBMISSION NOTICE

Date: 11/4/19

Examiner's Name: Toni Matias

BSA Calendar #: 2019-94-A

Electronic Submission:  Email  CD

Subject Property/  
Address: 36 West 66th Street, M

Applicant Name Klein Slowick, PLLC on behalf of Landmark West!

Submitted by (Full Name): Michael Zoltan, Assistant General Counsel, Department of Buildings

A) The material I am submitting is for a case currently **IN HEARING**, scheduled for 12/17/19.  
The reason I am submitting this material:

- Response to issues/questions raised by the Board at prior hearing
- Response to request made by Examiner
- Other: \_\_\_\_\_

Brief Description of submitted material: Letter statement in response to Owner's October 21, 2019 submission to the Board.

List of items that are being voided/superseded: \_\_\_\_\_

B) The material I am submitting is for a **PENDING** case. The reason I am submitting this material:

- Response to BSA Notice of Comments
- Response to request made by Examiner
- Dismissal Warning Letter

Brief Description of submitted material: \_\_\_\_\_

List of items that are being voided/superseded: \_\_\_\_\_

### MASTER CASE FILE INSTRUCTIONS

- ***Bind one set of new materials in the master case file***
- ***Keep master case file in reverse chronological order (all new materials on top)***
- ***Be sure to VOID any superseded materials (no stapling!)***
- ***Handwritten revisions to any material are unacceptable***



**Melanie E. La Rocca**  
Commissioner

**Michael J. Zoltan**  
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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.



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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.



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**III. CONCLUSION**

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

Respectfully submitted,

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)