



LANDMARK **WEST!**
LANDMARK WEST!
THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE



So What?

LANDMARK **WEST!**
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THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

Historic Districts Council
preservation
School





Sean Khorsandi
seankhorsandi@landmarkwest.org



STIRRING THE POT:

keeping an eye on
NEW CONSTRUCTION

Sean Khorsandi,
LANDMARK **W**EST!

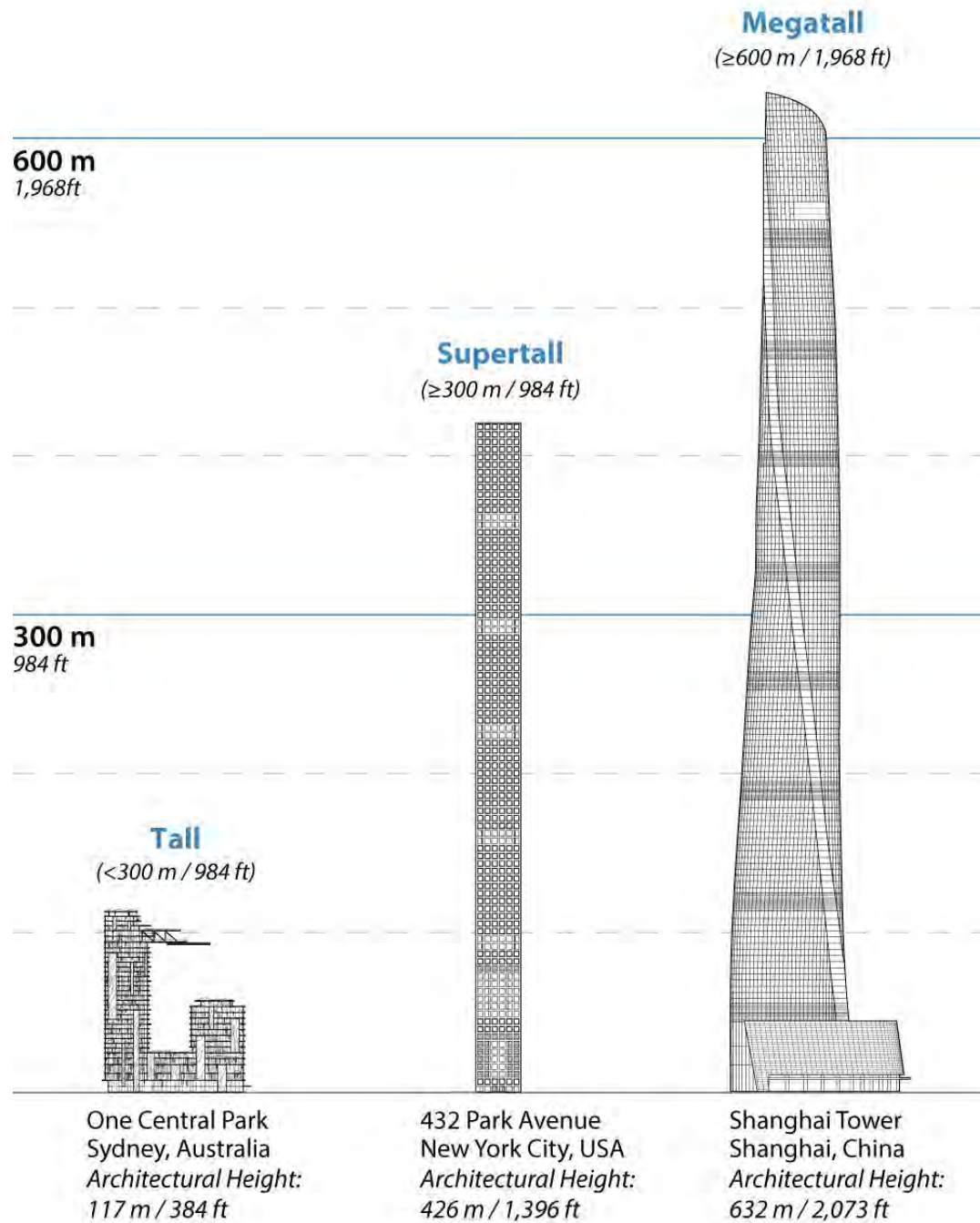
THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE



So What?

LANDMARK **WEST!**
LANDMARK WEST!
THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE





GENESIS



“Come, let us build us a city and a tower with its top in the heavens. And let us make a name for ourselves, lest we be scattered upon the face of the whole earth.”

EXCLUSIVE: INSIDE THE SECRET SERVICE

the Atlantic

ARTIFICIAL INTELLIGENCE?

WHY

MACHINES

WILL NEVER BEAT THE

HUMAN MIND



How
Skyscrapers
Can Save
The City P.40

The Republican
Wild Card
For 2012 P.17

The Wisdom
Of Justin
Bieber P.38

Tasteless:
The Moral
Case Against
Foodies P.81

MARCH 2011
THEATLANTIC.COM

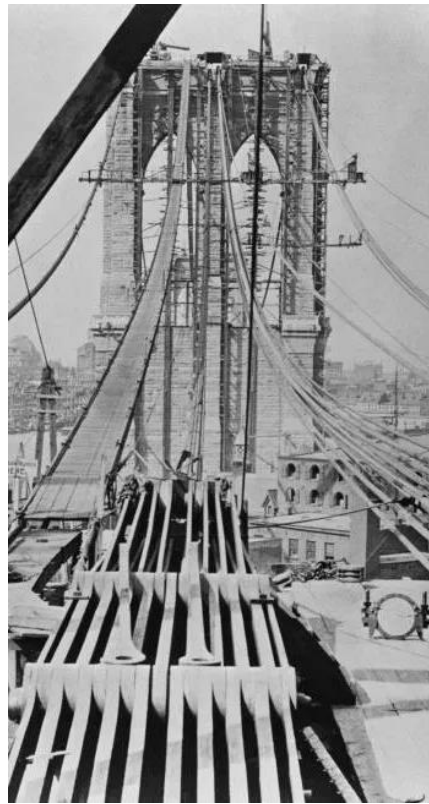
Edward Glaeser

How Skyscrapers Can Save the City

Besides making cities more affordable and architecturally interesting, tall buildings are greener than sprawl, and they foster social capital and creativity.



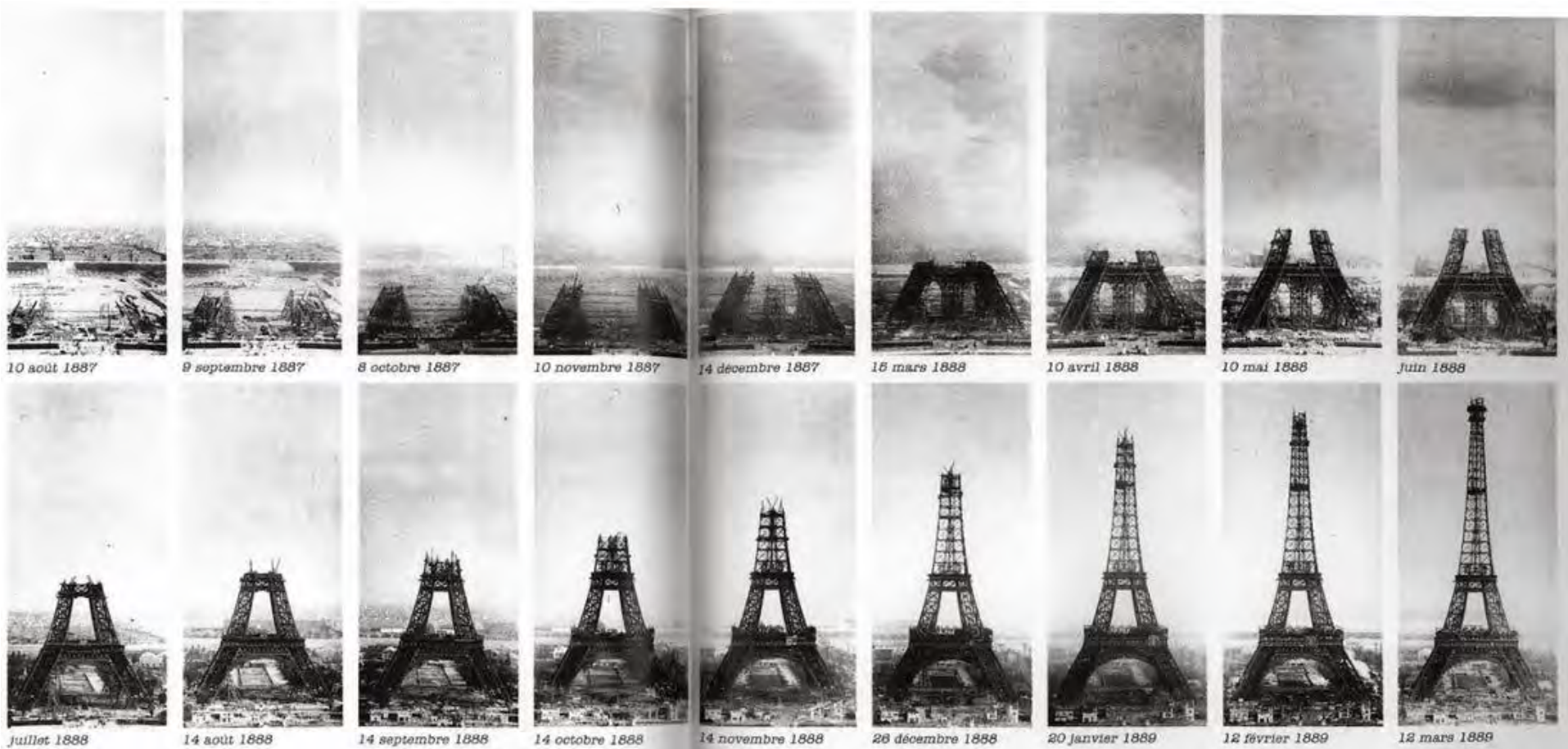
Richard Upjohn, 1839-1846
281' to tip of spire



John A. Roebling, 1869-1883
276' to top of towers



George B. Post, 1889-1890. (d. 1955)
309', 349' to tip



Alexandre Gustave Eiffel, 1887-1889
 984'; 1,063' to tip of spire







Fair, slightly cooler tonight.
Friday fair. Fresh south-
west to west winds.
Temperature, 17° N. (High Station) 57
Year ago (same date) 54
Mean average 10 years, same date, 54

BROOKLYN DAILY EAGLE

And Complete Long Island News

LATE NEWS
WALL STREET
1:15 PRICES ★★

89th YEAR—No. 295.

★ NEW YORK CITY, THURSDAY, OCTOBER 24, 1929. ★

REISSUE

32 PAGES

THREE CENTS

WALL ST. IN PANIC AS STOCKS CRASH

Attempt Made to Kill Italy's Crown Prince

ASSASSIN CAUGHT IN BRUSSELS MOB; PRINCE UNHURT

Royal Suitor Was About
to Lay Wreath on Un-
known Soldiers' Tomb.

Princess, Deeply Moved, Falls Into Fiance's Arms and Kisses Him

Brussels, Oct. 24 (P)—Crown Prince Humbert, after his return from the Unknown Soldier's Tomb where he escaped assassination, was receiving news of the Italian colony his fiancée, Princess Marie Jose, arrived. She hurriedly ran to him and fell in his arms, kissing him passionately. The pale complexion of the prince indicated how deeply moved she was by the news of her fiancée's life. He Prince said: "All's well that ends well and I have myself informed my mother that nothing happened to her son."

Hollywood Fire Destroys Films Worth Millions

ATTEMPT MADE ON LIFE



Crown Prince Humbert.

Consolidated Studios Are Swept by Flames Fatal to One—Master Pictures Burned Include Many New Talkie Productions.

Hollywood, Oct. 24 (P)—One man was killed and motion picture films, the value of which probably will run into millions of dollars, were lost in an explosion and fire which destroyed the laboratory of the Consolidated Film Industries here early today.

Fifty persons working in the building at the time of the blast ran to safety after the first explosion. Five minutes later there was a second detonation which shot flames through windows and doors, the laboratory workers escaping by the narrowest of margins.

The body of Albert Lund was removed from the wreckage by firemen. He died on the way to a hospital.

Due to the fact that the master

Please Turn to Page 15

FEAR 52 PERISHED IN LAKE MICHIGAN; FERRY IS MISSING

Wreckage Picked Up Indicates Craft Went Down With All Aboard.

Milwaukee, Wis., Oct. 24 (P)—Hope that the car ferry Milwaukee of the Grand Trunk fleet, with 52 aboard, had weathered the 48-hour storm on Lake Michigan faded today with a report that wreckage from a boat had been picked up 10 miles off Wind Point, which is about 4 miles north of Racine.

Capt. C. N. Bedell of the steamer Colinet told Grand Trunk officials here that he sighted empty lifeboats, mattresses and the upper parts of a white cabin, floating in the lake off Wind Point. The upper part of the Milwaukee was painted white.

Some of the wreckage was picked up by the Colinet, but not of it carried any markings to make identification certain. Captain Bedell said.

Freighter Donaldson Safe.

Superior, Wis., Oct. 24 (P)—The freighter Donaldson, overdue here since Tuesday night, arrived this morning from Apostle Islands, where it had put in to await a statement of the storm which swept the Great Lakes. The Donaldson was loaded with coal.

23 Rescued on Lake Huron.

Sault Ste. Marie, Mich., Oct. 24 (P)—Twenty-three seamen and officers of the stranded steamer Maple Court of the Canada Steamship Lines were rescued by a Coast Guard cutter at 4:30 a.m. today from their vessel, which has been hard aground on Magnetic Reef, Cockburn Island, in Lake Huron, since 4 a.m. Sunday.

PIECE OF PLANE LIKE DITEMAN'S IS FOUND AT SEA

Black and Orange Wreckage Indicates Daring Flier Went to Death.

St. John's, N. F., Oct. 24 (by the Canadian Press)—The report from Harbor Grace that the S. S. Kyle had picked up a message from an unidentified ship concerning the finding of airplane wreckage was stated by the Newfoundland management to be without foundation. The management has had no message from the Kyle.

Harbor Grace, N. F., Oct. 24 (P)—A radio message from "Operator Serrick" of the S. S. Kyle today advised that he had picked up a Marconi message from the S. S. Scythia that another ship, name unknown, had discovered a piece of airplane wreckage at 2 p.m. yesterday. The wreckage was black and orange. The message did not give the ship's position.

The S. S. Kyle is presumably the Newfoundland Government ship of that name.

[The little plane in which Urban F. Diteman essayed to cross the Atlantic from Harbor Grace to London had a black fuselage and its wings were painted orange.]

No Dilemma Gas in Greenland.

Copenhagen, Oct. 24 (P)—Daugard Jensen, Governor of Greenland, today informed the Associated Press that the Greenland trade never had heard from Urban Diteman missing / his life flier and that the wreckage of the plane had been found.

High Duty Group Gave \$700,000 to Coolidge Drive

Grundy Agrees Rates Went Up Due to His Activities as Propagandist. Favors More Lobbying to 'Carry Out Voters' Wish.'

Eagle Bureau, Capitol Bldg.

By HENRY SUYDAM.

Washington, Oct. 24—Joseph R. Grundy, Bristol, Pa., manufacturer who admittedly has been lobbying in the capital for several decades in the interest of a protective tariff, testified before the Senate Lobby Committee today that he raised \$700,000 for President Coolidge's campaign in 1924 and that most of the money came from interests seeking higher tariffs. He intimated that he was in favor of more lobbying for higher duties.

Please Turn to Page 2.

FOR MORE LOBBYISTS



JOSEPH R. GRUNDY

STOCKS CRASH IN RUSH TO SELL; BILLIONS LOST

Morgan, Mitchell Buying Stocks in Effort to Check Rush to Unload.

Wall Street was in a panic today, with no one to guide it out. Stocks crashed 10 to 50 points to outrageous levels. Wheat broke 10 cents a bushel in Chicago on distress selling. Bankers were offering some support, but admitted the situation had gotten beyond them.

Charles E. Mitchell, chairman of the National City Bank, was in the office of J. P. Morgan & Co. in New York, where he was offering some support, but admitted the situation had gotten beyond them.

It was also the Morgan party been talking by the with J. P. Morgan don all morning.

By noonday the formation was that had been buying, but that the situation gotten beyond them.

Panic reigned on Exchange today. It broke terrifically, support whatever of 10 and 20 widespread. Furious pack buyers, who were sold in

CARNEGIE CHARGE OF PAID ATHLETES ROUSES COLLEGES

HOOVER'S TRAIN HALTED BY AUTO PLACED ON RAILS

Brussels, Oct. 24 (P)—A shot fired at Crown Prince Humbert of Italy at 9:45 a.m. as he was about to lay a wreath upon the tomb of Unknown Soldier, arrived here yesterday celebrated his fiancée Marie Jose. The assassin was an Italian war

WARDER SOUGHT TO KEEP SEA TRIP SECRET, AID SAYS

SOMERS NAMED AS HEAD OF NEW EXCHANGE BANK



SETBACK PRINCIPLE

Typical example in a 1½ times district, for streets 50' to 100' wide

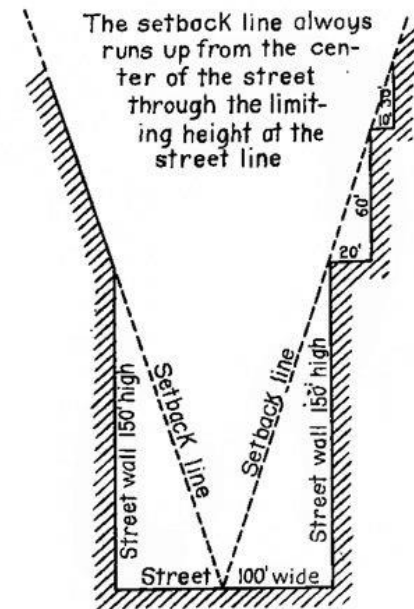


Figure 1

JUN. 26 30



JUL. 7 30



JUL. 24 30



AUG. 18 30



SEPT. 8 30



NOV. 10 30



S. POUNER

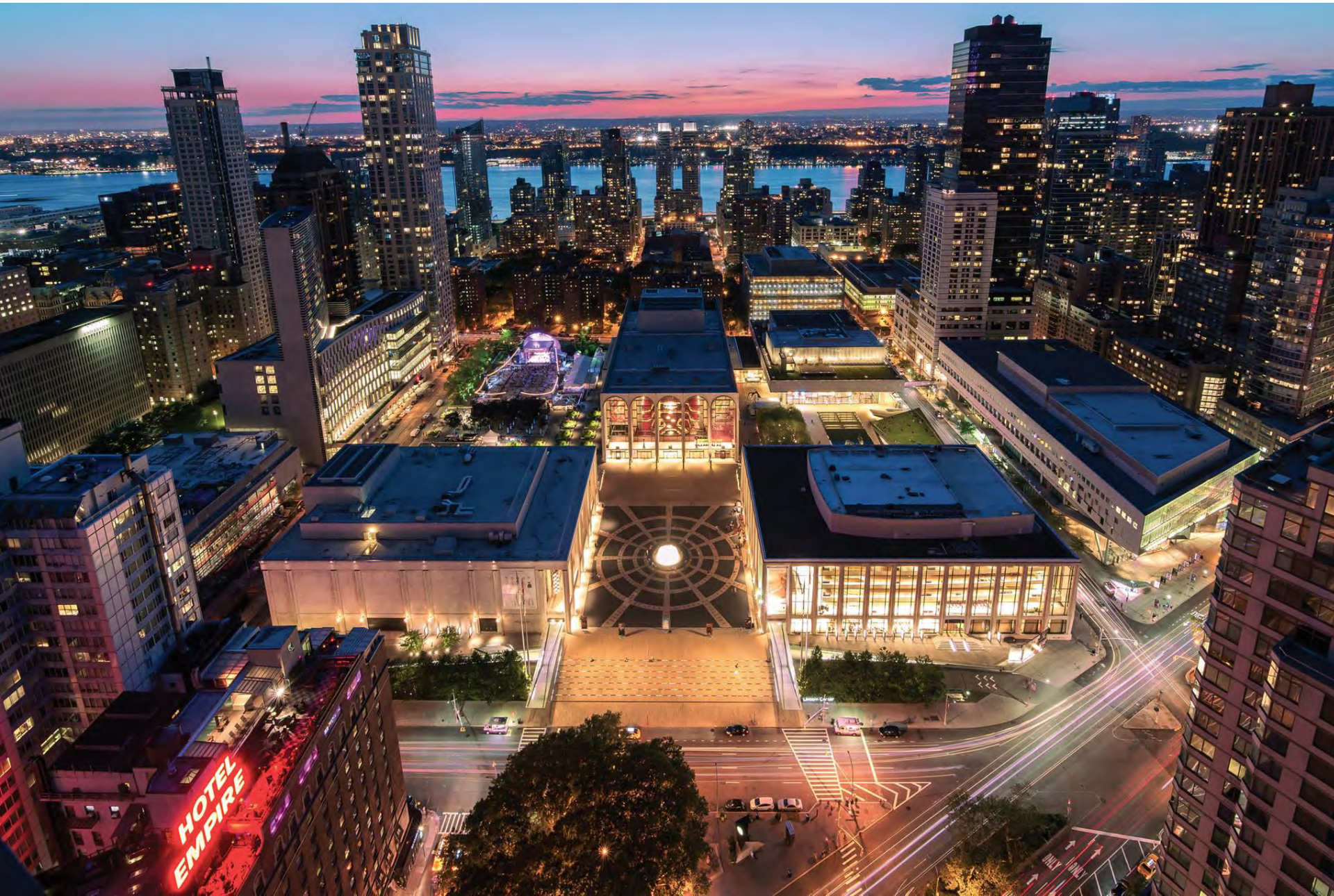


CITY PLANNING COMMISSION • DEPARTMENT OF CITY PLANNING

THE CITY OF NEW YORK

ZONING HANDBOOK







THE DEATH
AND LIFE
OF GREAT
AMERICAN
CITIES

JANE JACOBS



[illegible]





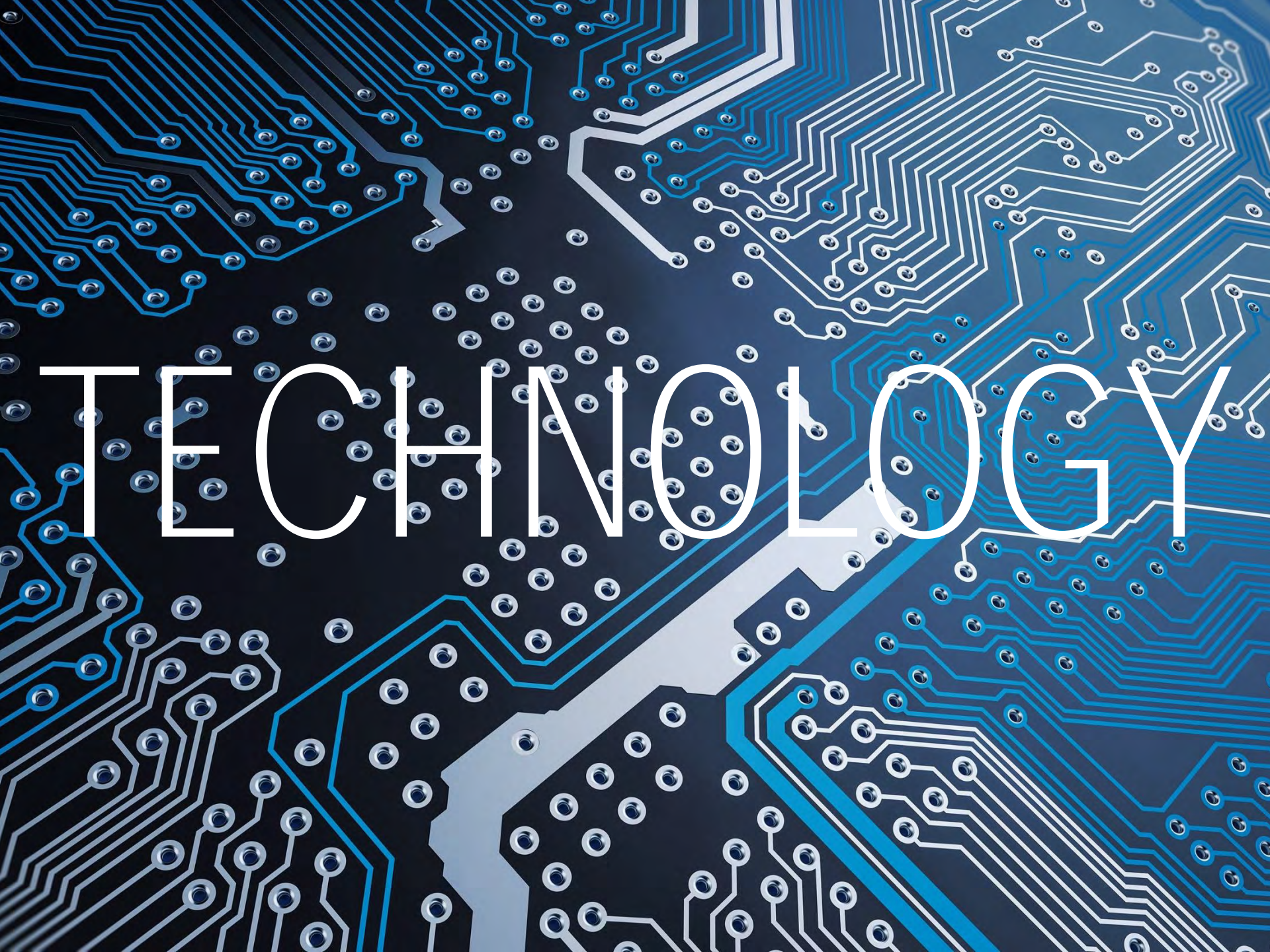


YIMBY Model: SIMPLIFY Building!

1- Develop fee structure to compensate those afflicted by lost light and views. A portion could go to the city treasury. Write a check to the public rather than hire lawyers and lobbyists to get your way through the bureaucratic maze.

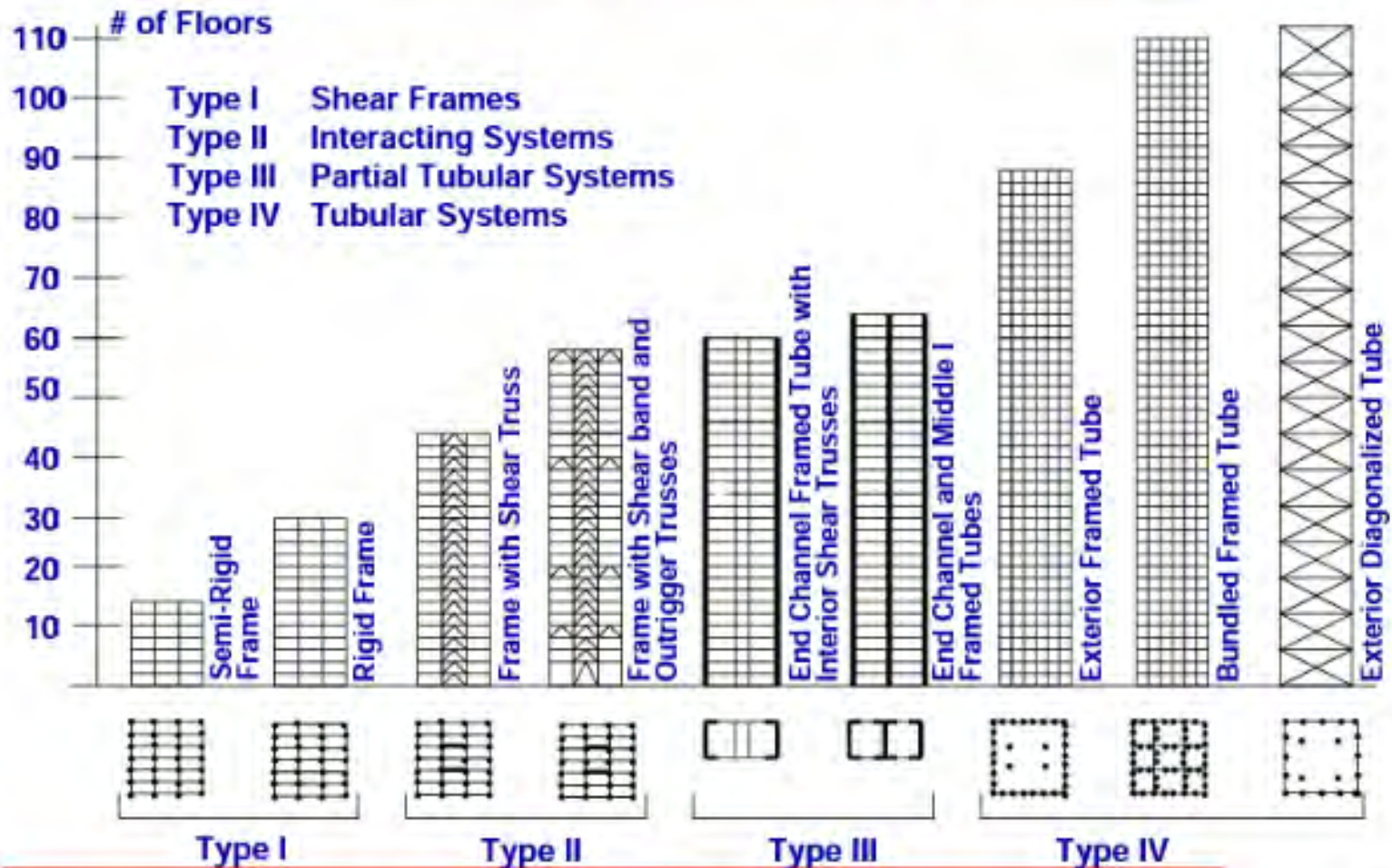
2- Limit Historic Designations.

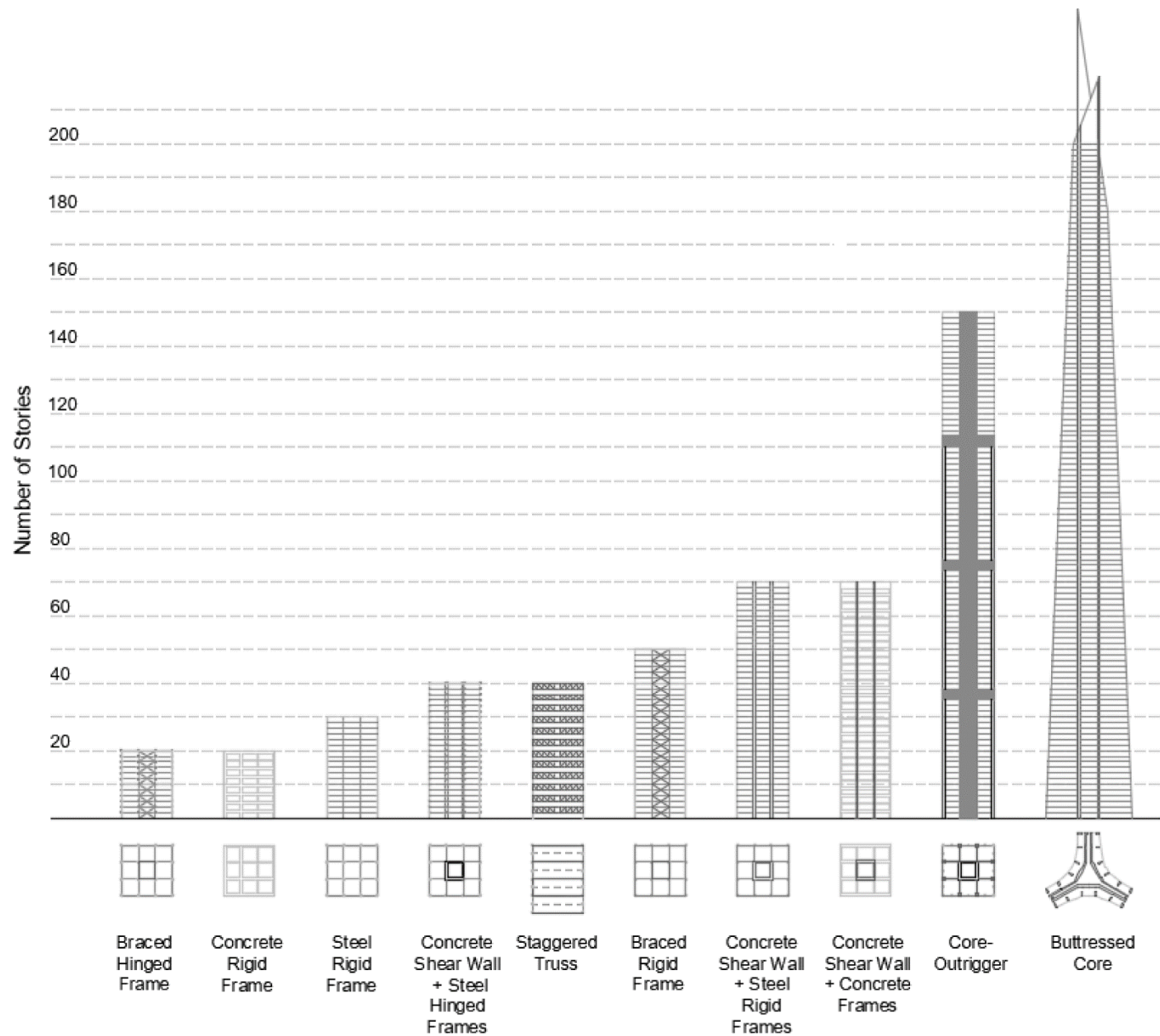
3- Citizens, not City Hall should decide what happens on their block.



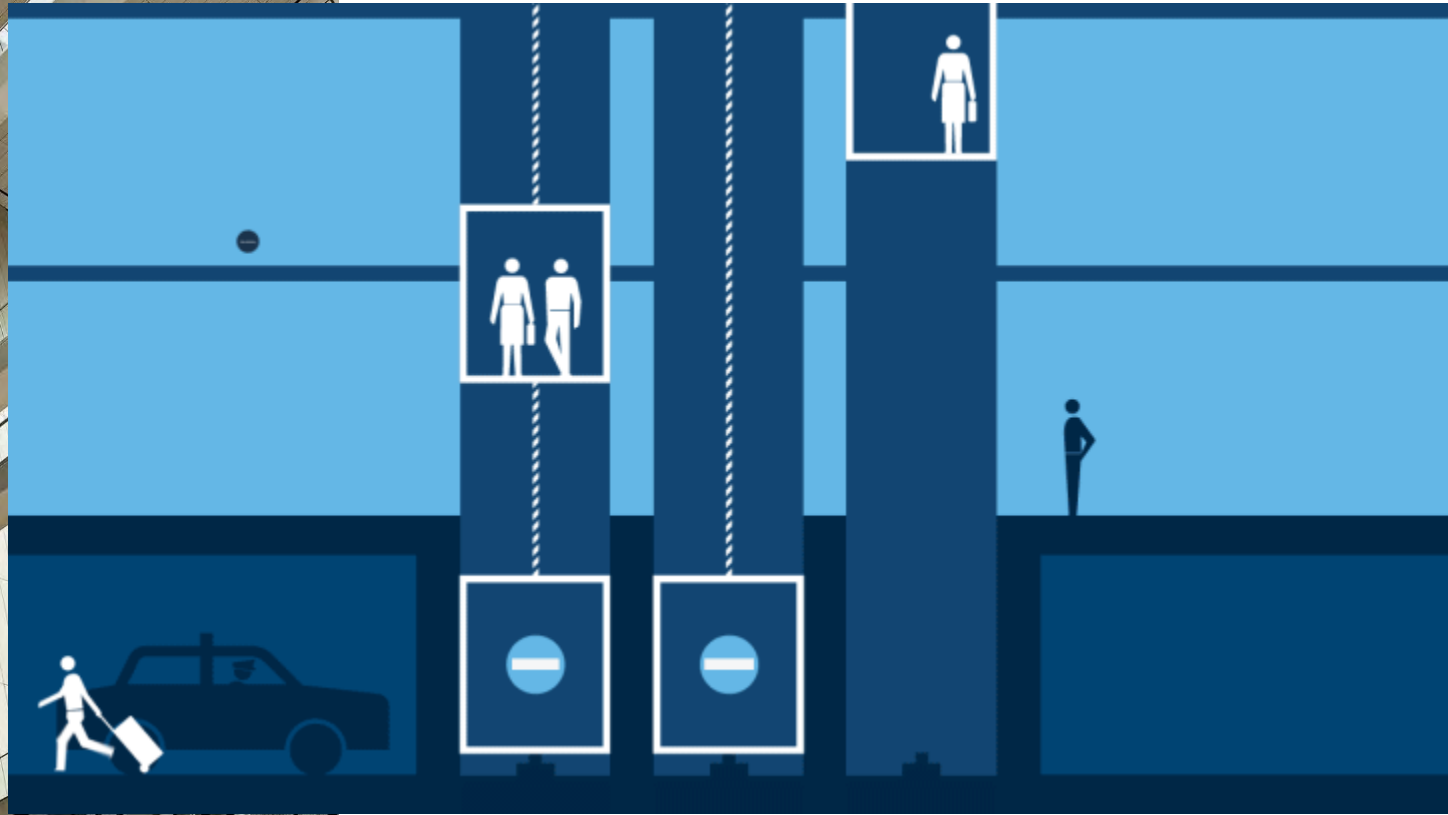
TECHNOLOGY

Evolution of Structural Systems





(a) Interior Structures







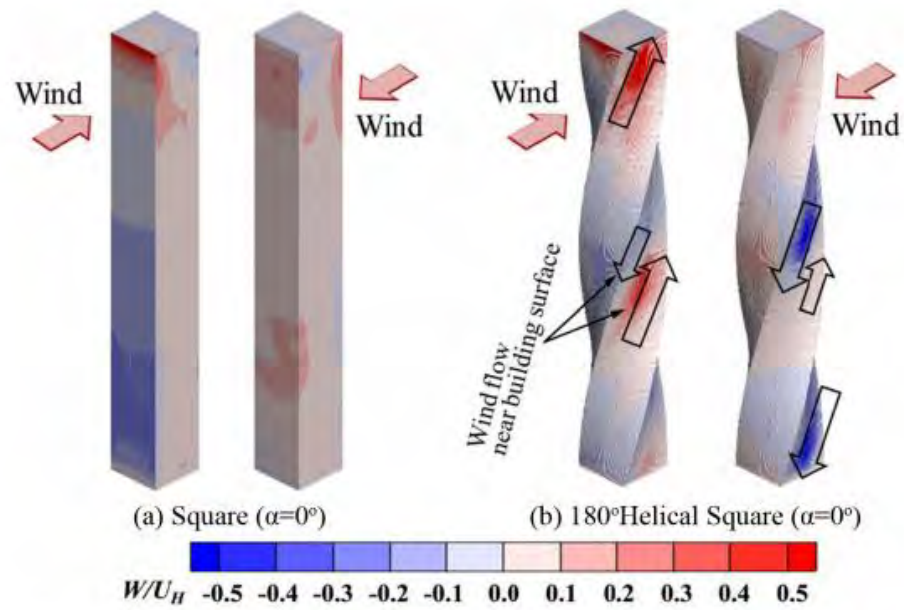
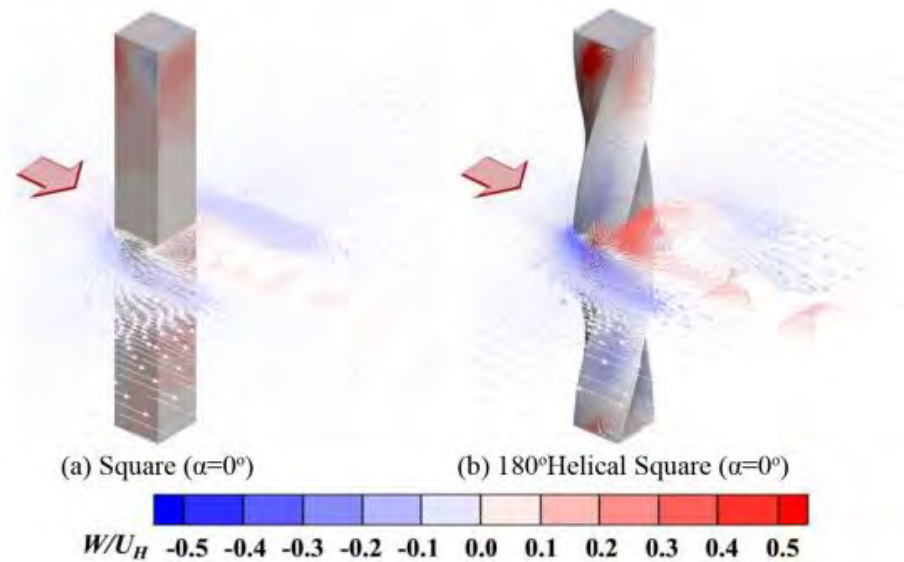


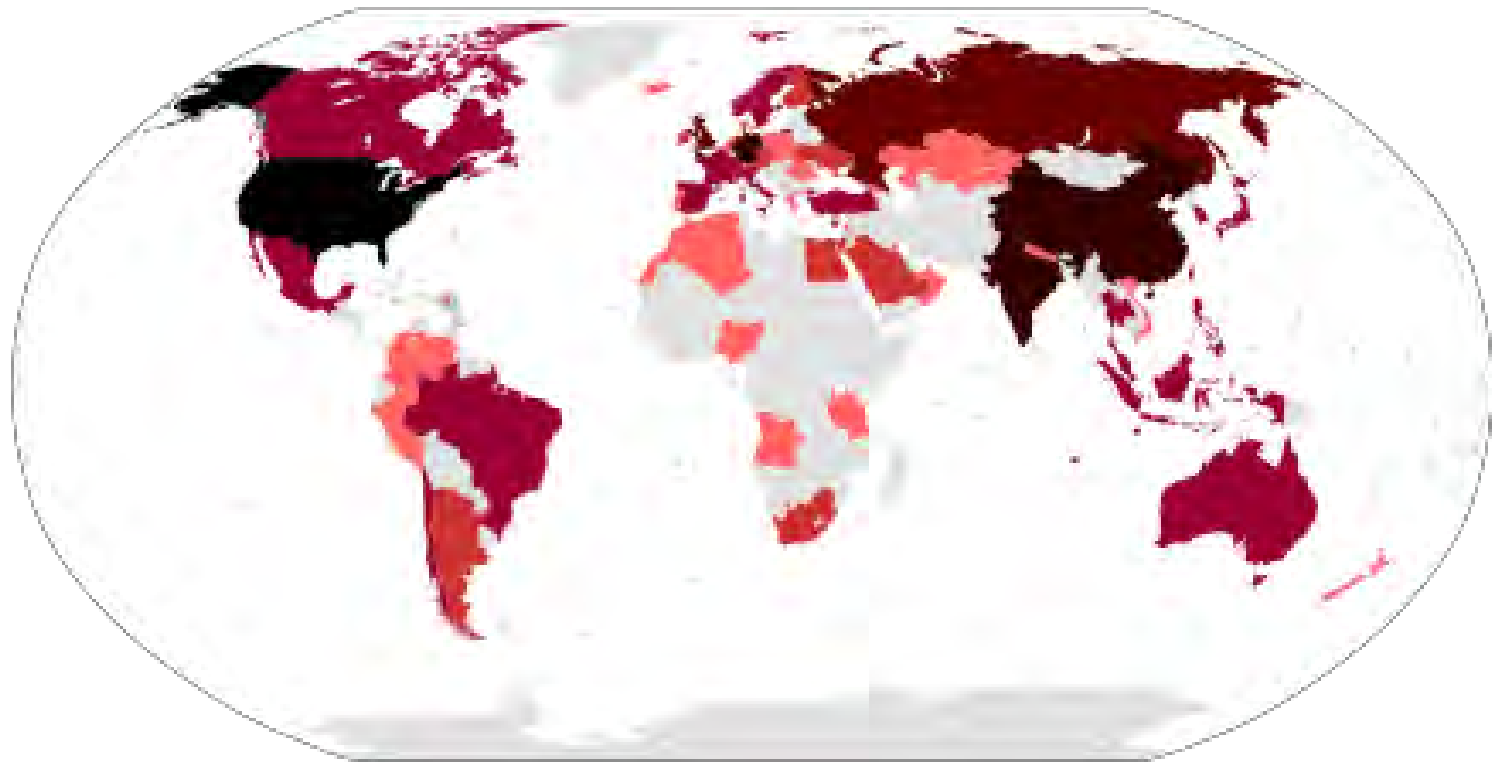
Figure 22. Distributions of mean vertical velocity near building surface.





ECONOMICS

E**G**ONOMICS



2,208 Billionaire's in the World

Global population is 7.3 Billion people.

719 Are in Asia

631 Are in North America

559 Are in Europe

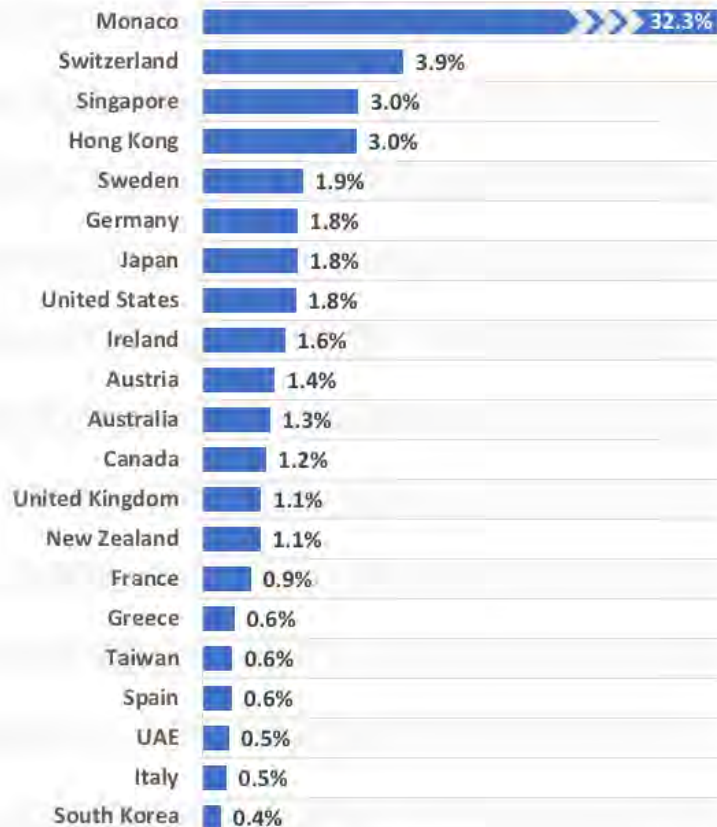
85 Are in South America

38 Are in Oceania

6 Are in Africa

Global Millionaire Population 2018

Millionaires as a percentage of total population

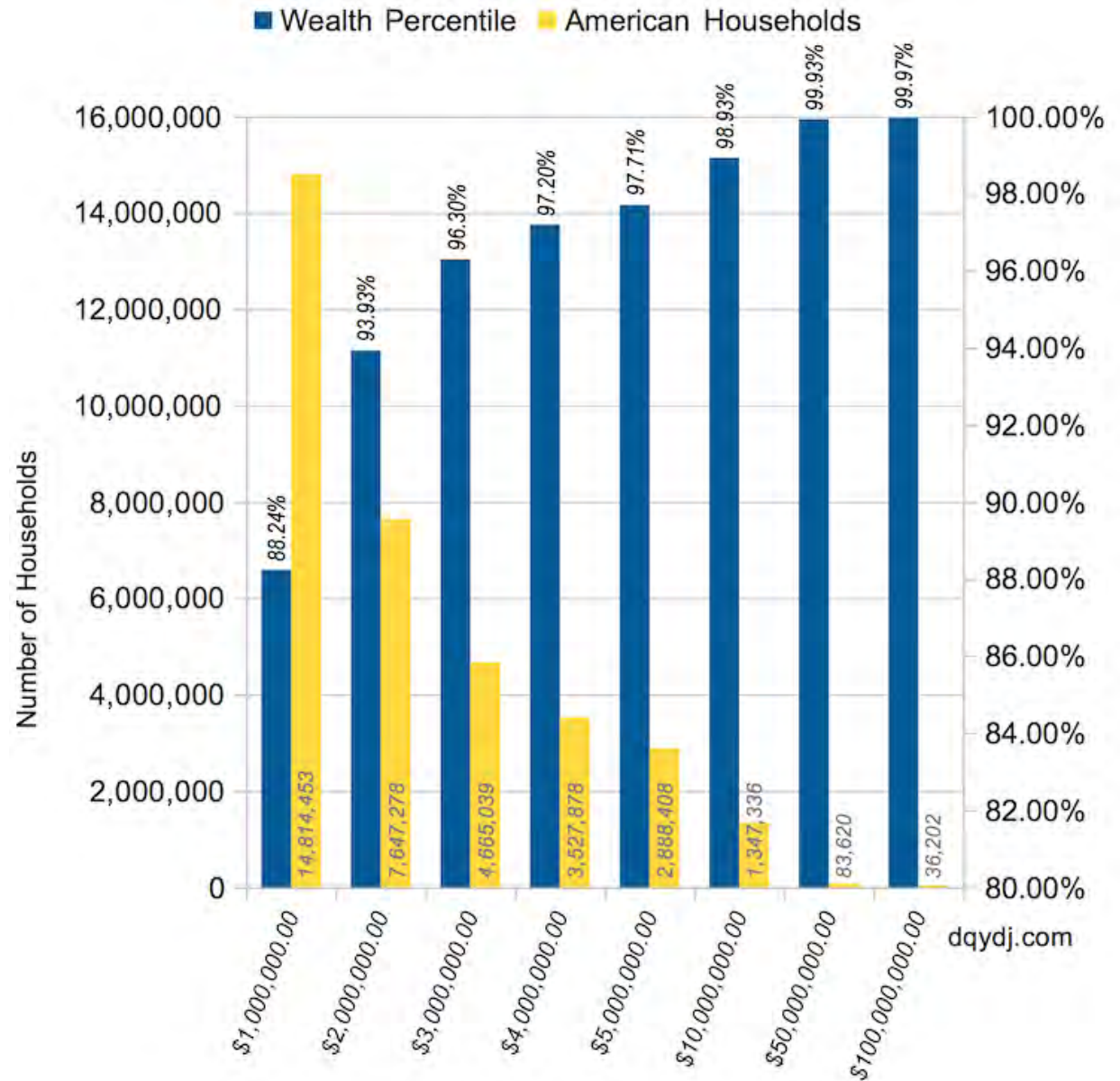


Data Source: The Wealth Report 2019 by Knight Frank

Data Analysis by: MGM Research

Number of Millionaires in the United States

Estimates, 2016 Federal Reserve SCF Data





BOGART



(slang verb) To keep something all for oneself, thus depriving anyone else of having any. A slang term derived from the last name of famous actor **Humphrey Bogart** because he often kept a cigarette in the corner of his mouth, seemingly never actually drawing on it or smoking it.

New York State Multiple Dwelling Law









Home LW! - LANDMARK WEST

https://www.landmarkwest.org

AppsDNAinfo New YorkWowHausThe skyline of Amer...Penn Station Rebor...LandrexCB7Landmarks Preserva...FoggiestThe Skinny Shops o...Morningside Heigh...lp_rhmanual.pdfA2D Creations by A...Terminated Journal...

LANDMARK WEST1NewEdit PageDelete CacheEnable Visual BuilderEventsCopy to a new draftHowdy, LandmarkWest

HomeAboutPublic Programs & EventsAdvocacyKeeping the Past for the FutureCommunity ChestSUPPORT US!

Search

CENTRAL dARK

Will Central Park Become CENTRAL dARK? A supertall tower could rise on West 66th Street casting shadows on residential blocks, landmark designated buildings, and Central Park. Read more...

LW! legal team challenges the 161-foot void: "the tallest ever attempted in the City, and if

, constrained only by the limits of

Upcoming Events

TUE

21

LPC Hearing/Meeting

May 21 @ 9:00 am - 5:00 pm

New York NY

United States

View More...

Events Calendar

S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

Search Windows

4:45 PM

5/17/2019





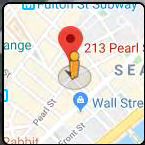
205,000 acres



213 Pearl St
New York

Google

Street View - Nov 2017



Google

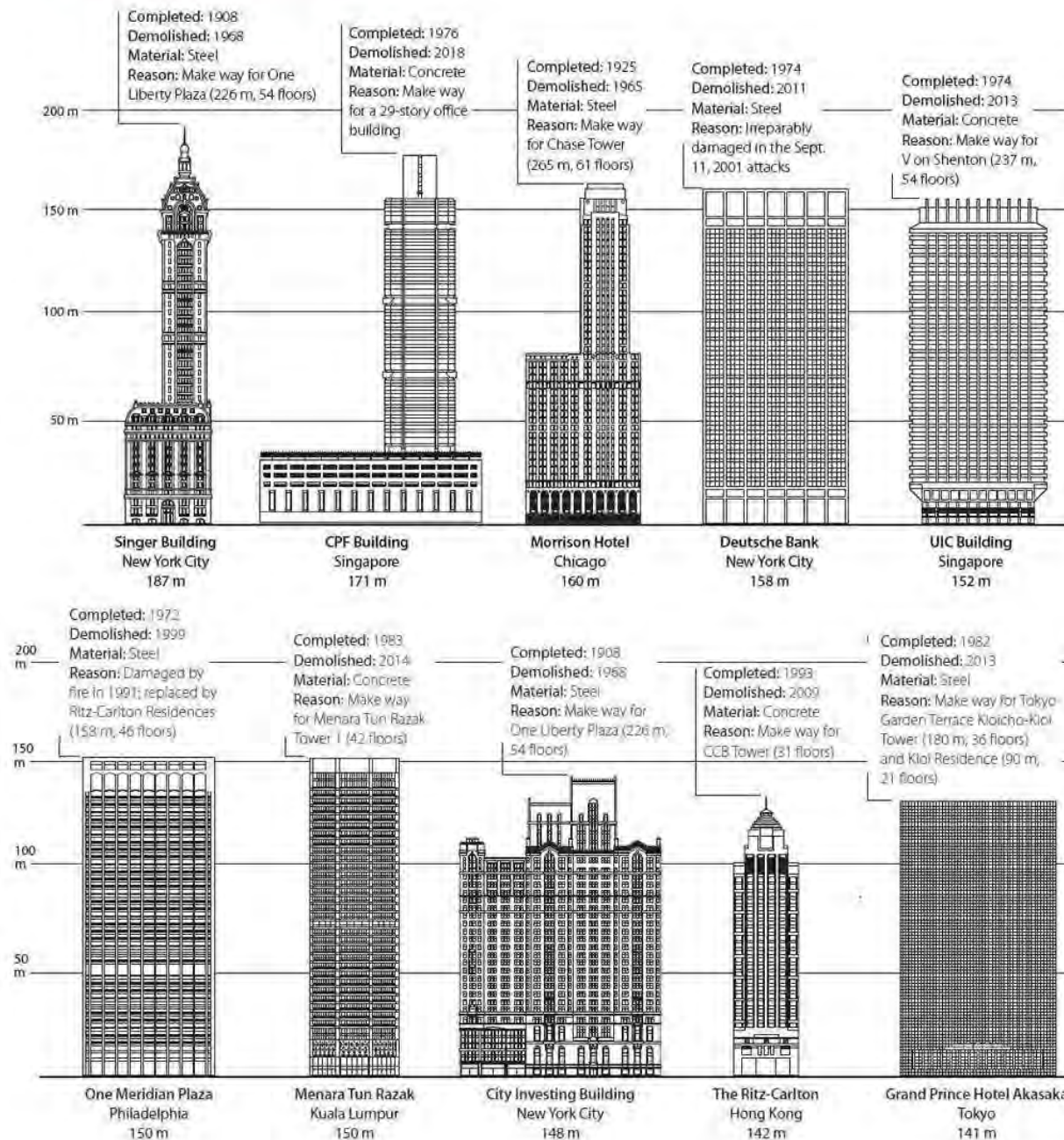


A photograph of the JPMorgan Chase & Co. building entrance. In the foreground, a dark stone wall features the company name in large, white, serif capital letters. Behind the wall is a bed of colorful flowers. A large tree with green leaves stands to the left. The building is a modern skyscraper with a glass facade and dark metal framing. A canopy over the entrance has a green roof. The text "TWO SEVENTY PARK" is visible on the right side of the canopy.

JPMORGAN CHASE & Co.

TWO SEVENTY PARK

Top 10 Tallest Demolished Buildings





As-of-right Development

An as-of-right development complies with all applicable zoning regulations and does not require any discretionary action by the City Planning Commission or Board of Standards and Appeals. Most developments and enlargements in the city are as-of-right.

40 Percent of the Buildings in Manhattan Could Not Be Built Today



These are buildings that do not conform to New York City's zoning code for at least one reason.

By [QUOCTRUNG BUI](#), [MATT A.V. CHABAN](#) and [JEREMY WHITE](#) MAY 20, 2016



2014 Construction Codes Updates

Energy Conservation Code

Electrical Code

Prior Codes

Code Tools

Facebook Twitter Email Print Share

Print

NYC Codes

The NYC Construction Codes consist of the General Administrative Provisions, Building Code, Plumbing Code, Mechanical Code, Fuel Gas Code, and Energy Conservation Code.

- [2014 Construction Codes](#)
 - [General Administrative Provisions](#)
 - [Building Code](#)
 - [Energy Code](#)
 - [Fuel Gas Code](#)
 - [Mechanical Code](#)
 - [Plumbing Code](#)
 - [2014 Construction Codes Updates](#)
- All other Codes, Bulletins, Code Notes, Rules, and Local Laws can be accessed at these locations:
- [Electrical Code](#)
 - [2016 NYC Energy Conservation Code](#)
 - [2008 Construction Code](#)
 - [1968 Building Code](#)
 - [1938 Building Code](#)
 - [Buildings Bulletins](#)
 - [Code Notes](#)
 - [Rules](#)
 - [Local Laws](#)

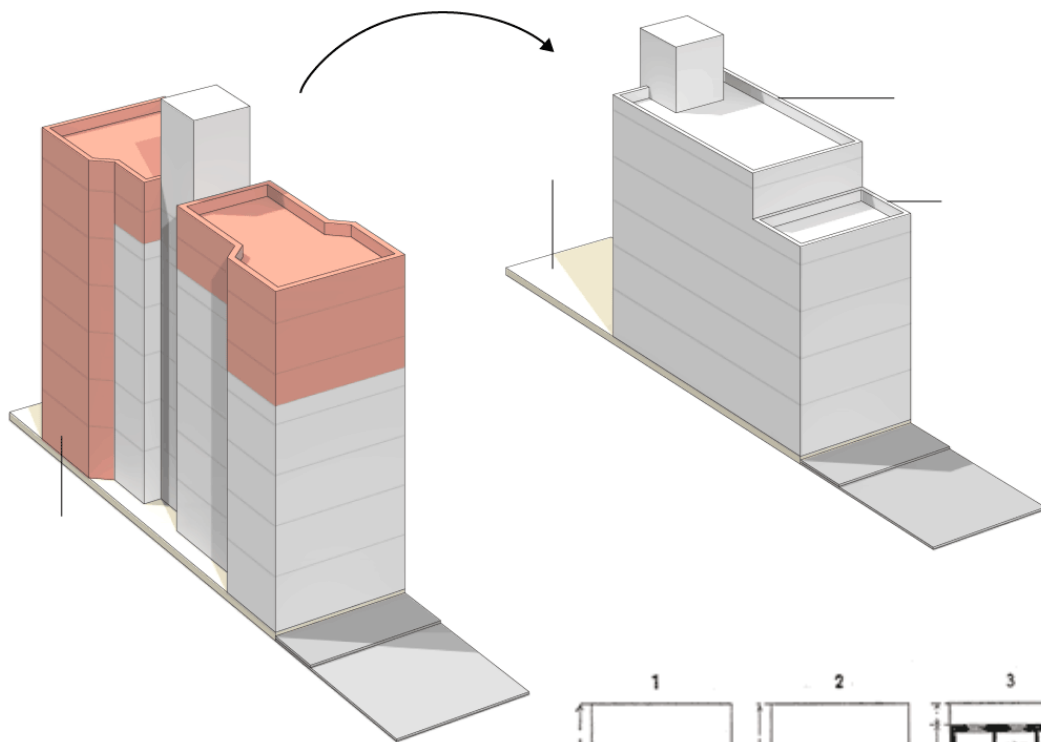




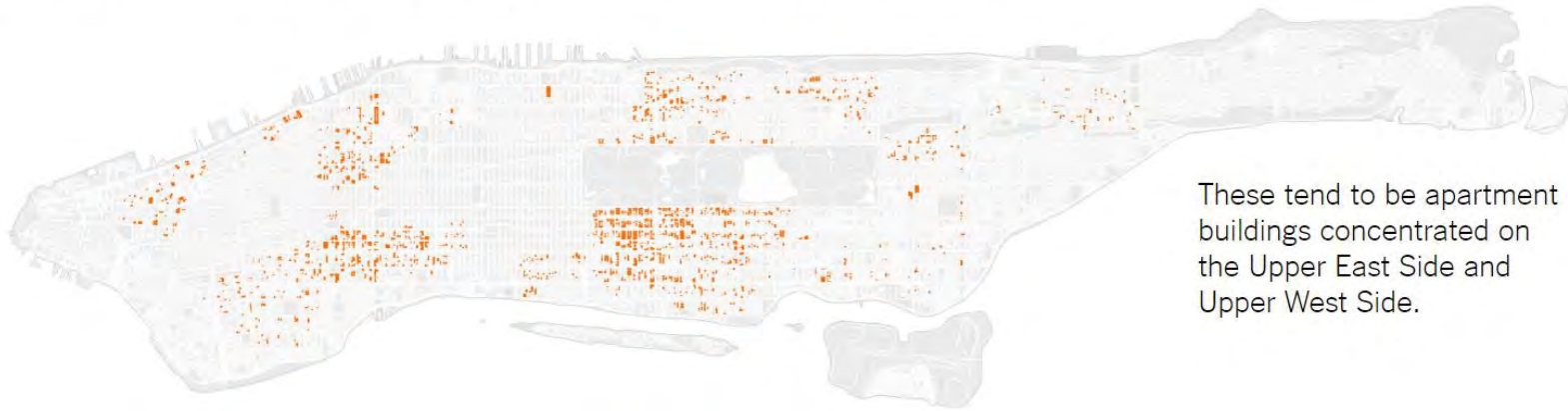
NYC[®]

PLANNING





Because They Are Too Tall ...



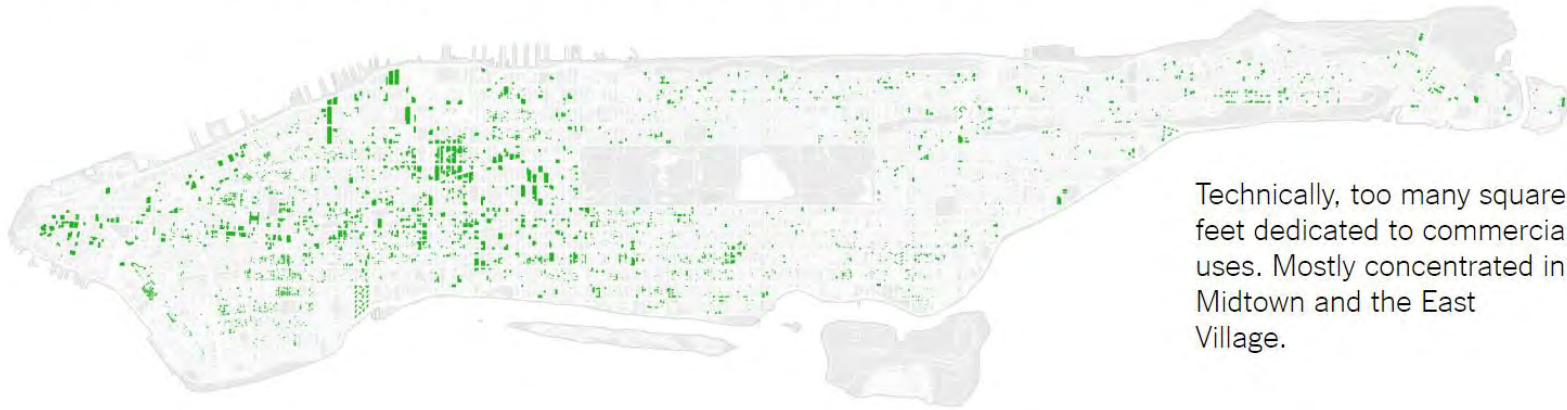
These tend to be apartment buildings concentrated on the Upper East Side and Upper West Side.

Or They Have Too Many Apartments ...



The West Village and Chelsea are the biggest offenders in terms of density.

Or Too Many Businesses ...



Technically, too many square feet dedicated to commercial uses. Mostly concentrated in Midtown and the East Village.



25

TOUCHING A FORWARD PASS OR SCRIMMAGE KICK
Diagonal motion of one hand across another.



26

UNSPORTSMANLIKE CONDUCT
Arms outstretched, palms down.



27

ILLEGAL CUT
Both hands striking front of thigh.
ILLEGAL BLOCK BELOW THE WAIST
One hand striking front of thigh preceded by personal foul signal (10).
CHOP BLOCK
Both hands striking side of thighs preceded by personal foul signal (10).
CLIPPING
One hand striking back of calf preceded by personal foul signal (10).



28

ILLEGAL CRACKBACK
Strike of an open right hand against the right mid thigh preceded by personal foul signal (10).



29

PLAYER DISQUALIFIED
Ejection signal.



30

TRIPPING
Repeated action of right foot in back of left heel.

TIME OUT



ROBERTS RULES CHEAT SHEET

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Adjourn	"I move that we adjourn"	No	Yes	No	No	Majority
Recess	"I move that we recess until..."	No	Yes	No	Yes	Majority
Complain about noise, room temp., etc.	"Point of privilege"	Yes	No	No	No	Chair Decides
Suspend further consideration of something	"I move that we table it"	No	Yes	No	No	Majority
End debate	"I move the previous question"	No	Yes	No	No	2/3
Postpone consideration of something	"I move we postpone this matter until..."	No	Yes	Yes	Yes	Majority
Amend a motion	"I move that this motion be amended by..."	No	Yes	Yes	Yes	Majority
Introduce business (a primary motion)	"I move that..."	No	Yes	Yes	Yes	Majority

The above listed motions and points are listed in established order of precedence. When any one of them is pending, you may not introduce another that is listed below, but you may introduce another that is listed above it.

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Object to procedure or personal affront	"Point of order"	Yes	No	No	No	Chair decides
Request information	"Point of information"	Yes	No	No	No	None
Ask for vote by actual count to verify voice vote	"I call for a division of the house"	Must be done before new motion	No	No	No	None unless someone objects
Object to considering some undiplomatic or improper matter	"I object to consideration of this question"	Yes	No	No	No	2/3
Take up matter previously tabled	"I move we take from the table..."	Yes	Yes	No	No	Majority
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to..."	Yes	Yes	Only if original motion was debatable	No	Majority
Consider something out of its scheduled order	"I move we suspend the rules and consider..."	No	Yes	No	No	2/3
Vote on a ruling by the Chair	"I appeal the Chair's decision"	Yes	Yes	Yes	No	Majority

The motions, points and proposals listed above have no established order of preference; any of them may be introduced at any time except when meeting is considering one of the top three matters listed from the first chart (Motion to Adjourn, Recess or Point of Privilege).



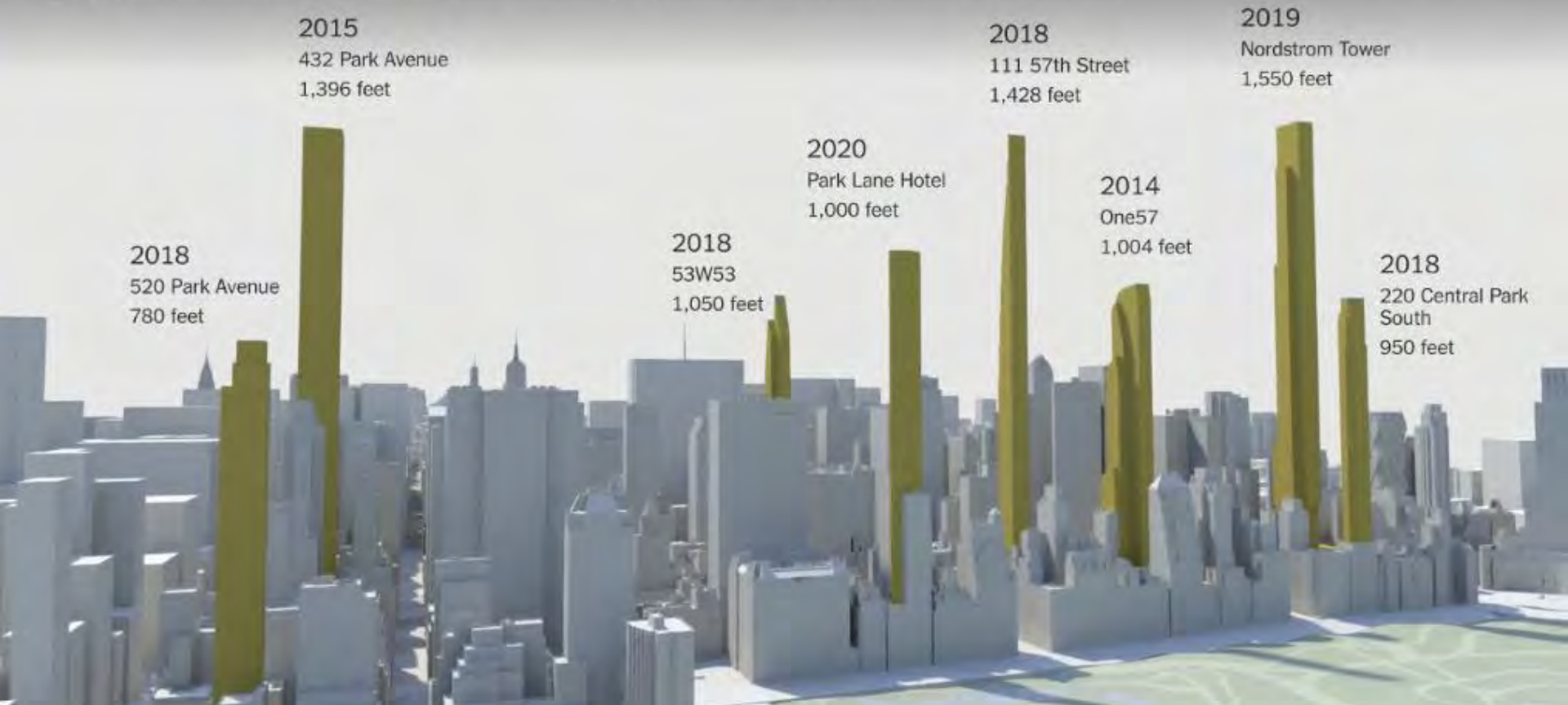


Tall, Thin and Expensive

By MIKA GRÖNDAHL and FORD FESSENDEN



New buildings planned or built near 57th Street







- SHARE
- TWEET
- SHARE
- EMAIL

NYC issues stop work order after security guard crushed to death at Midtown construction site

WORKER PINNED 5:08 85° abc7

00:19 01:02

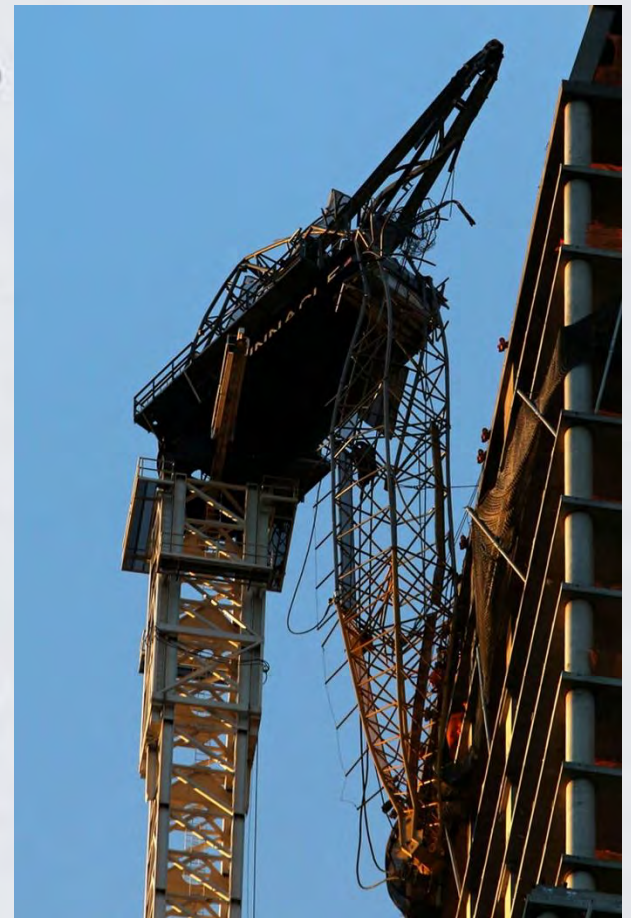
EMBED <> MORE VIDEOS

Joe Torres has more on a security guard who was killed at a construction site in Midtown.

AP



Central Park Tower; (2014-19), 1,550' Tall, 131 “floors”, 95 “actual”



One57; (2004-14), 1,005' Tall, 73 floors





West Side Rag

New
the
West
N

ABSURDITY

ART

COLUMNS

FOOD

HISTORY

NEWS

OPEN/CLOSED

OUTDOORS

REAL ESTATE

PS 199 Playground Closed After Concrete Falls from 200 Amsterdam; Father Says His Child Was Hit

Posted on September 19, 2019 at 3:20 pm by West Sider



**THIS WEEK'S
EVENTS**

SIGN UP FOR THE

154 KILLED IN SKYSCRAPER FACTORY FIRE; SCORES BURN, OTHERS LEAP TO DEATH.



BUILDING WHERE FIRE
OCCURRED
WINDOWS FROM WHICH
VICTIMS JUMPED ENCLOSED
IN WHITE LINE OF



ILLEGAL



SPECIAL INTEREST → POLITICIAN

LEGAL

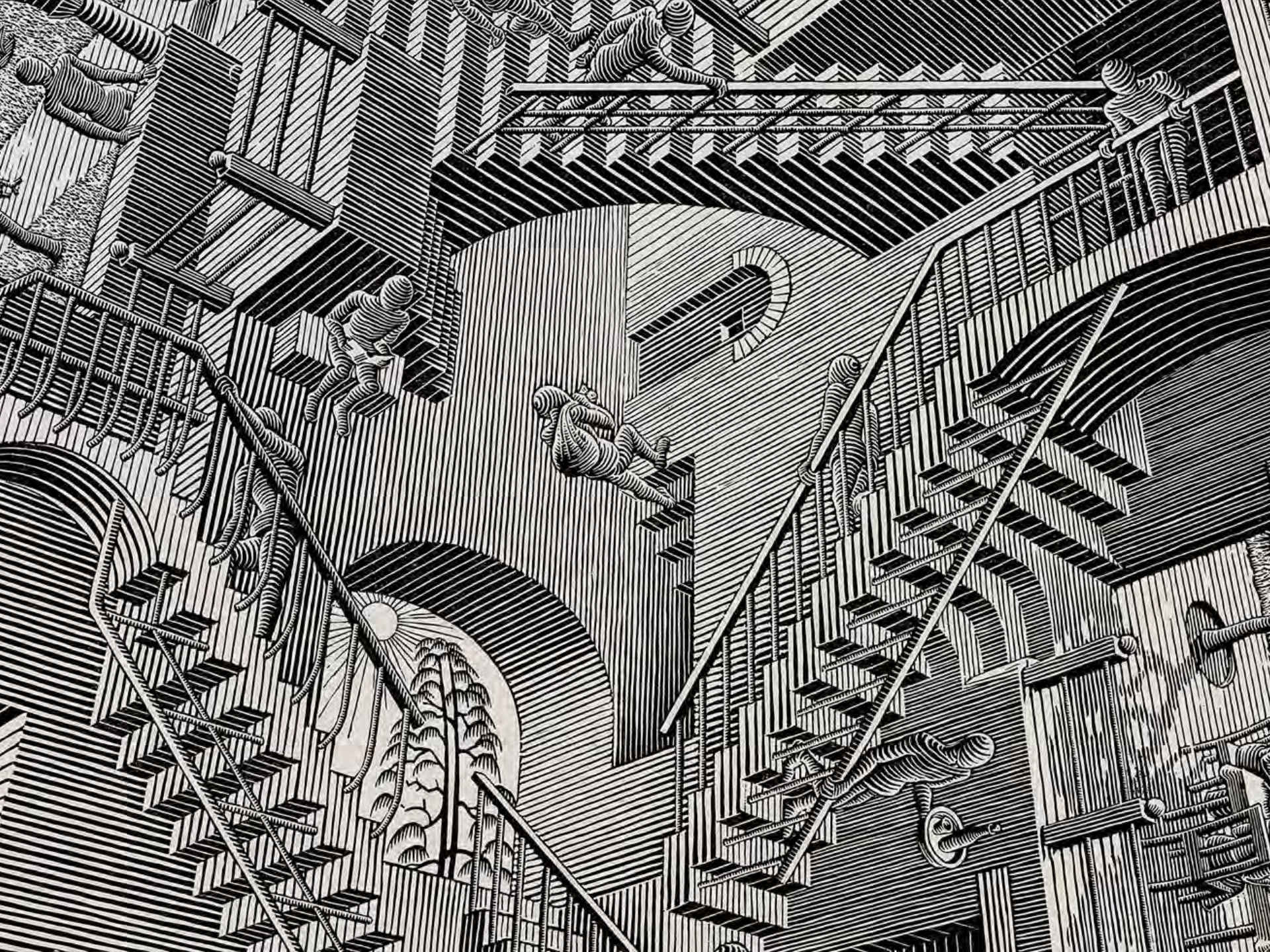


SPECIAL INTEREST → LOBBYIST → POLITICIAN

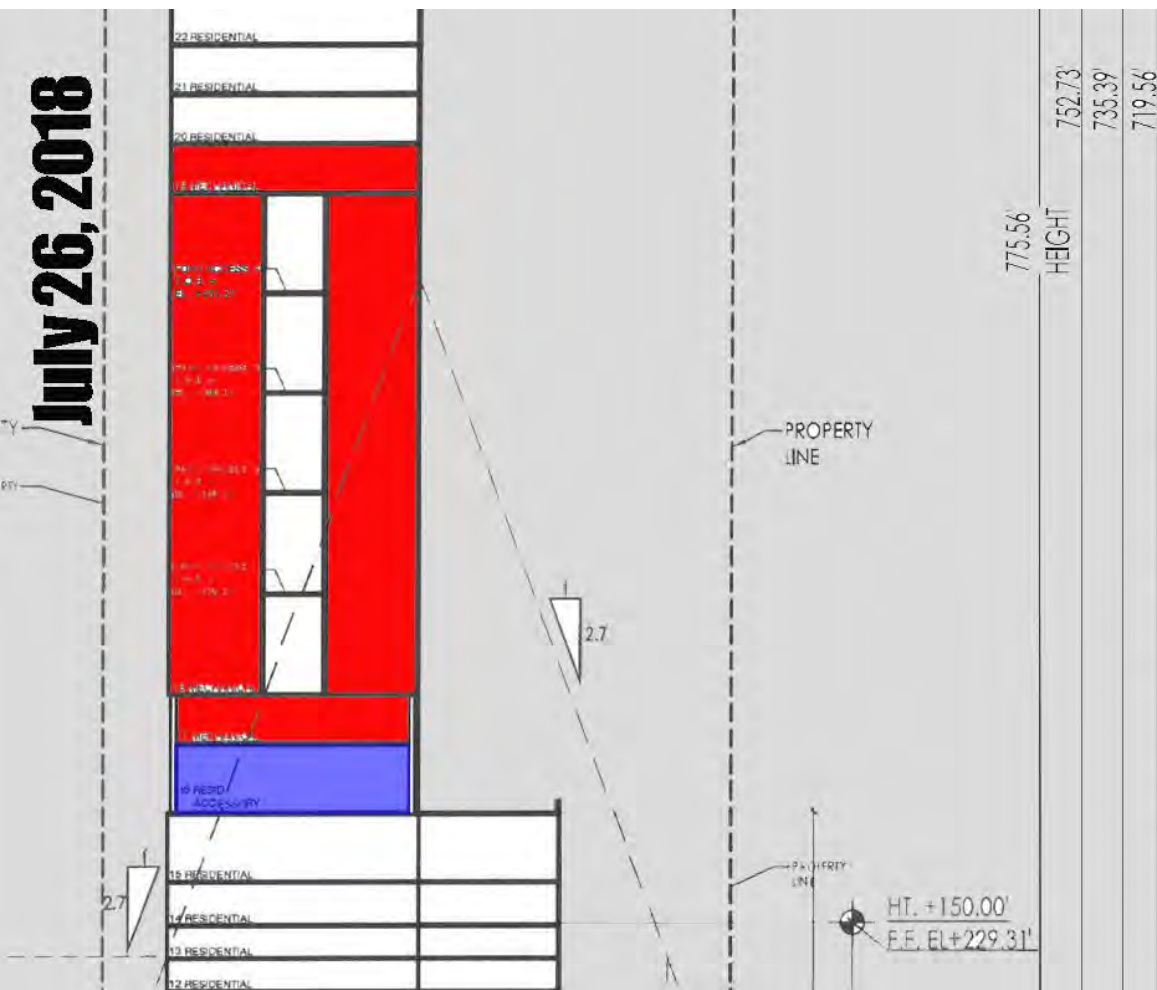




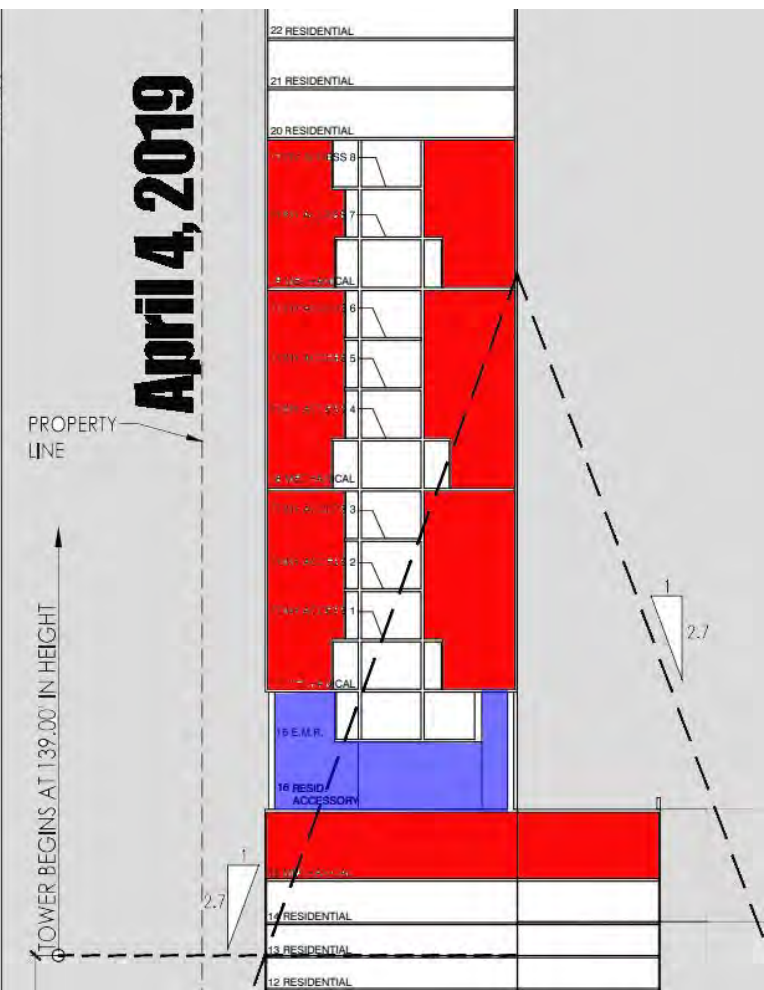




July 26, 2018



April 4, 2019





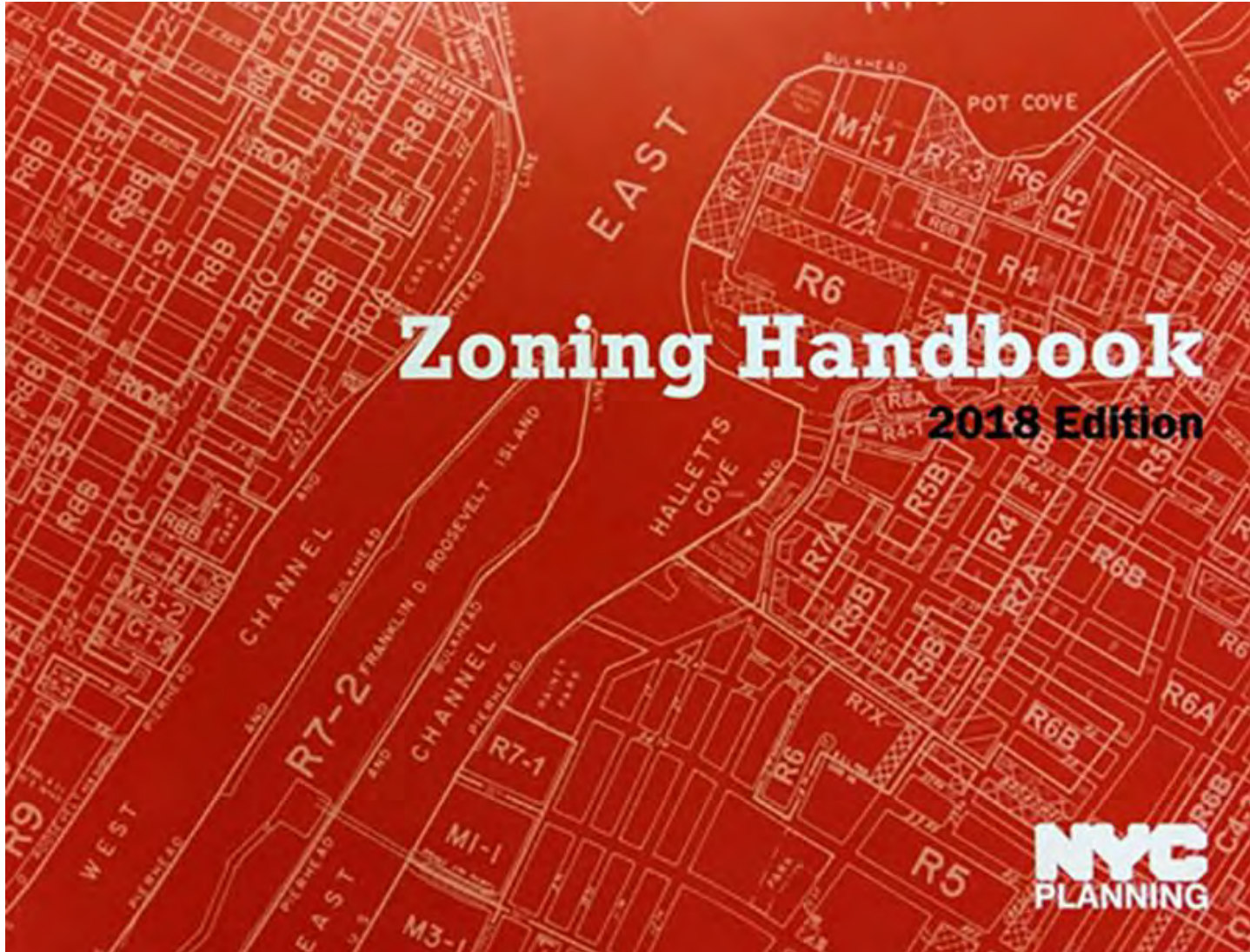
**NEW
INFORMATION**

Judge Approves Homeless Shelter On Billionaires' Row

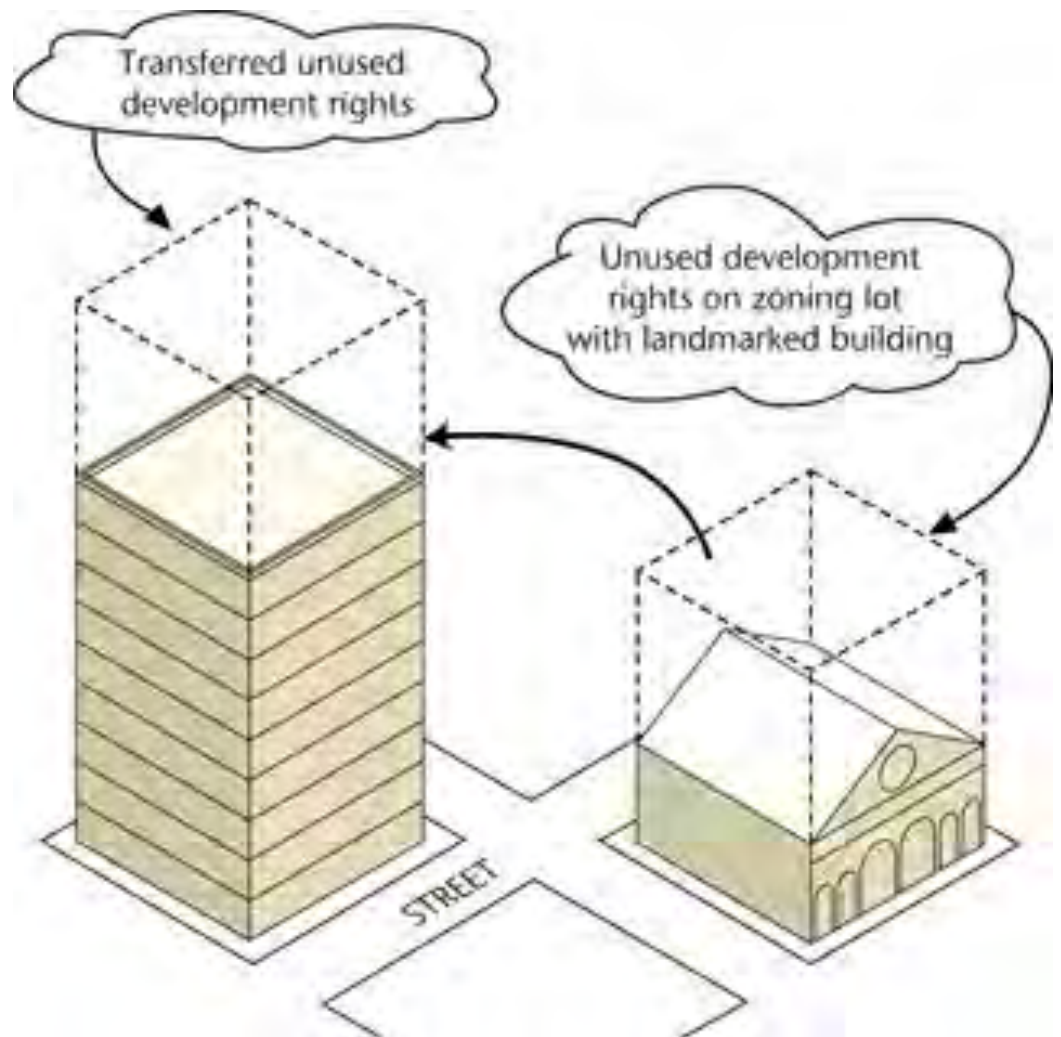
12:02 56°

CBS 2
CBSNewYork.com

1,300 Pages!

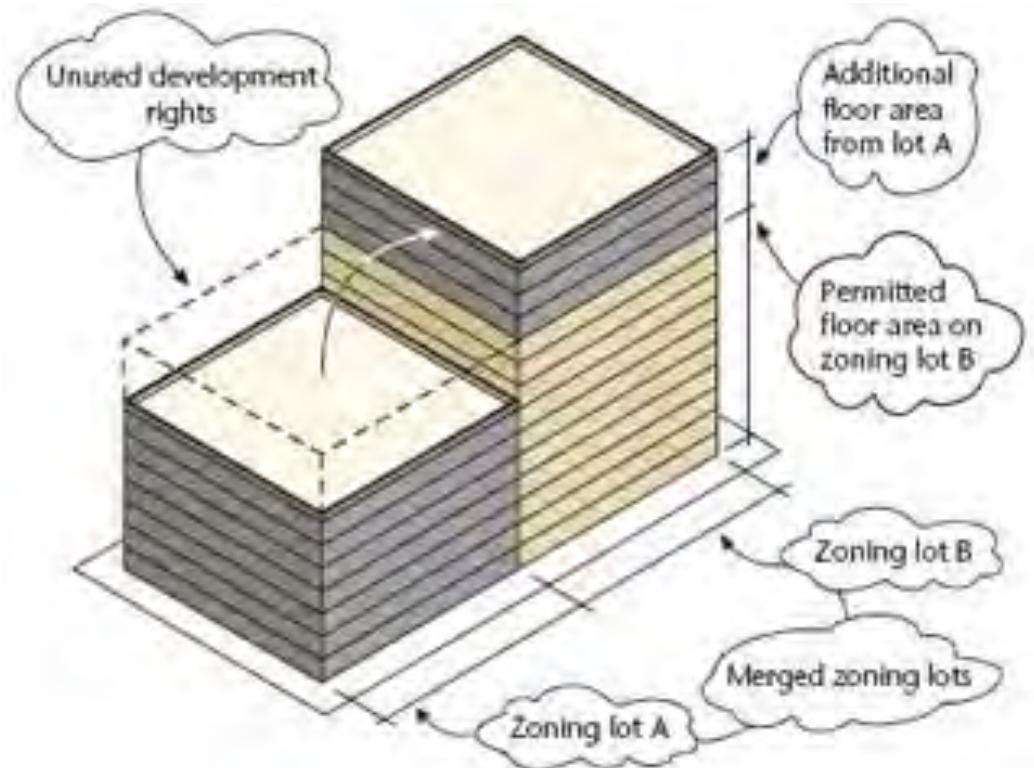


Transfer of Development Rights

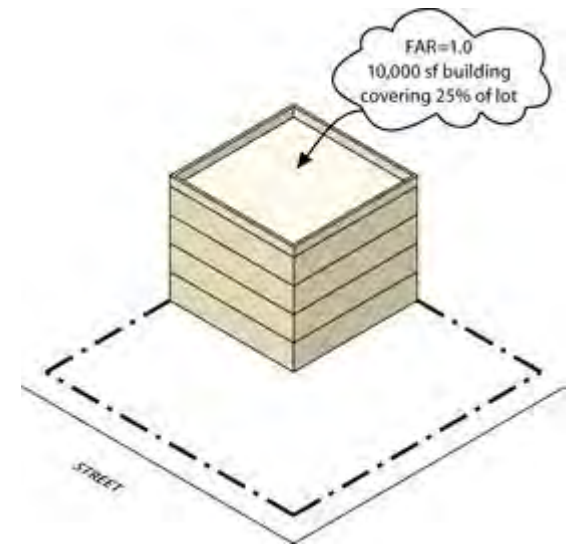
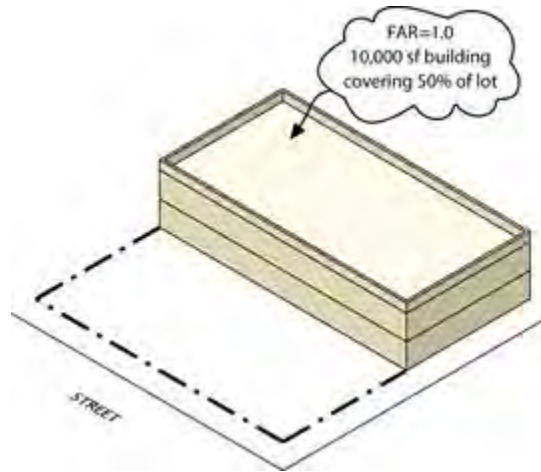
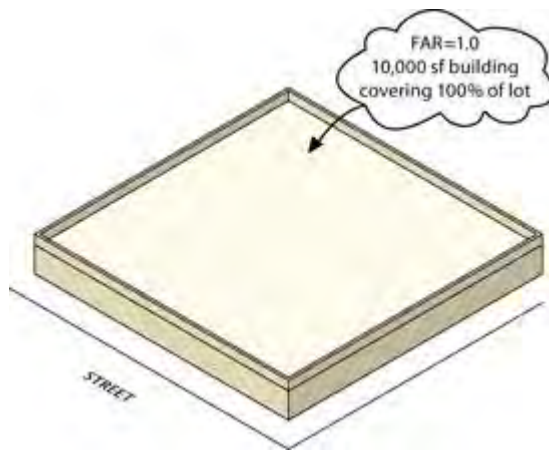


WHY?
NOW?

Zoning Lot Mergers



Floor Area



GRANDMA PANCAKES



GRANDMA
PANCAKES

vs. CREPES



FREEBIES

- Cellars
- Pipe Shafts
- Unenclosed Patios
- Electrical Chases
- Flues and Chutes
- Accessory Parking
- Accessory Loading
- Centralized HVAC





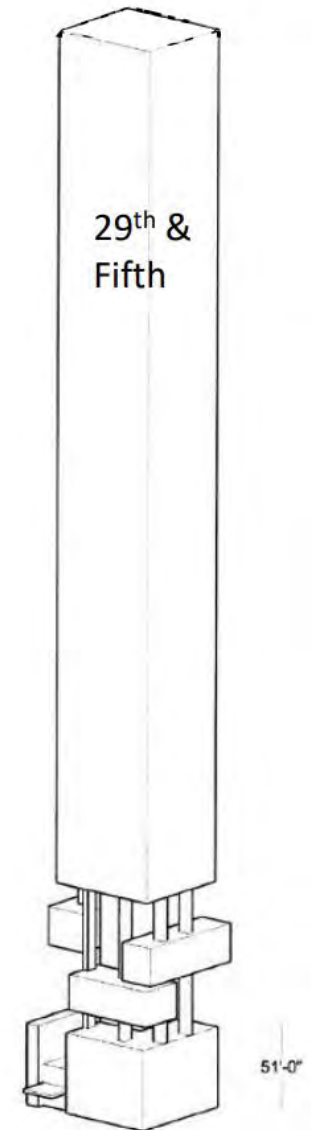
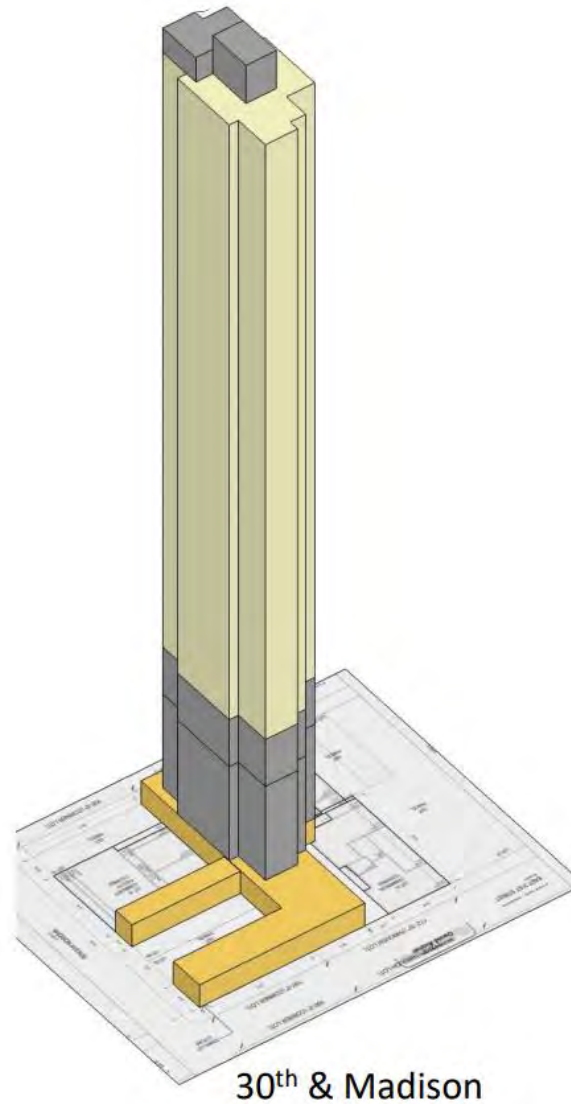
EXCESSIVE MECHANICALS



432 Park Avenue; (2012-15), 1,398' Tall

- Tallest Residential Building in the World
- Third Tallest Building in the United States
- Second Tallest Building in NYC
- Taller than original Twin Towers

VOIDS AND STILTS



GERRYMANDERED ZONING LOT

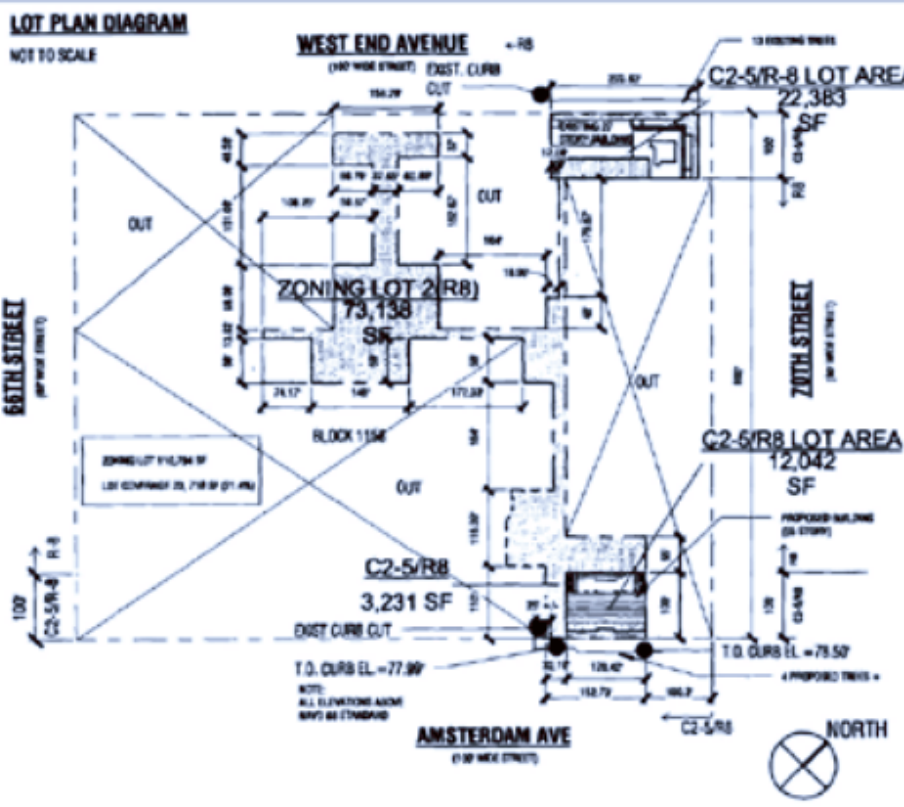
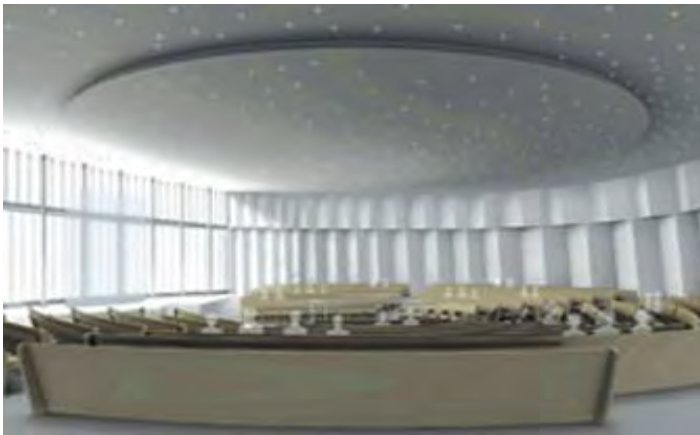


Figure 35: Portion of the confusing Zoning Diagram submitted for the development at 200 Amsterdam Avenue



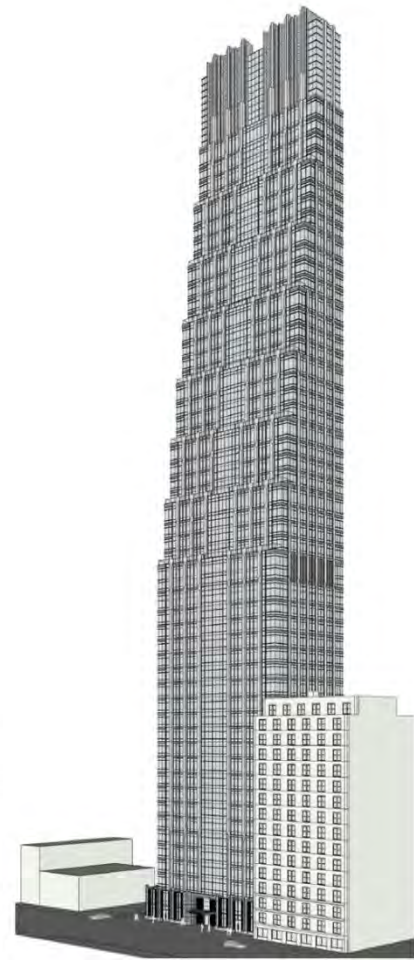
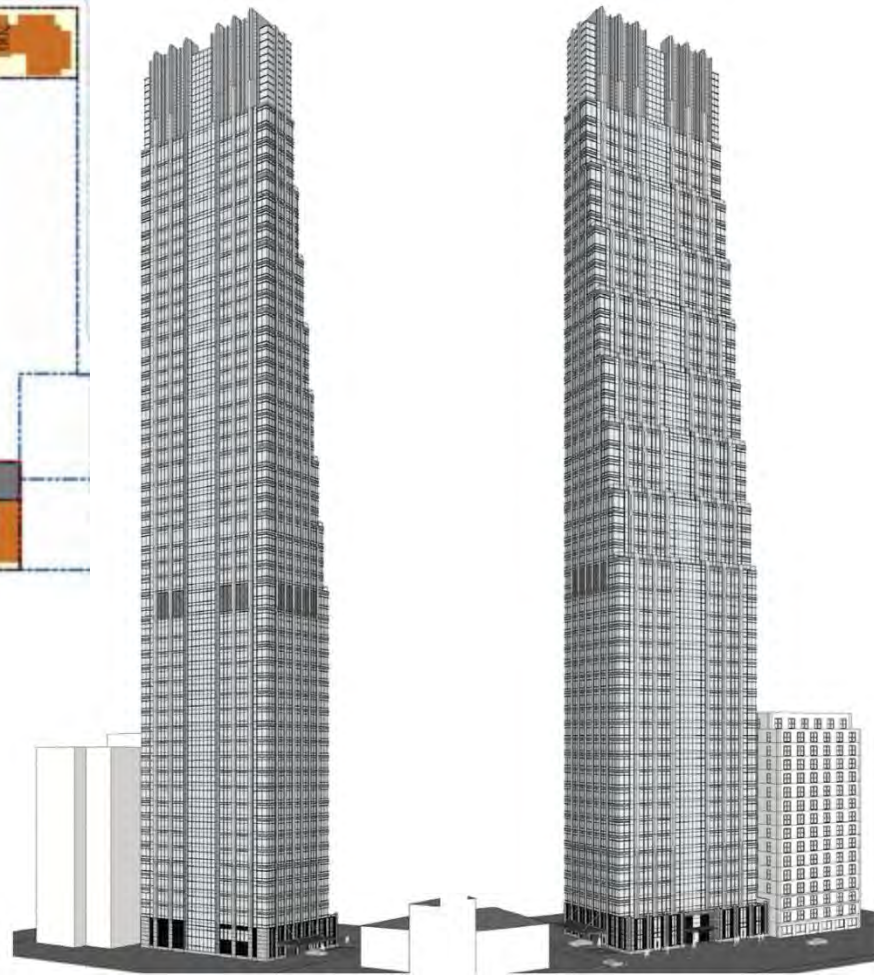
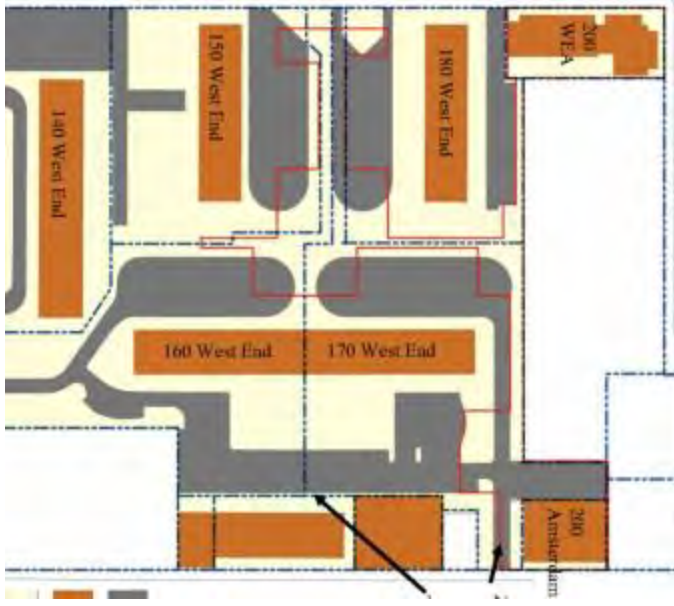
Figure 36: Aerial image showing proposed tower at 200 Amsterdam Avenue and zoning lot in red

Lincoln Sq Synagogue, 200 Amsterdam Avenue



1970, Hausman & Rosenberg





FAKE BUILDINGS

Work in Progress: Residential

Anticipated Completion: March 2019

OWNER:

West 66th Investor LLC
75 East 55th Street
New York, NY 10022

For Additional Information:

212-448-3996

General Contractor:

Lendlease (US) Construction LMB Inc.
200 Park Avenue, New York NY 10166
212-592-6700

Building Enforcement Safety Team:

212-393-2404

To anonymously report unsafe conditions at this worksite, call 311.

Para reportar condiciones peligrosas en un sitio de trabajo. llame at 311.
No tiene que dar su nombre.

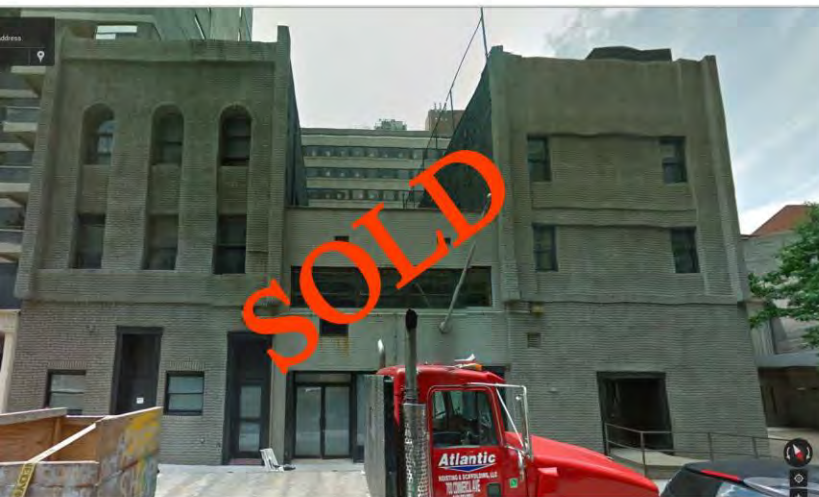


To see other permits issued on this property, visit: www.nyc.gov/buildings.



Mega-Developer Buys Congregation Habonim, West 66th Street

Extell gets 75,000 square feet of development rights



36 W 66

38 W 66

40 W 66



Congregation Habonim

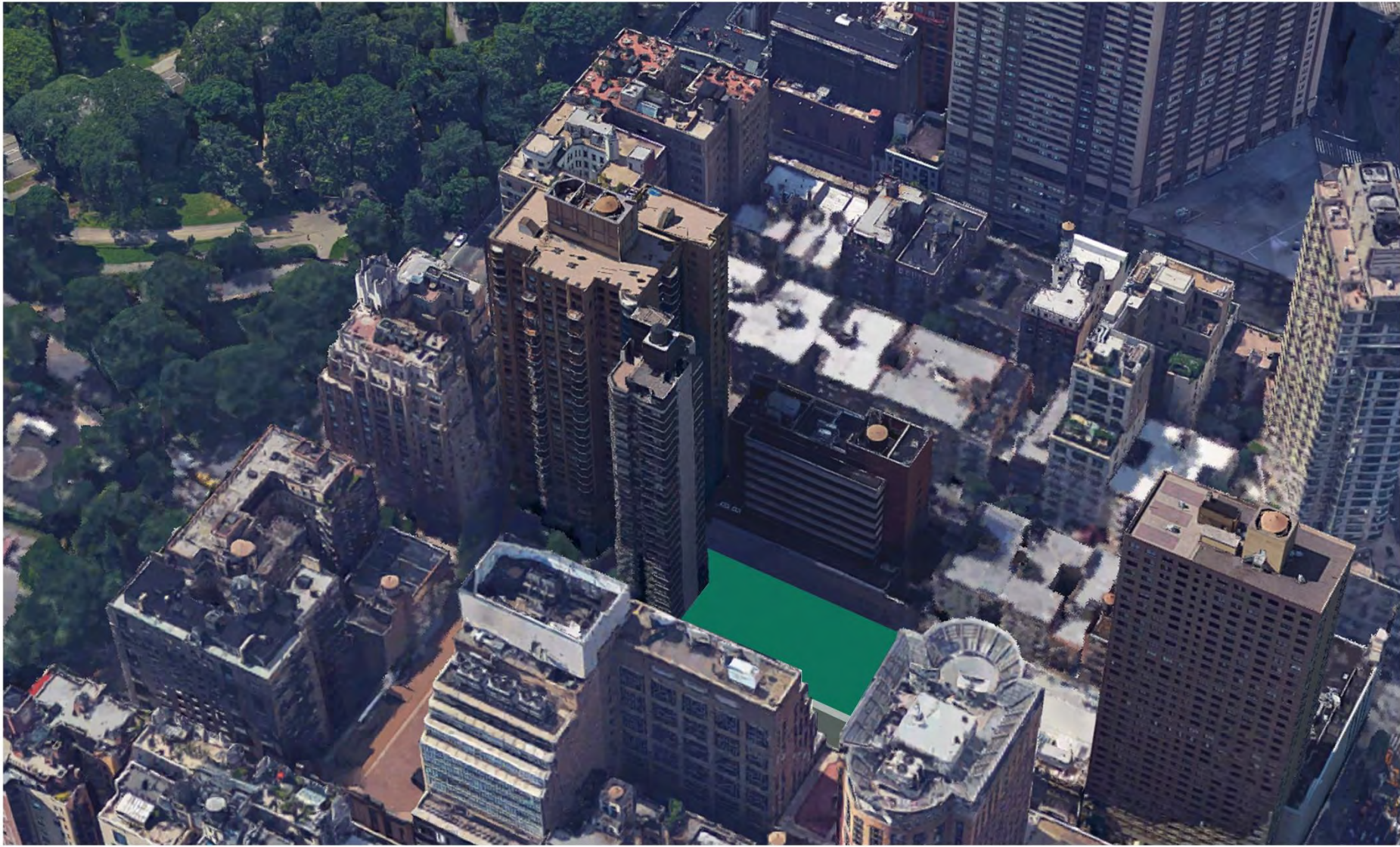


1st Battery Armory
(NYC Individual Landmark)

<-- East (Central Park West)

WEST 66TH STREET Partial Streetscape

West (Broadway)-->

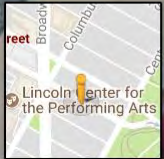


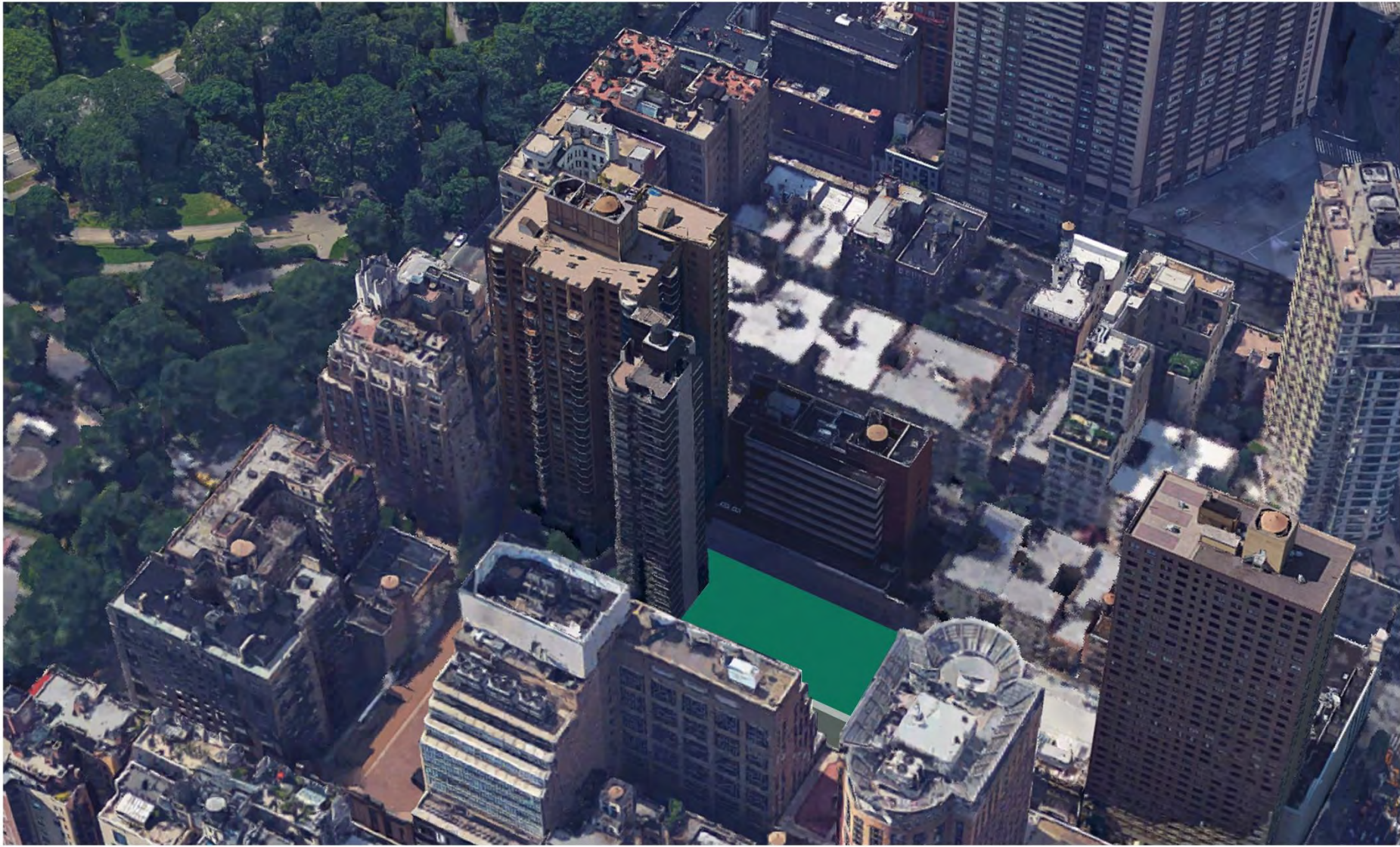


29 W 65th St
New York

Google, Inc.

Street View - Sep 2016





Zoning Data Tables, Residence Districts

ZONING DATA TABLE 1

R1-R3 Lower-Density Residence Districts											
		R1-1 ¹	R1-2 ¹	R1-2A ¹	R2 ¹	R2A ¹	R2A ¹	R3A ¹	R3X ¹	R3-1 ¹	R3-2 ¹
Single-family detached residences		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-family detached residences		—	—	—	—	—	—	✓	✓	✓	✓
Semi-detached residences		—	—	—	—	—	—	—	—	✓	✓
All residences		—	—	—	—	—	—	—	—	—	✓
Residential FAR (max)		0.5	0.5	0.5	0.5	0.5	0.85	0.5	0.5	0.5	0.5
with attic allowance		—	—	—	—	—	1.02	0.6	0.6	0.6	0.6
Community facility FAR (max)		0.5 ¹	0.5 ¹	0.5 ¹	0.5 ¹	0.5 ¹	0.5 ¹	1.0	1.0	1.0	1.0
Lot width (min)	Detached	100 ft	60 ft	60 ft	40 ft	40 ft	30 ft	25 ft	35 ft	40 ft	40 ft
	Other	—	—	—	—	—	—	—	—	18 ft	18 ft
Lot area (min)	Detached	9,500 sf	5,700 sf	5,700 sf	3,800 sf	3,800 sf	2,850 sf	2,375 sf	3,325 sf	3,800 sf	3,800 sf
	Other	—	—	—	—	—	—	—	—	1,700 sf	1,700 sf
Open space ratio (min)		150.0	150.0	—	150.0	—	—	—	—	—	—
Lot coverage (max)		—	—	30%	—	30%	— ²	— ²	— ²	35%	35%
Front yard depth (min)		20 ft	20 ft	20 ft ³	15 ft	15 ft ³	15 ft	10 ft ³	10 ft ³	15 ft	15 ft
Side yards (number)	Detached	2	2	2	2	2	2	2 ⁴	2	2	2
	Semi-detached	—	—	—	—	—	—	—	—	1	1
Total width of side yards (min)	Detached	35 ft	20 ft	20 ft	13 ft	13 ft	10 ft ⁵	8 ft ⁵	10 ft ⁵	13 ft	13 ft
	Semi-detached	—	—	—	—	—	—	—	—	8 ft	8 ft
Each side yard (min)	Detached	15 ft	8 ft	8 ft	5 ft	5 ft	2 ft	—	2 ft	5 ft	5 ft
	Semi-detached	—	—	—	—	—	—	—	—	—	—
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft	20 ft	30 ft	30 ft	30 ft	30 ft
Perimeter wall height (max)		—	—	25 ft	—	21 ft	21 ft	21 ft	21 ft	21 ft	21 ft
Building height (max)		— ⁶	— ⁶	35 ft	— ⁶	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Off-street parking		1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit



¹ Up to 1.0 FAR by special permit

² Governed by yard requirements

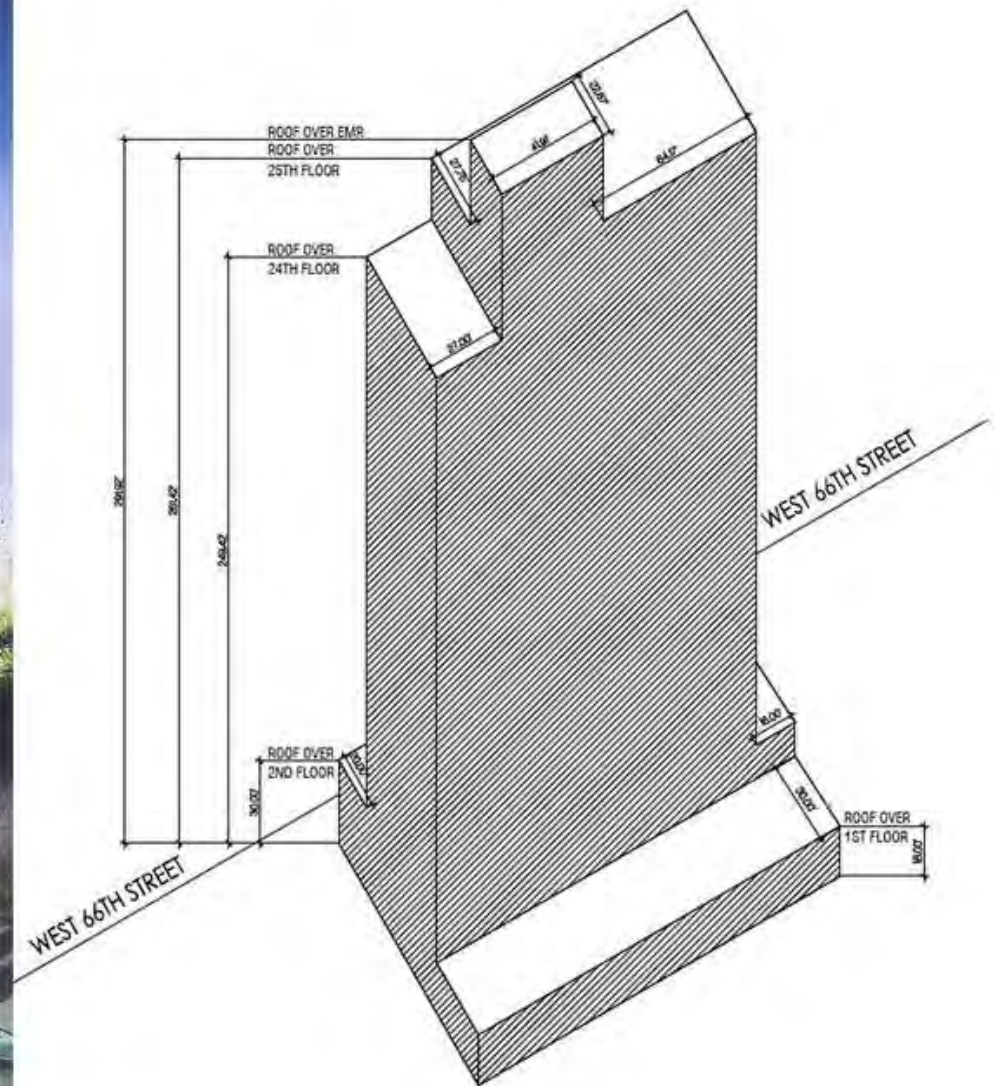
³ Front yard must be at least as deep as an adjacent front yard

⁴ Zero lot line buildings require only one side yard, at least 8 feet wide

⁵ Minimum of 8 ft required between buildings on adjacent zoning lots

⁶ Height controlled by sky exposure plane

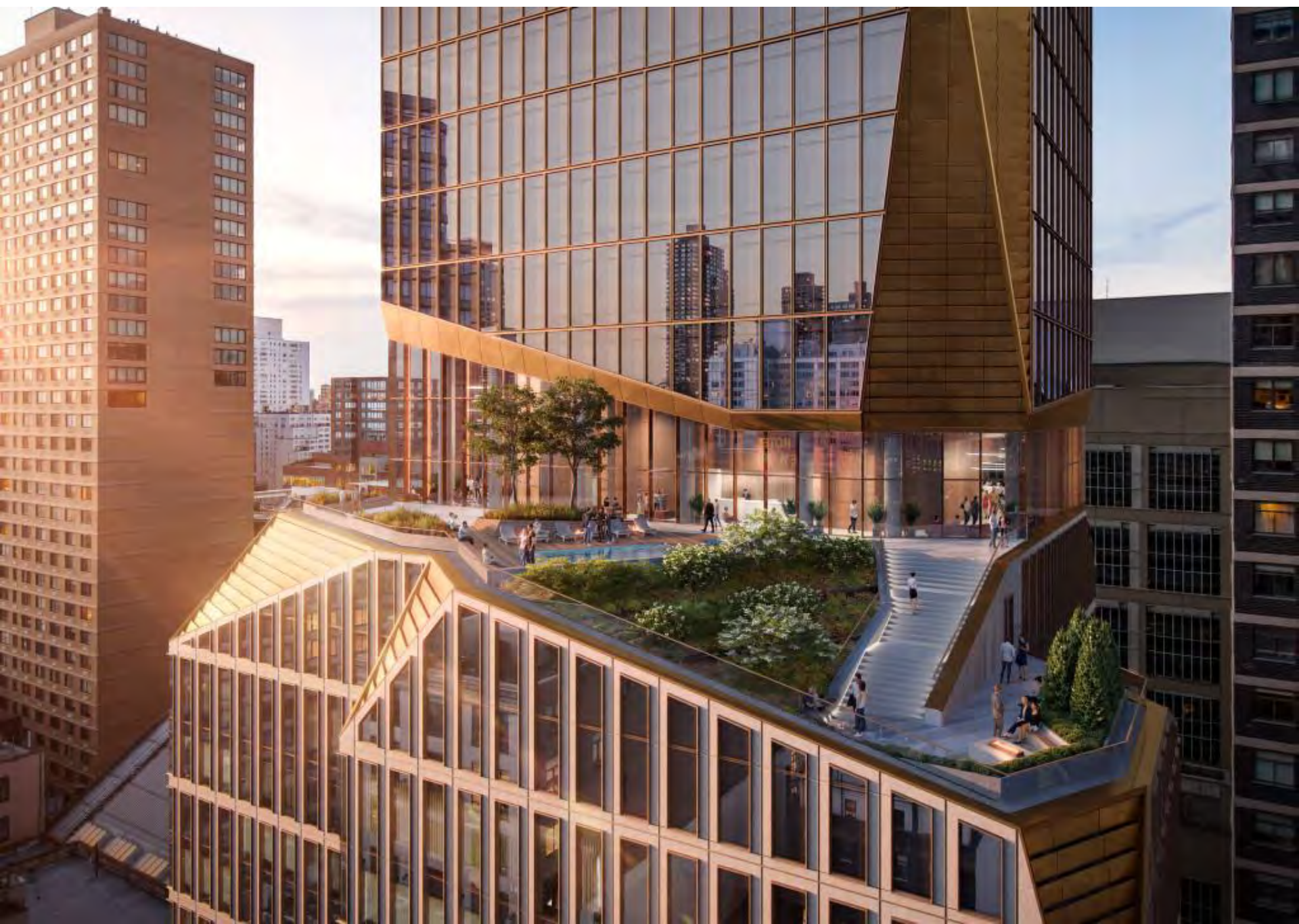
⁷ Regulations may differ in Lower Density Growth Management Areas















LANDMARK WEST!

THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE



Work in Progress: Residential

Anticipated Completion: March 2019

OWNER:

West 66th Investor LLC
75 East 55th Street
New York, NY 10022

For Additional Information:

212-448-3996

General Contractor:

Lendlease (US) Construction LMB Inc.
200 Park Avenue, New York NY 10166
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212-393-2404

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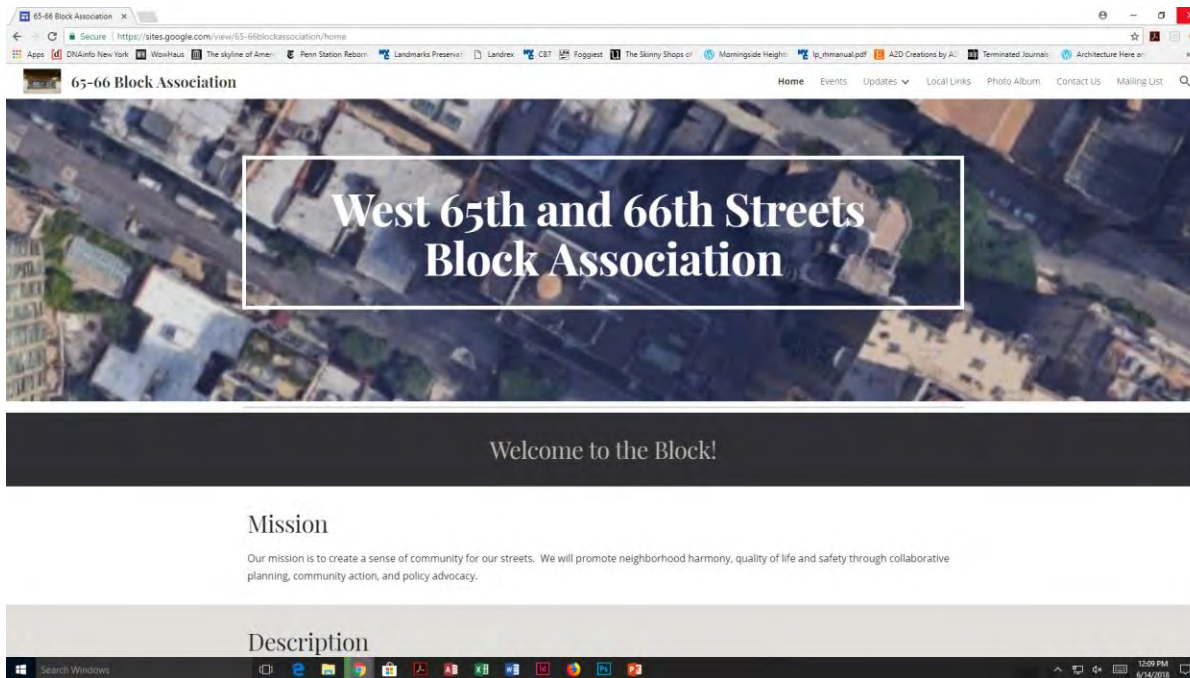
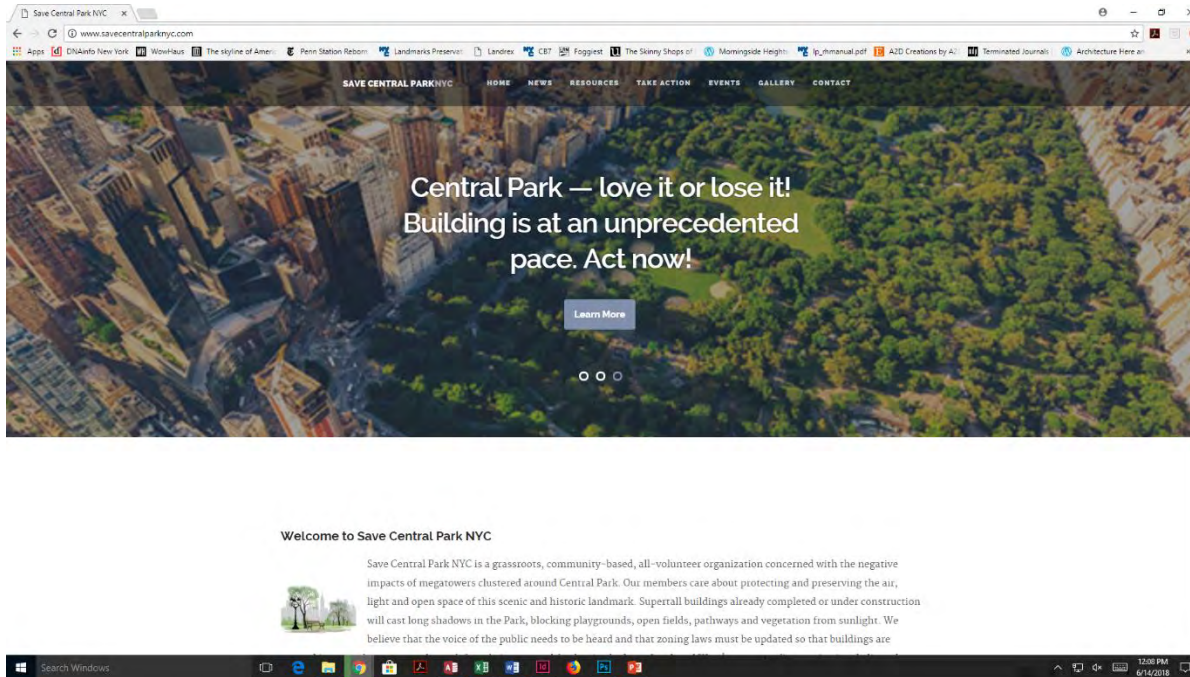
'A different developer did something smart at a site we looked at on west 67th Street...these are the kinds of tricks you have to do these days, if you even hope to be successful' Jon Kalikow

- 775' tall but only 39 stories.
- Tallest Building North of 59th Street on the Island of Manhattan
- Built “as-of-right” with no public oversight
- “26” Story Placeholder
- Compromising Civic Institutions by manipulating community facility bonus

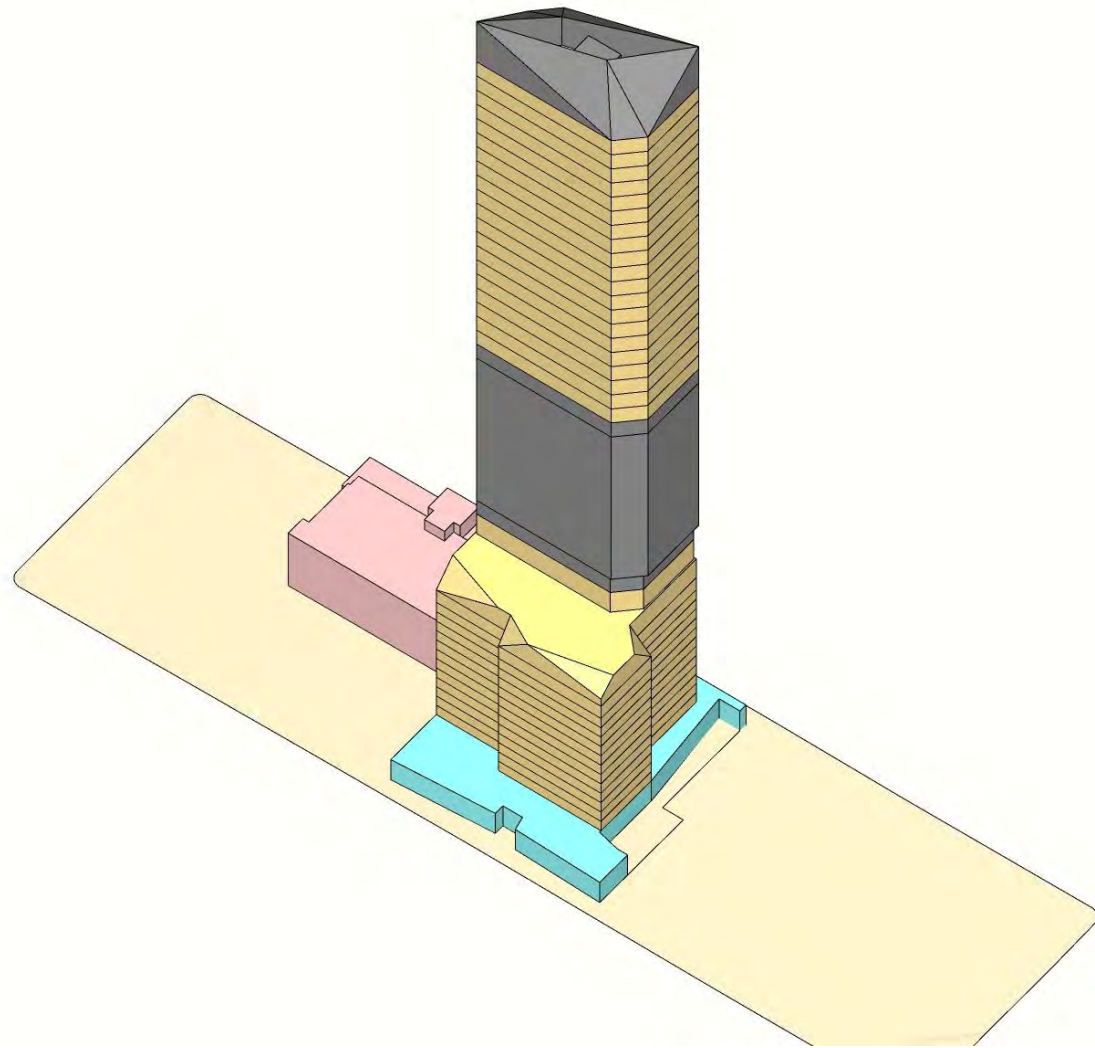


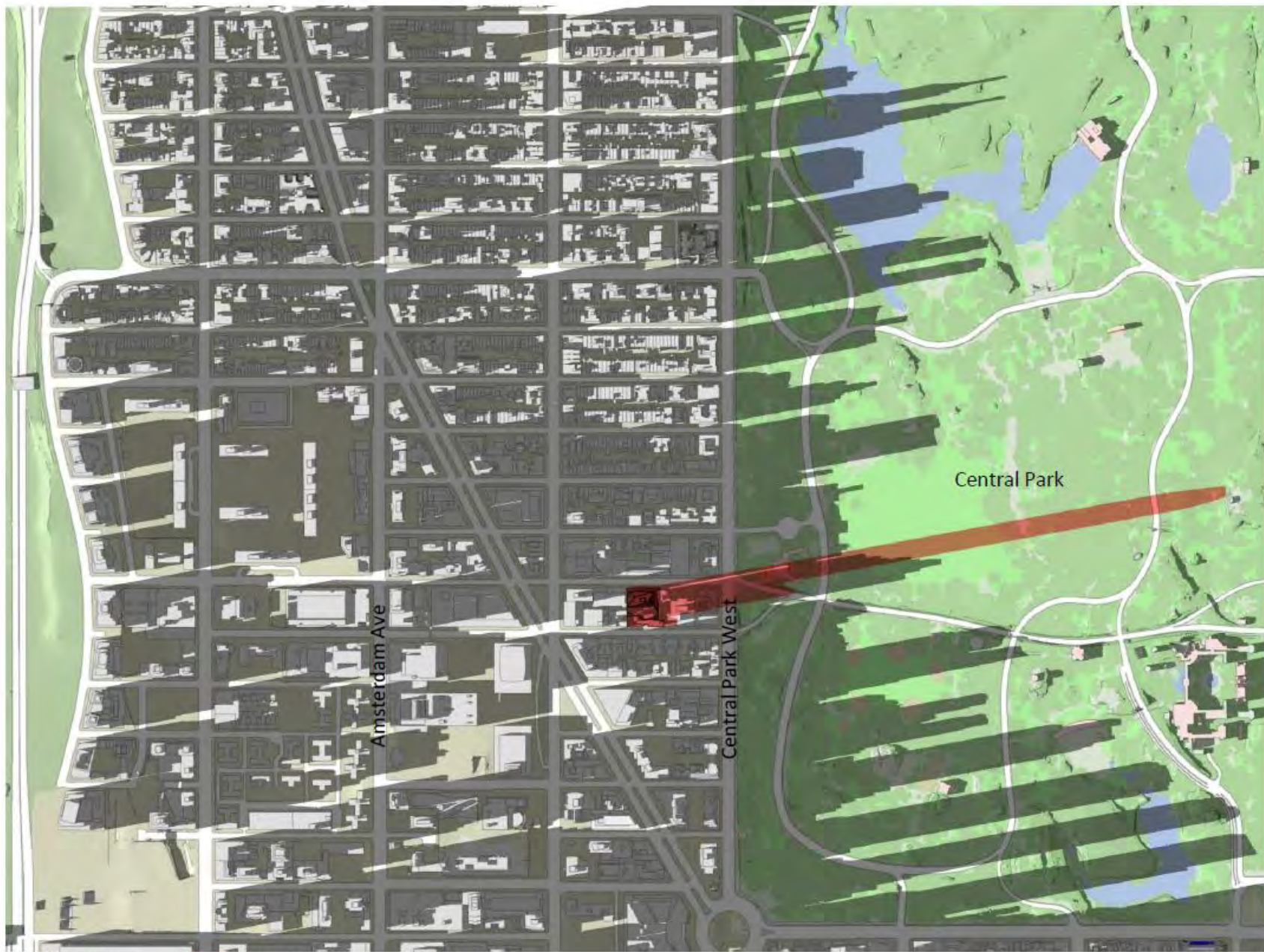
36 West 66th Street





Google earth



**W 65
66
STREETS BLOCK
ASSOCIATION**





 In sun
 West 66th St., already in shadow
 In shadow
 West 66th St., shadow, new shadow impact

June 21 – 7PM Shadows

City Revokes Permits for Planned West Side Skyscraper

Posted by Spectrum News NY1

185 Views





Construction underway at 50 West 66th Street. Photo: Courtesy of Chris Giordano

WEST SIDE TOWER CUT DOWN TO SIZE

DEVELOPMENT

City to revoke permits for 775-foot
condo building on West 66th Street

BY EMILY HIGGINBOTHAM

In a victory for opponents of what would be the tallest building in Manhattan north of 59th Street, the Department of Buildings has issued a notice

totals that govern permissible building heights.) Extell Development, the group behind the project, may still move ahead with its approved plans for a 25-story development at the site. The company has 15 days to appeal the DOB's decision to revoke. The Extell tower is one of the latest Manhattan projects to face opposition from land-use advocates and local residents. These critics argue that developers, with DOB approval, have relied on loopholes in the building codes to build ever-higher luxury residential buildings — with equally pricey tags — which do not fit the neighborhood's architectural





SPECTRUM
NEWS **NY**

SEAN KHORSANDI

EXECUTIVE DIRECTOR, LANDMARK WEST!

КА БАНКНОТ ПРЕСЛЕДУЕТСЯ ПО

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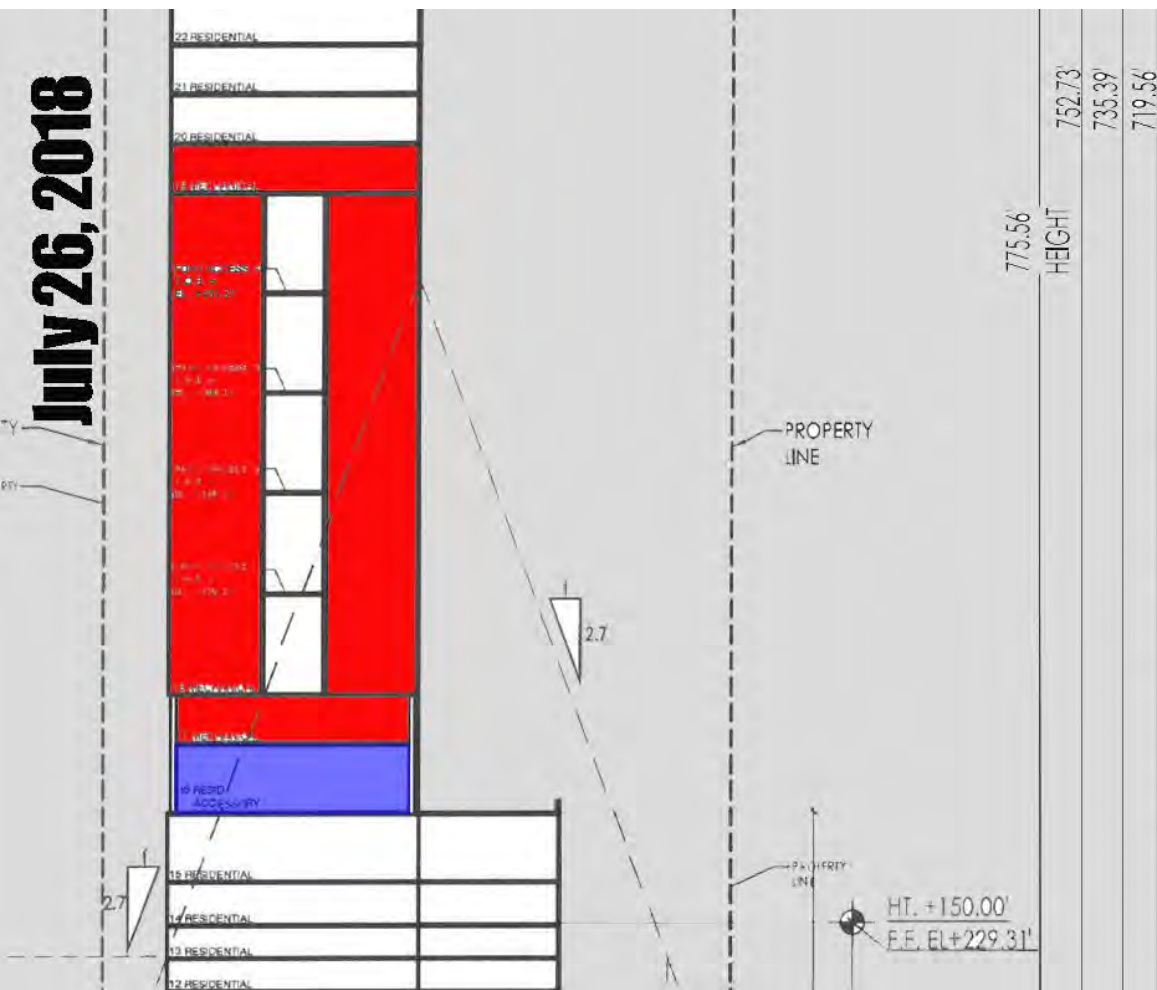
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NYCTM

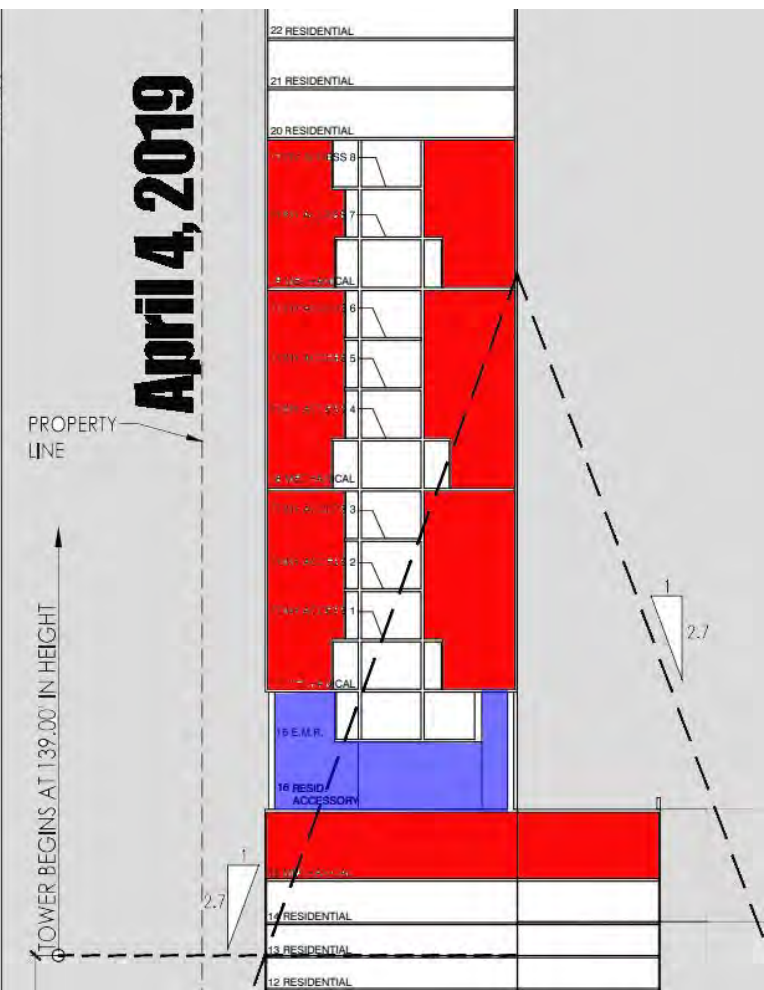
Buildings

NYC Board of Standards
and Appeals

July 26, 2018



April 4, 2019







GREETINGS
FROM

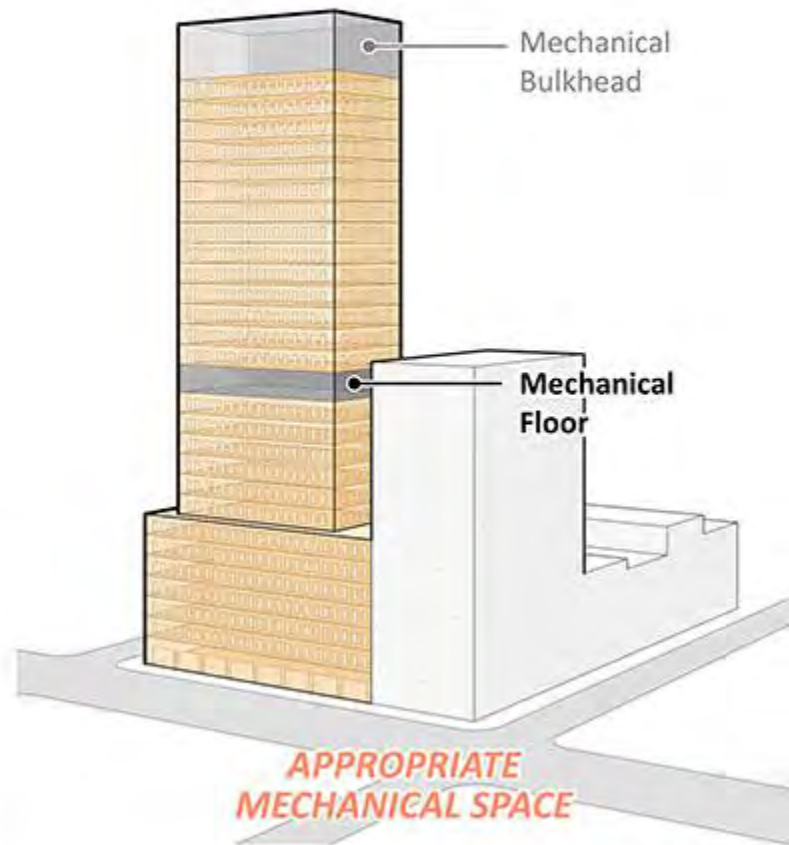
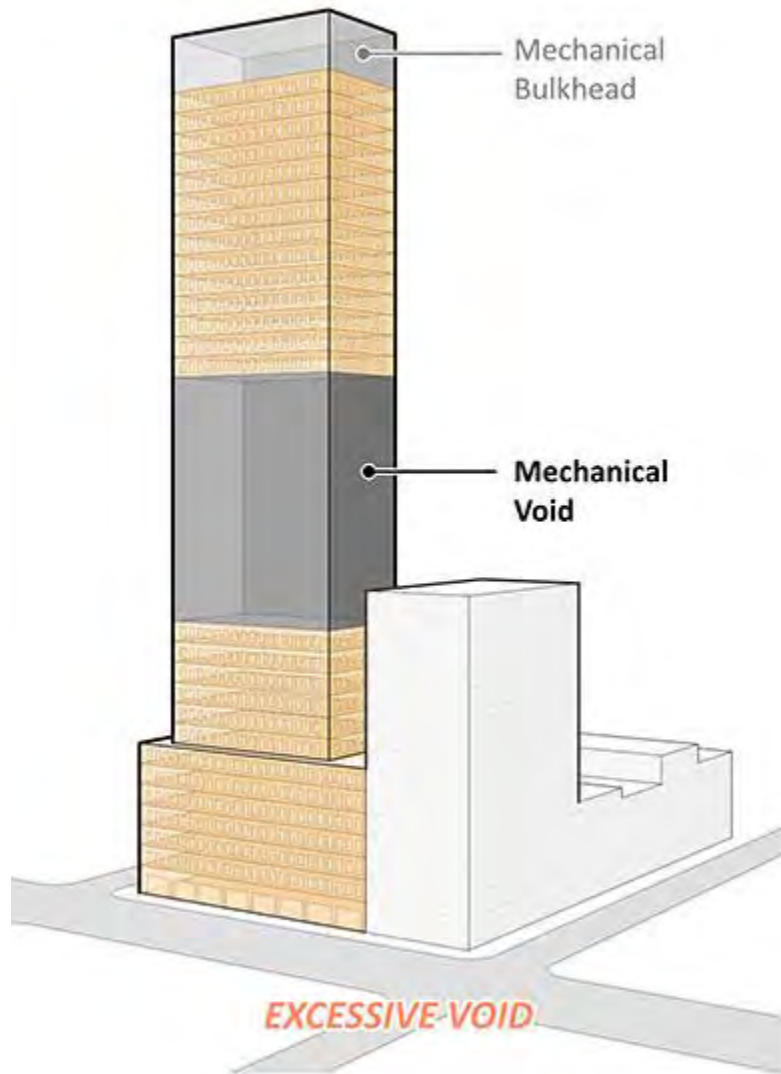
GRAND
CANYON

Upper West Side

© JERRY SEIDEN & CO., INC.

88-H104







A5026A/S3820A



Demand and End to Real Estate Loopholes in New York!

State Assembly Member Linda Rosenthal and State Senator Robert Jackson have introduced Bills **A5026A/S3820A** to set limits on mechanical space with the goal of avoiding scenarios like developer Extell's 161-foot proposed void at **50 West 66th Street**. If passed, this legislation will amend the Multiple Dwelling Law (MDL) in order to give a three-dimensional value to Floor Area Ratio (FAR), the means by which the number of occupiable floors are counted within NYC Zoning since 1961.

The plain language sets a standard floor to floor height at 12 feet for upper floors, 25 feet for street level

Contact Information

Sean Khorsandi

Executive Director

LANDMARK WEST!

LandmarkWest@LandmarkWest.org

45 West 67th Street New York, NY 10023

212-496-8110

Connect with LW!

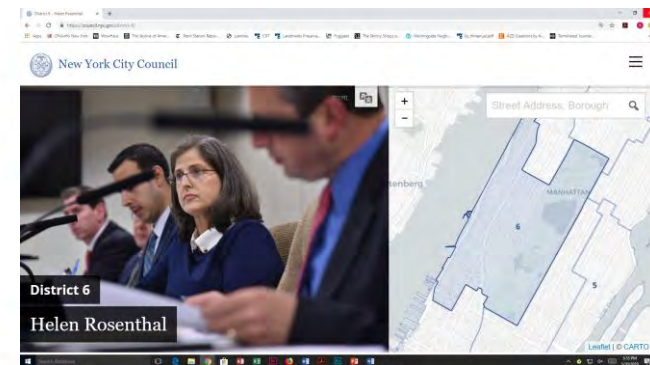
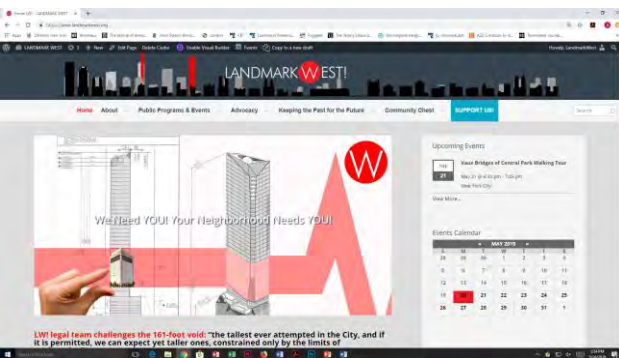


Be a Part of the Fight...

Become a member of
LANDMARK WEST!

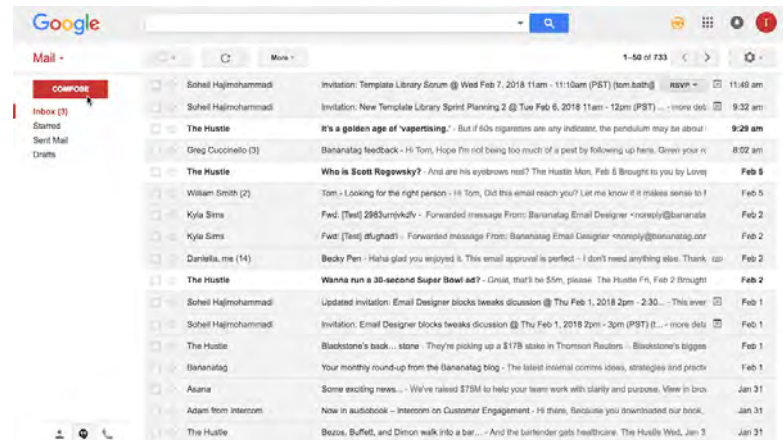
1. Check Websites

- neighborhood nonprofit
- local community board
- local council member
- State Senator/Assembly Member



2. Passive Action

- sign up for emails
- READ THEM
- attend a meeting
- join a community group



3. Formal Engagement

- speak up at meetings
- join a committee
- call your community board, committee chairs or elected officials
- follow City & State, CRAINS NY Business, The Real Deal
- organize your building



CRAIN'S
NEW YORK BUSINESS



**CITY &
STATE**
NEW YORK



NEW YORK
YIMBY

4. Initiate Action

- Pay it Forward – Sign a petition, send a letter, make a sign, attend a rally
- Hold Electeds Accountable
- Hold Agencies Accountable
- Stick to your beliefs
- Listen to others





The scale of the city is changing. Why is that and what can you do?

The Short Scoop on Tall Buildings

New York City celebrates height—and that's nothing new! Since 1870, NYC has been host to 9 of the world's 15 tallest buildings in their day. Of those 15, New York is the only city that has demolished theirs, retaining just 6 of those superlative structures. Even **more are planned**. And even the **New York Times** is catching on. What will that mean for the future of New York?

... we have a duty to be proactive. Planning is not simply looking at which tricks have been used—it's looking ahead and anticipating what we will see next, and then taking steps to address those issues.

Manhattan Borough President Gale Brewer

A Resource Guide for New Yorkers

LW! offers this page as a resource for the everyday New Yorker, as an easy-to-digest guide for better understanding what is happening to our skyline, and why this phenomenon is proliferating now. We hope it is a useful tool for other communities, as Supertalls impact all of us. **If it can happen on the Upper West Side, it can happen where you live.** Join our mailing list, or contact us at (212) 496-8110, or email landmarkwest@landmarkwest.org for more information.

QUICK ACTION

Upper West Side Developments





So What?

LANDMARK **WEST!**
LANDMARK WEST!
THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE