



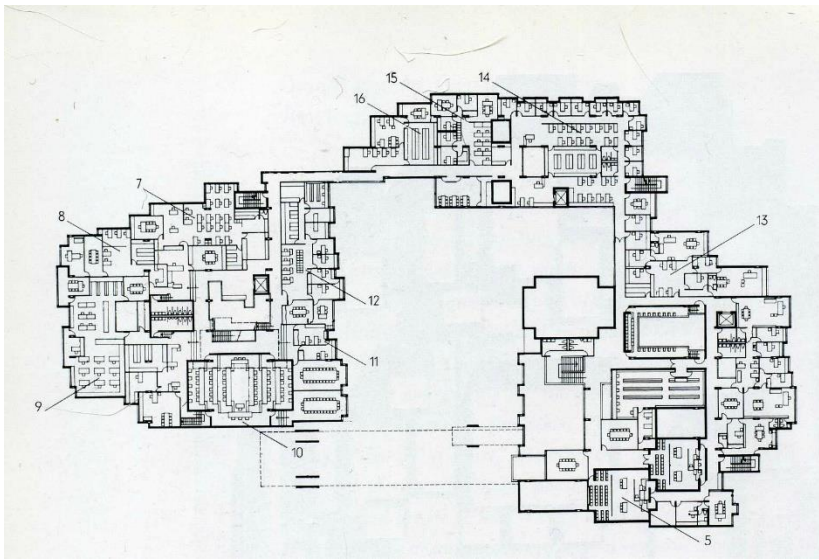
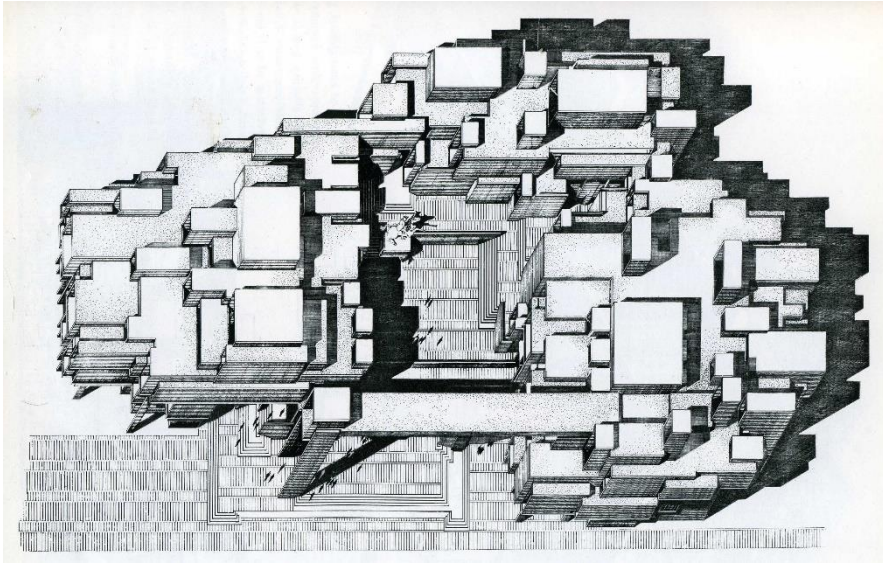
STIRRING THE POT:

keeping an eye on
NEW CONSTRUCTION

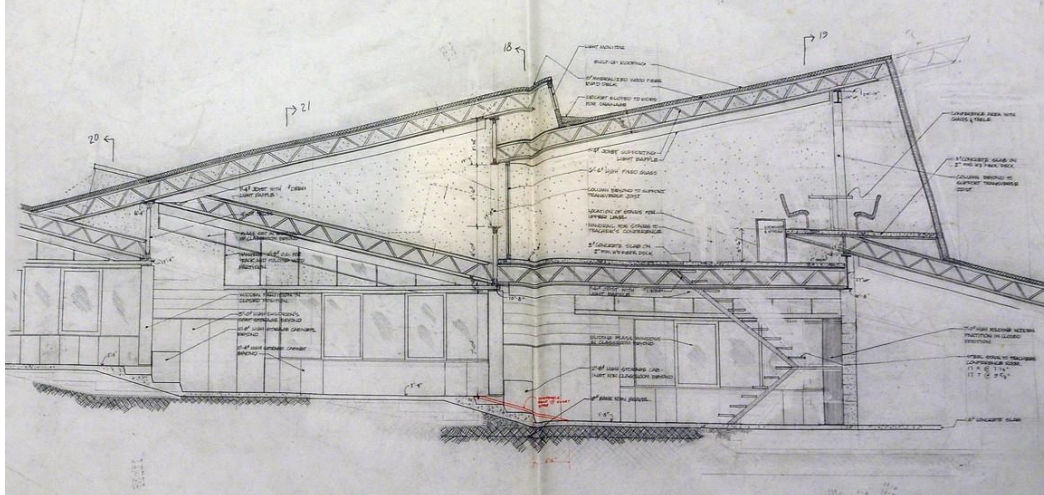
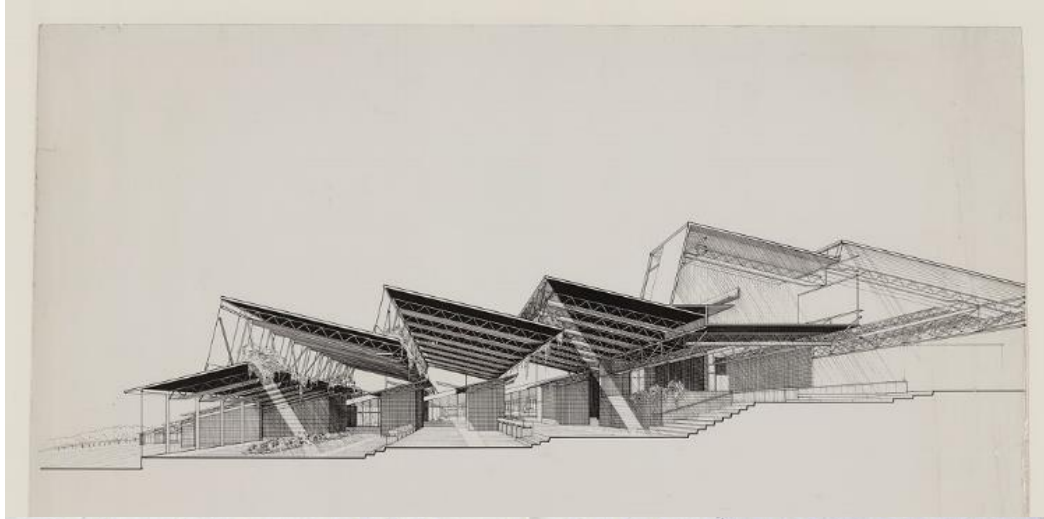
Sean Khorsandi,
LANDMARK **W**EST!

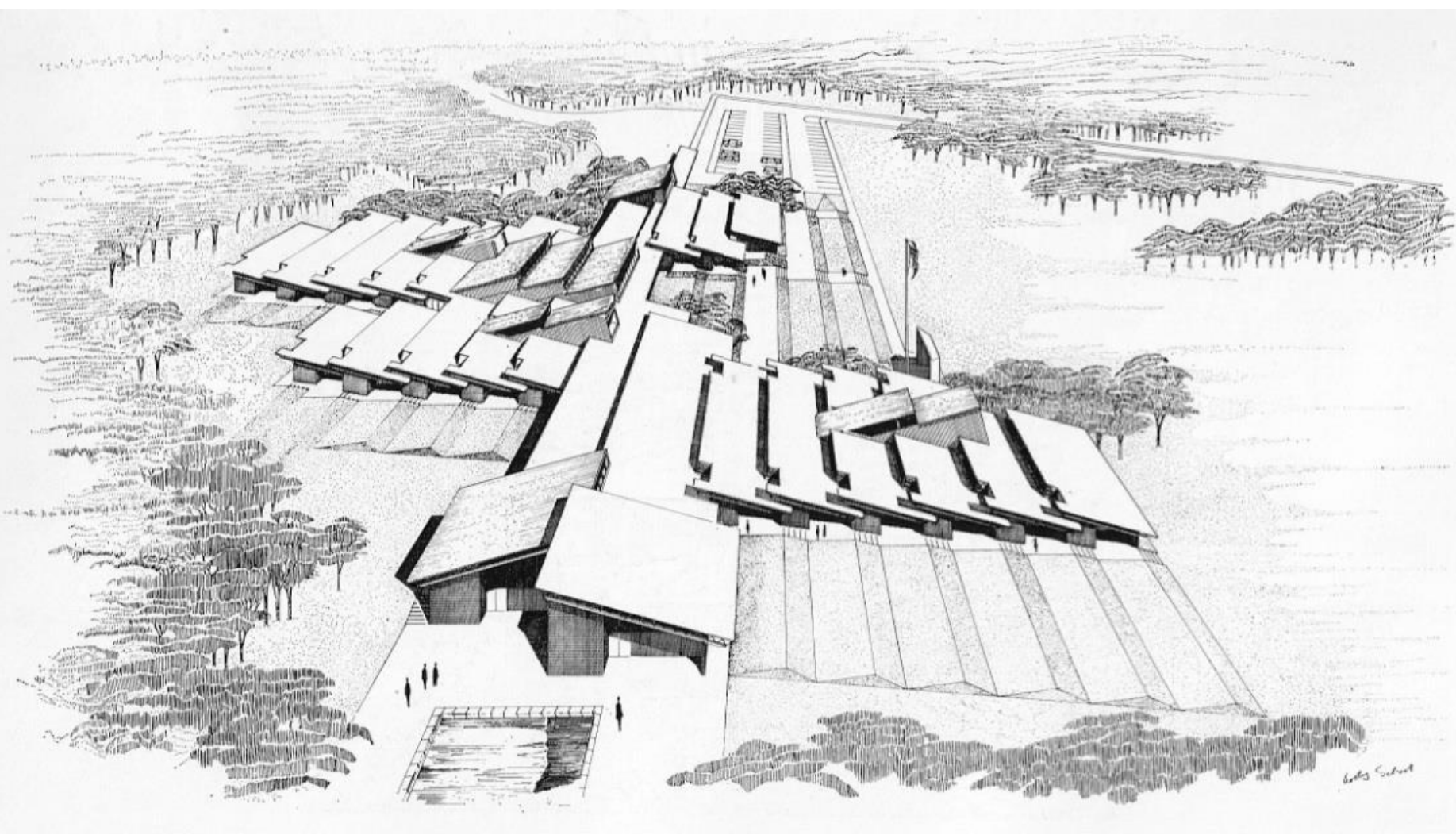
THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

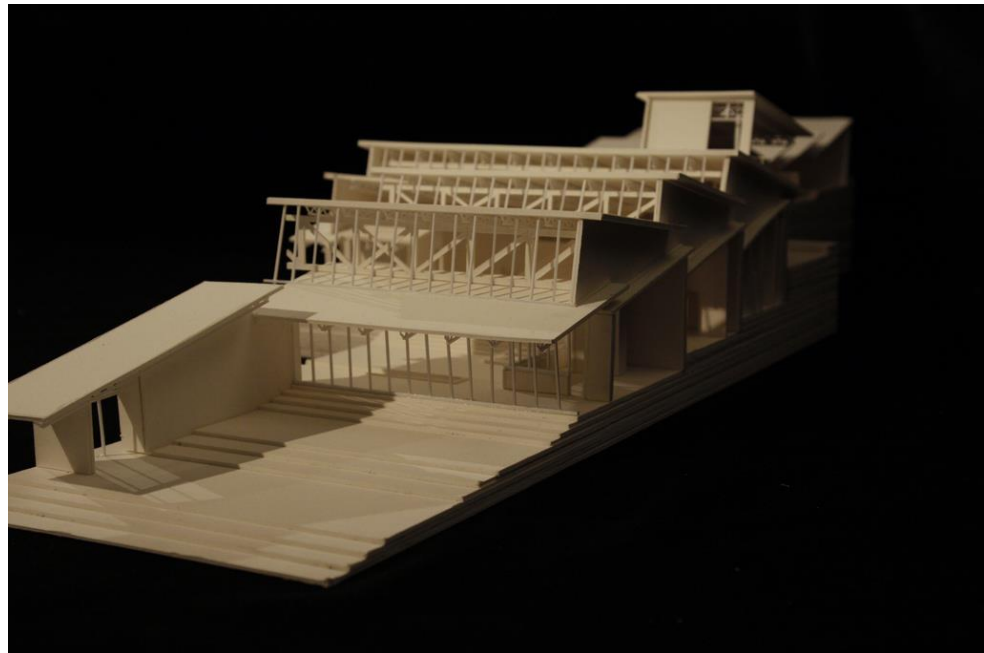
Orange County Gov't Ctr, Goshen NY 1963-70



Chorley Elementary School, Middletown NY 1964-68













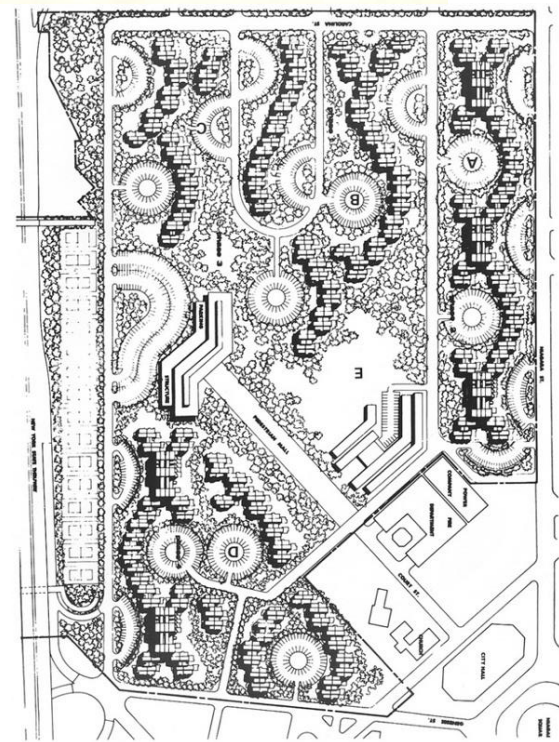
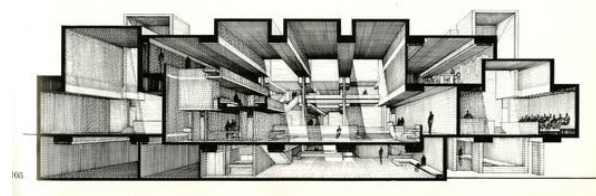
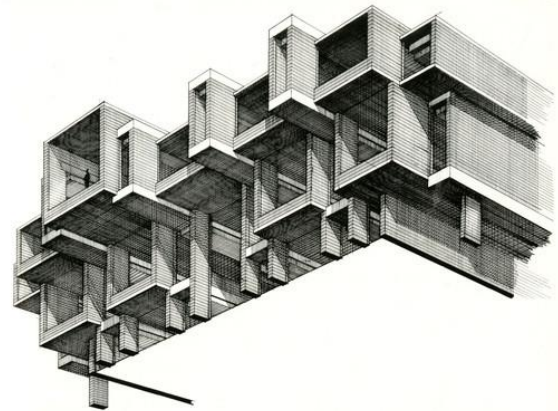
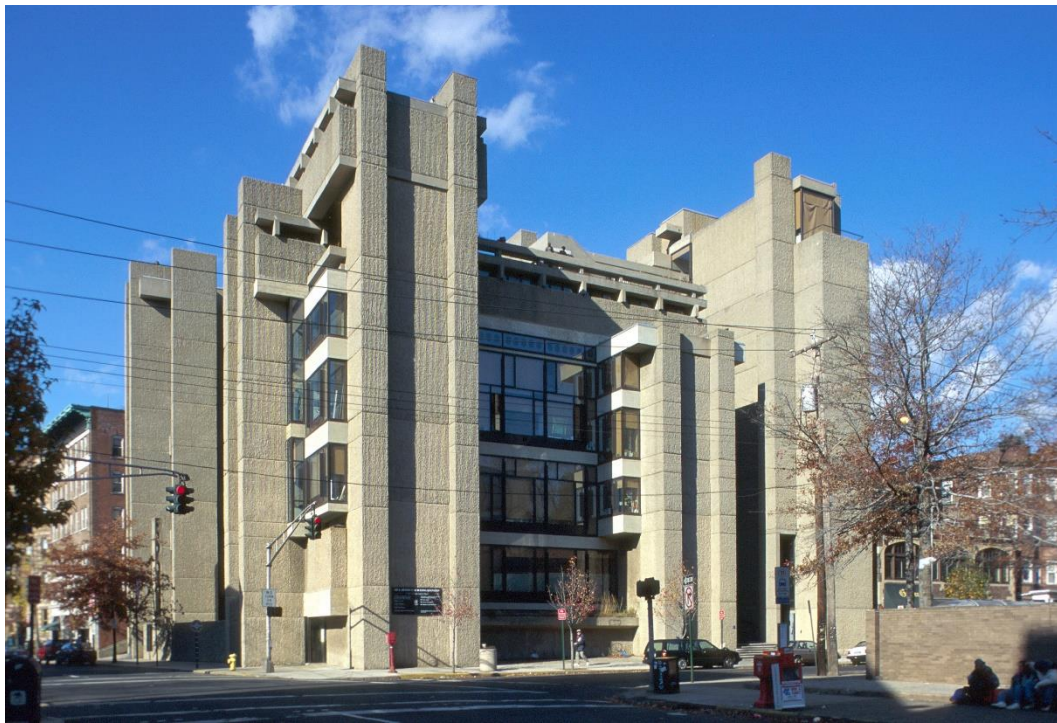












Home LW! - LANDMARK WEST

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...

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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...

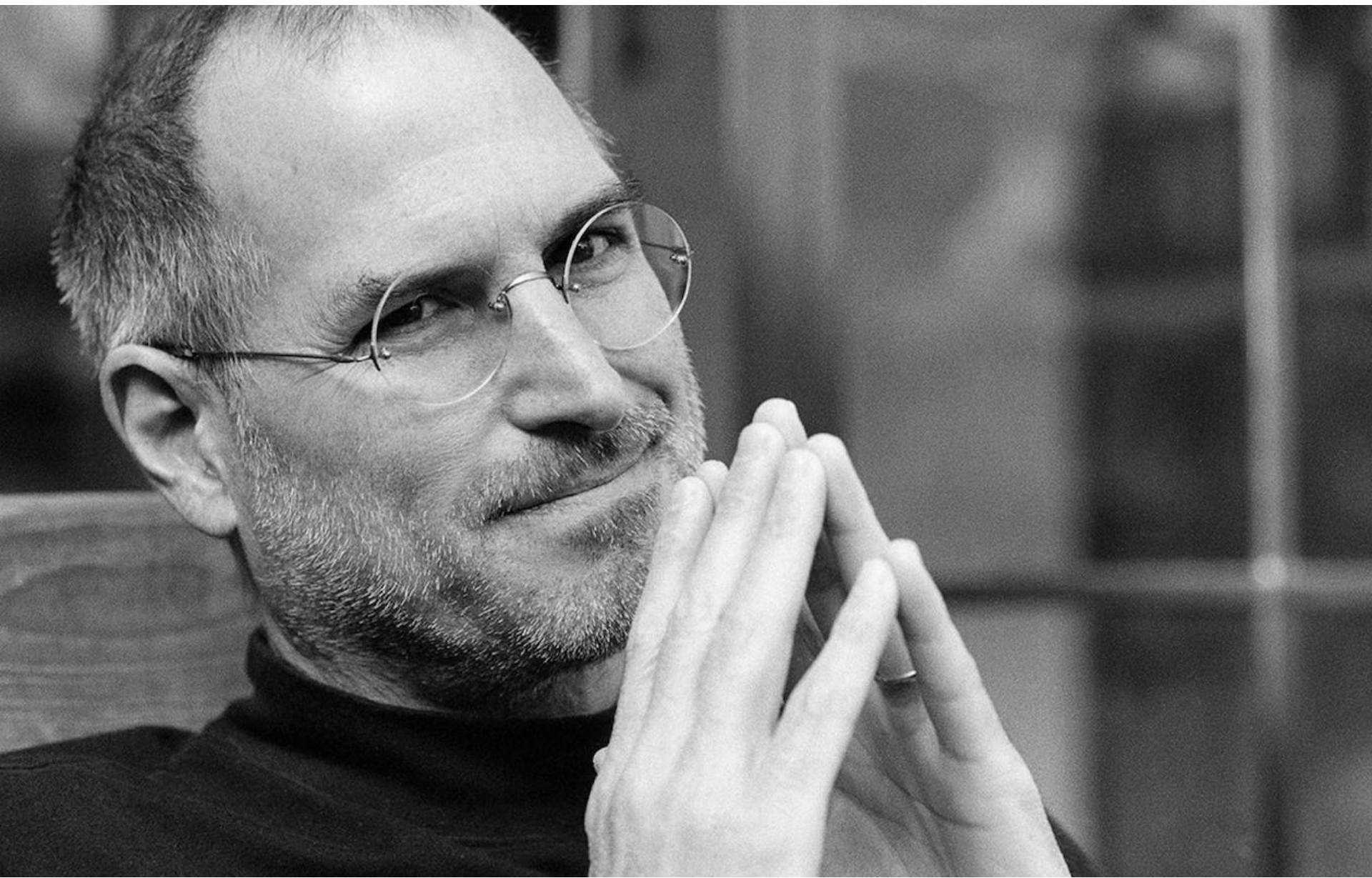
Events Calendar

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



Historic Districts Council
preservation
School





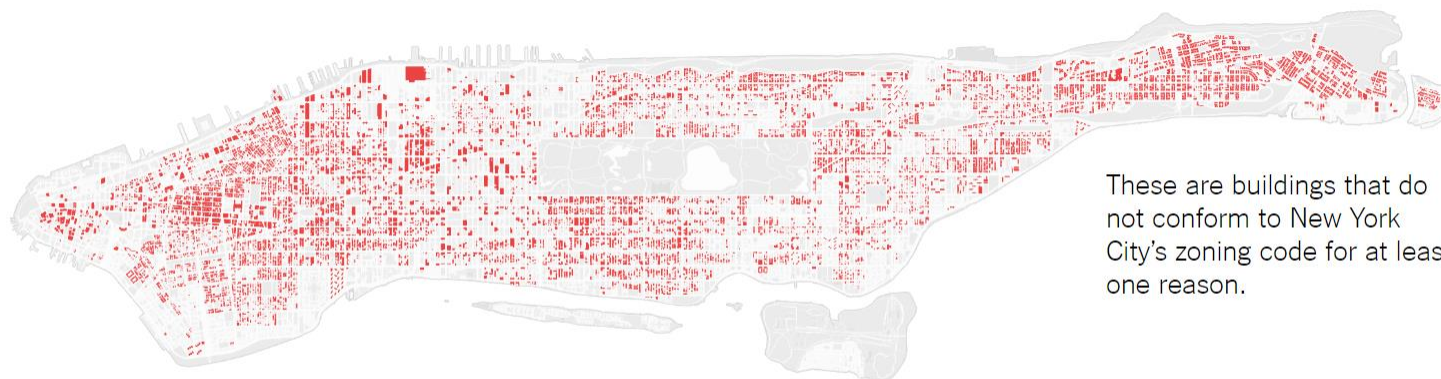
old houses.
old people.
old dogs.™



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

    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:

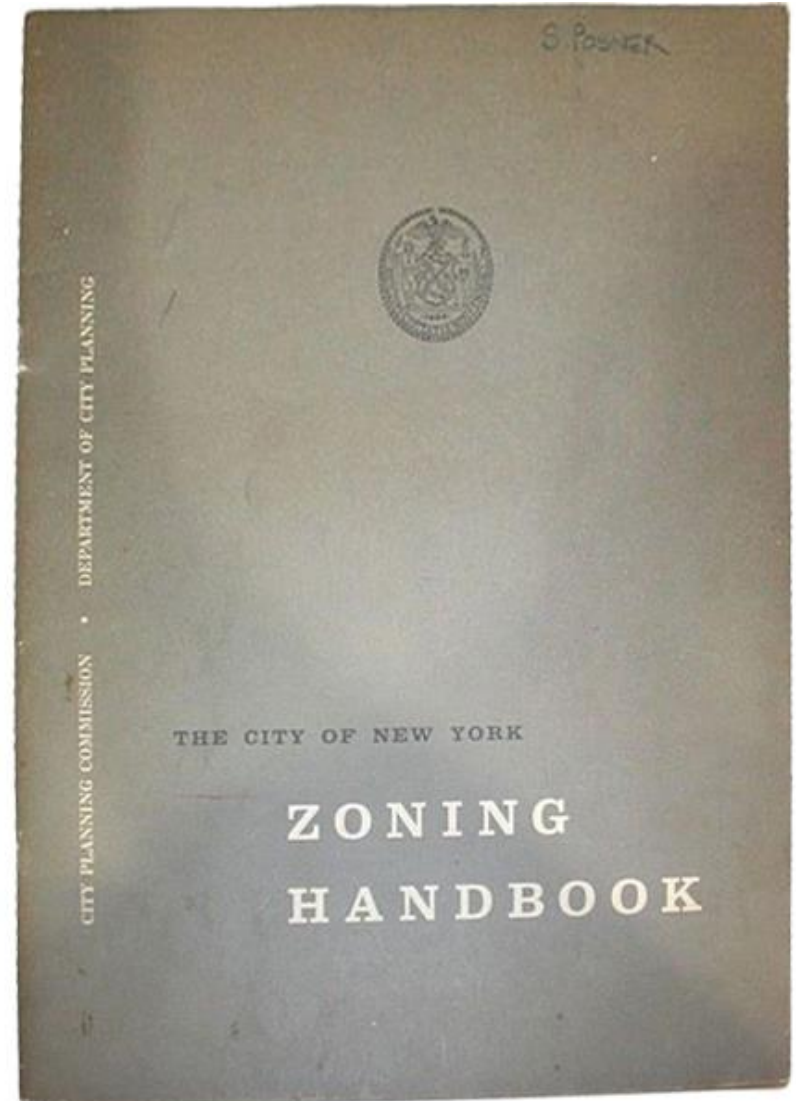
- [Electrical Code](#)
- [2016 NYC Energy Conservation Code](#)
- [2008 Construction Code](#)
- [1968 Building Code](#)
- [1938 Building Code](#)
- [Buildings Bulletins](#)
- [Code Notes](#)
- [Rules](#)
- [Local Laws](#)



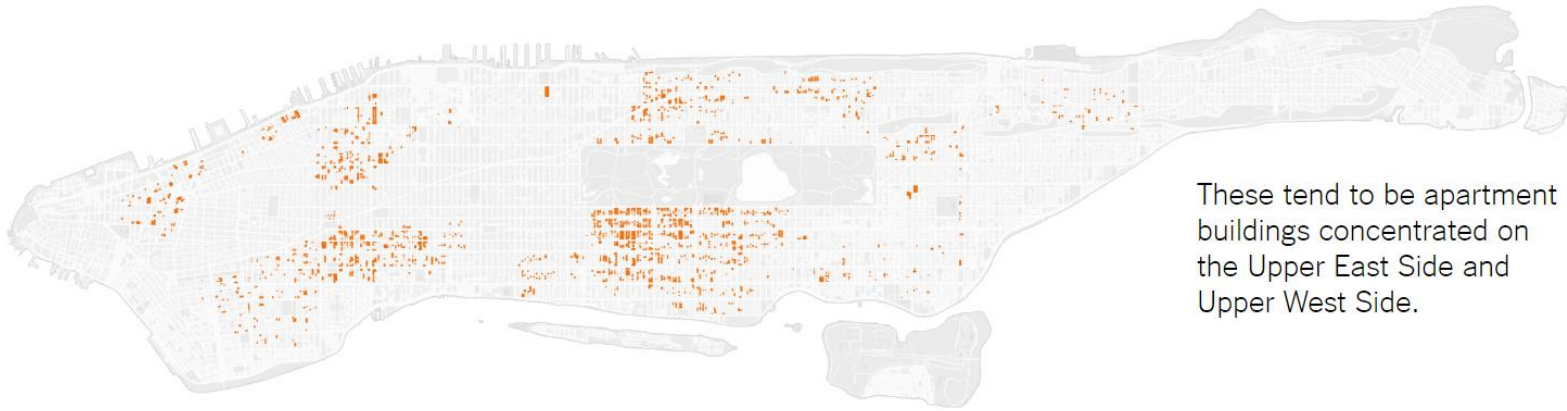


NYC PLANNING





Because They Are Too Tall ...



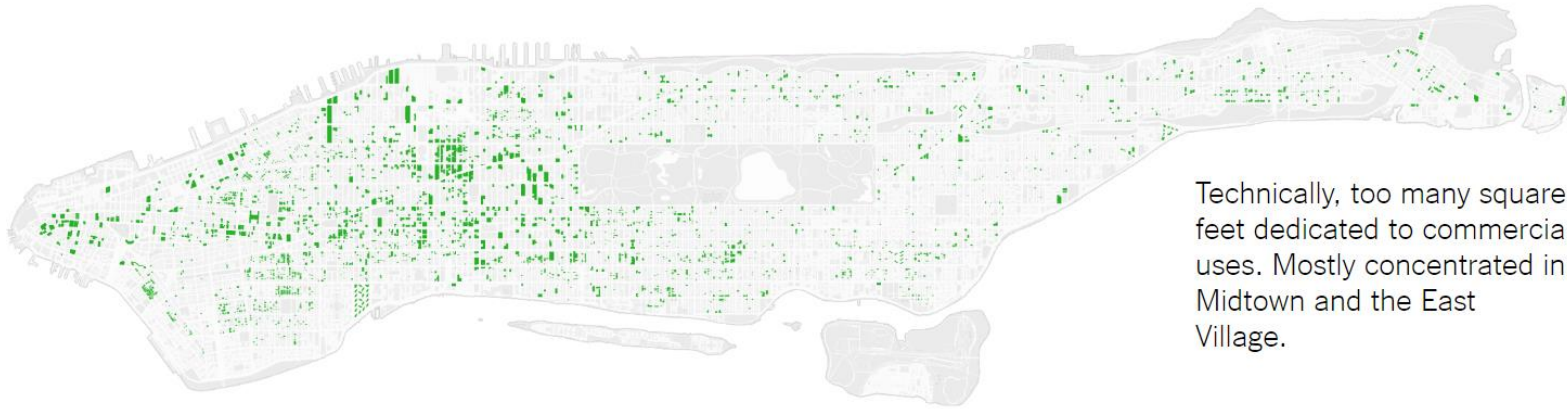
These tend to be apartment buildings concentrated on the Upper East Side and Upper West Side.

Or They Have Too Many Apartments ...



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

Or Too Many Businesses ...



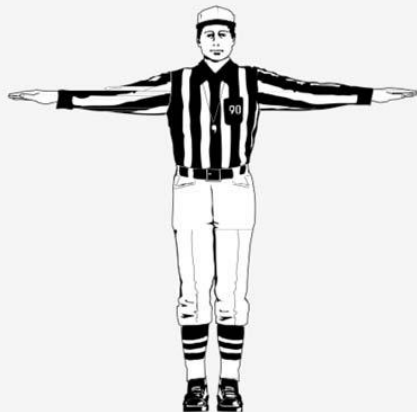
Technically, too many square feet dedicated to commercial uses. Mostly concentrated in Midtown and the East Village.



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

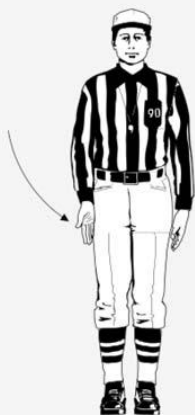
One hand striking front of thigh preceded by personal foul signal (10).

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).

Special Purpose Districts

Brooklyn - 9

Bronx - 8

Manhattan - 27

Queens – 10

Staten Island – 5

Special Purpose Districts - Manhattan

Special 125th Street District
Special Battery Park City District
Special Clinton District
Special East Harlem Corridors District
Special Enhanced Commercial District
Special Garment Center District
Special Governors Island District
Special Hudson River Park District
Special Hudson Square District
Special Hudson Yards District
Special Inwood District
Special Limited Commercial District
Special Lincoln Square District
Special Little Italy District
Special Lower Manhattan District
Special Madison Avenue Preservation
District

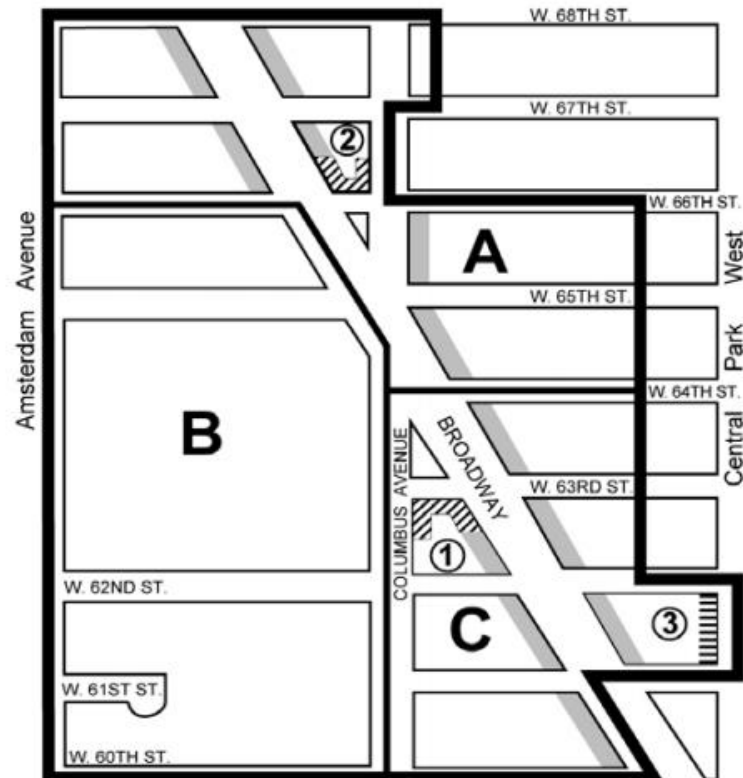
Special Manhattanville Mixed Use District
Special Midtown District
Special Mixed Use District
Special Park Improvement District
Special Planned Community Preservation
District
Special Southern Roosevelt Island District
Special Transit Land Use District
Special TRIBECA Mixed Use District
Special Union Square District
Special United Nations Development District
Special West Chelsea District

The Special Lincoln Square District (L) was established to **preserve and enhance the area surrounding Lincoln Center** as an international center for the performing arts. In order to encourage desirable urban design, buildings along Broadway must be set at the street line although arcades are permitted. To attract a balanced cluster of activities, the district also regulates the types of street level uses and limits commercial development. Floor area bonuses are available by special permit from the City Planning Commission for developments that include subway improvements or affordable housing as set forth in the Inclusionary Housing R10 Program.

(2/9/94)

Appendix A

Special Lincoln Square District Plan (82-A)



Special Lincoln Square District Boundary

A Subdistrict

Required 85' Street Wall

Required 125' Street Wall

Required 150' Street Wall

① Development Block

zola.planning.nyc.gov

Apps

DNAinfo New York

WowHaus

The skyline of Amer...

Penn Station Rebor...

Landrex

CB7

Landmarks Preserva...

Foggiest

The Skinny Shops o...

Morningside Heigh...

lp_rhmanual.pdf

A2D Creations by A...

Terminated Journal...

A beta project of NYC Planning Labs

NYC PLANNING

ZoLa

New York City's Zoning & Land Use Map

AboutFeaturesDataSaved

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BBL Lookup

Zoning and Land Use

Tax Lots

Show Land Use Colors

Commercial Districts

Manufacturing Districts

Residential Districts

Parks

Battery Park City

Commercial Overlays

C1-1 through C1-5

C2-1 through C2-5

Zoning Map Amendments

Pending Zoning Map Amendments

Special Purpose Districts

Special Purpose Subdistricts

Supporting Zoning Layers

Mandatory Inclusionary Housing Areas

Inclusionary Housing Designated Areas

Transit Zones

FRESH Zones

Sidewalk Cafes

Limited Height Districts

Lower Density Growth Management Areas

Coastal Zone Boundary

Waterfront Access Plan

Historic Districts

Measure

Map of New York City showing zoning and land use. The map displays various colored zones and overlays across the city, including Manhattan, Bronx, and Queens. The map is interactive, with a search bar and a list of zoning and land use categories on the left. The map also shows surrounding areas like Westchester and Rockland counties.

Welcome to New York City's zoning & land use map.

ZoLa provides a simple way to research zoning regulations. Find the zoning for your property, discover new proposals for your neighborhood, and learn where City Planning initiatives are happening throughout the City.

Zoning Questions

For general zoning questions, read the [Zoning Help Desk FAQ](#). If your question isn't answered there, call **212-720-3291** during business hours (8:30AM–5:30PM, Monday–Friday, closed on legal holidays). Leave a detailed message with your block and lot information, and a zoning specialist will get back to you within two business days. Or fill out the [Zoning Information Inquiry Form](#).

Application Feedback

To let [@NYCPlanningLabs](#) know how this app could be better, [add a GitHub Issue](#), Tweet [#ReimagineZoLa](#), or send an email to zola@planning.nyc.gov.

ZoLa was developed by the City of New York using NYC open data and other public data sources and is provided solely for informational purposes. The City makes no representation as to the accuracy of the information or its suitability for any purpose. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages consequential or actual, arising out of or in connection with the use of this information. The City makes no warranties, express or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose as to the quality, content, accuracy, or completeness of the information, text, graphics, links and other items contained in ZoLa. The text of the Zoning Resolution can be accessed [here](#) and the zoning maps can be accessed [here](#).

Search Windows

2:30 PM 5/20/2019



ZoLa New York City's Zoning & Land Use Map



Lot

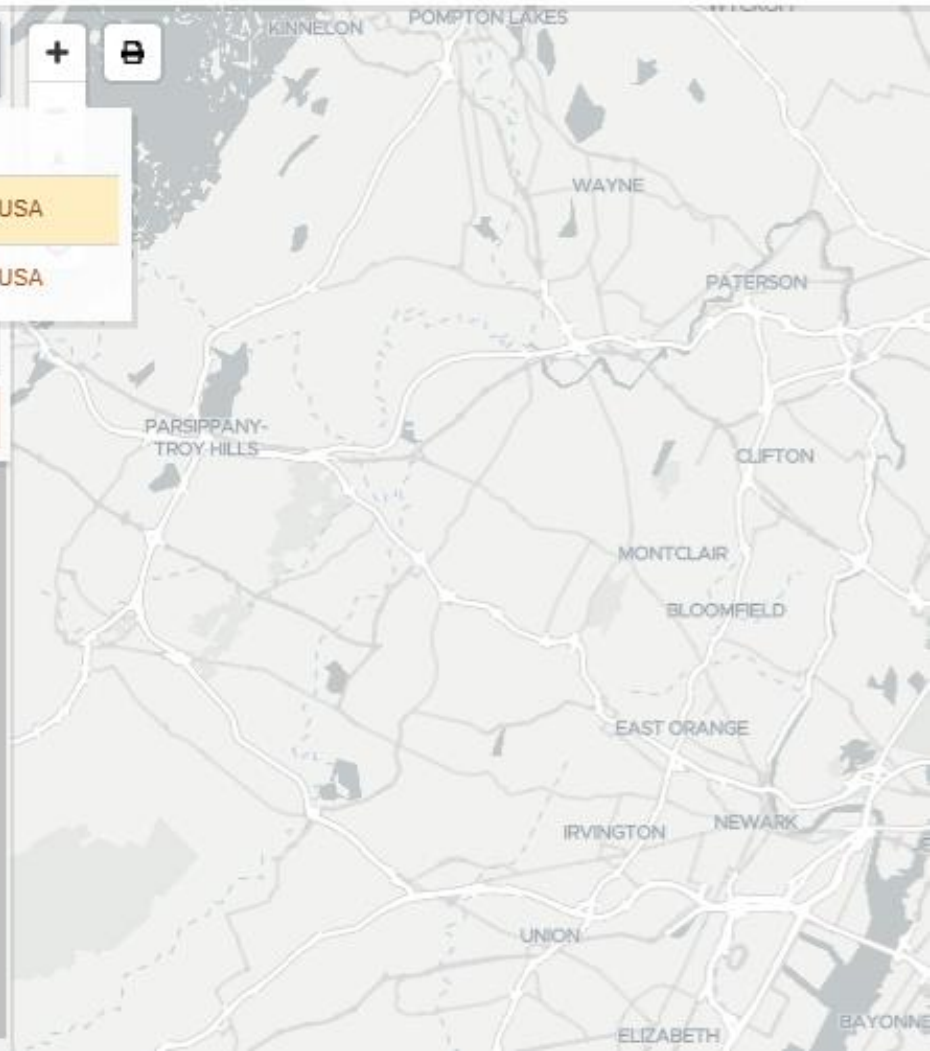
44 WEST 66 STREET, Manhattan, New York, NY, USA

66 WEST 44 STREET, Manhattan, New York, NY, USA

Go to Lot

- ☒ Residential Districts
- ☒ Parks
- ☒ Battery Park City
- ☐ Commercial Overlays
 - ☒ C1-1 through C1-5
 - ☒ C2-1 through C2-5
- ☐ Zoning Map Amendments
- ☐ Pending Zoning Map Amendments
- ☐ Special Purpose Districts
- ☐ Special Purpose Subdistricts

Supporting Zoning Layers



Block 1118, Lot 48

C4-7

NYC Zola | NYC's Zoning & Land Use Map

https://zola.planning.nyc.gov/lot/1/1118/48?layer-groups=%5B%22building-footprints%22%22commercial-overlays%22%22street-centerlines%22%22subway%22%22tax-lots%22%22zoning-districts%22%5D%18.16/40.77283/-73.979187

44 WEST 66 STREET, Manhattan

Borough:

Block: Lot:

Go to Lot

☒ Residential Districts

☒ Parks

☒ Battery Park City

☒ Commercial Overlays

☒ C1-1 through C1-5

☒ C2-1 through C2-5

☐ Zoning Map Amendments

☐ Pending Zoning Map Amendments

☐ Special Purpose Districts

☐ Special Purpose Subdistricts

Supporting Zoning Layers

☐ Mandatory Inclusionary Housing Areas

☐ Inclusionary Housing Designated Areas

☐ Transit Zones

☐ FRESH Zones

☐ Sidewalk Cafes

☐ Limited Height Districts

☐ Lower Density Growth Management Areas

☐ Coastal Zone Boundary

☐ Waterfront Access Plan

☐ Historic Districts

Measure

50ft

TAX LOT | BBL 1011180048

44 WEST 66 STREET, 10023

Manhattan (Borough 1) | Block 1118 | Lot 48

Zoning Districts: [C4-7](#) [L](#)

INTERSECTING MAP LAYERS: None found

ZONING DETAILS:

- [Digital Tax Map](#)
- [Zoning Map: 8c \(PDF\)](#)
- [Historical Zoning Maps \(PDF\)](#)

Owner: WEST 66TH SPONSOR LLC

Land Use: Vacant Land

Lot Area: 7,500 sq ft

Lot Frontage: 75 ft

Lot Depth: 100.42 ft

Year Built: 0

Building Class: Vacant Land - Zoned Commercial or Manhattan Residential (V1)

Number of Buildings: 1

Building Info: [BISWEB](#)

Property Records: [View ACRIS](#)

Housing Info: [View HPD's Building, Registration & Violation Records](#)

Neighborhood Information

- [Manhattan Community District 7](#)
- [Council District 6](#)
- 03
- 20
- L035
- 1
- 07
- 1A

www1.nyc.gov/site/planning/zoning/districts-tools/c4.page

Zoning Districts & Tools: C4 - Districts

https://www1.nyc.gov/site/planning/zoning/districts-tools/c4.page

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Residence Districts

Commercial Districts


Manufacturing Districts

Special Purpose Districts

Zoning Tools


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Commercial Districts: C4



Overview C1 & C2 C1 & C2 Overlays C3 & C3A C4 C5 C6 C7 C8

C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts.

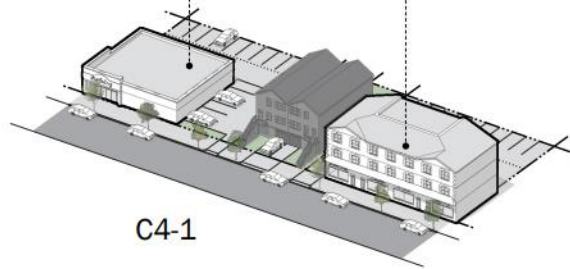


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Commercial

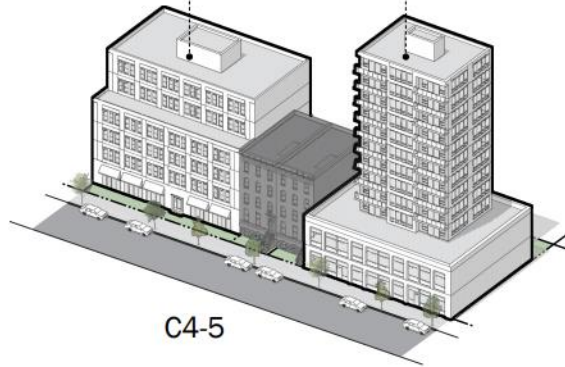
Commercial and
residential



C4-1

Commercial

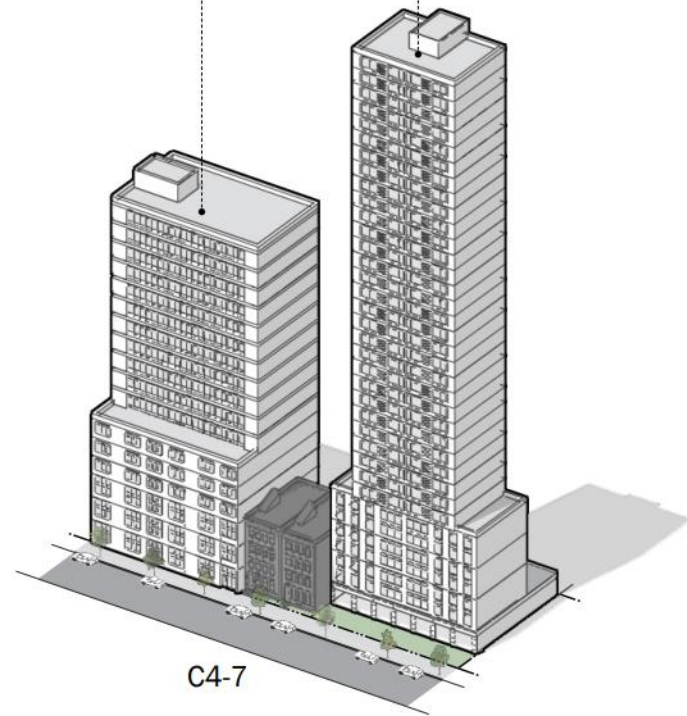
Commercial and
residential



C4-5

Commercial

Commercial and
residential



C4-7

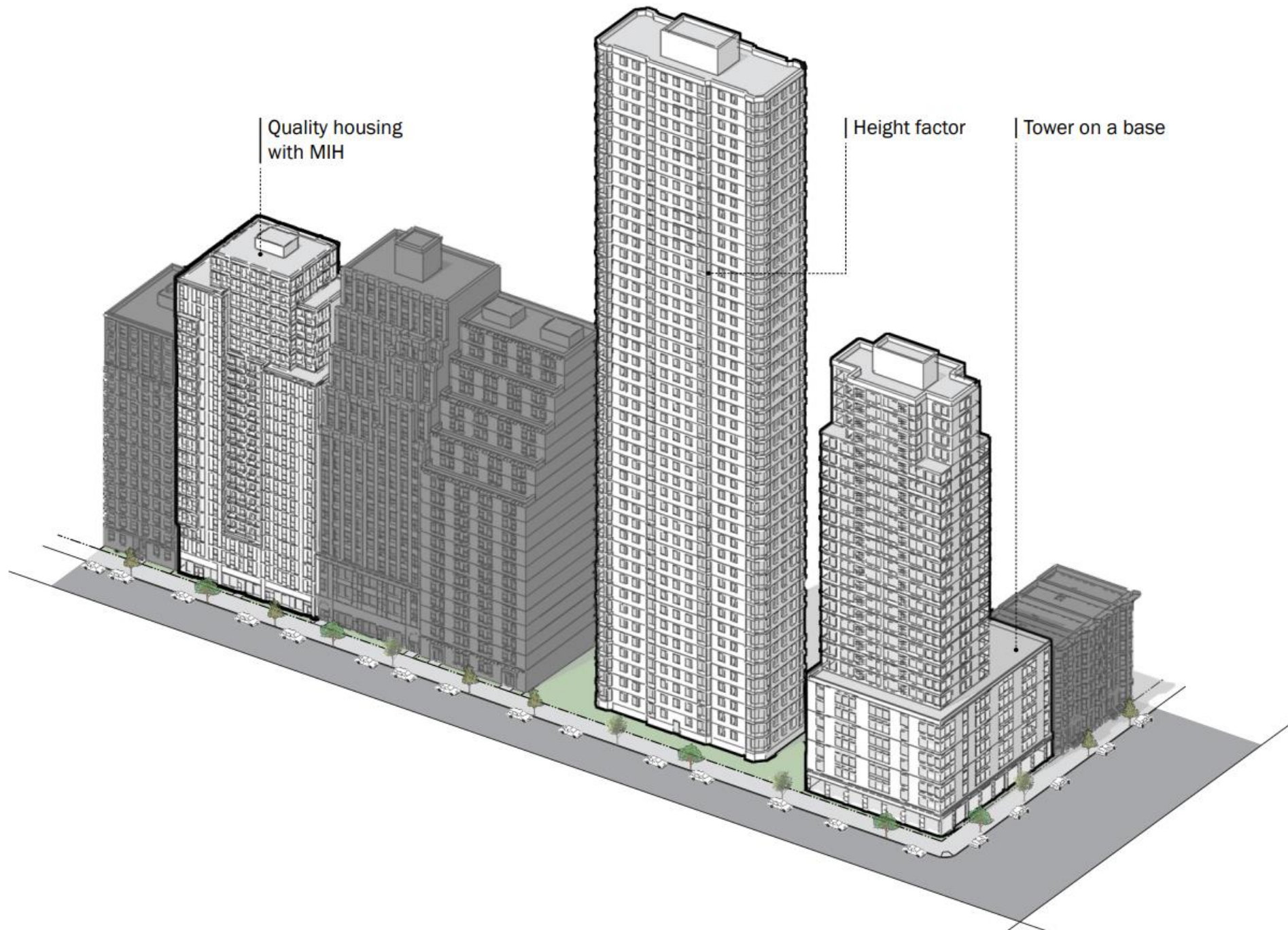
C4

C4

Quality housing
with MIH

Height factor

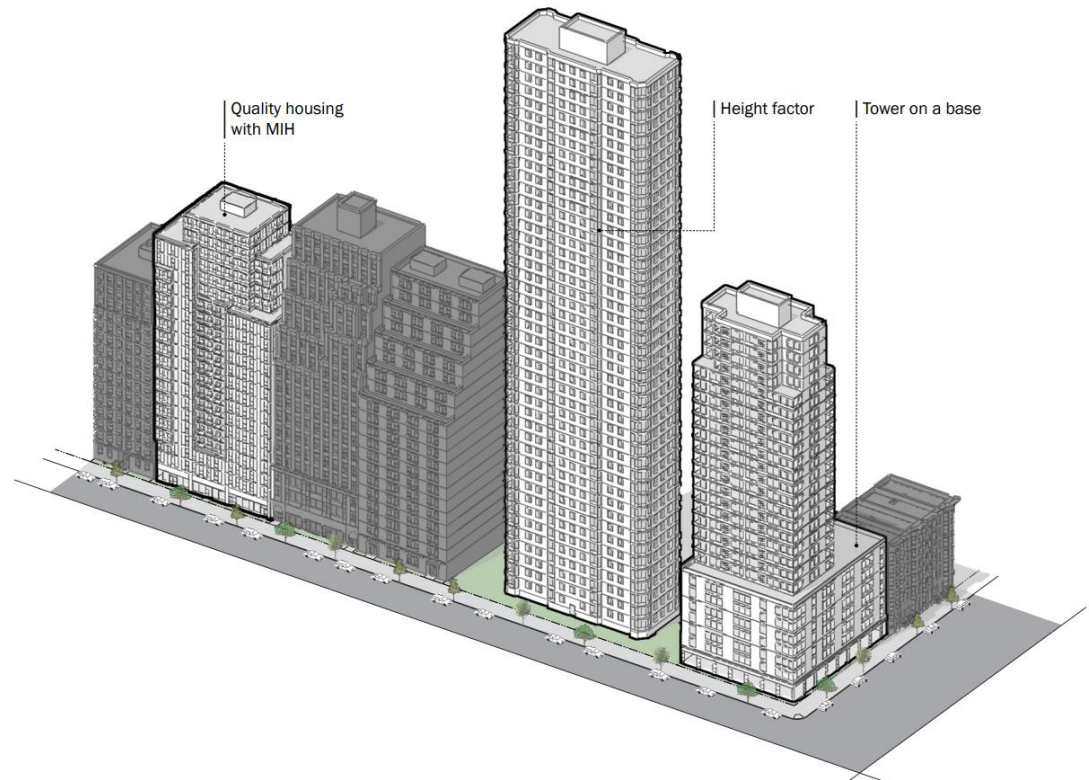
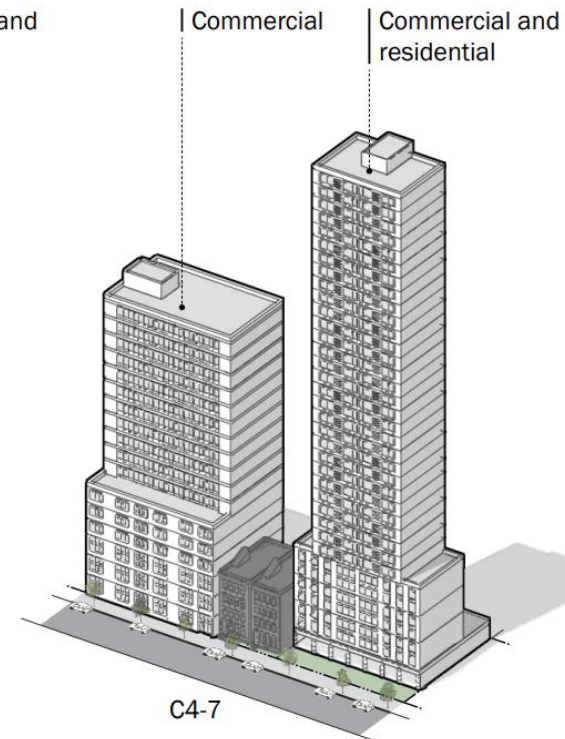
Tower on a base



C4-7

or

R10?



44 WEST 66 STREET, Manhattan X

^ BBL Lookup

Borough

Block

Lot

Go to Lot

☐ Special Purpose Districts

☐ Special Purpose Subdistricts

Supporting Zoning Layers

☐ Mandatory Inclusionary Housing Areas

☐ Inclusionary Housing Designated Areas

☐ Transit Zones

☐ FRESH Zones

☐ Sidewalk Cafes

☐ Limited Height Districts

☐ Lower Density Growth Management Areas

☐ Coastal Zone Boundary

☐ Waterfront Access Plan

☐ Historic Districts

☐ Landmarks

Individual Landmarks

Interior Landmarks

Scenic Landmarks

☐ Effective Flood Insurance Rate Maps 2007

☐ Preliminary Flood Insurance Rate Maps 2015

☐ Environmental Designations

☐ Appendix I Designated M Districts

TAX LOT | BBL 1011180048

44 WEST 66 STREET, 10023

Manhattan (Borough 1) | Block 1118 | Lot 48

Zoning Districts: C4-7 L

INTERSECTING MAP LAYERS

None found

ZONING DETAILS:

Digital Tax Map

Zoning Map: 8c (PDF)

Historical Zoning Maps (PDF)

Owner	WEST 66TH SPONSOR LLC
Land Use	Vacant Land
Lot Area	7,500 sq ft
Lot Frontage	75 ft
Lot Depth	100.42 ft
Year Built	0
Building Class	Vacant Land - Zoned Commercial or Manhattan Residential (V1)
Number of Buildings	1
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records

Neighborhood Information

Community District	Manhattan Community District 7
City Council District	Council District 6
School District	03
Police Precinct	20
Fire Company	L035
Sanitation Borough	1
Sanitation District	07
Sanitation Subsection	1A

44 WEST 66 STREET, Manhattan

BBL Lookup

Borough

Block

Lot

Go to Lot

Special Purpose Districts

Special Purpose Subdistricts

Supporting Zoning Layers

Mandatory Inclusionary Housing Areas

Inclusionary Housing Designated Areas

Transit Zones

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Waterfront Access Plan

Historic Districts

Landmarks

Individual Landmarks

Interior Landmarks

Scenic Landmarks

Effective Flood Insurance Rate Maps 2007

Preliminary Flood Insurance Rate Maps 2015

Environmental Designations

Appendix 1 Designated M.Districts

Measure

50ft

TAX LOT | BBL 1011180048

44 WEST 66 STREET, 10023

Manhattan (Borough 1) | Block 1118 | Lot 48

Zoning Districts: C4-7 L

INTERSECTING MAP LAYERS

None found

ZONING DETAILS:

Digital Tax Map

Zoning Map: 8c (PDF)

Historical Zoning Maps (PDF)

Owner

WEST 66TH SPONSOR LLC

Land Use

Vacant Land

Lot Area

7,500 sq ft

Lot Frontage

75 ft

Lot Depth

100.42 ft

Year Built

0

Building Class

Vacant Land - Zoned Commercial or Manhattan Residential (V1)

Number of Buildings

1

Building Info

BISWEB

Property Records

View ACRIS

Housing Info

View HPD's Building, Registration & Violation Records

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Community District

Manhattan Community District 7

City Council District

Council District 6

School District

03

Police Precinct

20

Fire Company

L035

Sanitation Borough

1

Sanitation District

07

Sanitation Subsection

1A

ACRIS Document Search

ACRIS Document Search

City of New York, Dept of IT & Telecommunications [US] | <https://a836-acris.nyc.gov/DS/DocumentSearch/Index>

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Office of the City Register
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Party Name - Search by party name.

Parcel Identifier (Borough, Block, Lot) - Search by property identifier of borough, block and lot.

Document Type - Search by type of document.

Document ID/City Register File Number - Search by Document ID or CRFN assigned to documents recorded on or after January 2, 2003.

Transaction Number - Search by Transaction Number assigned to cover pages on or after January 2, 2003.

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Leases, Air Rights Transfers, Deeds

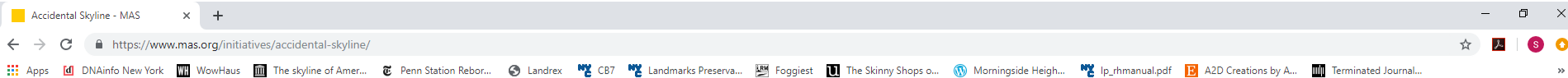
The screenshot shows a Windows File Explorer window with the address bar displaying the path: > This PC > shared (\lollipop) (H:) > KHORSANDI > Central Dark Tower > ACRIS > Block 1118, Lot 48. The left sidebar shows the navigation pane with 'shared (\lollipop) (H:)' selected. The main area displays 13 PDF files in a grid view, each with a red border. The files are:

- B1114 L48 Termination of Lease Congreg Habonim-W66 Investor 12-17-14.pdf
- B1118 L48 Agreement IPG Credit-Congreg Habonim 9-14-17.pdf
- B1118 L48 Agreement Am Brdctsg-W66 Sponsor 11-15-17.pdf
- B1118 L48 Agreement Congreg Habonim-W66 Investor 12-17-14.pdf
- B1118 L48 Agreement Natixis-Congreg Habonim 9-14-17.pdf
- B1118 L48 Agreement Natixis-Congreg Habonim 11-15-17.pdf
- B1118 L48 Air Rights Am Brdctsg-W66 Sponsor 11-15-17.pdf
- B1118 L48 Air Rights GBarnett-Extell 66 Member 9-13-17.pdf
- B1118 L48 Contract of Sale Congreg Habonim-W66 Investor 4-10-14.pdf
- B1118 L48 DEED Congreg Habonim-W66 Investor 12-17-14.pdf
- B1118 L48 DEED Congreg Habonim-W66 Investor 12-17-14.pdf
- B1118 L48 DEED Congreg Habonim-W66 Investor 12-17-14.pdf
- B1118 L48 DEED Congreg Habonim-W66 Investor 12-17-14.pdf
- B1118 L48 DEED Congreg Habonim-W66 Investor 12-17-14.pdf
- B1118 L48 DEED Congreg Habonim-W66 Investor 12-17-14.pdf

The status bar at the bottom indicates '13 items'.

MAS Accidental Skyline

mas.org/initiatives/accidental-skyline/



Support



Accidental Skyline

A blueprint for a more intentional city

2013-PRESENT

Since the release of its Accidental Skyline report in 2013, MAS has been raising the alarm about the need for new rules and regulations to protect public assets like light, air, open space, and the character of the City's neighborhoods from supertall towers and out-of-scale development.

Share

Tweet

Email

PLANNING

POLICY

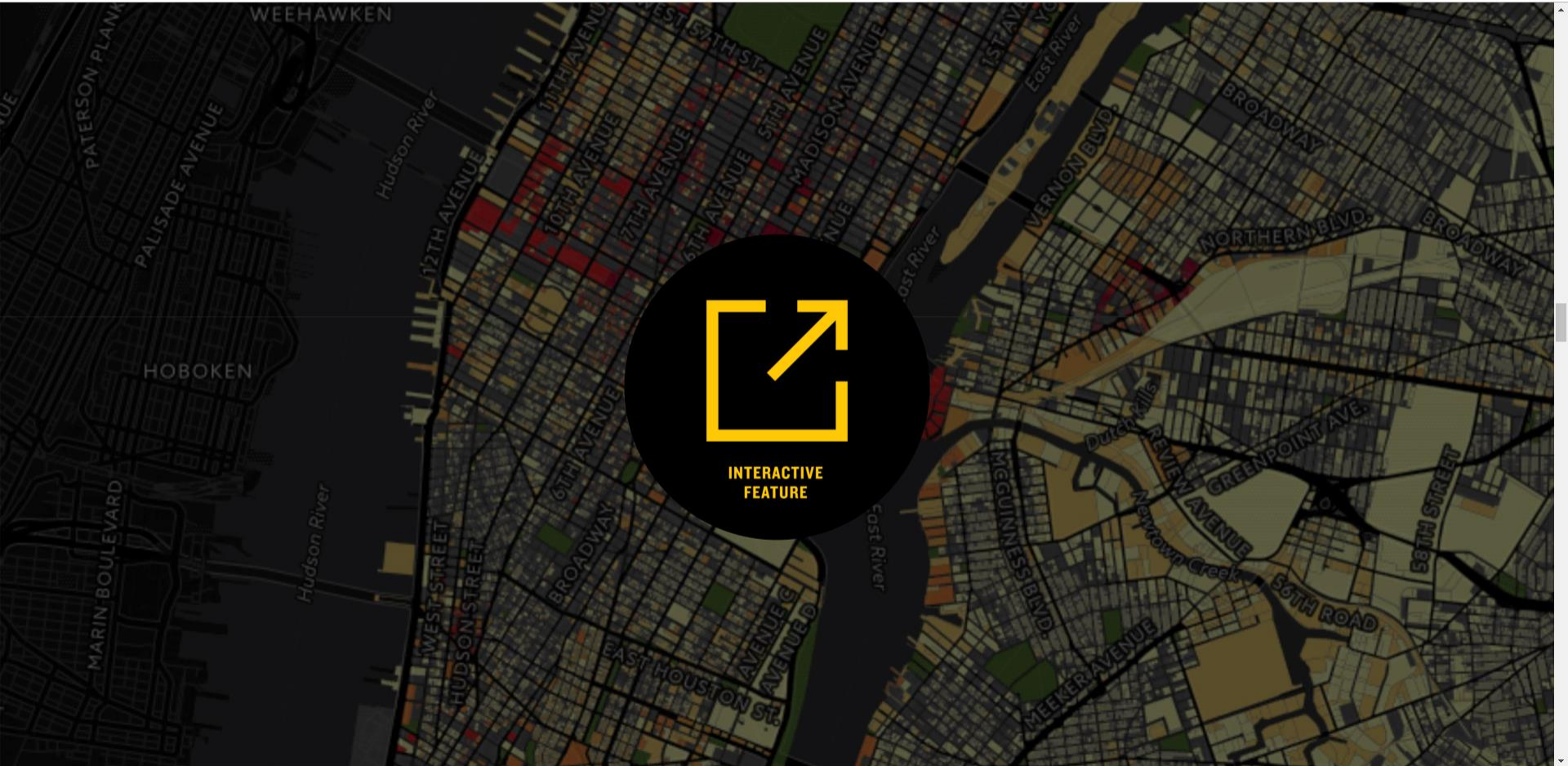
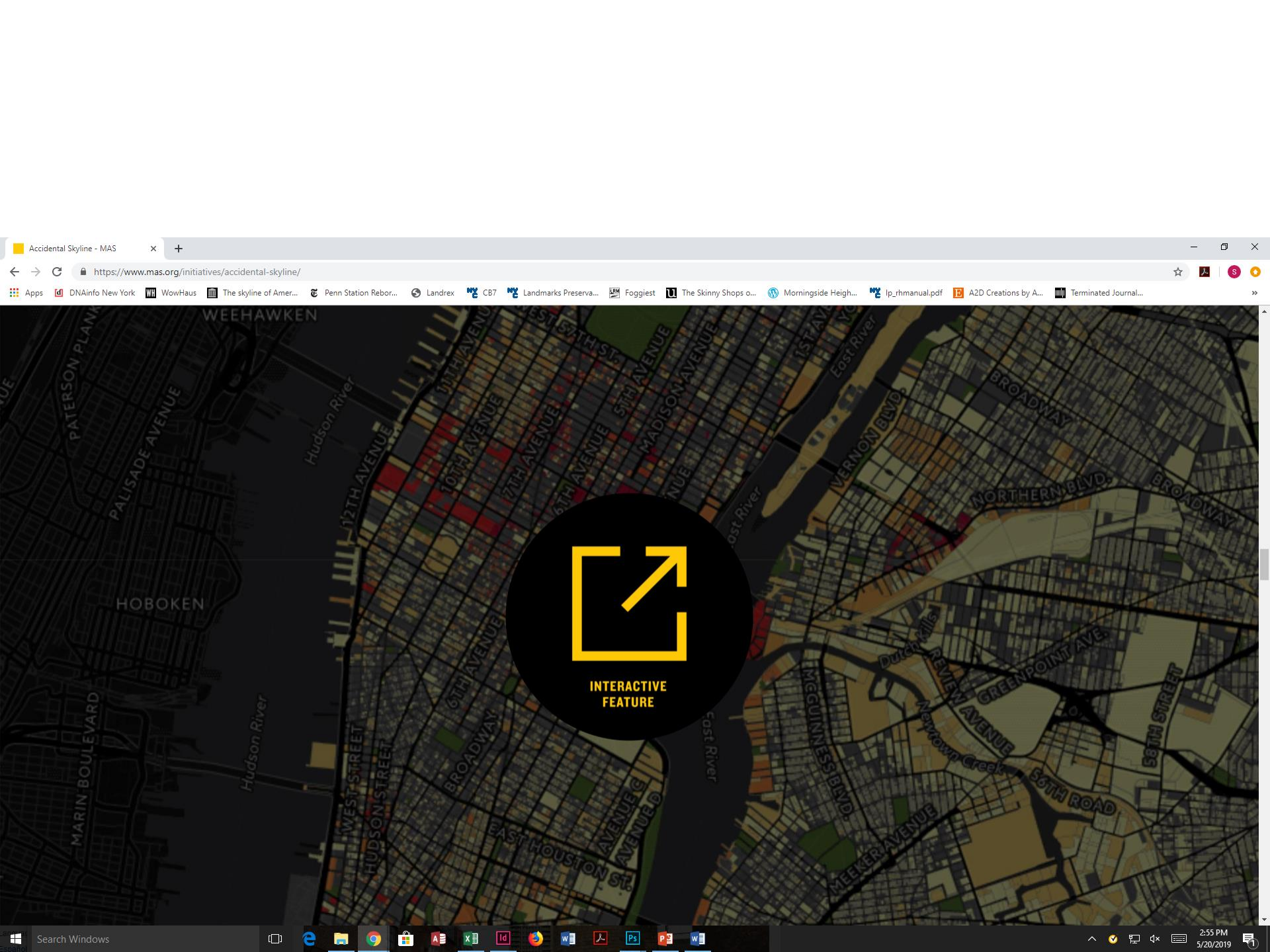
↓ **GET INVOLVED**

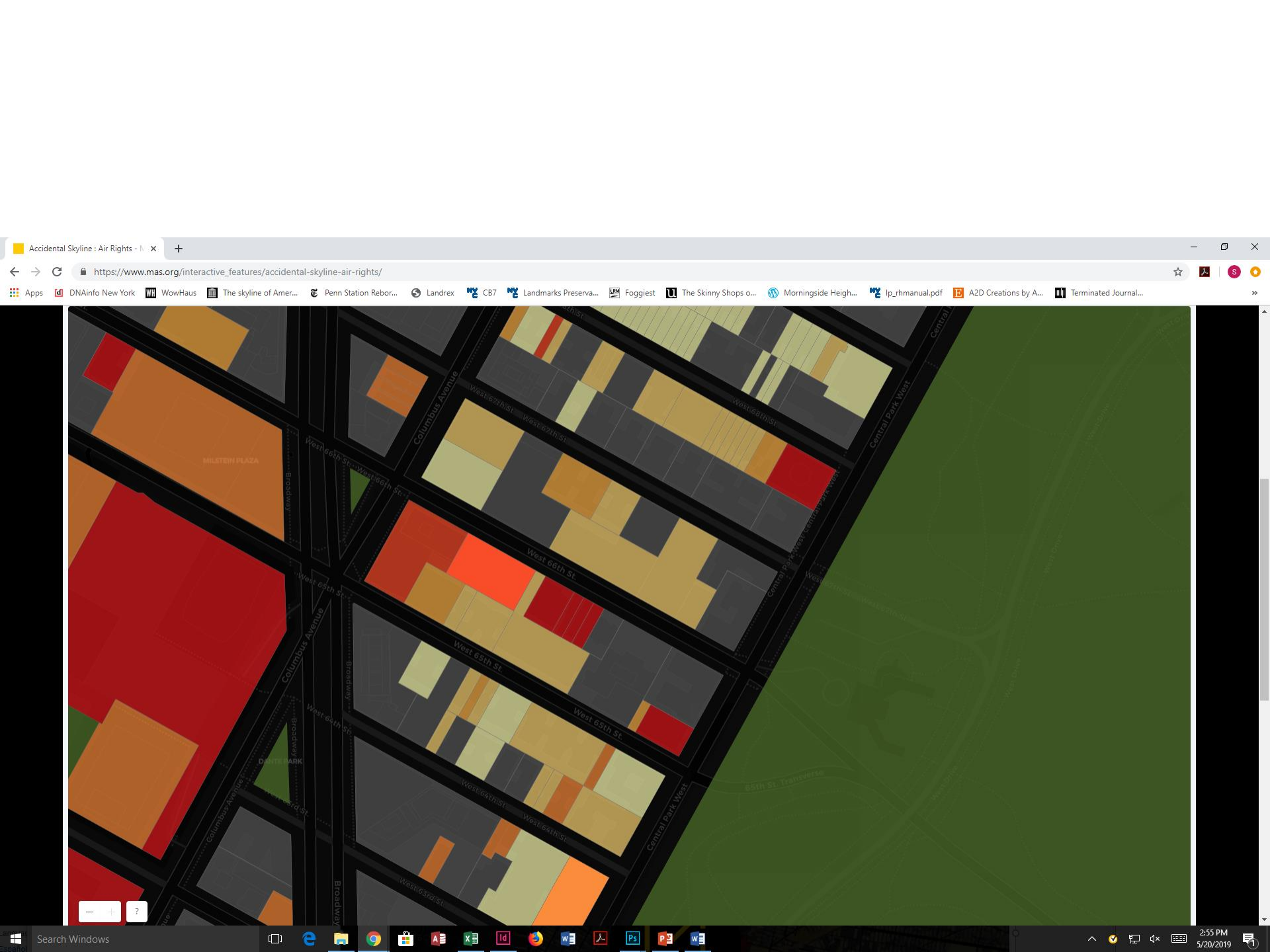
Related content:

↓ **NEWS + REPORTS**

↓ **EVENTS + TOURS**

↓ **INITIATIVES**







ADDRESS

44 WEST 66 STREET

AVAILABLE DEVELOPMENT RIGHTS

75000

LOT SIZE

7500

ZONING

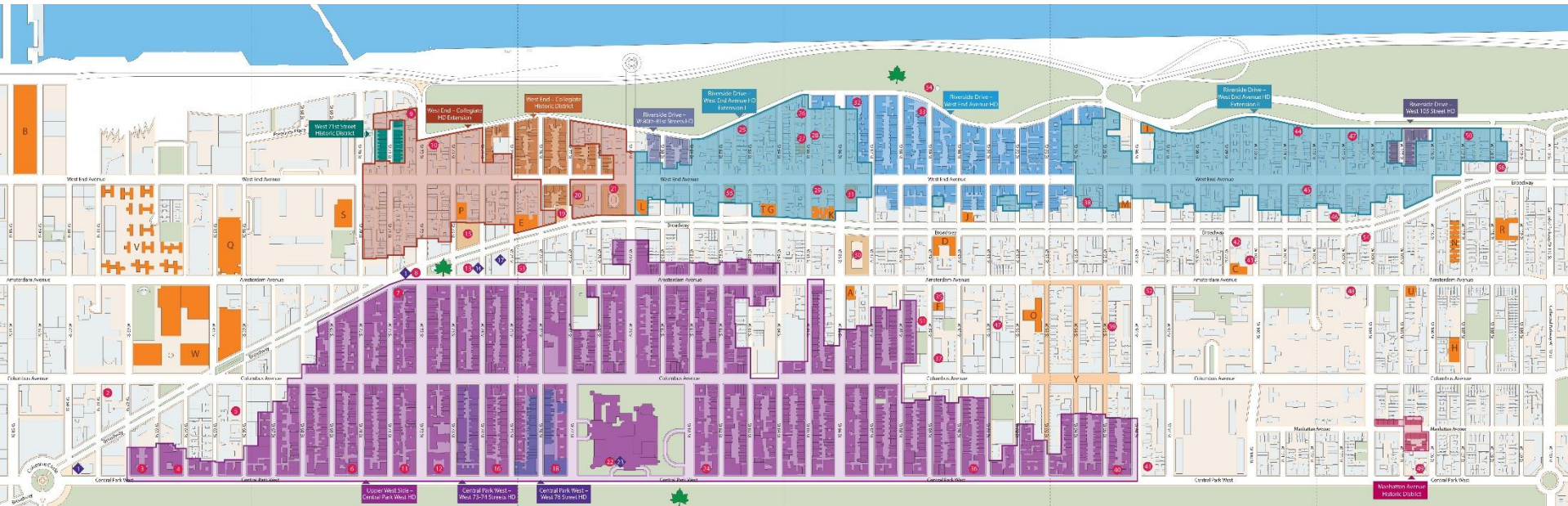
C4-7

BUILT FAR

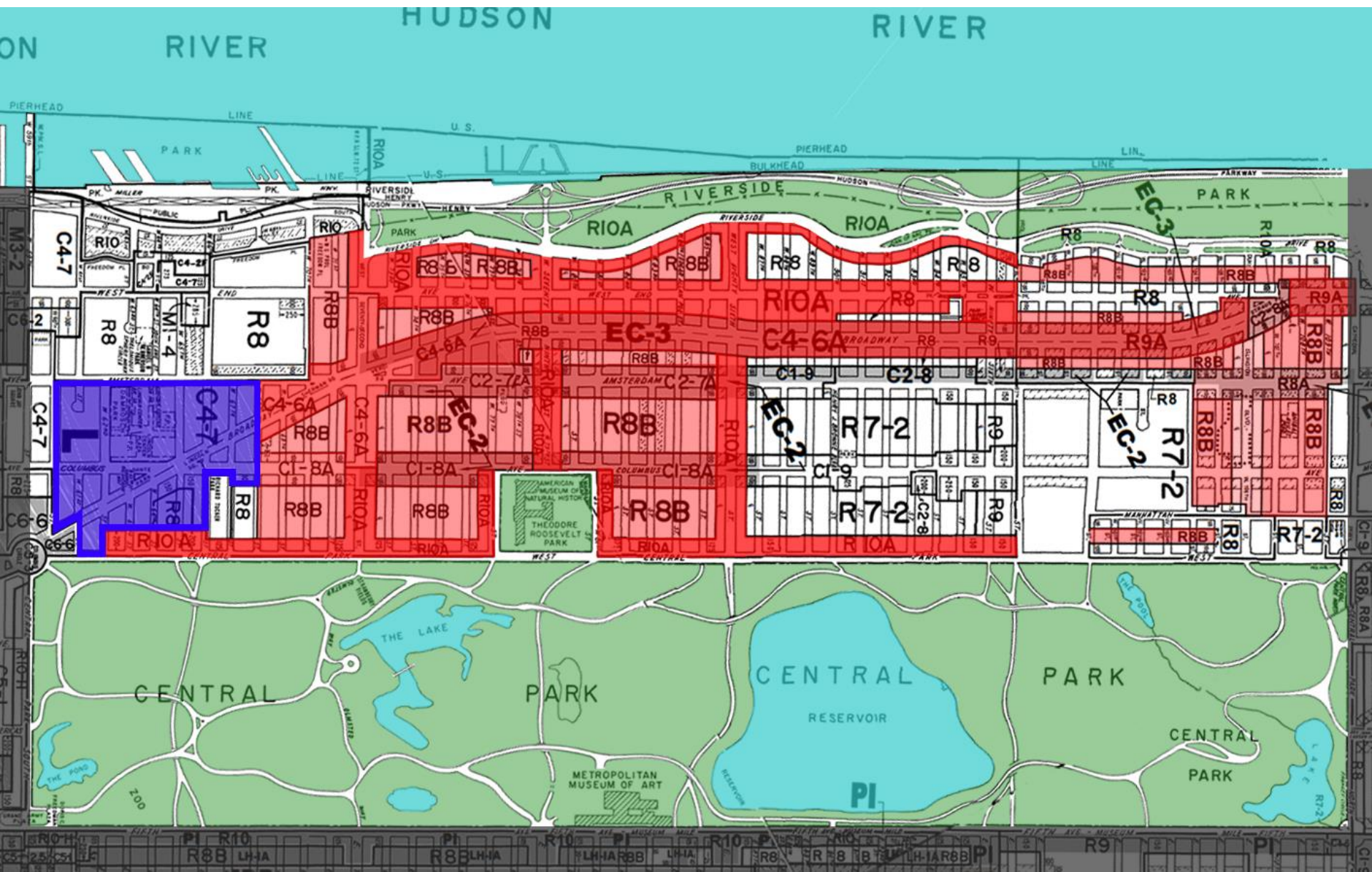
Planning Safeguards



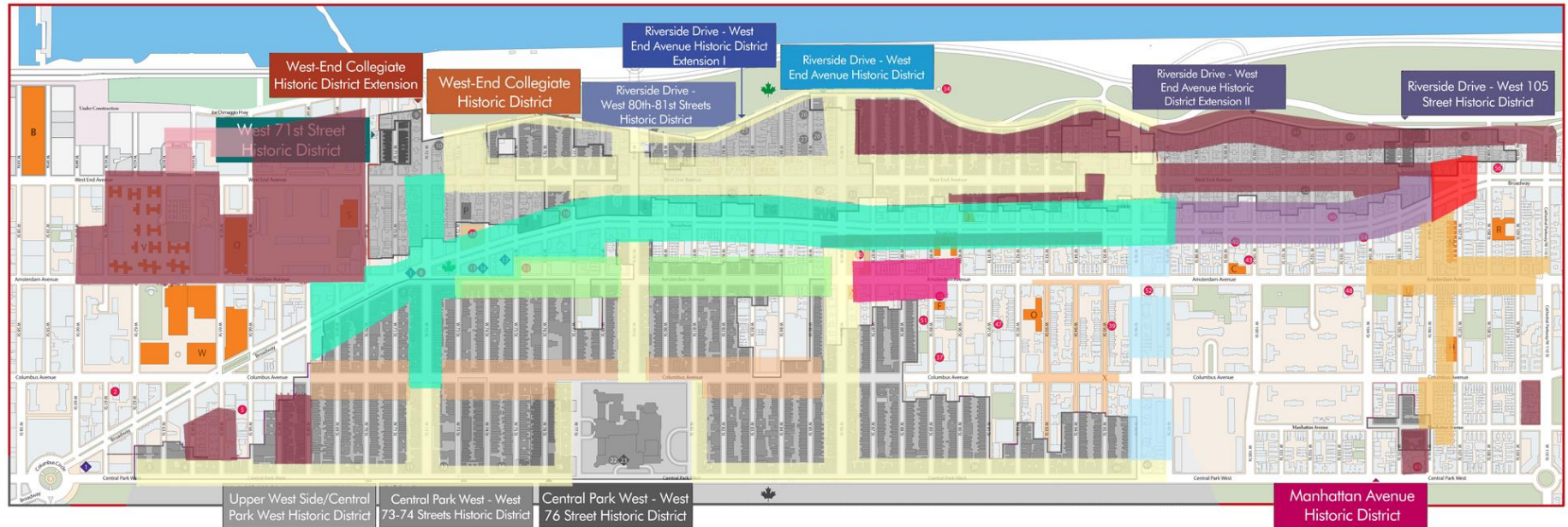
Historic Districts on the UWS



Contextual Zoning on the UWS



UWS Zoning by ZQA



RESIDENTIAL DISTRICTS

Map	Equivalent
R8	(N) + 20'
	(W) + 5'
R9	(N) + 10'
	(W) + 10'
R10	(N) + 10'
	(W) + 5'
Contextual District	R8A + 5'
Contextual District	R9A (N/W) + 10'
Contextual District	R10A (N) + 5'
	(W) + 10'

COMMERCIAL DISTRICTS

Equivalent	Map
C1-8A (see R9A equivalent)	
C1-9 (see R10 equivalent)	
C2-7A (see R9A equivalent)	
C2-8A (see R10A equivalent)	
C4-6A (see R10A equivalent)	
C4-2F (see R8 equivalent)	



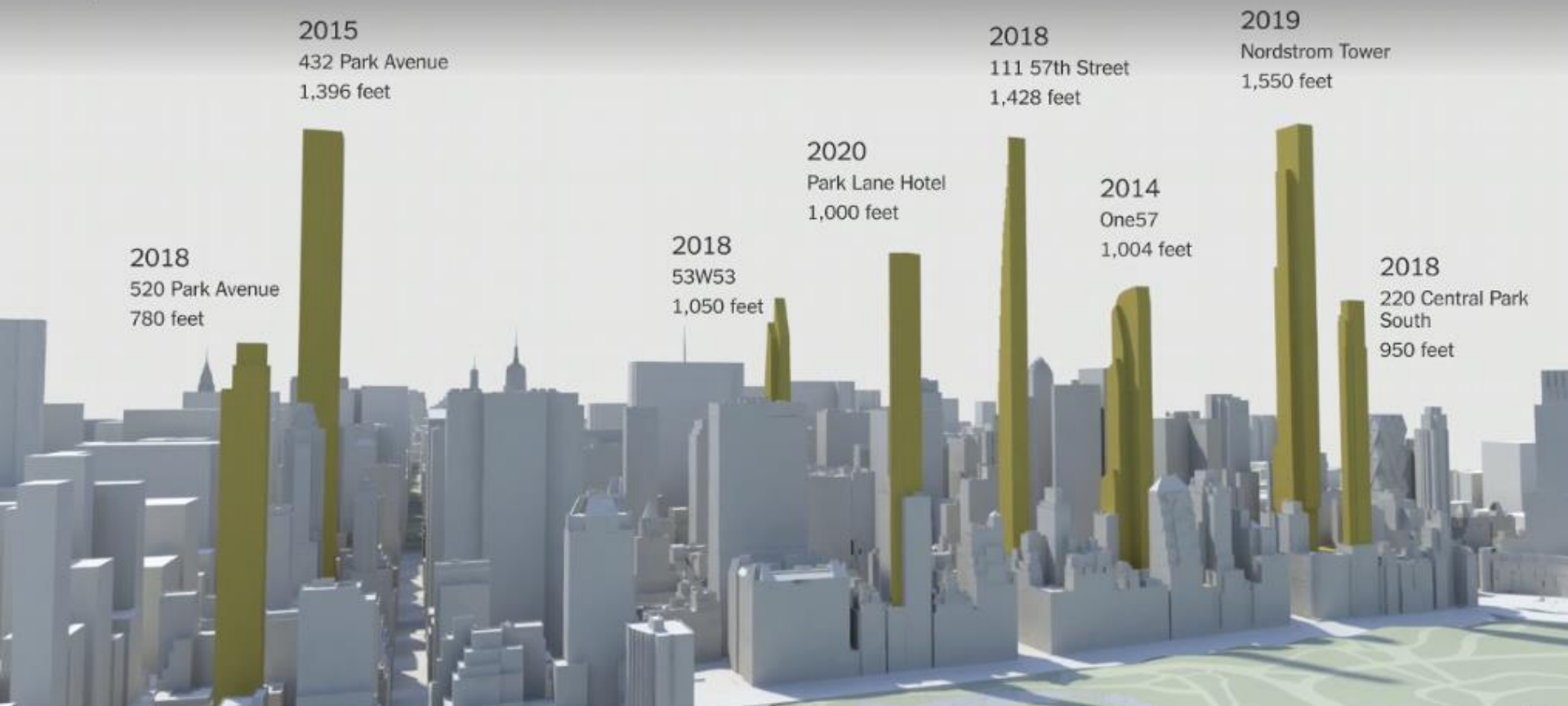


Tall, Thin and Expensive

By MIKA GRÖNDAHL and FORD FESSENDEN



New buildings planned or built near 57th Street







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



AP



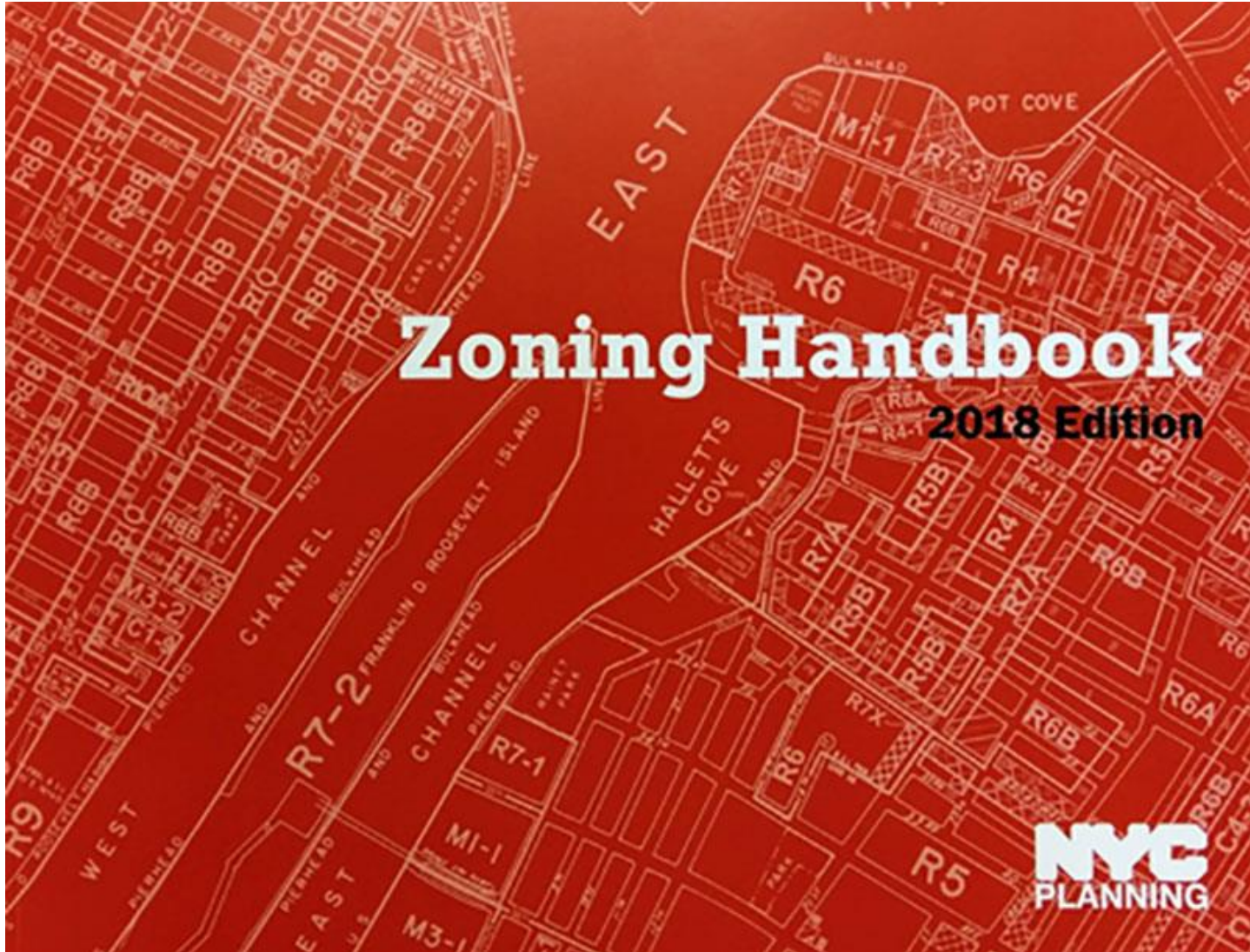
Central Park Tower; (2014-19), 1,550' Tall, 131 “floors”, 95 “actual”



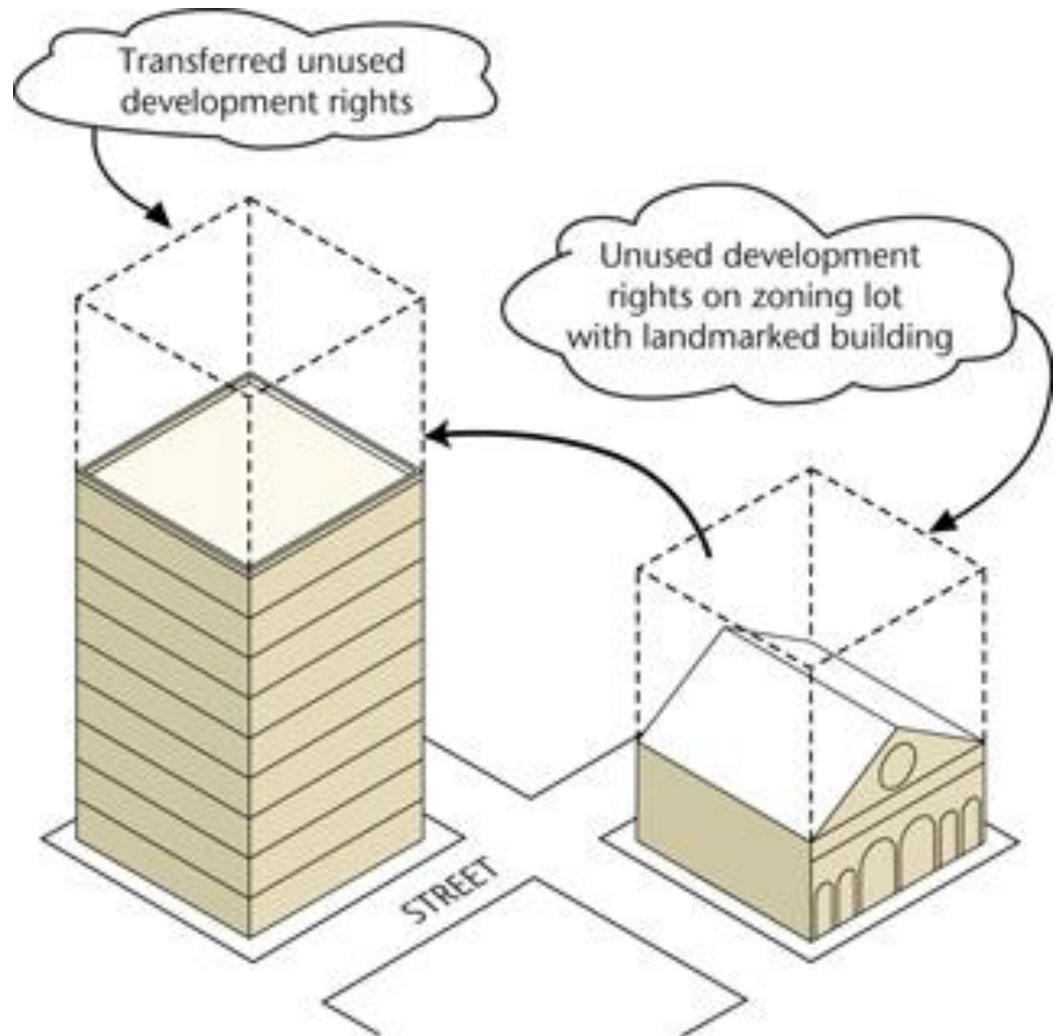
One57; (2004-14), 1,005' Tall, 73 floors



1,300 Pages!

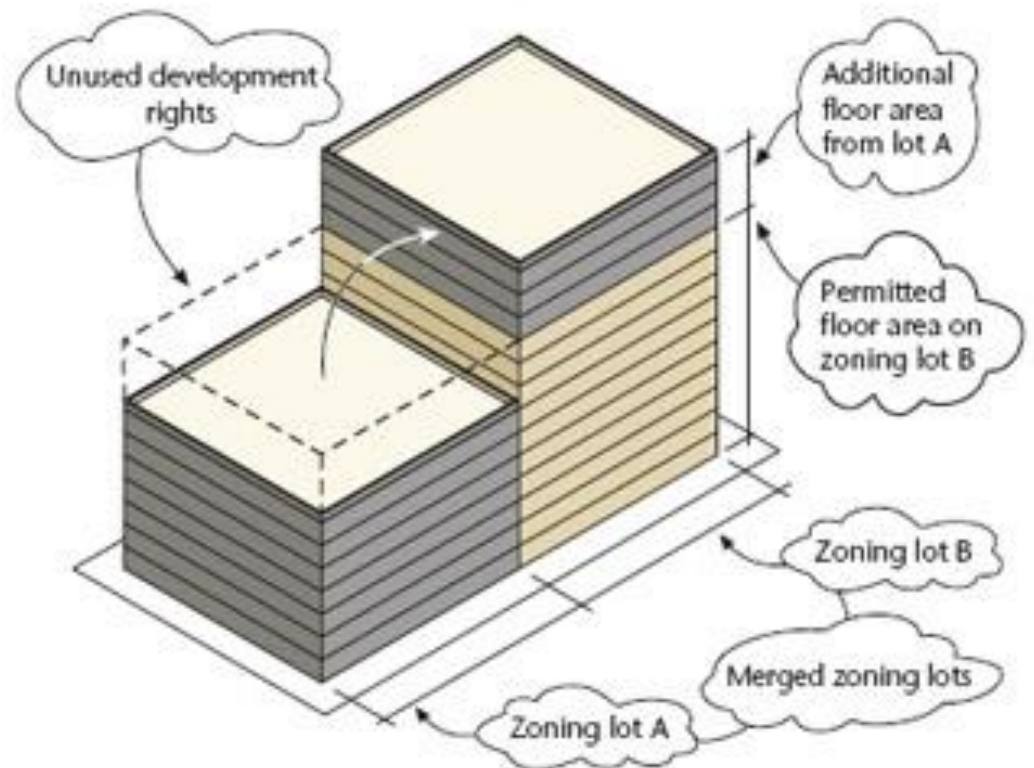


Transfer of Development Rights

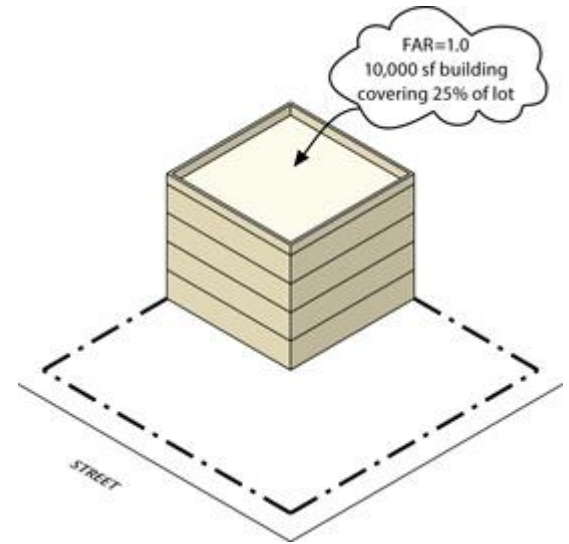
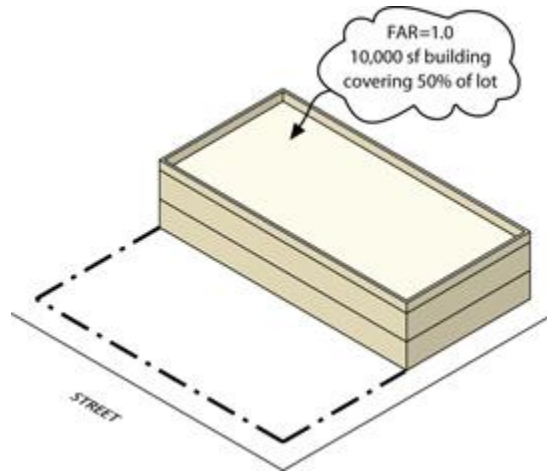
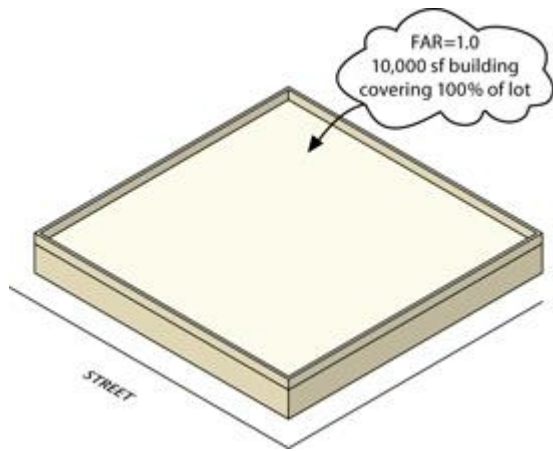


WHY?
NOW?

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



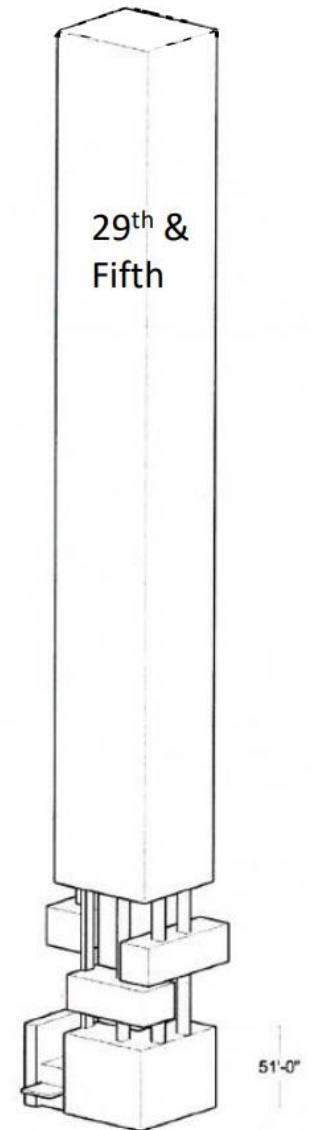
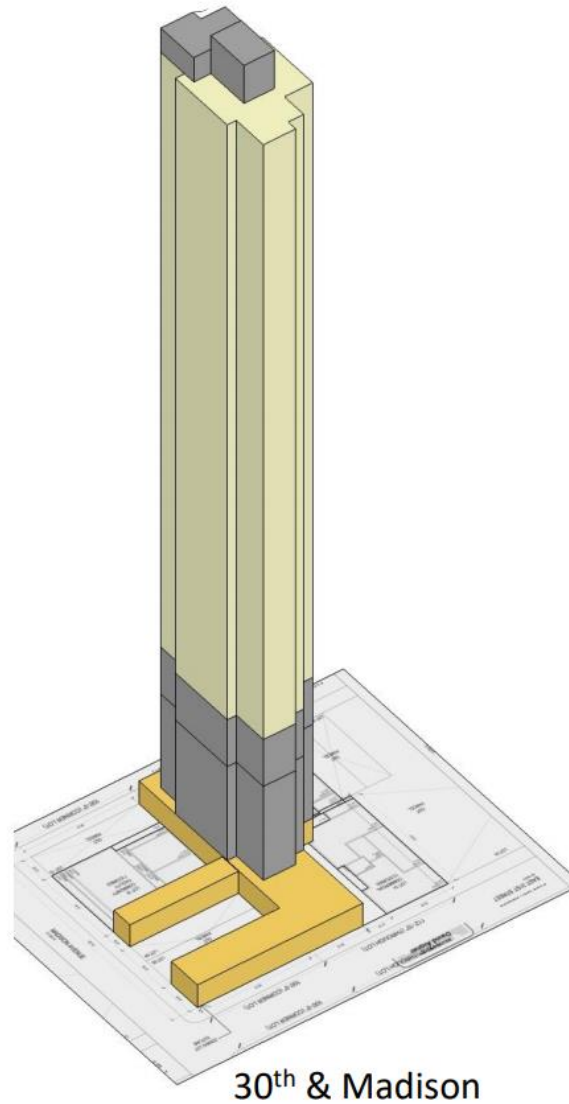
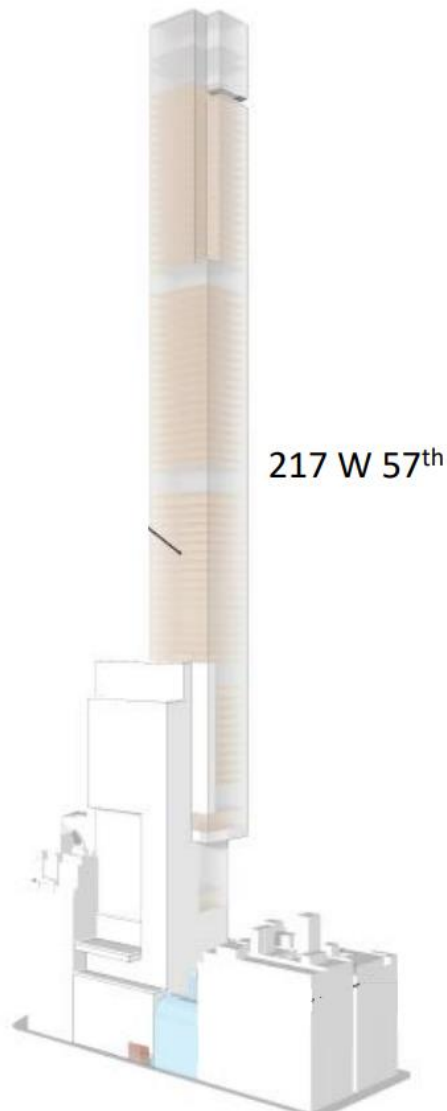
EXCESSIVE MECHANICALS



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

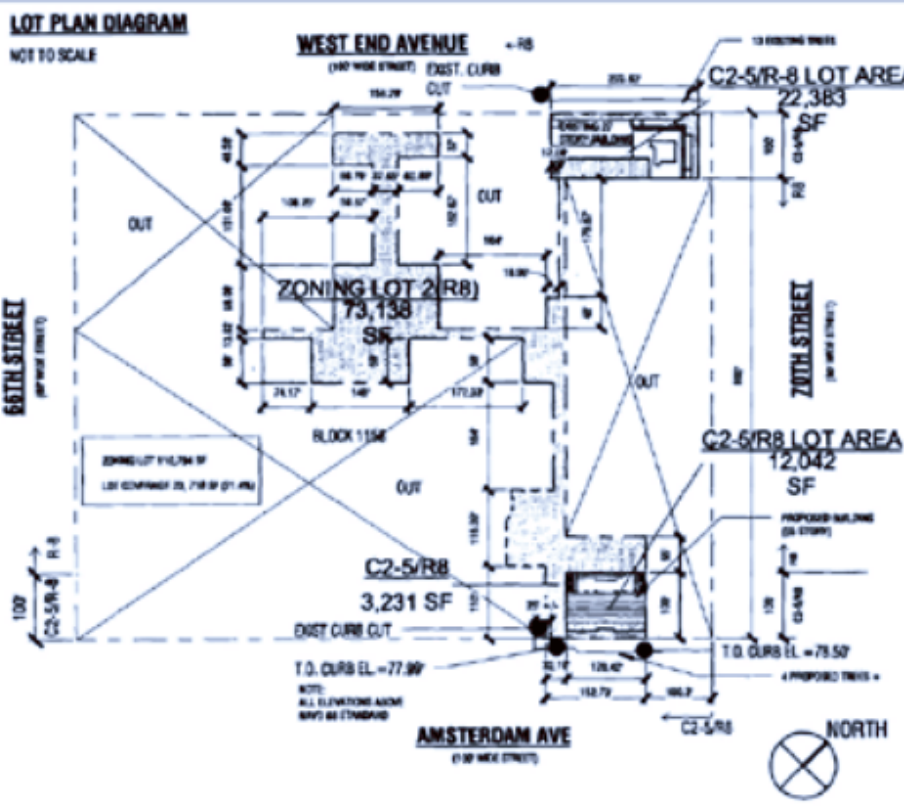


Figure 35: Portion of the confusing Zoning Diagram submitted for the development at 200 Amsterdam Avenue

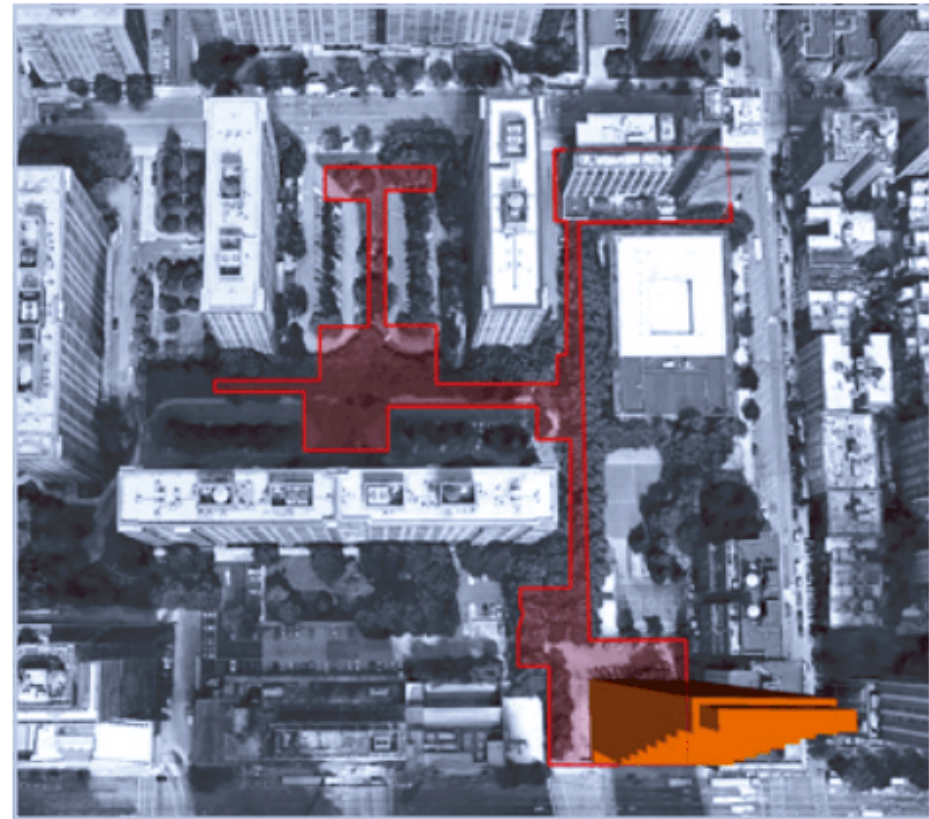
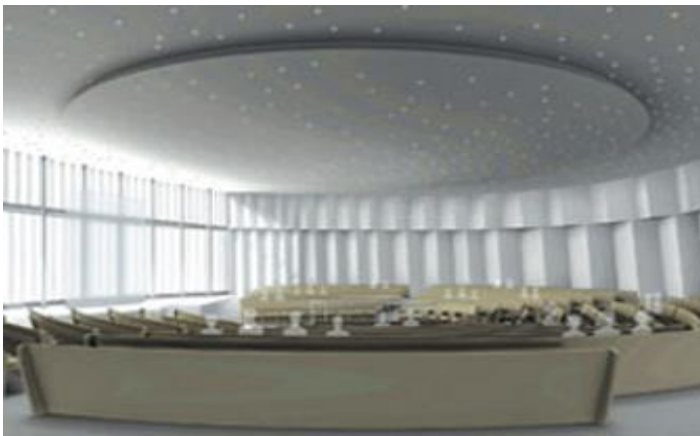


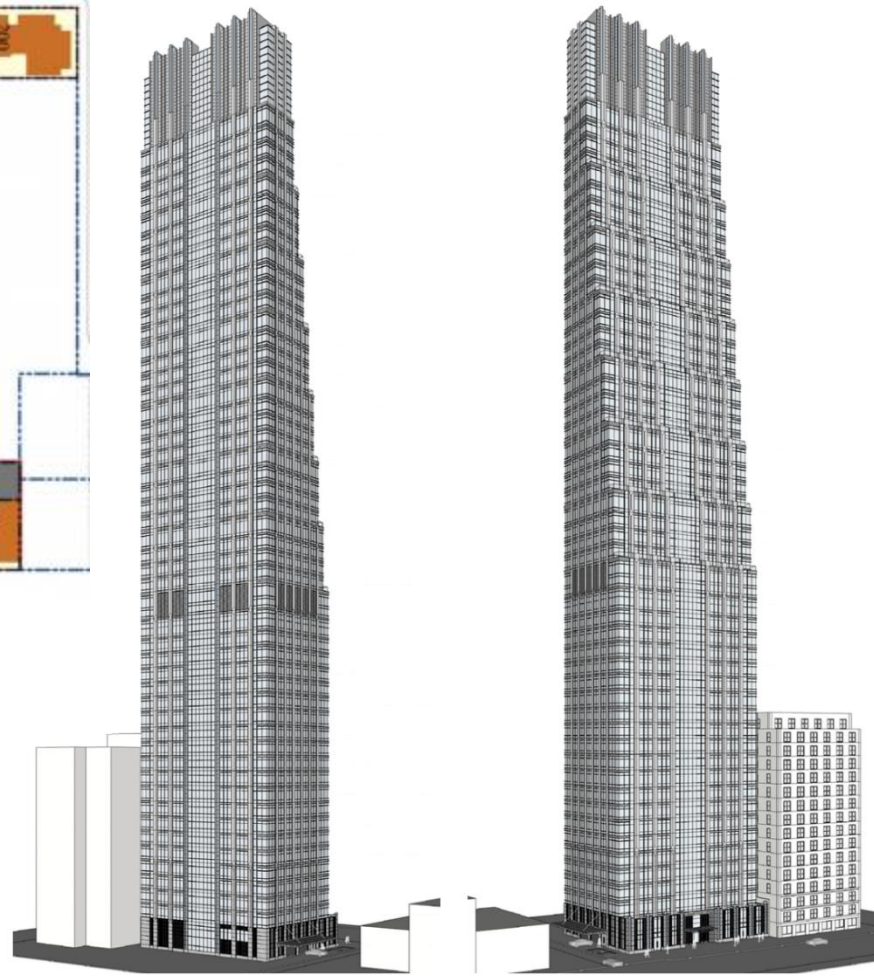
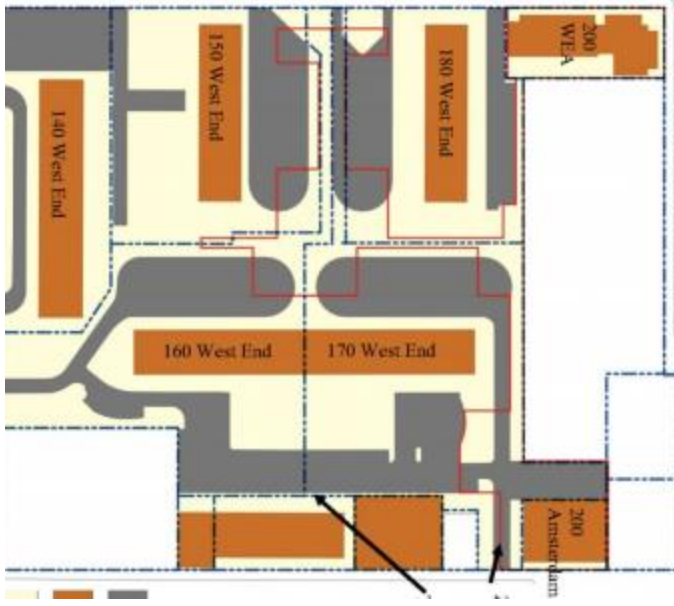
Figure 36: Aerial image showing proposed tower at 200 Amsterdam Avenue and zoning lot in red

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.

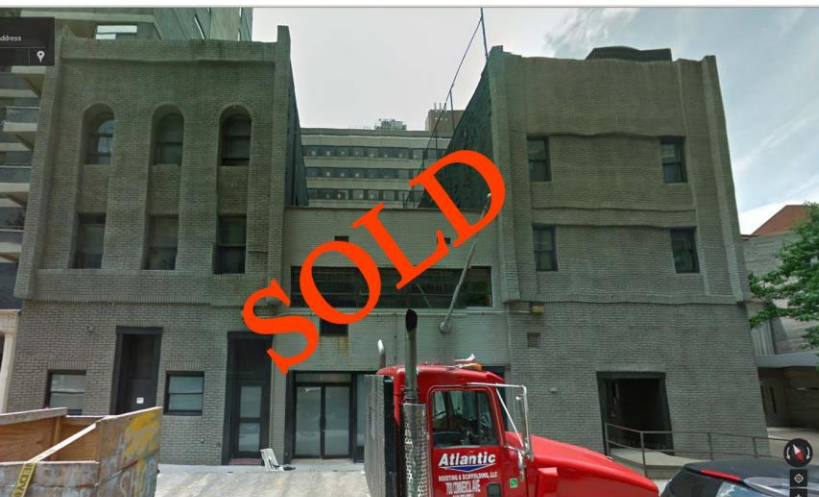


To see other permits issued on this property, visit: www.nyc.gov/buildings.



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)

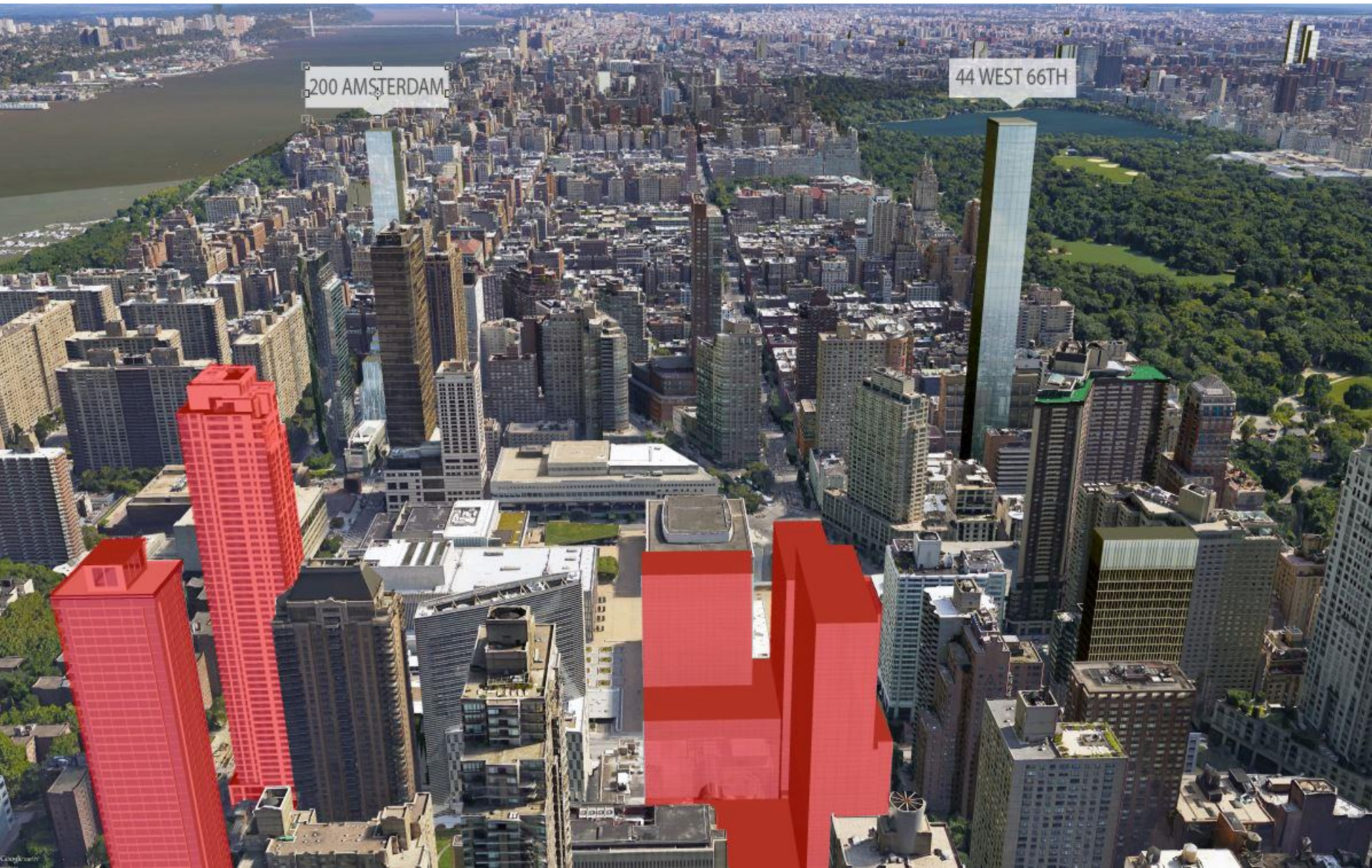
WEST 66TH STREET Partial Streetscape

West (Broadway)-->

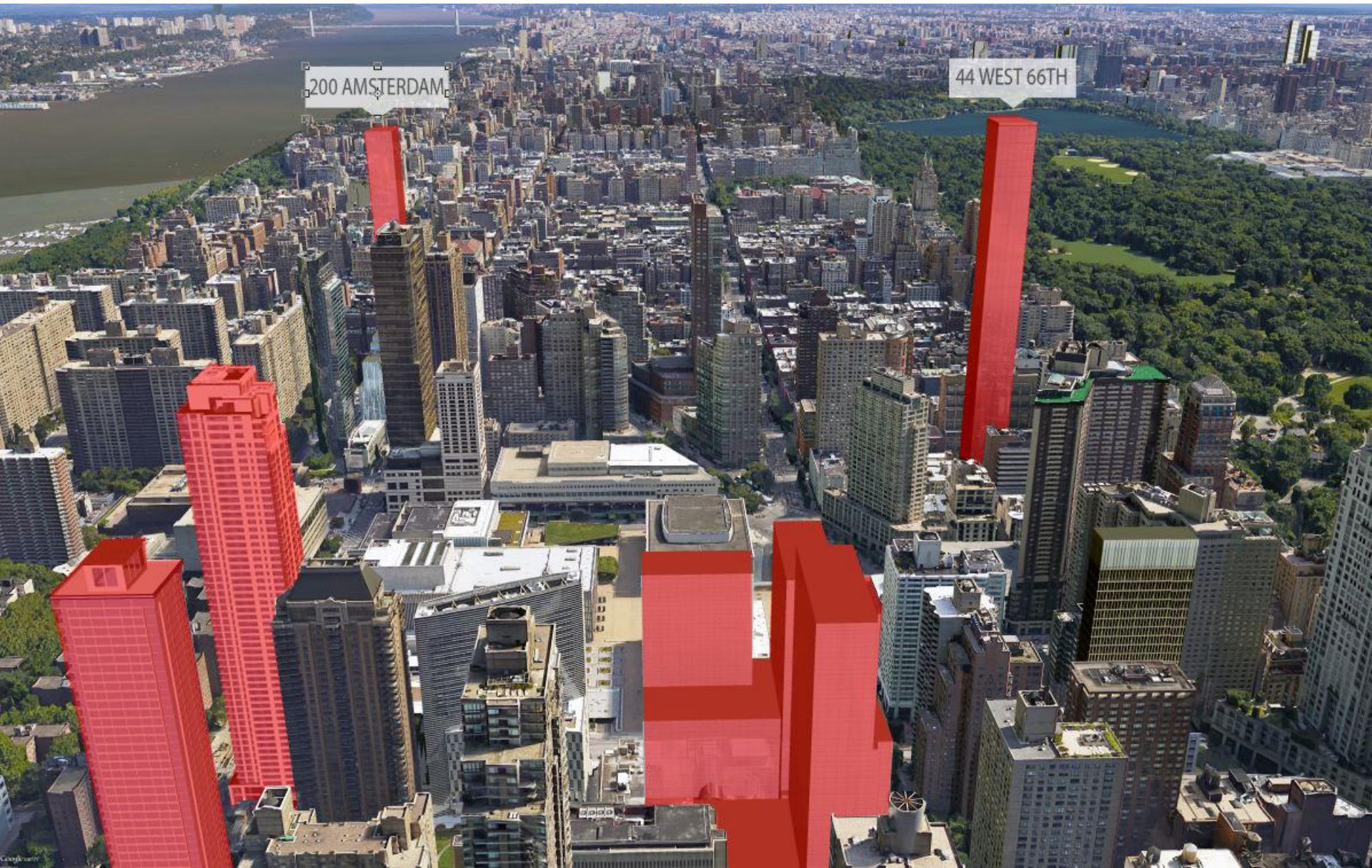
UWS view North from Lincoln Square



Fordham Campus Expansion



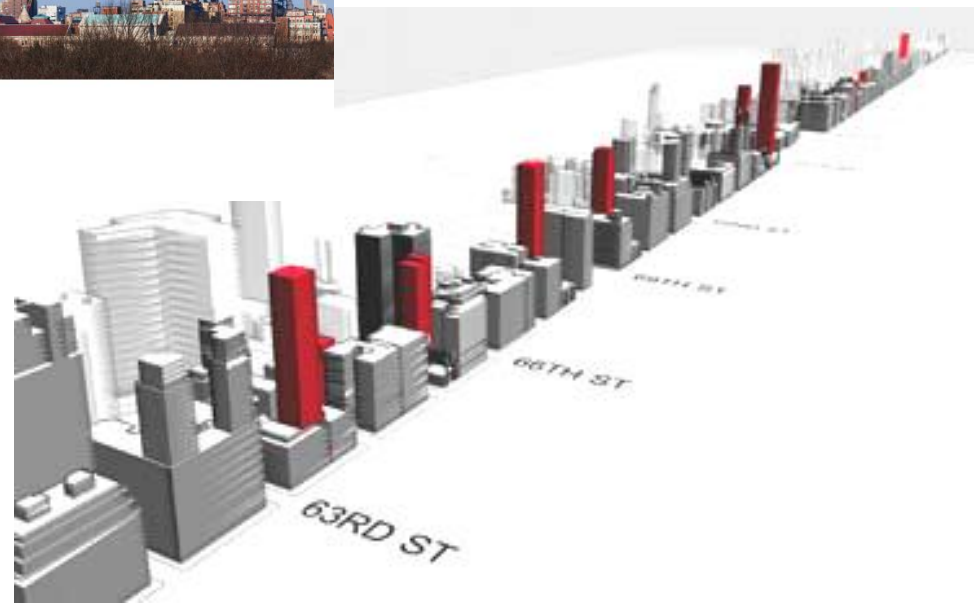
Creeping of Billionaire's Row





Central Park West Skyline

Potential Futures

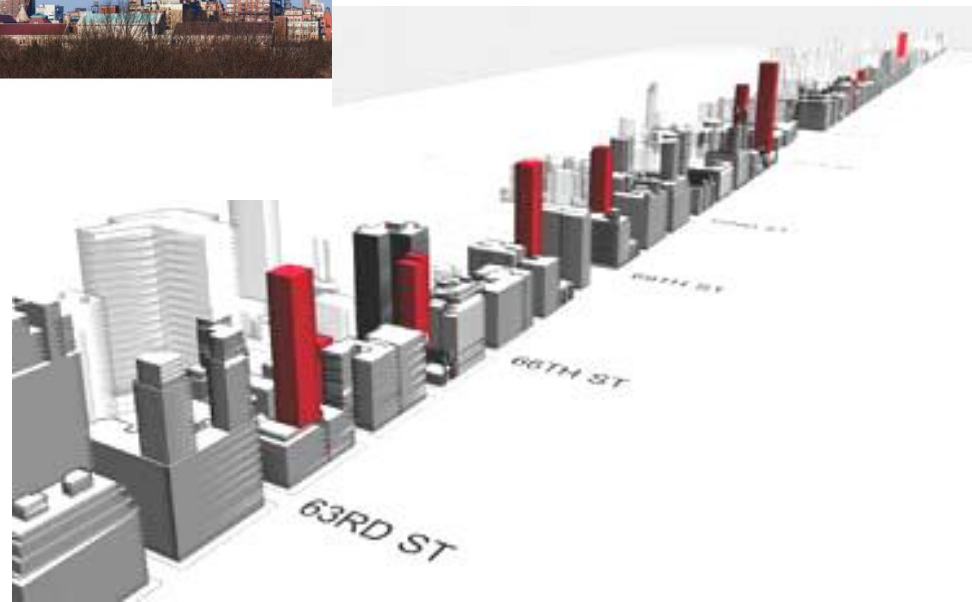




Central Park West Skyline

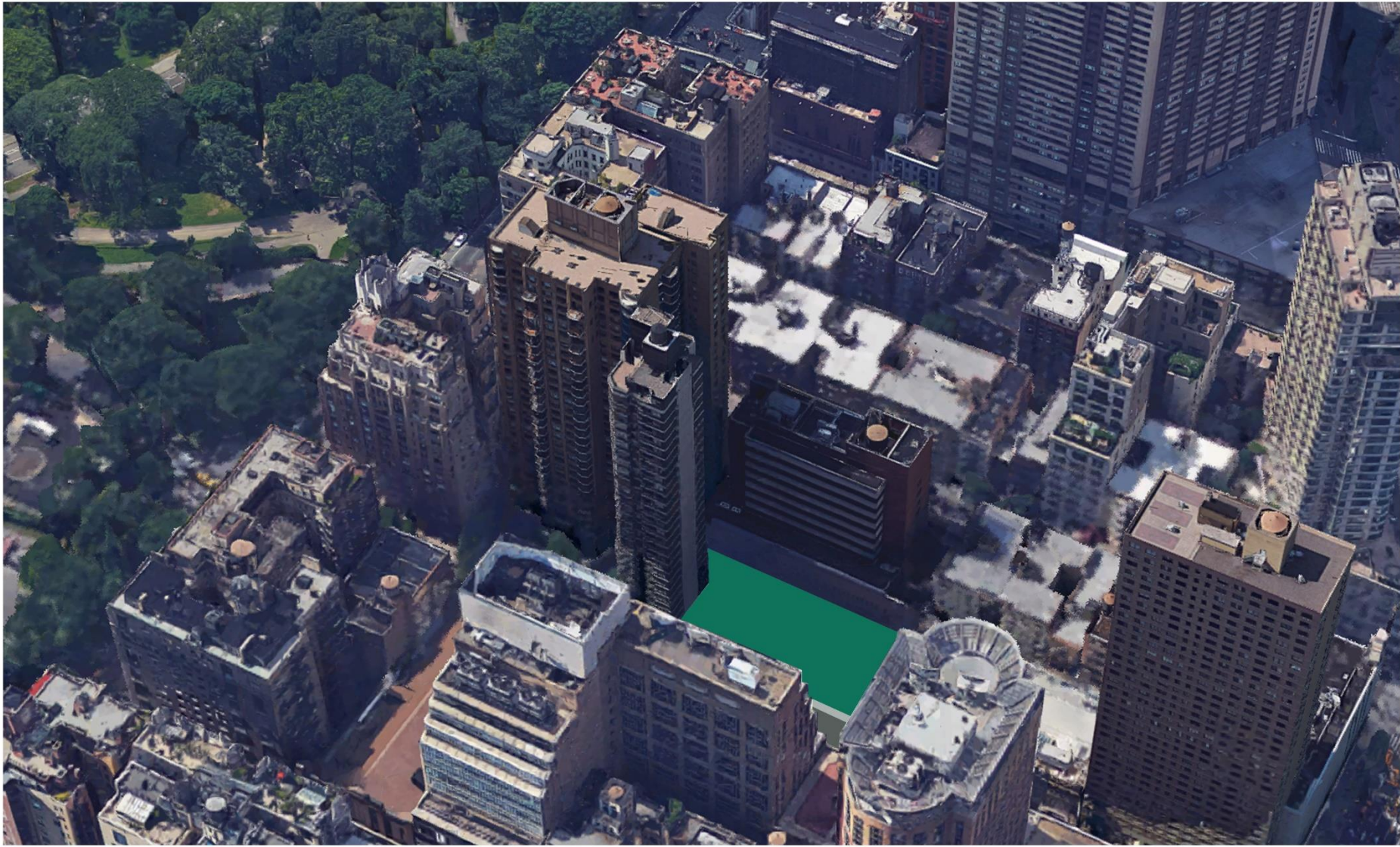
Potential Futures

60%



West 66th Street



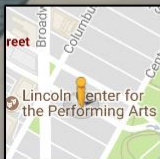


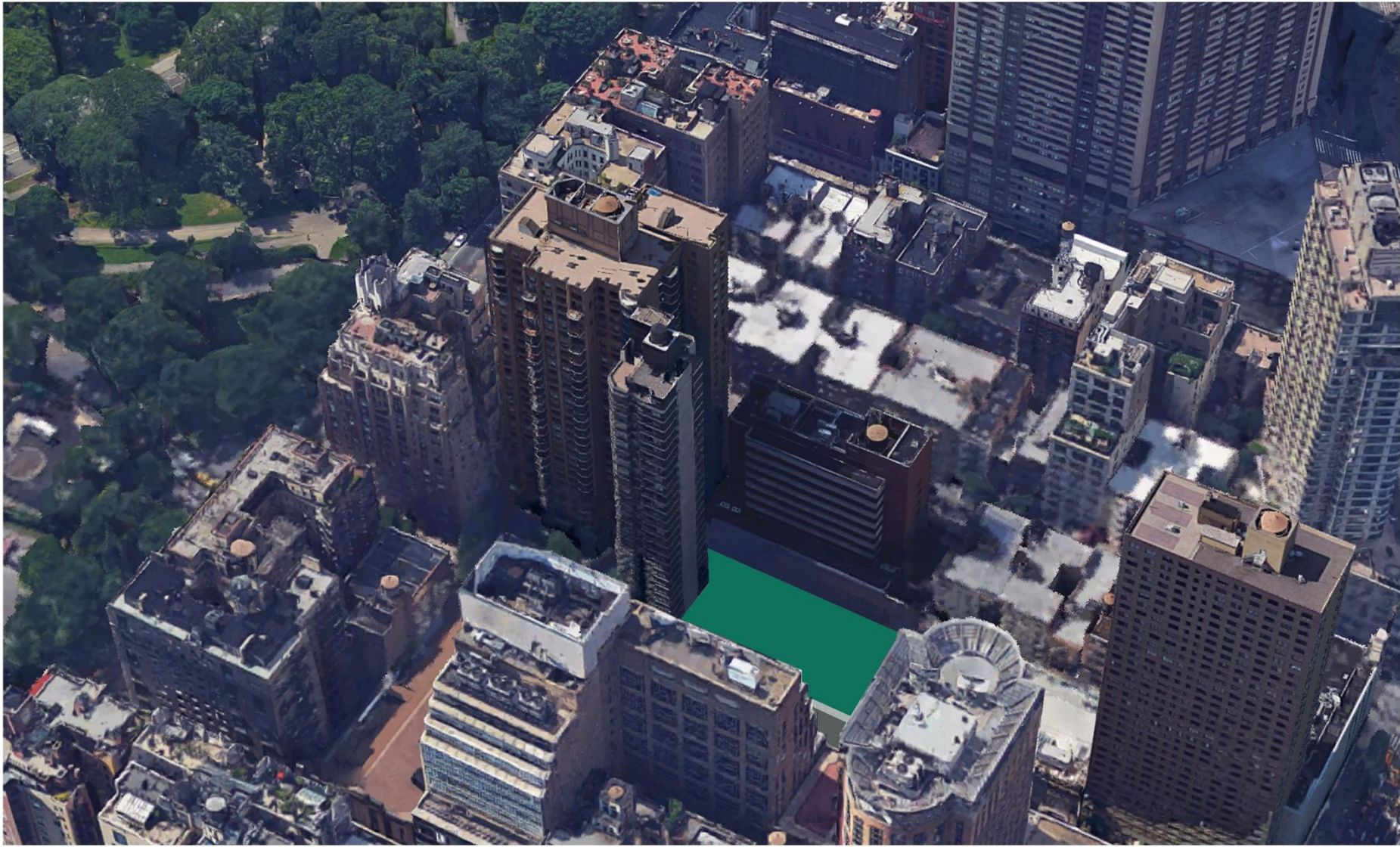


29 W 65th St
New York

Google, Inc.

Street View - Sep 2016





Zoning Data Tables, Residence Districts

ZONING DATA TABLE 1

R1–R3 Lower-Density Residence Districts											
		R1–1'	R1–2'	R1–2A'	R2'	R2A'	R2X	R3A'	R3X'	R3–1'	R3–2'
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

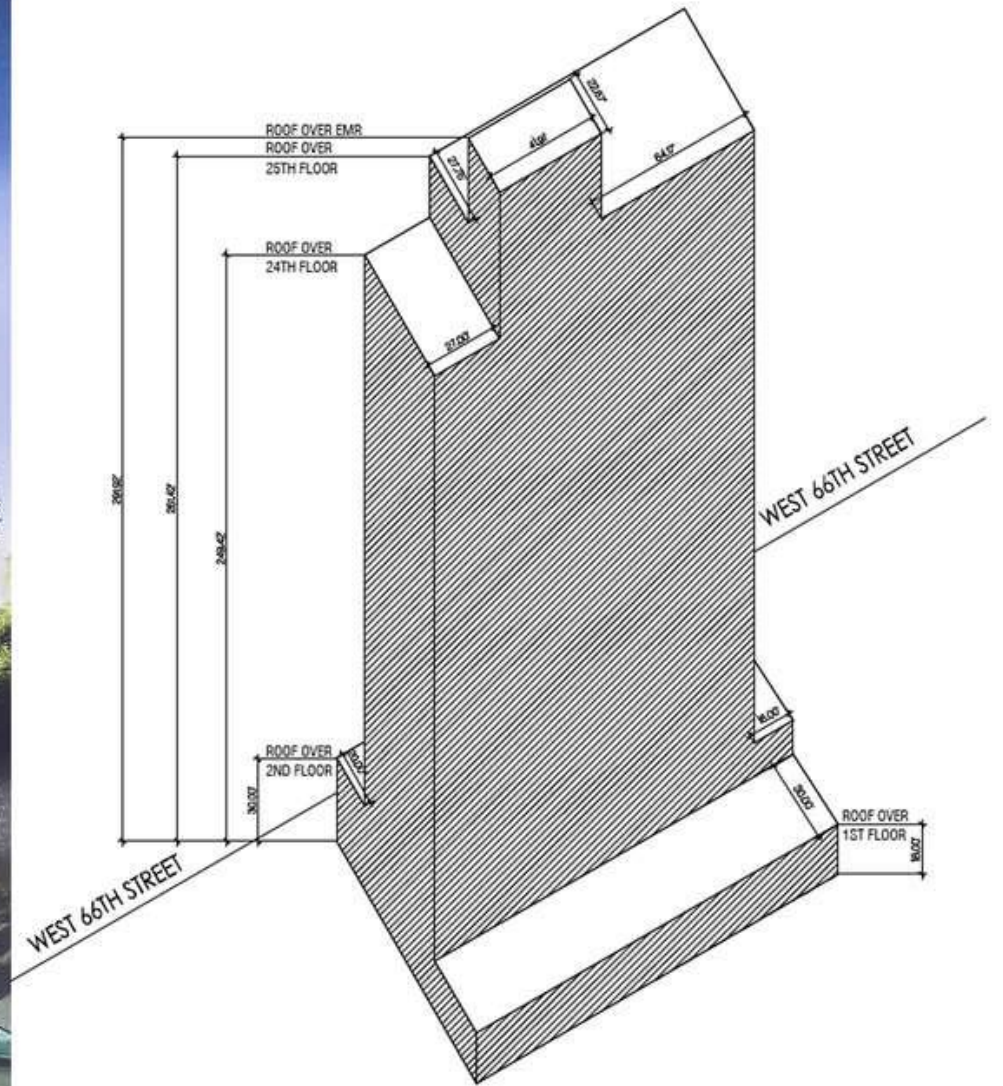
⁴ Zero lot line buildings require only one side yard, at least 8 feet wide

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

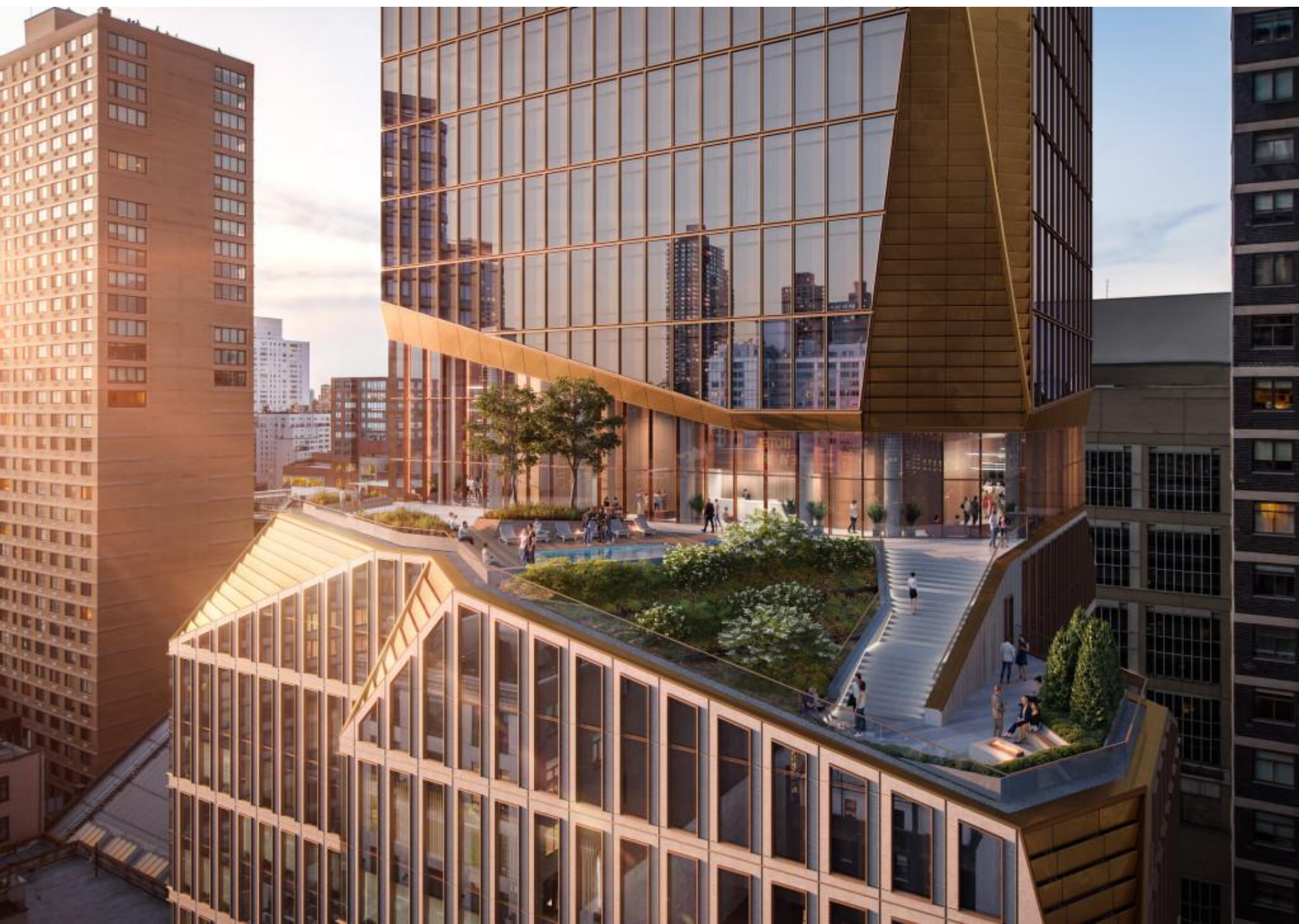
















LANDMARK WEST!

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
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 al 311. No tiene que dar su nombre.



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



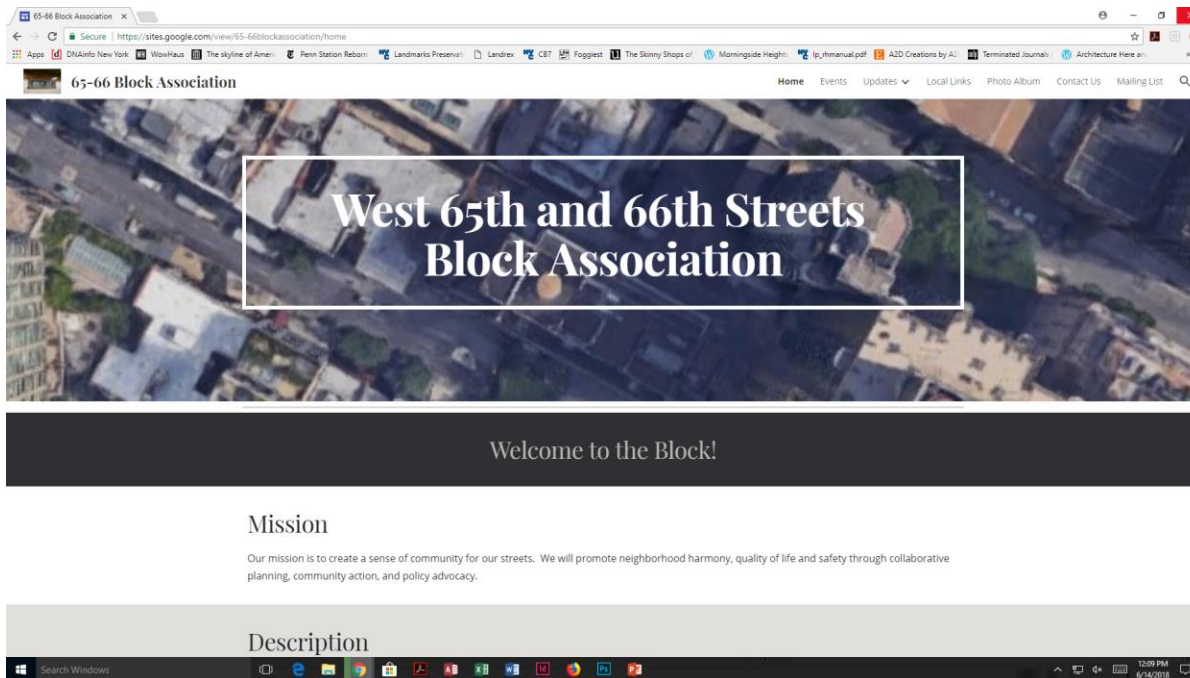
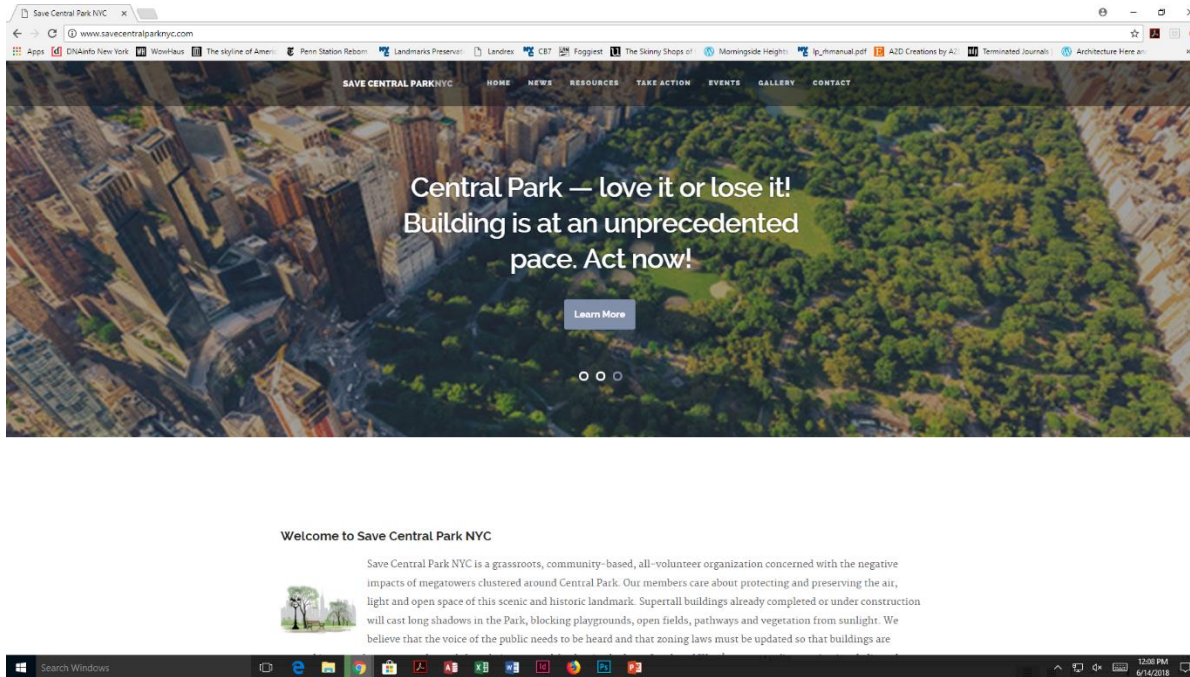
'A different developer did something smart at a site we looked at on west 67th Street...these are the kinds of tricks you have to do these days, if you even hope to be successful' Jon Kalikow

- 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

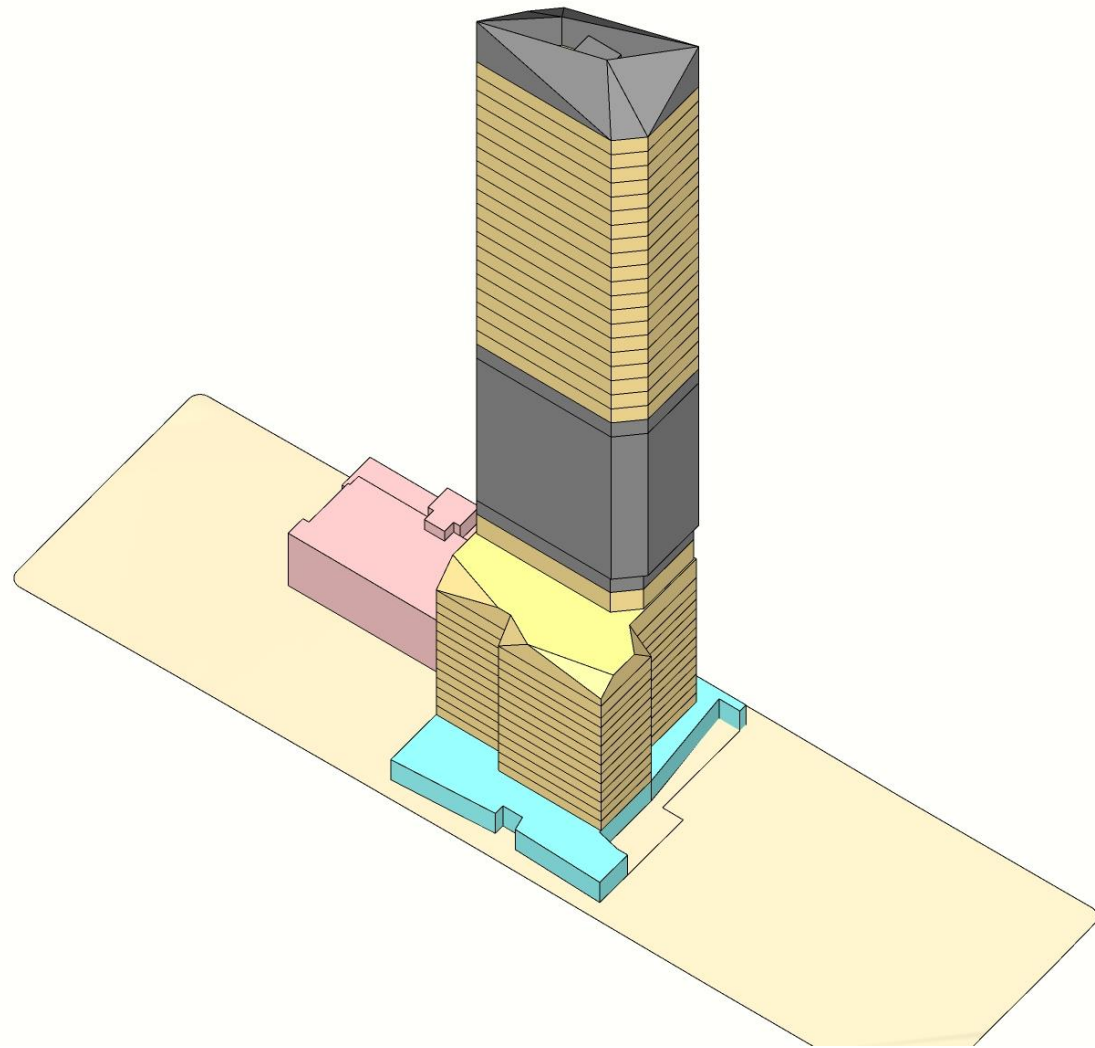


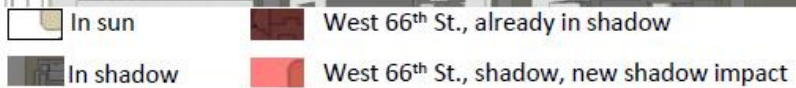
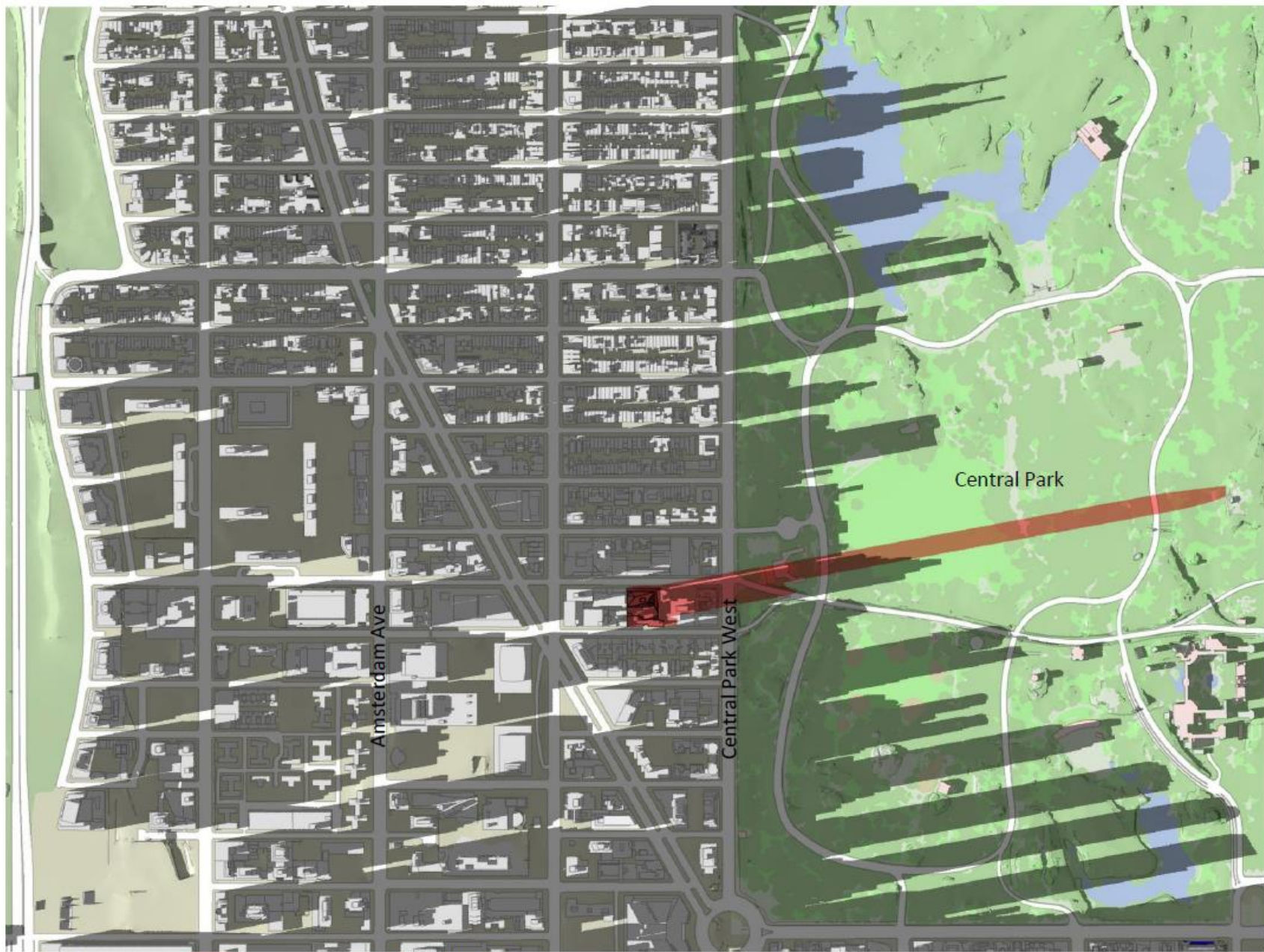
36 West 66th Street

Google earth



**W 65
66
STREETS BLOCK
ASSOCIATION**





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 high price tags — which do not fit the neighborhood's architectural





**SPECTRUM
NEWS** NY

SEAN KHORSANDI

EXECUTIVE DIRECTOR, LANDMARK WEST!

КА БАНКНОТ ПРЕСЛЕДУЕТСЯ ПО

ҚАЗАҚСТАН ҰЛТТЫҚ БАНКІ

ТӨРАҒА



А. Сауы

10000



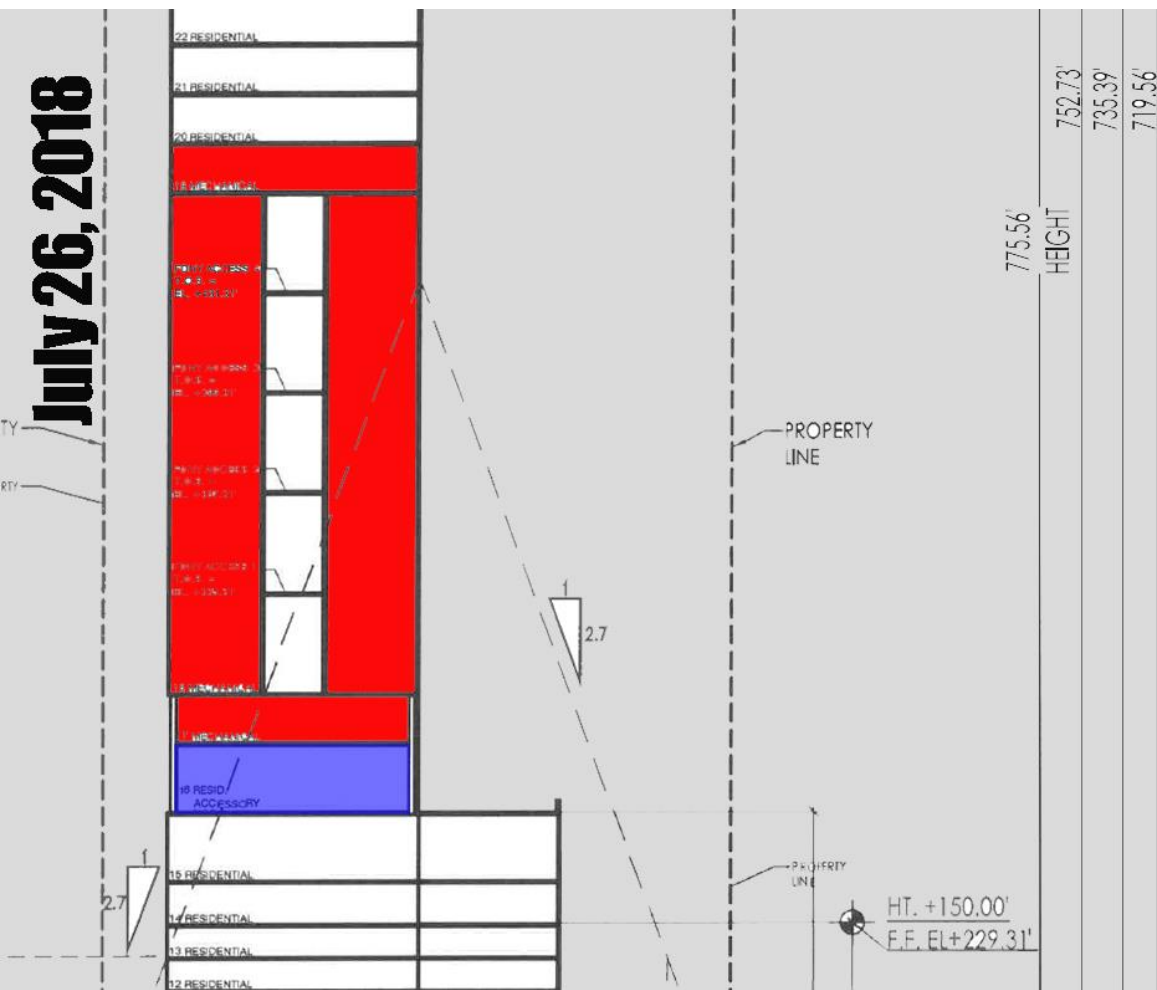
ДЕСЯТЬ ТЫСЯЧ ТЕНГЕ

NYCTM

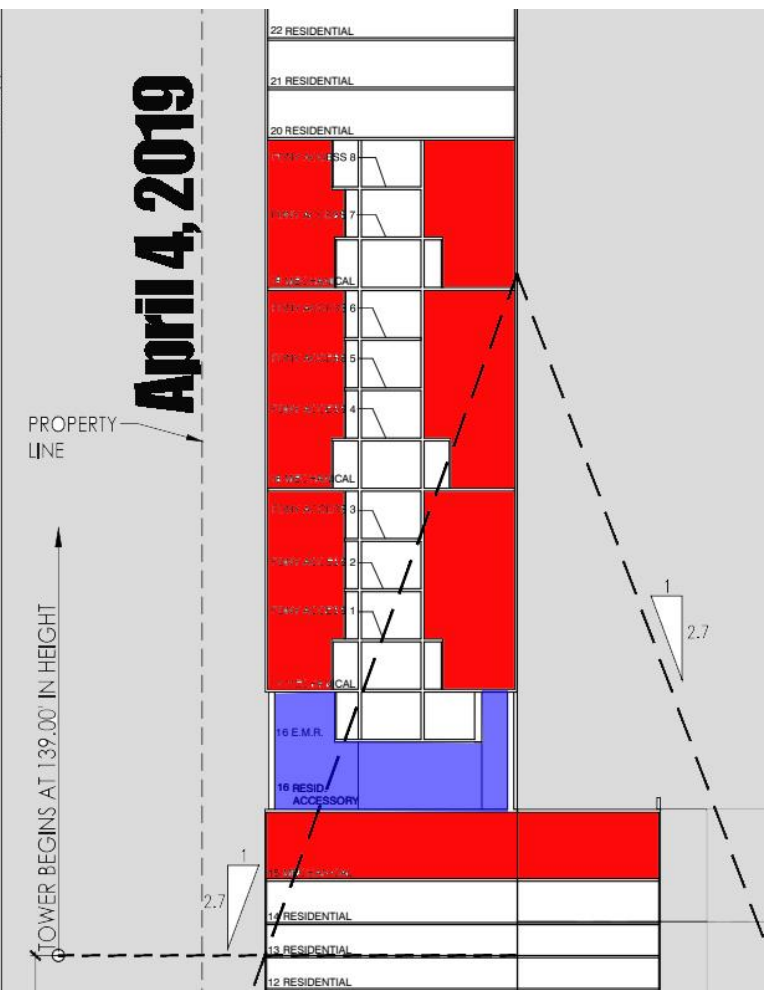
Buildings

NYC Board of Standards
and Appeals

July 26, 2018



April 4, 2019





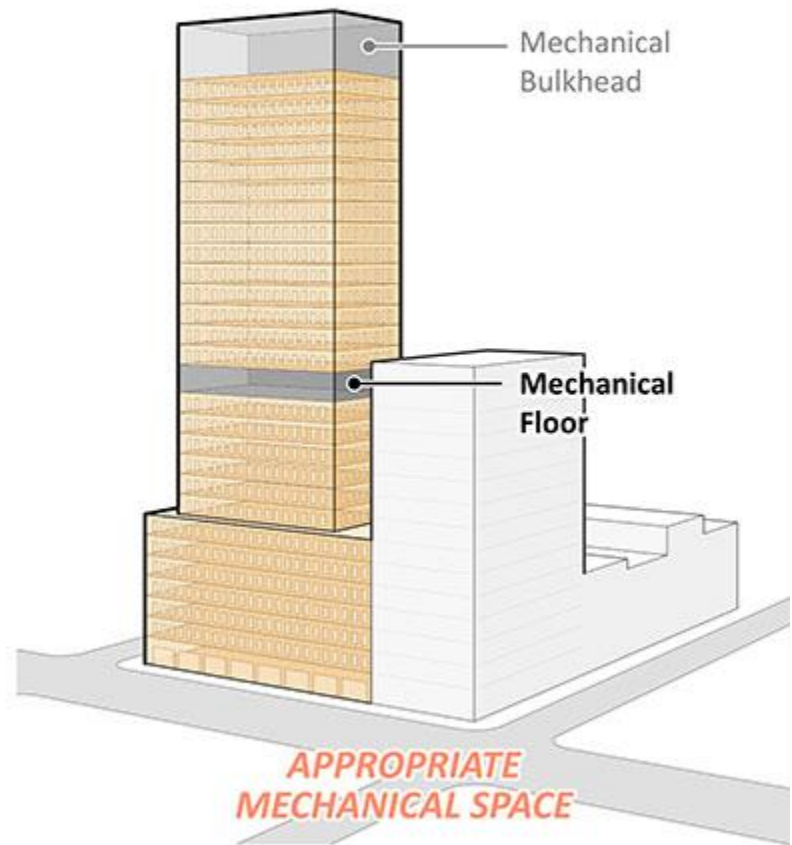
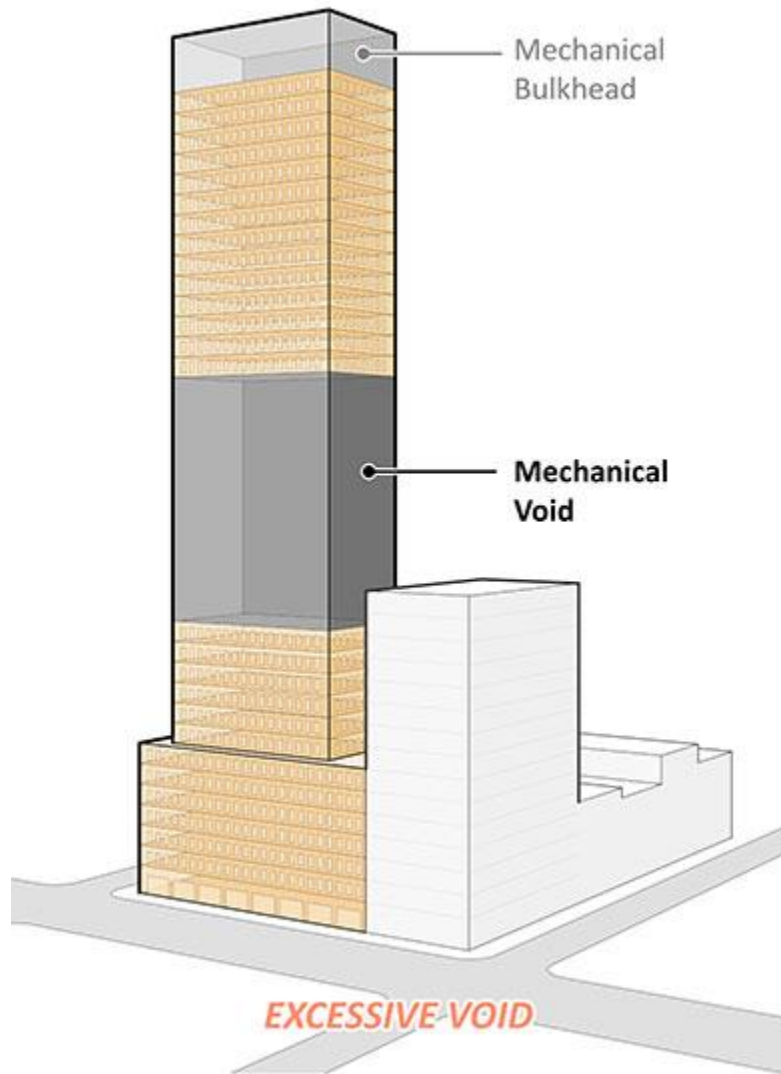
GREETINGS
FROM

GRAND
CANYON

Upper West Side

© CURT TEICH & CO., INC.

8B-H104

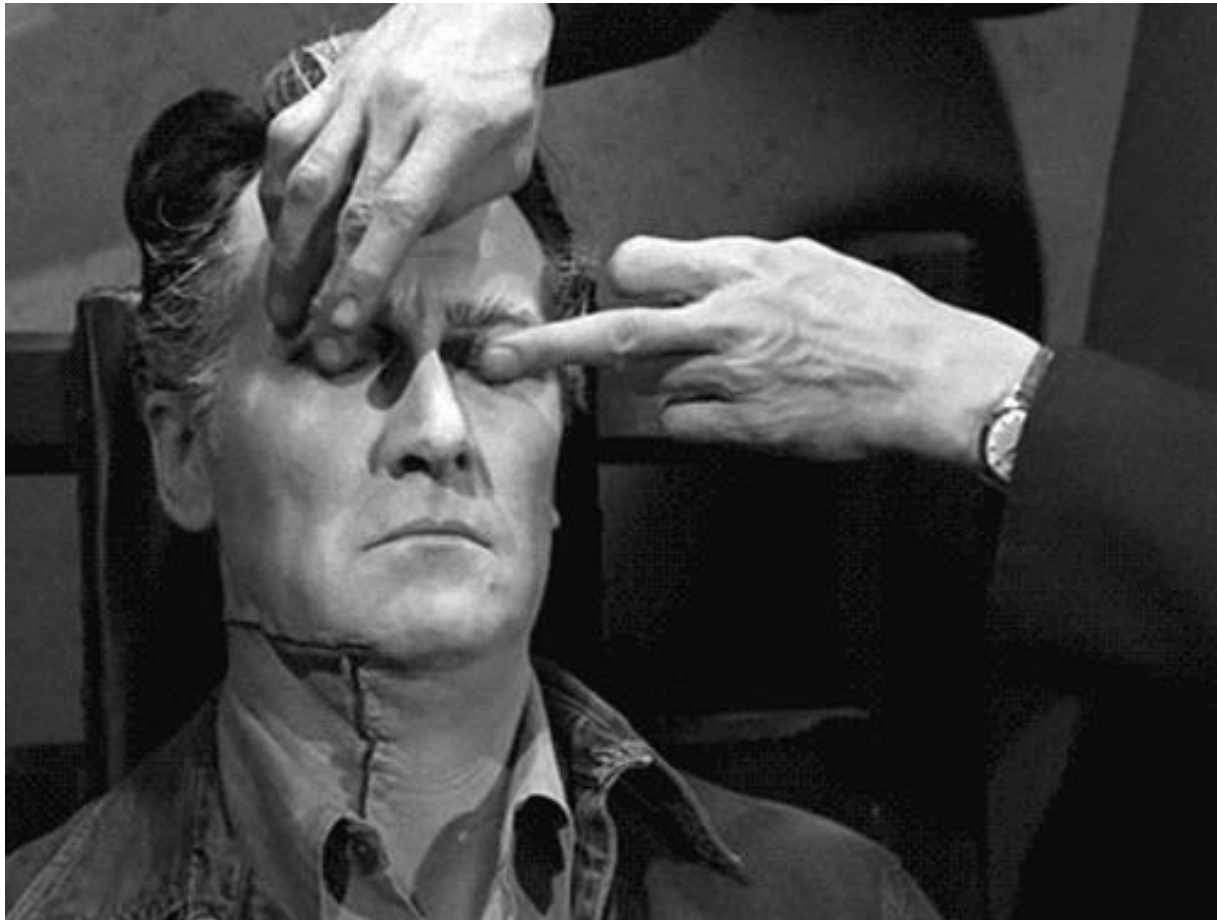




A5026A/S3820A



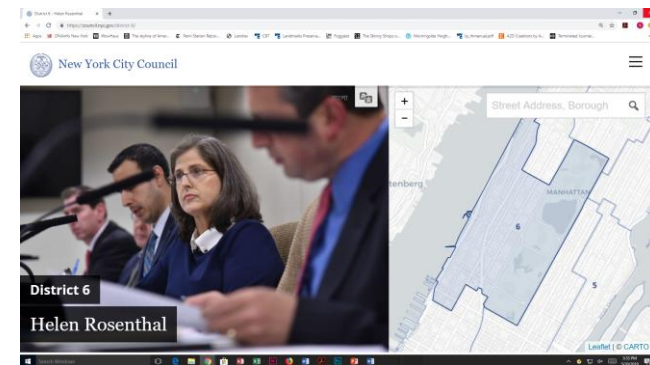
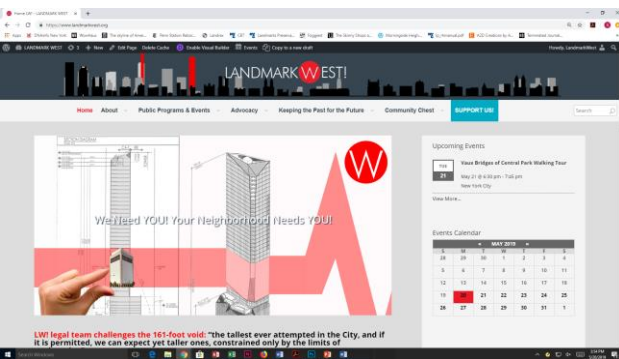
Open Your Eyes





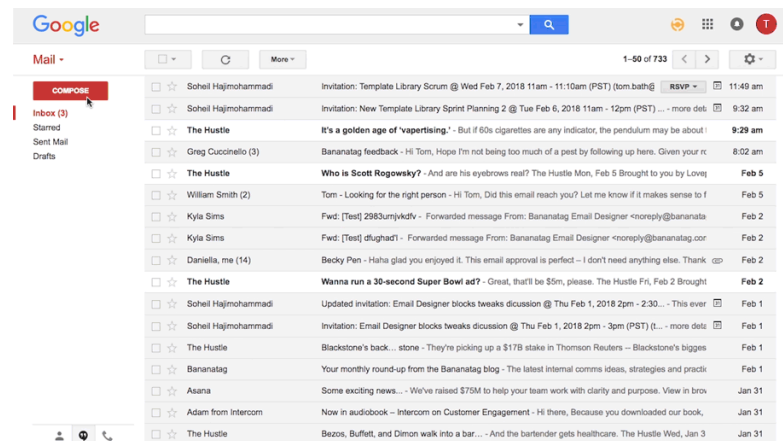
1. Check Websites

- 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





STIRRING THE POT:

keeping an eye on
NEW CONSTRUCTION

Sean Khorsandi,
LANDMARK **W**EST!

THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE