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**SENATOR
BRAD HOYLMAN**
27TH SENATORIAL DISTRICT
STATE OF NEW YORK

DISTRICT OFFICE:
322 EIGHTH AVENUE, SUITE 1700
NEW YORK, NEW YORK 10001
PHONE: (212) 633-8052
FAX: (212) 633-8096

ALBANY OFFICE:
ROOM 310
LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
PHONE: (518) 455-2451
FAX (518) 426-6846

e-mail:
hoylman@nysenate.gov

website:
hoylman.nysenate.gov

**BOARD OF STANDARDS AND APPEALS TESTIMONY RE: 36 WEST 66TH STREET
TUESDAY, SEPTEMBER 10, 2019**

Good morning to the members of the Board and all of my neighbors in attendance.

I'm State Senator Brad Hoylman. I represent parts of the Upper West Side, including 36 West 66th Street, as well as the East Village, West Village, Chelsea, Hell's Kitchen, Stuy Town and Peter Cooper Village, and much of midtown Manhattan. And I say today, the Upper West Side is not midtown Manhattan, it is not downtown Manhattan and it certainly does not need a skyscraper that the community does not want and that our rules should not allow.

I've come to speak in support of docket numbers 2019-89-A and 2019-94-A, the challenges filed by the City Club of New York and Landmark West against the building permits allowed for 36 West 66th Street.

There is no question about it: the 775-foot tower proposed for this site is out of character, unacceptable, and, decidedly, absurd.

The purpose of the Special Lincoln Square District was to, in fact, preserve, protect, and promote the existing nature of the neighborhood. If built, this would be the tallest tower on the Upper West Side. How is that in character and aligned with the 1993 special zoning text?

The height of the building would cast shadows across Central Park. That includes recreation space, trees, and lawns that my constituents have fought generations to keep. How is that acceptable?

As for the mechanical space or voids, or whatever you call it, the proposed building utilizes 239 feet of empty space to boost the tower's height and extract the most money they can for luxury apartments with views of Central Park. In my opinion, that is excessive, dangerous for first responders to traverse, and should be against the law. How is this building's construction, predicated on flagrant exemptions from zoning, not plainly rejected? It's absurd.

The bulk-packing of such a tower flies in the face of the Special Lincoln Square District. Allowing the building permits to remain valid would be a horrendous precedent to set: rendering zoning text practically useless and community interest void.

A tower of luxury condominiums is not what the Upper West Side needs or wants. I join with my elected colleagues and neighbors in urging the Board of Standards and Appeals to uphold the community's challenges to 36 West 66th Street's building permits.

I'd like to thank CB7, Landmark West, the City Club of New York, the West 64th-67th Street Block Association, and Save Central Park NYC for their tireless work in this fight.

The Extell Tower will be the legacy of your term on the Board of Standards and Appeals. If this plan proceeds, you will have flouted the common sense reading of the Building Code and will have allowed a developer to take advantage of a loophole that will obliterate the intentions set forth by the lawmakers who created the Special Lincoln Square District.

This new 775-foot tower will not only be a monument to greed and the patent disregard of our community's concerns, but also a monument to your bureaucratic fecklessness: succumbing to the wishes of a wealthy and powerful developer who will destroy our neighborhood. I urge you to support the appellants' applications.