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**Gale A. Brewer, Borough President**

**September 10, 2019**

**Testimony of Manhattan Borough President Gale A. Brewer  
BSA Cal. No: 2019-89-A and 2019-94-A - 50 West 66<sup>th</sup> Street**

Good morning Chair Perlmutter and Commissioners. I am Manhattan Borough President Gale Brewer and I am here once again to talk about 50 West 66<sup>th</sup> Street.

Given the robust discussion at the August 6, 2019 hearing, I have only a few items to add to my previous testimony. The first has to do with the “ambiguity” of the Zoning Resolution that pertains to regulating building heights in the Special Lincoln Square District. I understand that the *intent* to ensure that building heights do not exceed 30 stories is in the CPC report—not the Zoning Resolution. Even if we assume that the developer and his team of highly experienced consultants were not aware of the *specific heights* that the Special District intended to ensure, the Zoning Resolution itself is clear on other points. The General Purposes of the Special Lincoln Square District text include:

- Promoting a **desirable** use of the land: this building does not achieve that goal;
- **Complementing and enhancing** the existing neighborhood: this building does not achieve that goal; and
- **Preserving the character of the district:** this building does not achieve that goal.

Instead, this is a building that towers over all of the other buildings nearby, destroying the urban fabric of this area. Given the purposes I just cited, I believe that the proposed building fails to observe or abide by the guidelines specified in the Zoning Resolution.

The second point is that despite the building’s requirement to provide 70,210 square feet of affordable housing, DOB records show that the developer has only obtained certificates for 36,743 square feet. Yet, the developer is still claiming a 2 FAR bonus. My office is working with Landmark West! to ensure that this developer abides by this requirement as well. I am also working to ensure that the 55 affordable housing units that the developer owes the community are, in fact, built.

I expect that the BSA will say that this matter is one that DOB must resolve—and I will be in contact with them. The community’s concerns are not front and center on these matters, and they should be. 50 West 66<sup>th</sup> Street must follow the rules, comply with the Zoning Resolution, fulfil its obligations, and fully address the concerns of the community. To permit this development to move forward as proposed is an affront to the letter and spirit of the Zoning Resolution.

Thank you for your time and consideration.