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The City of New York Manhattan Community Board 8

October 22, 2015

Hon. Meenakshi Srinivasan, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 40 East 66th Street (between Madison and Park Avenues)-Upper East Side Historic District

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, October 21, 2015, the board adopted the following resolution regarding **40 East 66th Street (between Park and Madison Avenues) – Upper East Side Historic District**. Application is for window enlargement at the penthouse and new bulkhead.

WHEREAS 40 East 66th Street is a new-Renaissance style 12-story apartment building designed by Rosario Candela and constructed in 1928-29.

WHEREAS the penthouse is set back 13' from the parapet; the parapet is 16" high.

WHEREAS the penthouse is minimally visible from the public way.

WHEREAS at the penthouse, at the 66th Street elevation and at the Madison Avenue elevation, there are now 17 windows and doors; the applicant proposes to reduce the number of windows/doors from 17 to 10; the applicant also proposes to expand [widen] the new 10 windows/doors so that the overall effect will be more glazing than under the existing condition.

WHEREAS in the consolidation of the windows, the height of the windows will not change.

WHEREAS the width of the existing 17 windows/doors ranges from 3'1" to 6'7"; the width of the proposed 10 windows/doors will vary with a maximum width of 13'3" -- the proposed new bay on the Madison Avenue elevation will be 16' wide.

WHEREAS the existing windows/doors have multi-panes; the new windows will have single panes that present as plate glass because of their size.

WHEREAS the applicant also proposes to remove an existing skylight bulkhead to create a new stair bulkhead to provide egress to the roof; the new bulkhead will match exactly an existing bulkhead.

WHEREAS the new bulkhead will be 8 1/2' high with a footprint of 9' x 12'.

WHEREAS there is no relationship between the proposed new large single-pane windows and the windows in the rest of the Candela-designed building which are all now multi-paned.

WHEREAS the applicant's proposal is inappropriate and out of context within the historic district.

THEREFORE BE IT RESOLVED that this application is approved as presented.

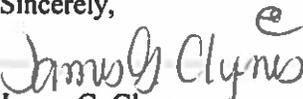
This recommendation was approved by a vote of 19 in favor, 22 opposed, 3 abstentions, and 0 not voting for cause.

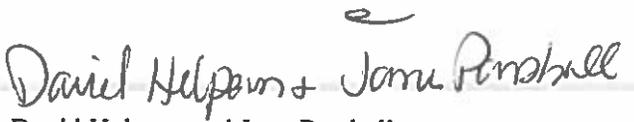
THEREFORE BE IT RESOLVED that this application is disapproved as presented.

This recommendation was approved by a vote of 17 in favor, 23 opposed, 4 abstentions, and 0 not voting for cause.

THEREFORE BE IT RESOLVED that Community Board 8 took no position on this application.

Sincerely,


James G. Clynes
Chairman


David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
 Honorable Gale Brewer, Manhattan Borough President
 Honorable Liz Krueger, NYS Senator, 26th Senatorial District
 Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
 Honorable Ben Kallos, NYC Council Member, 5th Council District
 Honorable Daniel Garodnick, NYC Council Member, 4th Council District