



ZRD1: Zoning Resolution Determination Form

☒ Orient and affix BIS
job number label here ☒

Must be typewritten.

Use this form only to request Zoning Resolution determination (use CCD1 for all other requests)

1 Location Information Required for all requests on filed applications.

House No(s) 550

Street Name WEST 34TH STREET

Borough Manhattan

Block 705

Lot 1

BIN 1089412

CB No. 104

2 Applicant Information Required for all requests on filed applications.

Last Name GREENE

First Name MICHAEL

Middle Initial K

Business Name KOHN PEDERSEN FOX ASSOCIATES

Business Telephone (212) 977-6500

Business Address 11 WEST 42ND STREET

Business Fax (212) 956-2526

City NEW YORK

State NY

Zip 10036

Mobile Telephone () -

E-Mail MGREENE@KPF.COM

License Number 025818

License Type ☐ P.E. ☒ R.A.

DOB PENS ID # (if available)

3 Attendee Information Required if different from Applicant in section 2 or no Applicant.

Relationship to the property: ☐ Attorney (Predetermination Only) ☒ Filing Representative (Class 2) ☐ Other

Last Name MATTY

First Name ADAM

Middle Initial J

Business Name KM ASSOCIATES OF NY, INC.

Business Telephone (212) 563-6760

Business Address 158 WEST 29TH STREET 7TH FLOOR

Business Fax (212) 563-6753

City NEW YORK

State NY

Zip 10001

Mobile Telephone (646) 423-7655

E-Mail amatty@kmaofny.com

License/Registration # (if P.E./R.A./R.L.A./Attorney) 001820

4 Nature of Request Required for all requests. Only one request may be submitted per form.

Determination request is for: ☒ Determination ☐ Predetermination

Determination request issued to: ☒ Borough Commissioner's Office ☐ Technical Affairs

Job associated with this request? ☒ Yes (provide job # / doc # / obj # / examiner name below) ☐ No

Job #: 121184841

Document #:

Objection #:

Examiner: Damian Titus

Has this request or a similar one been previously Denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No

Enter short description of Technical Topic (5 words or less):

Enter All Control #(s) for related CCD1/ZRD1 requests:

TPPN, Memo:

Zoning District(s): C6-4

MDL:

Zoning Overlay(s):

BBs:

Special District(s): HY

Other:

ZR Section: 93-41

Code Section:

Rule #:

Indicate all Buildings Department
officials that you have previously
reviewed this issue with (if any):

☐ Borough Commissioner

☐ Code & Zoning Specialist

☐ General Counsel's Office

☐ Deputy Borough Commissioner

☐ Chief Plan Examiner

☐ Other

ADMINISTRATIVE USE ONLY

Control #:

Appointment Scheduled With:

Comments:

Review Team Members:

Reviewed By:

REVIEWED BY
Appointment date:
Shauqat Shaikh
Building Code Specialist,
NYC Development Hub

Shauqat Shaikh

Date:

APPROVED
WITH CONDITIONS

ZRD1(50505)

Page 1 of 12
Date: 10/24/2017

5	Description of Request (additional space is available on page 3)
<p>Note: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).</p>	

Please itemize all attachments, including plans/sketches, submitted with this form. (*attachment may not be larger than 11" x 17"*)
If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the Objection sheet and include a copy of the Objection sheet in the submitted Pdf.

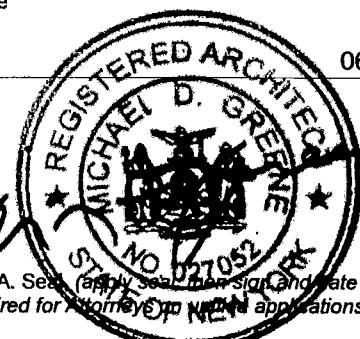
Point 72 – ZRD1

Confirmation requested that the dormer rules set forth in New York Zoning Resolution (ZR) Section 23-621 would apply above the base height of a new commercial development fronting on Hudson Boulevard in the Special Hudson Yards District, and would allow for a one-story 37'-0" wide by 14'-0" tall structure to be located within the required setback area as a permitted obstruction.

The subject property is located at 550 West 34th Street aka 55 Hudson Yards (Tax Block 705, Tax Lot 1) between West 33rd and West 34th Street, Hudson Boulevard and Park, and Eleventh Avenue and is within Subarea A2 of the Special Hudson Yards District. Under ZR Sections 93-512(a) and 93-513(a) developments within Subarea A2 may have a maximum base height of 150 feet. Above this height a building must set back at least 25 feet from the lot line, except that permitted obstructions identified in the ZR are allowed. As shown in the attached diagrams, the proposed new building will comply with the applicable street wall and setback requirements along the Hudson Boulevard frontage; however, it is proposed that a one-story addition will project a maximum of 5'-4 1/2" into the setback area above the 150'-00" height. We believe that the addition is allowed as a permitted obstruction for the following reasons:

- 1) ZR Section 93-055 makes it clear that Hudson Boulevard and associated park areas are to be treated as "street" for purposes of applying all use and bulk regulations under the Zoning Resolution.
- 2) ZR Section 93-41(a) specifically provides that, in addition to allowing the permitted obstructions set forth in Section ZR Section 33-42, "dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621." ZR Section 93-41(a) is a general provision within the Special Hudson Yards District text, and applies to all buildings regardless of use.

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

6	Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)	
<p>I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.</p>		Name (please print) MICHAEL GREENE
		Signature _____ Date 06/15/2017
		
		P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys or NYC applications)
REVIEWED BY Shauqat Shaikh Building Code Specialist, NYC Development Hub		
Reviewed By: _____ Date: _____		

**APPROVED
WITH CONDITIONS**

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Page 2 of 12
Date: 10/24/2017

7 Description of Request (use this section if additional space is required for description)

Point 72 – ZRD1

3) As shown in Exhibit A, the proposed addition meets the dormer calculations set forth in ZR Section 23-621(c)(1).

In our view, ZR Section 93-41(a) makes the dormer rules of ZR Section 23-621(c)(1) applicable to all building, both commercial and residential and we would ask for confirmation of this conclusion. Thank you for your consideration. We note that City Planning staff confirmed by email that its view of the relevant zoning language is consistent with the interpretation set forth in this ZRD1, as set forth in the email exchange between Melanie Meyers and Frank Puchala included as Exhibit B to this request.

Based on the above we look forward to a favorable decision.

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

8 Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for property performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print)

MICHAEL GREENE

Signature

Date

06/15/2017

P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for attorneys on verified applications)

REVIEWED BY

ADMINISTRATIVE USE ONLY

Control

Shauqat Shaikh
Building Code Specialist,
NYC Development Hub

Date

Reviewed By:

**APPROVED
WITH CONDITIONS**

ZRD1(50505)
Page 3 of 12
Date: 10/24/2017

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 550

Street Name West 34th Street

Borough Manhattan

Block 705

Lot 1

BIN 1089412

Job No. Pre-Determination.

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): ZR 93-41

Other secondary Zoning Resolution or Code Section(s): ZR 12-10 (floor area definition)

Comments:

The request to confirm that dormers are permitted as per ZR 93-40 is hereby approved with conditions as stated below.

The applicant has filed NB application #121184841 which is approved. The building is located within the Hudson Yard Special zoning district hence, it is subject to ZR 93-40 for Height and setback regulation. The applicant has correctly indicated that as per Roof top regulation under ZR 93-41(a) : " The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within Subdistricts A through E, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts)."

It shall be noted that the applicant has also included the communications from CPC personnel confirming the permissibility of dormers within HY special district for a commercial building.

The applicant shall comply with the following conditions.

(1) The applicant shall submit plans for the proposed dormer with detail and dimensions for the dormers as per section ZR 23-621(c)(1).

(2) The applicant shall include the proposed one story addition including the dormer within setback roof area in ZFA calculations.

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY

Shauqat Shaikh

Date:

Time:

Building Code Specialist
NYC Development Hub

Issuers: write signature, date, and time on each page of the request form and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

APPROVED
WITH CONDITIONS

ZRD1(50505)
Page 4 of 12
Date: 10/24/2017

From: Meyers, Melanie
To: [Meyers, Melanie](mailto:Meyers.Melanie)
Subject: FW: Point72 - 55 Hudson Yards / Escalator Meeting Follow-up
Date: Wednesday, May 31, 2017 11:57:24 AM

Melanie Meyers
Partner
Melanie.Meyers@friedfrank.com | Tel: +1 212 859 8785

Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza, New York, NY 10004
friedfrank.com

From: Frank Ruchala (DCP) <FRUCHAL@planning.nyc.gov>
Sent: Tuesday, January 17, 2017 10:08 PM
To: Meyers, Melanie
Subject: Re: Hudson Yards Question

Reading the report and the original text of 93-41 in their, I think you're right. Dormers were for any building. I don't think the park should impact that.

Sent from my iPhone

On Jan 17, 2017, at 9:33 AM, Meyers, Melanie <Melanie.Meyers@friedfrank.com> wrote:

Hi Frank – In case you need a distraction from East Midtown, I have what I think is a straightforward Hudson Yards question regarding the right to include dormers:

ZR 93-41(a) allows for dormers to exceed the base height of buildings in Subdistricts A through E, “in accordance with the provisions of paragraph (c)(1) of Section 23-621”. Is the intention of this Section to allow for dormers in ALL buildings, including 100% commercial buildings? I believe that is the intent (especially given the requirements for commercial floor area in Subdistricts A and B), but did want to confirm DCP’s view.

I also wanted to confirm that there was nothing about the HB frontage that would change the application of the dormer rule.

We have not gone to DOB on this, BTW.

Melanie Meyers
Partner
Melanie.Meyers@friedfrank.com | Tel: +1 212 859 8785

Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza, New York, NY 10004
friedfrank.com



From: Andrew Vander Veen
Sent: Friday, January 13, 2017 7:48 AM
To: Carmen Potter
Cc: Greg McGee (gregory.mcgee@point72.com); Mullin, Dennis (dennis.mullin@point72.com); Sommer Schauer; Cheryl Baxter; Andrew McBride; Meyers, Melanie
Subject: Re: Point72 - 55 Hudson Yards / Escalator Meeting Follow-up

Carmen -

Is A+i available for a call today at 4:00 today? If so, please set up a dial in and screen share.

Thanks,

Andrew

On Jan 12, 2017, at 8:58 PM, Meyers, Melanie <Melanie.Meyers@friedfrank.com> wrote:

I can be on a call at 3:00 or later (possibly 2:30) tomorrow if that works

Melanie Meyers
Partner
Melanie.Meyers@friedfrank.com | Tel: +1 212 859 8785

Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza, New York, NY 10004
friedfrank.com

From: Andrew Vander Veen
Sent: Thursday, January 12, 2017 4:08 PM
To: Meyers, Melanie
Cc: Greg McGee (gregory.mcgee@point72.com); Mullin, Dennis (dennis.mullin@point72.com); Sommer Schauer; Cheryl Baxter; Andrew McBride; Carmen Potter
Subject: RE: Point72 - 55 Hudson Yards / Escalator Meeting Follow-up

Melanie -

Are you available for a conference call this afternoon or Friday after 2:00?

Thanks,

Andrew

Andrew J. Vander Veen
(646) 454-1308 Office
(917) 509-1675 Mobile



andrew@thevvgroup.com
www.thevvgroup.com

<image001.jpg>

From: Meyers, Melanie [<mailto:Melanie.Meyers@friedfrank.com>]
Sent: Thursday, January 12, 2017 12:33 PM
To: Carmen Potter <carmen@aplusi.com>; Andrew Vander Veen <Andrew@thevvgroup.com>
Cc: Greg McGee (gregory.mcgee@point72.com) <gregory.mcgee@point72.com>; Mullin, Dennis (dennis.mullin@point72.com) <dennis.mullin@point72.com>; Sommer Schauer <sommer@aplusi.com>; Cheryl Baxter <Cheryl@aplusi.com>; Andrew McBride <andrew@aplusi.com>
Subject: RE: Point72 - 55 Hudson Yards / Escalator Meeting Follow-up

Thank You – I will take a look at this

Melanie Meyers
Partner
Melanie.Meyers@friedfrank.com | Tel: +1 212 859 8785

Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza, New York, NY 10004
friedfrank.com

From: Carmen Potter [<mailto:carmen@aplusi.com>]
Sent: Thursday, January 12, 2017 9:46 AM
To: Andrew Vander Veen <Andrew@thevvgroup.com>; Meyers, Melanie <Melanie.Meyers@friedfrank.com>
Cc: Greg McGee (gregory.mcgee@point72.com) <gregory.mcgee@point72.com>; Mullin, Dennis (dennis.mullin@point72.com) <dennis.mullin@point72.com>; Sommer Schauer <sommer@aplusi.com>; Meyers, Melanie <Melanie.Meyers@friedfrank.com>; Cheryl Baxter <Cheryl@aplusi.com>; Andrew McBride <andrew@aplusi.com>
Subject: RE: Point72 - 55 Hudson Yards / Escalator Meeting Follow-up

Melanie,

I have attached a plan and partial building section for the 10th floor terrace level (as well as levels 8 and 9 for reference) of 55 Hudson Yards. The code brief information from KM that Andrew noted is also attached.

Please feel free to contact us should you require any additional information.



Regards,

Carmen Potter

A+I

Architecture
Plus
Information

office 212.460.9500 x797
www.aplusi.com
920 Broadway Fl 11
New York, NY 10010

From: Andrew Vander Veen [<mailto:Andrew@thevvgroup.com>]

Sent: Thursday, January 12, 2017 8:32 AM

To: Carmen Potter <carmen@aplusi.com>

Cc: Greg McGee (gregory.mcgee@point72.com) <gregory.mcgee@point72.com>;
Mullin, Dennis (dennis.mullin@point72.com) <dennis.mullin@point72.com>; Sommer
Schauer <sommer@aplusi.com>; Melanie Meyers (melanie.meyers@friedfrank.com)
<melanie.meyers@friedfrank.com>

Subject: Point72 - 55 Hudson Yards / Escalator Meeting Follow-up

Carmen -

Please forward the pertinent escalator and terrace documents to Melanie, including the code brief from KM for her review this morning.

Melanie -

What is your availability for a conference call to review today? Additionally, please issue a retainer agreement to Point72 for your services. The proposal should be issued to the following, but emailed to me so I can expedite its approval.

Gregory M. McGee

Global Head of Facilities

<image002.jpg>

Point72 Asset Management, L.P.
72 Cummings Point Road
Stamford, Connecticut 06902

Thanks,

Andrew

Andrew J. Vander Veen

(646) 454-1308 Office
(917) 509-1675 Mobile



andrew@thevvgroup.com
www.thevvgroup.com

<image005.jpg>

From: Cantor, Andrew [<mailto:andrew.cantor@related.com>]
Sent: Wednesday, January 11, 2017 10:02 PM
To: gregory.mcgee@point72.com; Dennis Mullin (Dennis.Mullin@point72.com)
<Dennis.Mullin@point72.com>; Andrew Vander Veen <Andrew@thevvgroup.com>
Cc: Pattap, Andrew <APattap@Related.com>; Boon-Bordenave, Lindsay
<lindsaybb@related.com>; Scutt, Hagen <hagen.scutt@related.com>; Kremen, Alexis
<Alexis.Kremen@related.com>
Subject: Escalator Meeting Follow-up

Greg, Dennis, Andrew – Thanks for sitting with us this afternoon on short notice. I wanted to follow up on a couple of items that we ran down after the meeting today.

1. Hagen looked into the permitting requirements and as long as WSP provides a signed and sealed drawing for the work that we then keep on site, we can file it as a PAA after the fact and won't need to file anything in advance.
2. I sent Melanie Meyers at Fried Frank an email giving her an overview of the escalator installation challenge and letting her know that I thought Andrew would be in touch to potentially retain her on the dormer strategy review. She said she's happy to help you guys. I asked that she keep me looped in on what she figures out so that we can stay coordinated. Hope that's ok with you.
3. Andrew Pattap spoke with Jeff at WSP after the meeting and he is moving ahead with detailed plans for the slab opening exploration in concert with the PT tendon provider and PT expert sub-consultant.
4. Alexis is drafting up some documentation to allow for reimbursement of the associated costs on a cost-plus basis and will send it over as soon as ready (likely early next week).

Thanks – Andrew

Andrew Cantor
VP, Development
Related Companies
60 Columbus Circle
New York, NY 10023
(212) 500-0774 (o)
(917) 972-8119 (c)



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550 W 34th St.
New York, NY 10001



Client
Related Companies
60 Columbus Circle
New York, NY 10023
Tel: 212.801.1000 Fax: 212.801.1048

Oxford Properties Group
320 Park Avenue, 17th Floor
New York, NY 10022
Tel: 212.986.7514 Fax: 212.986.7510

Mitsui Fudosan America, Inc.
1251 Avenue of the Americas, Suite 800
New York, NY 10020
Tel: 212.403.5600 Fax: 212.403.5657

Architect
Kohn Pedersen Fox Associates PC
Architects & Planning Consultants
11 West 42nd Street
New York, New York 10036
TEL: 212.977.6500 FAX: 212.956.2526

Structural Engineer
WSP
228 East 45th Street, 3rd Floor
New York, NY 10017
Tel: 212.687.9888 Fax: 646.487.5501

Mechanical, Electrical, Plumbing, Fire Protection
WSP
512 Seventh Avenue
New York, NY 10018
Tel: 212.532.9600



Date Created 06/01/2017

Project No. _____

Scale $1/20'' = 1'-0''$

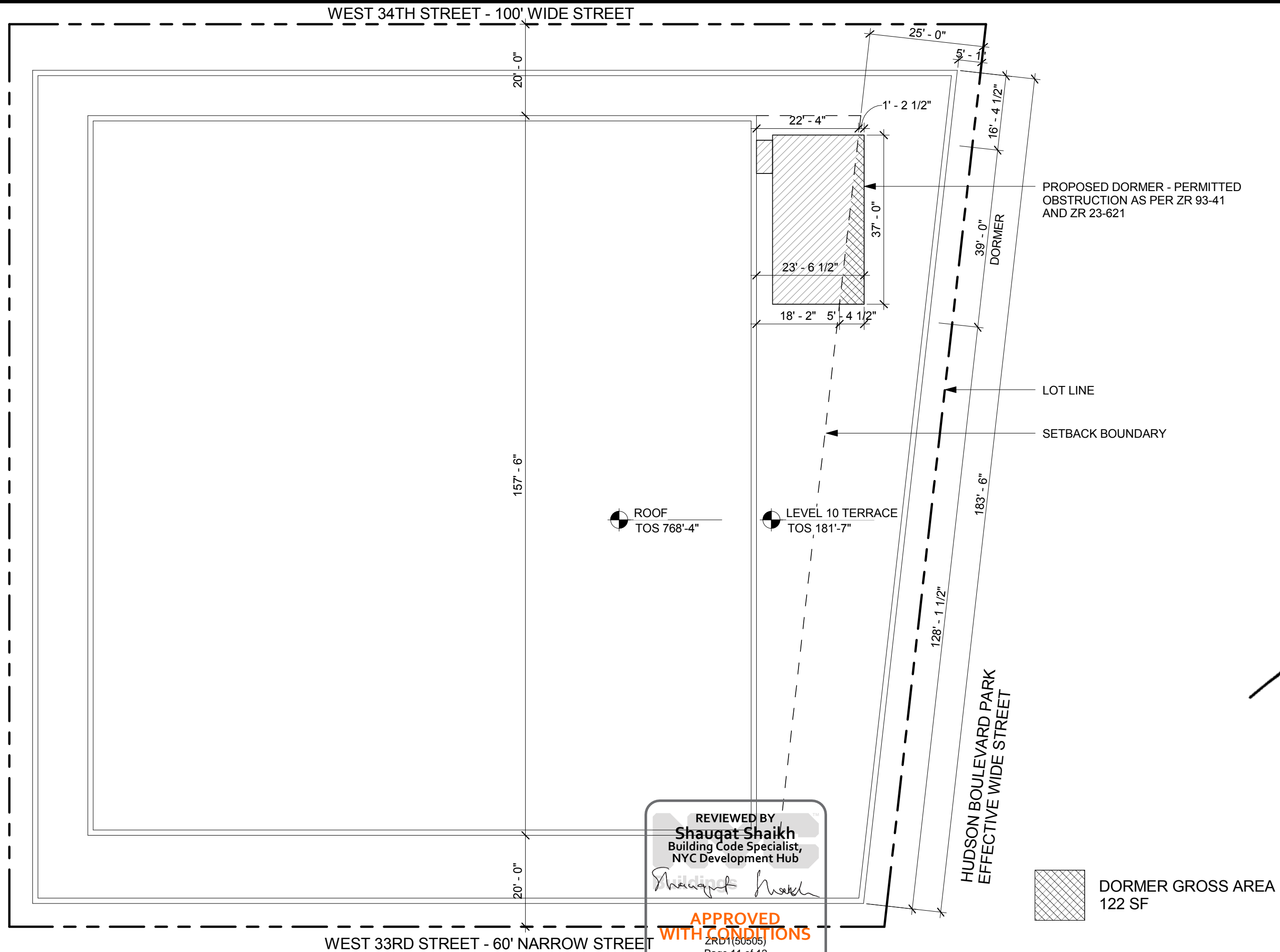
Drawn By

Checked By _____

DORMER ZONING DIAGRAM

Drawing No

SHEET 1 OF 2



REVIEWED BY
Shauqat Shaikh
Building Code Specialist,
NYC Development Hub

Shauqat Shaikh

APPROVED
WITH CONDITIONS
ZRD1(50505)

APPROVED
WITH CONDITIONS
ZRD1(50505)
Page 11 of 12
Date: 10/24/2017

55 HUDSON YARDS

Address
550 W 34th St.
New York, NY 10001



Client
Related Companies
60 Columbus Circle
New York, NY 10023
Tel: 212.801.1000 Fax: 212.801.1048

Oxford Properties Group
320 Park Avenue, 17th Floor
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Mitsui Fudosan America, Inc.
1251 Avenue of the Americas, Suite 800
New York, NY 10020
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Architect
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Architects & Planning Consultants
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New York, New York 10036
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Structural Engineer
WSP
228 East 45th Street, 3rd Floor
New York, NY 10017
Tel: 212.687.9888 Fax: 646.487.5501

Mechanical, Electrical, Plumbing, Fire Protection
WSP
512 Seventh Avenue
New York, NY 10018
Tel: 212.532.9600



Date Created 06/01/2017

Project No.

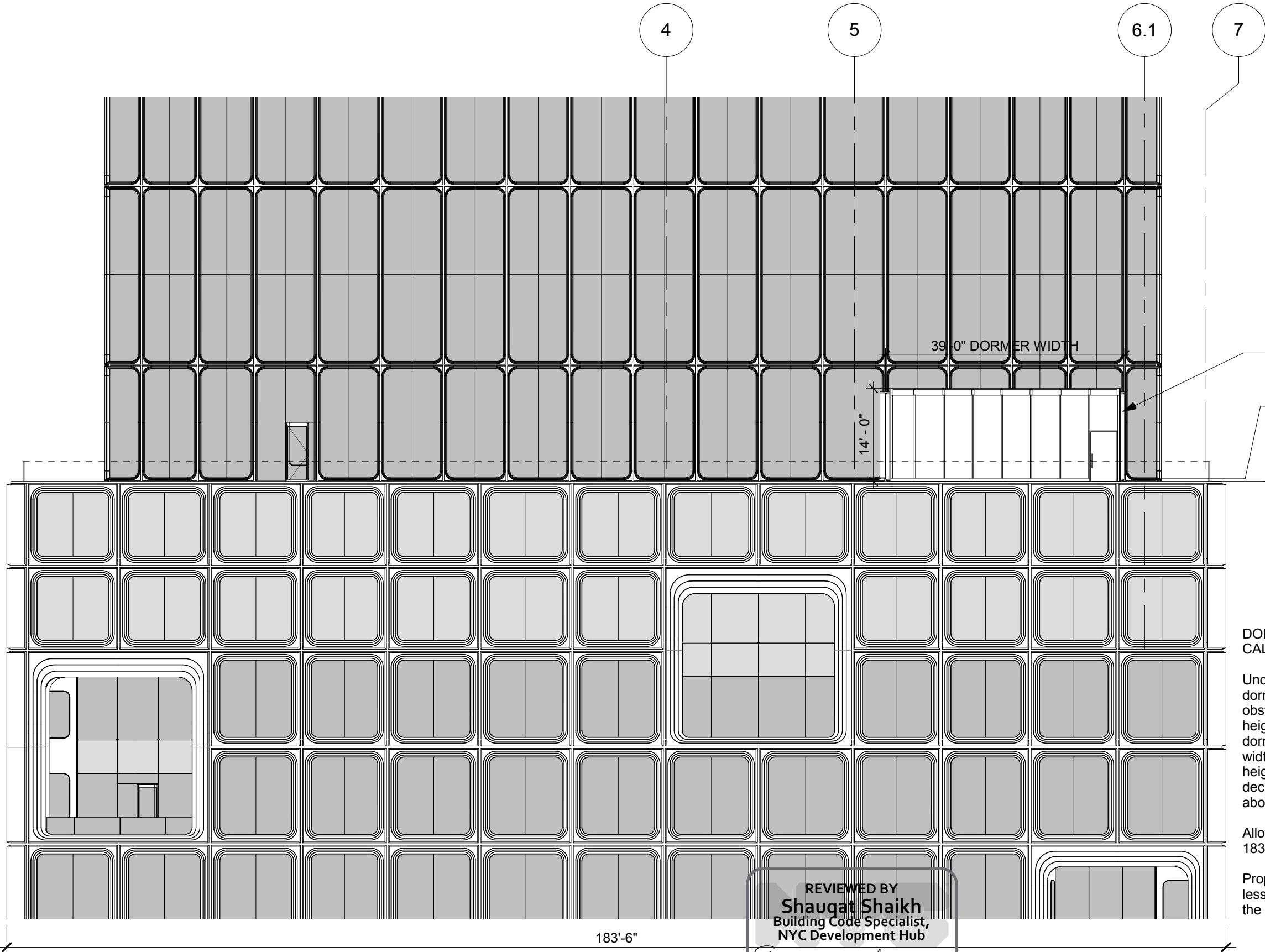
Scale 1/16" = 1'-0"

Drawn By

Checked By

Drawing Title
DORMER ZONING
DIAGRAM

Drawing No
SHEET 2 OF 2



DORMER

MAX PERMITTED BASE HEIGHT
EL 182'-6"
(+150'-0" ABOVE ACL)

TOP OF PARAPET
EL 182'-1"
(+149'-7" ABOVE ACL)

NOTE: ALL ELEVATIONS
GIVEN IN NAVD88

DORMER RULES AND
CALCULATIONS:

Under ZR 93-41(a) and 23-621(c)(1),
dormers are allowed as permitted
obstructions above the maximum base
height provided that the width of all
dormers does not exceed 60% of the
width of the street wall below such
height, and that the permitted width
decreases by 1% for each foot of height
above the permitted base height.

Allowable Dormer Width =
183'-6" x (0.6 - 0.14) = 84'-5"

Proposed Dormer Width = 39'-0" which is
less than 84'-5", thereby complies with
the above rules.

REVIEWED BY
Shauqat Shaikh
Building Code Specialist,
NYC Development Hub

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WITH CONDITIONS**

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