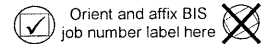




# ZRD1: Zoning Resolution Determination Form

Must be typewritten.



## 1 Location Information *Required for all requests on filed applications.*

House No(s) 401

Street Name 9th Ave

Borough Manhattan

Block 729

Lot 60

BIN 1800650

CB No. 104

## 2 Applicant Information *Required for all requests on filed applications.*

Last Name Gottesdiener

First Name Ted

Middle Initial

Business Name Skidmore Owings & Merrill

Business Telephone 212-289-9300

Business Address 14 Wall street

Business Fax

City New York

State NY

Zip 10005

Mobile Telephone

E-Mail KIMBERLY.GARCIA@SOM.COM

License Number 015649

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: ☒ Filing Representative ☐ Attorney ☐ Other:

Last Name Vives

First Name Pablo

Middle Initial

Business Name William Vitacco Associates

Business Telephone (212) 791-4578

Business Address 299 Broadway

Business Fax (212) 513-0637

City New York

State NY

Zip 10007

Mobile Telephone (917) 337-5128

E-Mail pvives@vitacco.com

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

DOB PENS ID # (if available) 01441

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

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

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

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

Job Number: 121187143 Document Number: 01 Examiner: Damian Titus

Has this request been previously denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No

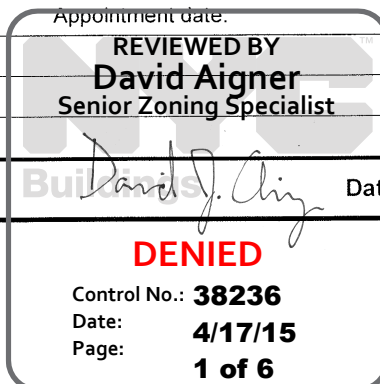
Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")

Indicate relevant Zoning Resolution section(s): ZR 12-10

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	
Reference #:	Appointment date: Appointment time:
Appointment Scheduled With:	
Comments:	
Reviewed By:	Date: Time:



Control No.: 38236  
Date: 4/17/15  
Page: 1 of 6

5	Description of Request (additional space is available on page 3)
<b>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).</b>	

Please itemize all attachments, including plans/sketches, submitted with this form. If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

Zoning determination is being submitted in order to confirm that the proposed electrical and information technology rooms and risers can be treated as "mechanical deductions," and be excluded from the buildings overall zoning floor area.

It is proposed to construct a 69 story commercial office building at 401 9th Ave. The site is located in a C6-4 zoning district within the Hudson yards special district within the Farley Corridor subdistrict B within the central blocks subarea B2. The proposed building will contain 1,649,120 square feet of use group 6 commercial office floor area and 20,123 square feet of use group 6 retail floor area.

The rooms in question are located within the buildings core and will be built and constructed by the buildings owner and landlord. The attached plan indicates the size and locations of the room along with the proposed equipment which will be installed within them. The electrical rooms are indicated in purple and provide electrical services for each floor, the rooms are sized minimally to include the required electrical service equipment and the code required clearances.

The information technology, rooms which include low voltage risers which serve the entire building are indicated in the salmon colored. In addition to the low voltage risers these rooms include the buildings fire alarm system control panels and riser. The equipment located in these rooms provide the infrastructure which all of the buildings future tenants will need to function as a modern and technologically current office.

Based on the fact that these rooms house and provide building wide critical services which will be built and fit out by the landlord as part of the buildings core services we respectfully request acceptance to treat the rooms in question as mechanical deductions.

Approval of the proposed bicycle parking layout based on the above is requested.

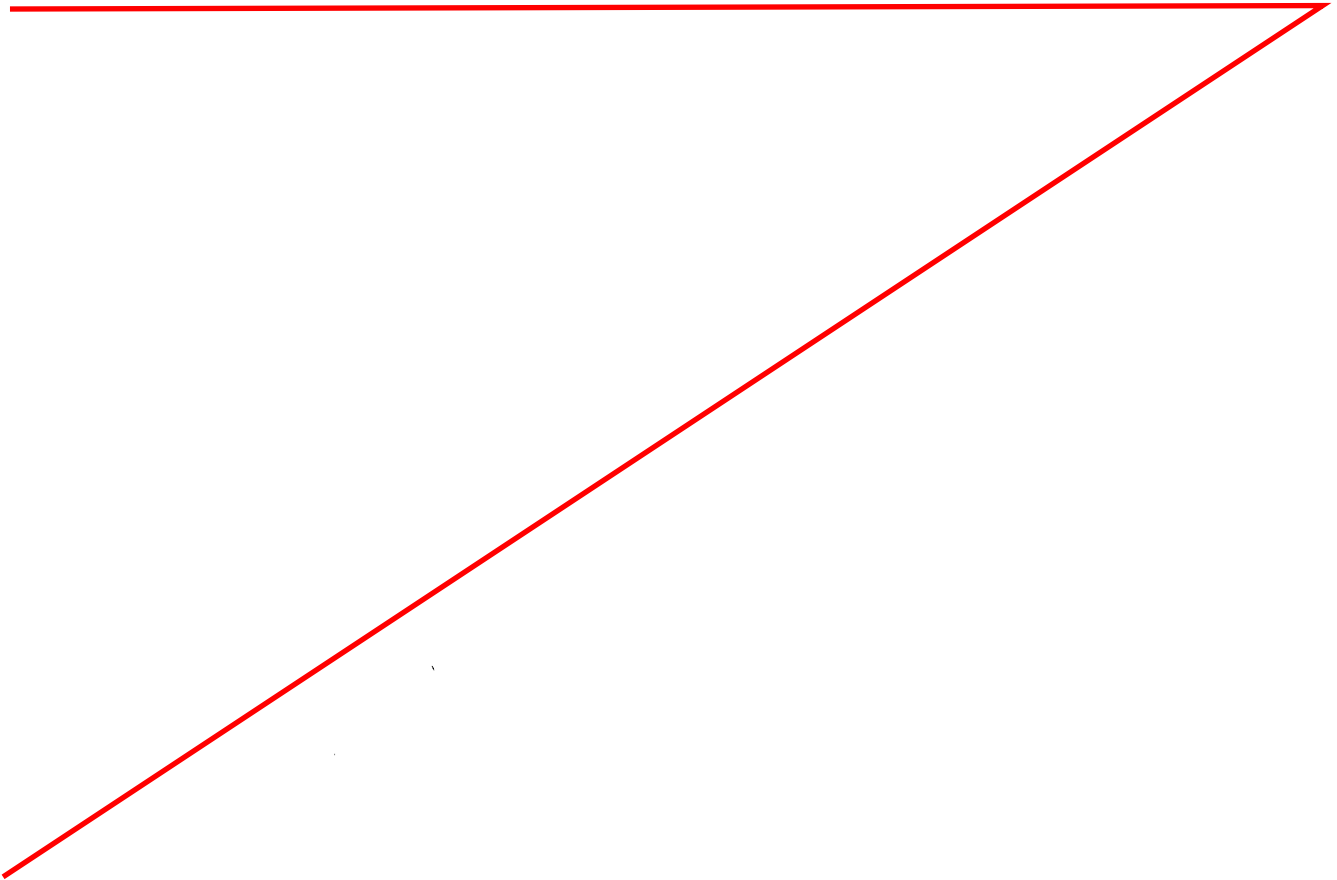
<b>ADMINISTRATIVE USE ONLY</b>	
Reviewed By:	Date: Time:
<b>DENIED</b>	
Control No.: <b>38236</b>	
Date: <b>4/17/15</b>	
Page: <b>2 of 6</b>	

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

REVIEWED BY  
**David Aigner**  
Senior Zoning Specialist

6/09

6	<b>Description of Request</b> (use this section if additional space is required for description)
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*Note: Buildings Department Determination will be issued on the ZRD1 Response Form*

7	<b>Statements and Signature</b> <i>Required for all requests</i>
---	--

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.

Name (please print)  
Ted Gottesdiener

Signature

Date



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

**REVIEWED BY**  
**David Aigner**  
Senior Zoning Specialist

<b>ADMINISTRATIVE USE ONLY</b>			
Reviewed By:	<i>David J. Aigner</i>	Date:	Time:

**DENIED**

Control No.: **38236**  
Date: **4/17/15**  
Page: **3 of 6**

# ZRD1/CCD1 Response Form

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

House No(s) 401

Street Name 9th Avenue

Borough Manhattan

Block 729

Lot 60

BIN 1800650

Job No. 121187143

## 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 12-10 "floor area"

Other secondary Zoning Resolution or Code Section(s):

Comments:

The request, to determine that electrical rooms and IT rooms may be fully deducted from the calculation of floor area as shown, is hereby denied.

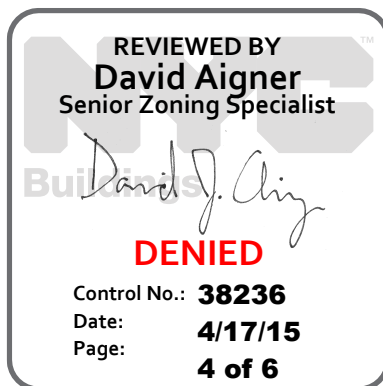
Electrical rooms are not deductible, rather electrical *equipment* is. Department practice is to limit the amount of floor area deduction within a room/closet to 100% of the area of the equipment footprint plus up to an equal amount of adjacent area for the purpose of access and maintenance. Where a great amount of adjacent space for access/maintenance is required according to Manufacturer's specifications or by electrical code, one must submit supporting documentation to establish this.

The Department does not recognize IT or telecommunications equipment as deductible from floor area, regardless of whether such equipment is a component of a central building system.

Because the applicant proposes to fully deduct electrical rooms, which constitute a greater amount of adjacent service area than is permitted by Department practice, and to fully deduct IT rooms containing telecom equipment which are not deductible, the request is denied. Applicant to submit revised detailed plans to examiner. Do not resubmit a revised zoning determination.

=====

Note: If determination is not uploaded via eSubmit or scanned (whichever is applicable), it will be deemed invalid.



Name of Authorized Reviewer (please print): David J. Aigner

Title (please print): Senior Zoning Specialist (on behalf of NYC Development Hub)

Authorized Signature:

Date:

Time:

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

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



# NORTH TOWER

ASK-228: DOB ZONING AREA DEDUCTIONS  
ELECTRICAL AND TELECOM ROOMS

## Brookfield

SOM

Skidmore, Owings, & Merrill LLP ©2014

December 15, 2014



REVIEWED BY  
**David Aigner**  
Senior Zoning Specialist

*David J. Aigner*

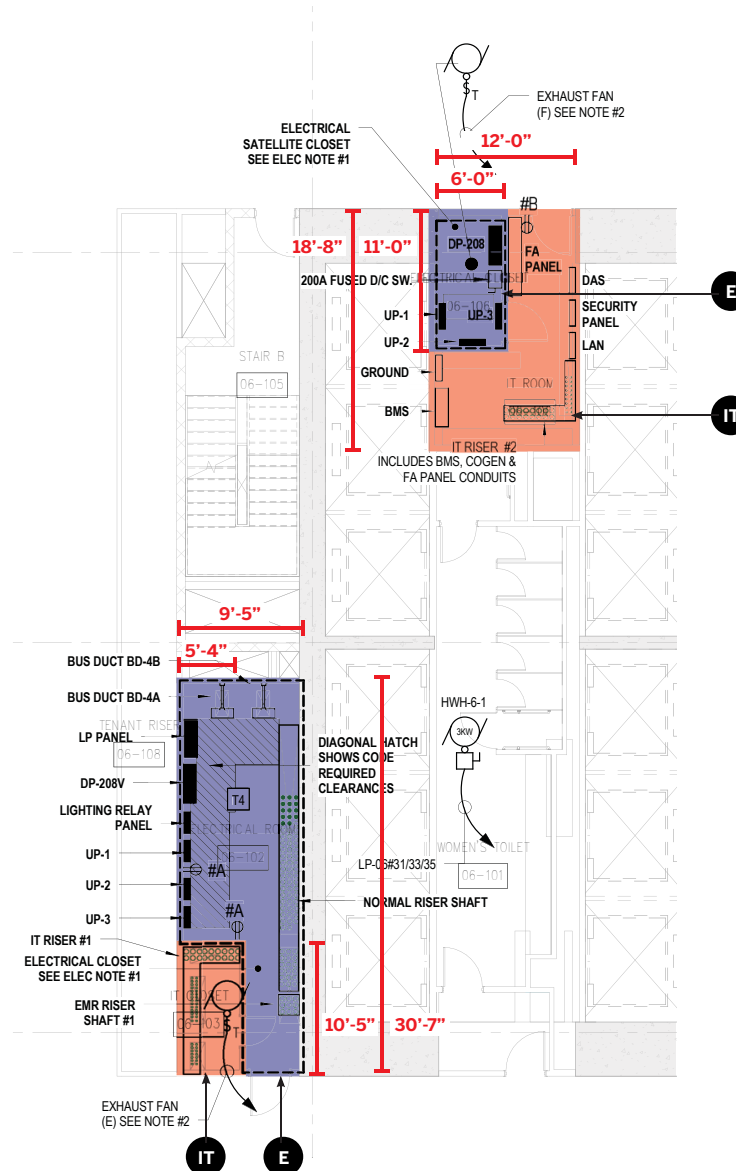
**DENIED**

Control No.: **38236**  
Date: **4/17/15**  
Page: **5 of 6**

## Zoning Area Deductions - IT/Elec

Electrical and telephone closets are not considered mechanical deductions as per ZR 12-10. Please provide separate deduction breakdown.

## E Electrical Room Deductions



**6 of 6**

Floors	Electrical Rm Area	IT Rm Area
6 - 27	361 SF	212 SF
28 - 32	388 SF	221 SF
33 - 52	378 SF	182 SF
53 - 63	357 SF	171 SF
<b>Building Total</b>	<b>12,478 SF</b>	<b>22,862 SF</b>