



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, N.Y. 10013

RUDOLPH J. RINALDI, Commissioner

GEORGE C. SAKONA, P.E.
Deputy Commissioner
Technical Affairs
(212) 312-8120

November 1, 1991

Mr. Louis Kerner, R.A.
A. Epstein & Sons (New York)
Suite 1701
245 Fifth Avenue
New York, New York 10016-8728

RE: 230 West 17th Street,
Manhattan
Block 766, Lot 61
BIS # 100286405
NYNEX Installation

Dear Mr. Kerner:

This is in response to your letter to me, dated October 25, 1991, pertaining to the construction of a cellular mobile telephone station at the above cellar and eight story office building located in a commercial C6-2M zoning district.

The proposed work involves the installation of Log-Periodic Antennae (52 inches in height) and Gain Omnidirectional Base Station Antennas (9 feet to 14 feet in height) attached to existing structures on the roof; and a telephone equipment room (less than 400 sq. ft.) on the eight floor.

Objection #3 and #4, dated July 29, 1991, state: "Proposed antenna work is non-accessory to an existing use in a building and is contrary to Zoning Resolution Section 32-31. Board of Standards & Appeals approval required" and "Proposed work involves change in use, file Alt. I application."

In your letter you state that the building is classified on the existing Certificate of Occupancy as Use Group 6, Occupancy Group E, in a Commercial District. The proposed installation is a Use Group 6 (6D Public Service Establishment) permitted as of right, and in Occupancy Group E.

In view of the above, that the filed plans indicate that the proposed work is for NYNEX Mobile Communication Company, a public utility regulated by the Public Service Commission, that Reference Standard RS3-3 lists "Telephone exchanges or other communications equipment structures" in Building Code Occupancy Group E, and Section 32-15 of the Zoning Resolution lists "Telephone exchanges or other communications equipment structures" in Zoning Use Group 6, reconsideration is given relative to Objections #3 and #4.

Very truly yours,



George C. Sakona, P.E.
Deputy Commissioner

GCS:IP:ap