

Sherida Paulsen  
12/02/2002 10 19 AM  
To Diane Jackier/Lpc@Lpc  
cc  
Subject Congregation Shearith Israel

----- Forwarded by Sherida Paulsen/Lpc on 12/02/2002 10 20 AM -----



"Lori Zabar"  
<lorizabar@hotmail.com>  
To spaulsen@lpc.nyc.gov  
cc landmarkwest@landmarkwest.org  
Subject Congregation Shearith Israel  
12/01/2002 09 29 PM

Sherida Paulsen  
NYC Landmarks Preservation Commission Chair

Dear Sherida,

I am writing to you to state my opposition to Congregation Shearith Israel's proposal to demolish the existing community house and construct a new 14-story building. This proposed building does not relate appropriately to the Landmark and does not reinforce the character of the surrounding historic district. I urge you to deny both the application for a Certificate of Appropriateness and for a 74-711.

Sincerely,

Lori Zabar  
565 West End Avenue # 16D  
New York, NY 10024

---

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**Sherida Paulsen**

12/02/2002 10:08 AM

To: Diane Jackier/Lpc@Lpc

cc

Subject: Spanish & Portuguese Synagogue

----- Forwarded by Sherida Paulsen/Lpc on 12/02/2002 10:09 AM -----



**Anna Taam**

**<avtaam@yahoo.com>**

11/28/2002 10:04 PM

To: spaulsen@lpc.nyc.gov

cc: landmarkwest@landmarkwest.org

Subject: Spanish & Portuguese Synagogue

Dear Chair Sherida Paulsen:

I am very concerned about the Congregation's proposal to build a residential tower behind the Synagogue. The proposal sets a dangerous precedent for other landmarked properties to build further, and thereby damage the beautiful West side skyline. The tower would create shadows that will detract from our wonderful neighborhood.

Please support those of us opposed to the Congregation's proposal and vote to disapprove it.

Thank you.

Sincerely,  
Anna Taam

11 West 69th Street  
New York, NY 10023

---

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**Sherida Paulsen**

12/02/2002 10:17 AM

To: Diane Jackier/Lpc@Lpc

cc

Subject: Proposed mid-block construction on W. 70th street of luxury condo tower

----- Forwarded by Sherida Paulsen/Lpc on 12/02/2002 10:19 AM -----

**HinckleyIV@aol.com**

11/29/2002 02:00 PM

To: spaulsen@lpc.nyc.gov

cc

Subject: Proposed mid-block construction on W. 70th street of luxury condo tower

Dear Chair Paulsen,

I write to urge that you and the Landmarks Preservation Commission uphold the integrity of the Landmarks Law, which as you know is intended to protect designated buildings and districts. The plan of Congregation Shearith Israel to build a 159' tall, 14 story mid-block luxury condominium building on West 70th Street, if allowed, would irreparably damage the low-rise, brownstone character of the mid-block on that street, which of course is part of the Upper West Side/Central Park West Historic District. The planned construction ironically also would harm the individual landmark to which it is to be connected--the Spanish and Portuguese Synagogue itself--in that the condo tower's size and shadow will dominate that beautiful building.

Allowing special permits (the plan violates applicable zoning laws) to allow demolition of the existing 4 story community house and replacing it with the proposed luxury condominium tower would set a dangerous precedent where future "non-profit" (the project would provide a huge windfall for the applicant) developments are sought, thus endangering other historic districts throughout the city. Therefore, this is no local issue.

Tax-free institutions should be stopped from reaping financial windfalls by attempting to shift air rights across zoning boundaries through applications for special treatment. In this case, the CPW skyline has been threatened; in the future other city skylines will share that fate if the applications to the Landmarks Preservation Commission and Community Board 7 are granted. Please help prevent this great harm.

I am pleased to report that the Landmarks Committee of Community Board 7 voted unanimously last week to deny the Synagogue's application of a Certificate of Appropriateness. Borough President C. Virginia Fields spoke against the Synagogue's proposal this week at your Commission's first session on this matter.

We urge that you and the Commission deny this ill-conceived application.

Respectfully,

Charles R. Church  
91 Central Park West  
New York, New York 10023

**Sherida Paulsen**

12/02/2002 10:19 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: 70 Street synagogue project

----- Forwarded by Sherida Paulsen/Lpc on 12/02/2002 10:20 AM -----

**"Marc Rakoto"**

&lt;rakoto@alum.mit.edu

&gt;

12/01/2002 06:57 PM

Please respond to  
rakoto

To: &lt;pryan@cb7.org&gt;, &lt;gale.brewer@council.nyc.ny.us&gt;,

&lt;spaulsen@lpc.nyc.gov&gt;, &lt;bp@manhattanbp.org&gt;,

&lt;gottfr@assembly.state.ny.us&gt;, &lt;strings@assembly.state.ny.us&gt;,

&lt;duane@senate.state.ny.us&gt;, &lt;jerrold.nadler@mail.house.gov&gt;

cc: "Owi \\\(Home\)" &lt;owi@alum.mit.edu&gt;, &lt;rakoto@alum.mit.edu&gt;,

&lt;landmarkwest@landmarkwest.org&gt;

Subject: 70 Street synagogue project

New York, December 1, 2002

> Please note that we are against the 70 Street 14-floor synagogue project  
 > that will change the landscape of that row of townhouses and obstruct the  
 > view.

&gt;

&gt; Thank you for your listening to all which are concerned.

&gt;

&gt; Marc Rakotomalala and Owi Ruivivar

&gt; 135 West 70 St, #7C

&gt; NY, NY 10023

&gt;

&gt;



winmail.dat

Sherida Paulsen

12/03/2002 03:06 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Synagogue Proposal

----- Forwarded by Sherida Paulsen/Lpc on 12/03/2002 03:07 PM -----



"moisha Blechman"  
<mblechman@earthlin  
k.net>

12/03/2002 02:27 PM

To: spaulsen@lpc.nyc.gov, landmarkwest@landmarkwest.org

cc:

Subject: Synagogue Proposal

Landmarks Preservation Commission Chair

Sherida Paulsen

Dear Ms. Paulsen,

This proposal by Congregation Shearith Israel is inconsistent with the ideals and goals of preservation, as well as the needs of the community to maintain a humane and nurturing cityscape.

Beauty, light, sun and space are human needs. It should not be necessary to *escape* the city. Nor is it affordable for everyone. A civilized government will ensure the development restraint necessary to maintain a livable city.

I therefore call on you to do what you can to be sure that this proposal is rejected.

Moisha K. Blechman

1 West 64th St.

**Sherida Paulsen**

12/03/2002 03:07 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Proposed 70th St Tower

----- Forwarded by Sherida Paulsen/Lpc on 12/03/2002 03:07 PM -----



**DougSchnapp@aol.co  
m**

12/03/2002 02:46 PM

To: spaulsen@lpc.nyc.gov

cc:

Subject: Proposed 70th St Tower

I have lived on the West side for all of my 45 years and presently reside at 18 West 70th Street.

I am vehemently opposed to the proposed tower because I enjoy having as much open air and sunlight as possible projected on the street while walking. Because of this I have always enjoyed living on the West side, rather than the East side, whose buildings are of a much lower height.

When the Lincoln Triangle buildings were proposed, I opposed them for the same reasons.

towers

**Sherida Paulsen**

12/05/2002 10:16 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Thank you.

----- Forwarded by Sherida Paulsen/Lpc on 12/05/2002 10:16 AM -----



**Jonathan Baker**  
<Jonathanbaker@nyc.r  
r.com>

12/04/2002 10:31 PM

To: <spaulsen@lpc.nyc.gov>

cc:

Subject: Thank you.

Dear Ms. Paulsen,

Your continued support of the architectural and historic integrity of West 70th Street is much appreciated. The proposed high-rise condominium would do much to denigrate the historic quality of our neighborhood.

Again, thank you for your support.

Jonathan Baker  
31 West 69th Street 1B  
NY NY 10023  
212-874-7578

Sherida Paulsen  
12/06/2002 08:54 AM

To: Diane Jackier/Lpc@Lpc  
cc:  
Subject: Shearith Israel's 14-story proposal

----- Forwarded by Sherida Paulsen/Lpc on 12/06/2002 08:55 AM -----



"Jerry Galison"  
<ggalison@galison.com>  
12/05/2002 01:45 PM

To: <spaulsen@lpc.nyc.gov>  
cc:  
Subject: Shearith Israel's 14-story proposal

Dear Ms. Paulsen:

My impression is that the proposed Shearith Israel building on W. 70th Street will be out of character with its environment.

I have lived on the Upper West Side for 40 years and feel strongly that it is important that its unique character be retained to the extent possible.

I hope that you will vote against Shearith Israel's proposal.

Sincerely,

Gerald Galison



**COMMITTEE FOR ENVIRONMENTALLY SOUND DEVELOPMENT Inc.**

DJ → Files

Ms. Sherida Paulsen, Chair, Landmarks Preservation Commission  
 1 Centre Street, 9<sup>th</sup> Floor  
 New York, N Y 10007

December 28, 2002

Dear Ms. Paulsen:

Zoning for the Upper Westside Historic District protects the midblock from out of scale structures. Please do not give any waivers of existing zoning that would allow Congregation Shearith Israel to construct a 14-story out of scale midblock tower. Moreover, the zoning is well advised. There is far too much density in this part of Manhattan.

The Spanish Portuguese Synagogue at Central Park West and West 70 Street, consecrated in 1897, has been a long time and welcomed institution on the Westside. It has flourished and enjoyed tax-free status, as do all religious organizations. Disregarding the deep felt wishes and the physical character of the neighborhood is hardly the way to repay the residents.

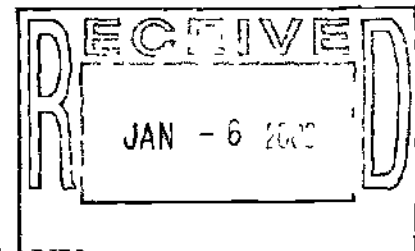
Yours truly,



Olive Freud, Vice President

Copies

Mayor Michael Bloomberg, Councilperson Gale Brewer, City Planning Chair Amanda Burden, Borough President C. Virginia Fields, Assemblyman Richard Gottfried, Assemblyman Scott Stringer, State Senator Tom Duane, State Senator Eric Schneiderman, Congressman Jerrold Nadler, Landmarks West



P.O. Box 20464. Columbus Circle Station, New York, NY 10023-1492  
 Telephone, (212)877-4394; Email CFESD@aol.com

75 Central Park West Corporation  
75 Central Park West  
New York, New York  
10023



January 14, 2003

Sherida Paulsen  
Landmarks Preservation Commission Chair  
1 Centre Street, 9th Floor  
NYC, NY 10007

Dear Ms. Paulsen:

I write to express the opposition of the Board of 75 Central Park West to the proposal for a 14 story, 157 foot tower on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise mid block character of the Upper West Side and may pave the way for other architecturally incompatible projects.

We support the existing zoning for the Upper West Side Historic District, which is designed to retain and protect the character of neighborhood mid blocks, and we oppose all present and future applications for "block-busting" building developments.

We are joined in our opposition to the West 70th Street project by Manhattan Community Board #7, the Municipal Art Society, the Historic Districts Council, Landmark West!, and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and city-wide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman, and New York State Assembly members Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

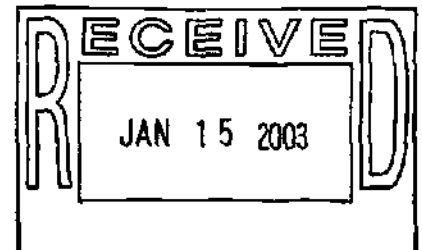
We urge you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt and devalue our community's character by waiving existing zoning.

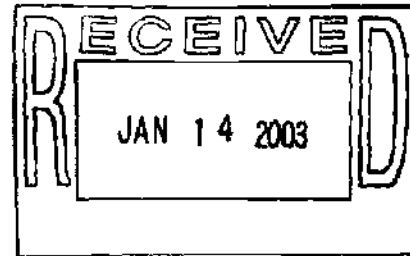
Thank you for your attention.

Sincerely,



Terry L. Andreas,  
President of the Board of 75 Central Park West





Mr. Robert Tierney  
Chair  
Landmarks Preservation Commission  
1 Center Street  
9<sup>th</sup> floor – North  
New York, NY 10007

Dear Mr. Tierney:

**Congregation Shearith Israel's Proposal to  
Build a 14 Story Building in the Mid-block of West 70<sup>th</sup> Street  
Should not be Provided Special Variances**

As a lifelong resident of New York, I have seen my hometown become more and more unlivable as the years have gone by. As youngsters, my friends and I would bicycle into Manhattan, ride the trains, use the libraries at 42<sup>nd</sup> and 53<sup>rd</sup> Streets, and go to Times Square -- relaxed and without fear of congestion and the dangers ushered in by overdevelopment. Now the city intimidates even the native New Yorker.

New York, like any great city, needs to grow, but when development gets out of hand, irreparable damage can be done to its fabric. It eats away slowly. We are told that one more floor here or ten more feet there won't make a difference. Well, they do and have.

Travel to Amsterdam, Washington, D.C., Paris, or Chicago and you can walk for blocks in certain sections of these great cities and feel "civilized." You can see homes and buildings in proportion to human scale, you imagine living in these areas, and raising children there. You feel safe and unthreatened just because these areas afford a sense of traditional beauty, neighborhood friendliness, light, trees, and flowers.

I recently was walking around on the Upper East Side and became depressingly aware that no such enclave exists even in this "exclusive" neighborhood. Unlike Georgetown, here one cannot say -- this is a really lovely neighborhood I wouldn't wish anything to be different. Now in New York, virtually every north-south street is overdeveloped, and the few remaining wonderful east-west mid-blocks are dwindling in number.

This should stop. Manhattan has few livable, lovely neighborhoods, and if we continue to let them be eaten up one floor, ten feet at a time there will be no place for people who would like to call this home to live -- to want to live.

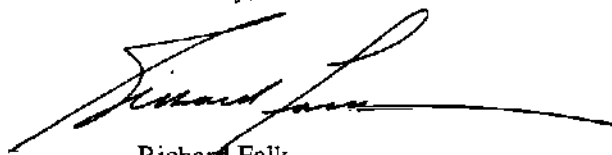
This is one reason that I believe that developments such as that planned by Congregation Shearith Israel should not be given special variances to erect high-rise buildings in the mid blocks of this city.

I have lived at 18 West 70<sup>th</sup> Street for 25 years, directly next door to the plan site. I have no personal reasons for wanting to see this project stopped. I rent my apartment and it faces West, away from the development.

However, I love New York and I love the Upper West Side. People, who visit me from other places, love the Upper West Side. It is still a viable, attractive neighborhood that can house those important talents we want to attract to this city to continue to make it great. Unravelling the fabric of this community further (which has undergone heavy overdevelopment in recent years) will only undo one of the last livable neighborhoods we have on this island. Where will the Ned Rorems, Isaac Perlmans, John Candors – or the less well known but important executives of finance, actors, writers, and even young business entrepreneurs go? Georgetown?

The loss of this asset will eventually hurt New York – I know, I have seen it happening for over forty years. I hope that forty years from now, people will look joyously at the Upper West Side in the same way we now look at the once threatened Carnegie Hall – an asset saved -- and not sadly as a lost oppportunity akin to the forever-squandered Pennsylvania Station.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Falk', with a long, sweeping horizontal line extending to the right.

Richard Falk  
18 West 70<sup>th</sup> Street  
New York, NY 10023  
212.787.0229  
212.647.8981

## West 78<sup>th</sup> Street Museum Block Association

Robert B. Tierney  
Landmarks Preservation Commission Chair  
1 Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

Dear Landmarks Preservation Commission Chair Tierney:

1/14/03

We are writing to express our opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise mid-block character of the Upper West Side, and may pave the way for other architecturally incomparable projects.

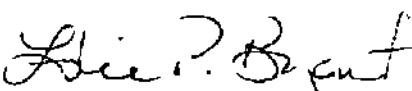
We support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood mid-blocks, and oppose all present and future applications for "block-busting" building developments.

We are joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West!, and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials such as Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman, and New York Assembly Members Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

We are urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank You.

Sincerely,



Leslie P. Bryant, Co-President  
West 78<sup>th</sup> Street Museum Block Association



Carol Bryce-Buchanan, Co-President

Leslie P. Bryant 141 W 78<sup>th</sup> Street, New York, NY 10024 (212) 496-0027  
Carol Bryce-Buchanan 131 W 78<sup>th</sup> Street, New York, NY 10024 (212) 787-7335

# CIVITAS

A Union of Citizens

1457 Lexington Avenue New York NY 10128-2506

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John S. Winkelman

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28 January 2003

Hon. Robert B. Tierney  
Chair NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> floor  
New York, NY 10005

*Re: Proposal of Congregation Shearith Israel, 8 West 70th Street*

Dear Chairman Tierney:

CIVITAS, an over 22 year old Upper East Side and East Harlem zoning and planning organization is on record for supporting and upholding R8B mid-block zoning regulations.

CIVITAS is appreciative of the needs of institutions for expansion and believes that needed growth is possible while still respecting the spirit of R8B.

The present application, with requests for significant variances, violates the mid-block context, which many communities throughout the city have fought to establish and uphold.

CIVITAS urges that the Commission reject this application because of the adverse effect it will have on the mid-block and because of the precedent it will set for future applications

Sincerely yours,

Genie Rice, President

cc: Amanda Burden, Chairman City Planning Commission  
C. Virginia Fields, Manhattan Borough President

---

HISTORIC DISTRICTS COUNCIL

---

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

January 27, 2003

Robert B. Tierney, Chair  
Landmarks Preservation Commission  
One Centre Street, 9<sup>th</sup> floor  
New York, NY 10007

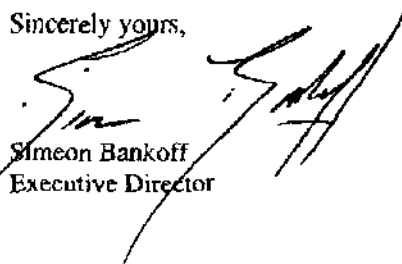
Dear Commissioner Tierney:

The Historic Districts Council opposes the proposal submitted by Shearith Israel Synagogue for a 14-story, 157 tower on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. A building of this height, in the middle of the block, is totally incompatible with the character of the designated block of the Upper West Side. The block in question was zoned R8B, so that new construction would be compatible with the traditional rowhouses that define the neighborhood, away from the high rise apartment buildings on Central Park West, which is zoned R10A. R10A is in place from Central Park West to a point 125 feet into the midblock. The building proposed is more than 125 feet into the midblock. It is effectively a Central Park West building in the middle of the block.

The contextual zoning was carefully developed to preserve the character of the historic district. There is no way a building can be appropriate in this location at the height proposed. The contextual zoning was designed to balance development with preservation of the built environment. A waiver for the project will upset the thoughtfully crafted balance that has served well to preserve and protect the Upper West Side while allowing for reasonable development.

We urge you to protect the character of this distinctive and desirable historic district by opposing this application.

Sincerely yours,

  
Simeon Bankoff  
Executive Director



Heather McCracken

01/30/2003 03:44 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: W. 70th St. Project - Second Landmarks Hearing on February 11,

----- Forwarded by Heather McCracken/Lpc on 01/30/2003 03:47 PM -----



"N. Sclater-Booth"

&lt;nsclaterbooth@nyc.rr.com&gt;

01/30/2003 06:26 PM

To: &lt;rtierney@lpc.nyc.gov&gt;

cc: &lt;landmarkwest@landmarkwest.org&gt;

Subject: W. 70th St. Project - Second Landmarks Hearing on February 11,

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you

Neil Sclater-Booth, 50 West 67th Street, New York, NY 10023



DJ

425 Riverside Drive  
New York, NY 10025  
January 25, 2003

Dear Chairman Tierney:


I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

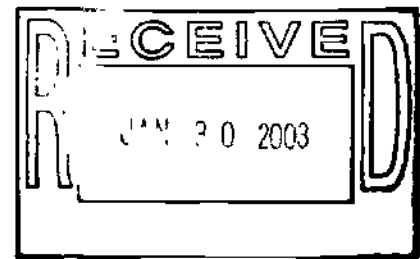
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I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,   
Ina Avrich  
425 Riverside Drive  
New York, NY 10025



DT

**GERALDINE E. RHOADS**

185 West End Avenue (21A)  
New York, NY 1002

Mr. Robert B. Tierney  
Landmarks Preservation Commission Chair  
1 Centre Street, 9<sup>th</sup> Floor  
York NY 10007

Dear Mr. Tierney::

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

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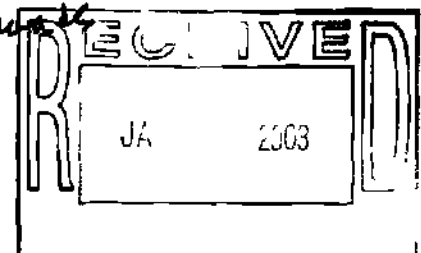
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I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

*Geraldine Rhoads*



January 29, 2003

Robert B. Tierney  
Fax: 212-669-7960

Dear Commissioner Tierney,

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,



Patricia W. Sclater-Booth  
50 West 67<sup>th</sup> Street,  
New York, NY 10023

To: Richard Henry, Chair, Landmarks Preservation Commission  
 120 William Street  
 New York, NY 10038

Dear Chairman Henry:

As a resident of the Upper West Side for over six years, I am writing to express my strong opposition to the proposed 14-story tower that Congregation Shearith Israel is trying to construct. The 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

Mark Hartnett  
 18 West 70<sup>th</sup> Street, PhA  
 NYC, NY 10023



Heather McCracken  
01/29/2003 03:34 PM

To: Diane Jackier/Lpc@Lpc  
cc:  
Subject: West 70th St. Project

----- Forwarded by Heather McCracken/Lpc on 01/29/2003 03:37 PM -----



"Correa, Anne"  
<acorrea@clinique.co  
m>  
01/29/2003 01:56 PM

To: "rtierney@lpc.nyc.gov" <rtierney@lpc.nyc.gov>  
cc: "landmarkwest@landmarkwest.org"  
<landmarkwest@landmarkwest.org>  
Subject: West 70th St. Project

Dear Mr. Tierney:

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70th Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

Anne Correa  
11 West 70th St., 1F  
New York, NY 10023



Heather McCracken  
01/29/2003 11:34 AM

To: Diane Jackier/Lpc@Lpc  
cc:  
Subject: Tower on West 70th Street

----- Forwarded by Heather McCracken/Lpc on 01/29/2003 11:37 AM -----



AlicePucknat@aol.com  
01/29/2003 11:29 AM

To: AlicePucknat@aol.com  
cc:  
Subject: Tower on West 70th Street

I am writing to add my name to the list of those opposing the plan submitted by Congregation Shearith Israel for a 14-story, 154-foot tower to be built on West 70th Street between Central Park West and Columbus Avenue.

This proposal, which has been submitted to the Landmarks Commission, would endanger the existing zoning regulations that protect the low-rise character of the neighborhood midblocks. It could also pave the way for other architecturally incompatible structures.

I urge you to do all in your power to help preserve the character of our community by opposing this project and any other attempts to bypass existing zoning regulations.

Thank you.

Sincerely,

Alice Pucknat  
565 West End Avenue  
New York, NY 10024

**Heather McCracken**

01/29/2003 12:38 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Shearith Israel Synagogue building proposal

----- Forwarded by Heather McCracken/Lpc on 01/29/2003 12:41 PM -----

**Sandy Levine**

&lt;slevine@hdc.org&gt;

01/29/2003 12:25 PM

To: rtierny@lpc.nyc.gov, gale.brewer@council.nyc.ny.us,

bp@manhattanbp.org, gottfr@assembly.state.ny.us,

strings@assembly.state.ny.us, duane@senate.state.ny.us,

schneider@senate.state.ny.us, herrold.nadler@mail.house.gov

cc:

Subject: Shearith Israel Synagogue building proposal

January 27, 2003

The Historic Districts Council opposes the proposal submitted by Shearith Israel Synagogue for a 14-story, 157 tower on West 70th Street between Central Park West and Columbus Avenue. A building of this height, in the middle of the block, is totally incompatible with the character of the designated block of the Upper West Side. The block in question was zoned R8B, so that new construction would be compatible with the traditional rowhouses that define the neighborhood, away from the high rise apartment buildings on Central Park West, which is zoned R10A. R10A is in place from Central Park West to a point 125 feet into the midblock. The building proposed is more than 125 feet into the midblock. It is effectively a Central Park West building in the middle of the block.

The contextual zoning was carefully developed to preserve the character of the historic district. There is no way a building can be appropriate in this location at the height proposed. The contextual zoning was designed to balance development with preservation of the built environment. A waiver for the project will upset the thoughtfully crafted balance that has served well to preserve and protect the Upper West Side while allowing for reasonable development.

We urge you to protect the character of this distinctive and desirable historic district by opposing this application.

Sincerely yours,

Simeon Bankoff  
Executive Director

This e-mail is confidential and intended only for the use of the individuals or entities named above. If you have received this e-mail in error, please delete it and any attachments from your system without making copies, and notify the sender by reply e-mail or by calling (telephone number) so that our address records can be corrected. Thank you.

01/29/2003 12:23 2127584616

COMMUNITY BD 8M

Charles S. Warren  
Chair

Elizabeth McKee  
District Manager



## The City of New York Manhattan Community Board 8

505 Park Avenue  
Suite 620  
New York, N.Y. 10022  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.dcnyc.com/cb8 - Website  
CB8M@aol.com - E-Mail

January 29, 2003

Hon. Robert B. Tierney  
Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

Dear Chairman Tierney:

I am writing to express Manhattan Community Board 8's concern with a proposal by the Spanish and Portuguese Synagogue for a 14-story, 157 foot tower on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York City Landmarks Preservation Commission, raises serious issues with regard to the R8B zoning in the midblock.

Community Board 8 fought hard for the enactment of the R8B zoning in our area, which is designed to protect the low-rise character of neighborhood midblocks, and also fought to make sure that the midblock zoning extended to 125 feet from the Avenues.

It is our understanding that this project will be located beyond 125 feet from Central Park West and that its height will greatly exceed that permitted under the R8B zoning for that area. Our Board is greatly concerned about projects that may set precedents for violation of the R8B contextual zoning.

I urge the Commission to carefully scrutinize this project and all other projects that violate the midblock zoning which protects the character of our midblocks.

Sincerely,

*Charles S. Warren*  
Charles S. Warren  
Chair

cc: Hon. Michael Bloomberg  
Hon. A. Gifford Miller  
Hon. C. Virginia Fields  
Hon. Carolyn Maloney  
Hon. Liz Krueger  
Hon. Pete Grannis  
Hon. Jonathan Bing  
Hon. Eva Moskowitz  
Hon. Amanda Burden  
Manhattan Community Board 7  
Ms. Arlene Simon, Landmarks West  
Ms. Genie Rice, CIVITAS

Post-it* Fax Note	7671	Date	# of pages ▶
To	From		
Co./Dept.	Co.		
Phone #	Phone #		
Fax #	Fax #		

1069-7797



11-69 Owners Corp.  
11 West 69<sup>th</sup> Street  
New York, NY 10023

Dear Chairman Tierney:

We are writing to express our opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise mid-block character of the Upper West Side and may pave the way for other architecturally incompatible projects.

We support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood mid-blocks, and oppose all present and future applications for "block-busting" building developments.

We are joined in our opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

We urge you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

Board of Directors  
11-69 Owners Corp.  
11 West 69<sup>th</sup> Street

January 22, 03

Mr. Robert Tierney, Chair  
Landmarks Preservation Commission  
1 Centre Street, 9th Floor North  
New York, NY 10007

Dear Mr. Tierney:

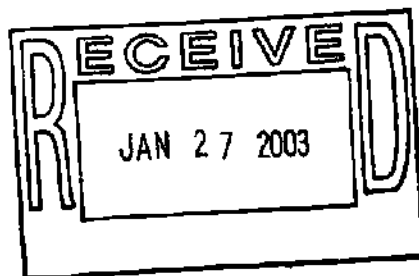
As a longtime resident of 18 West 70th Street in Manhattan, I am writing to express concern about plans proposed by the Spanish Portuguese Synagogue located at 70th Street and Central Park West to erect a 14-story, 157-foot tower on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side, but would set a precedent for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise of neighborhood midblocks, and therefore oppose any present and future applications for developments that would destroy this low-rise character.

I am joined in my opposition to the West 70th Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West, and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this and all other projects that threaten to destroy our community's character, by waiving existing zoning.

Thank you.



Sincerely, *Evalyn Kaufman*  
Evalyn Kaufman  
18 West 70th St.  
New York, NY 10023

160 Riverside Dr. Apt. 8A  
New York, N.Y. 10024-2111  
January 22, 2003

Mr. Robert B. Tierney  
Landmarks Preservation Commission  
1 Centre Street, 9th Floor  
New York, N.Y. 10007

Dear Chairman Tierney:

I write to express my opposition to plans to build a 14-story, 157-foot tower (which does not include necessary rooftop mechanical installations) on West 70th Street between Central Park West and Columbus Avenue. If this proposal, which has been submitted to the New York Landmarks Preservation Commission, is approved, it would threaten the low-rise character of most mid-blocks on the Upper West Side by establishing a precedent that may open the way for other architecturally incompatible projects.

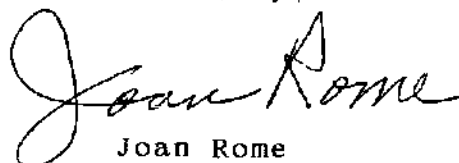
I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of the neighborhood's mid-blocks, and I oppose all present and future applications for building developments that seek to circumvent (in height or size) the existing zoning regulations.

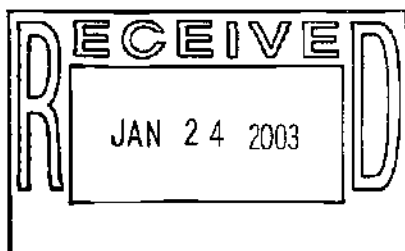
I am joined in my opposition to the West 70th Street project by Manhattan Community Board #7, the Municipal Art Society, the Historic Districts Council, Landmark West!, and Friends of the Upper East Side Historic Districts, as well as by a growing number of other organizations and individuals throughout the city. In addition, elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman, and New York State Assemblymen Richard Gottfried and Scott Stringer have all publicly expressed opposition to this proposal because it would violate the current zoning laws and undermine the character of the historic district in which it would be constructed.

I urge you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project as well as any other such projects that would threaten our community's character by waiving the existing zoning laws.

Thank you.

Sincerely,

  
Joan Rome





Heather McCracken  
01/27/2003 04:13 PM

To: Diane Jackier/Lpc@Lpc  
cc:  
Subject: Stop the Tower on West 70th Street

----- Forwarded by Heather McCracken/Lpc on 01/27/2003 04:16 PM -----



"Schiavoni, Tancred"  
<TSchiavoni@OMM.com>  
01/25/2003 07:20 PM

To: "gale.brewer@council.nyc.ny.us" <gale.brewer@council.nyc.ny.us>,  
"rtierney@lpc.nyc.gov" <rtierney@lpc.nyc.gov>,  
"bp@manhattanbp.org" <bp@manhattanbp.org>,  
"gottfr@assembly.state.ny.us" <gottfr@assembly.state.ny.us>,  
"strings@assembly.state.ny.us" <strings@assembly.state.ny.us>,  
"duane@senate.state.ny.us" <duane@senate.state.ny.us>,  
"schneider@senate.state.ny.us" <schneider@senate.state.ny.us>,  
"jerrold.nadler@mail.house.gov" <jerrold.nadler@mail.house.gov>

cc:  
Subject: Stop the Tower on West 70th Street

I was absolutely shocked to learn of the proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission by Congregation Shearith Israel, is absolutely inconsistent with the zoning of area. This is a "block-busting" building development. If it is permitted, it will call into question the enforcability of the entire Landmark scheme now in place.

Please stop this project.

Thank you.

Sincerely,

Tancred Schiavoni

153 W 85th Street

RESIDENTIAL BOARD OF MANAGERS  
THE CENTURY CONDOMINIUM

25 CENTRAL PARK WEST  
NEW YORK, NEW YORK 10023

TELEPHONE 212/265-1608  
TELECOPIER 212/315-3389

January 21, 2003

Robert B. Tierney  
Landmarks Preservation Commission Chairman  
1 Centre Street, 9th Floor  
NYC, NY 10007

Dear Mr. Tierney,

I am writing on behalf of the Century Condominium's Board of Managers to express our opposition to a proposal for a 14 story, 157 foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

We support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

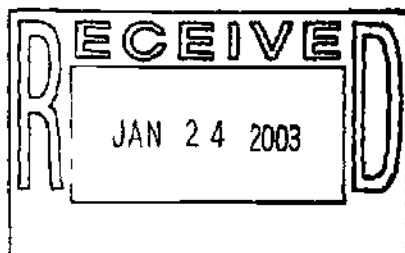
We are joined in our opposition by many individuals and by local and citywide groups, including Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts. In addition, Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assembly Members Richard Gottfried and Scott Stringer all oppose this proposed project because it violates the zoning and undermines the character of the historic district.

We are urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

Paul Millman  
President  
Residential Board of the Century  
Condominium



**90<sup>th</sup> Street Block Association  
300 Central Park West  
New York, NY 10024**

**Robert B. Tierney Chairman**  
Landmarks Preservation Commission  
100 Centre St.  
New York, NY 10007

Dear Mr. Tierney:

We are writing to express our opposition to a proposal for a 14-story, \$576-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

We support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

We are joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

We urge you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

**Diana & Bob Mattson**  
300 Central Park West  
New York, NY 10024

**Don Correia & Sandy Duncan**  
61 West 90<sup>th</sup>  
New York, NY 10024

**Ron Bozman**  
300 Central Park West  
New York, NY 10024

**Joan Prager**  
300 Central Park West  
New York, NY 10024

**Steering Committee Members**

**Donald Correia - Sandy Duncan**  
**61 West 90<sup>th</sup> Street**  
**New York, NY 10024**

January 24, 2003

Mr. Robert B. Tierney  
 Landmarks Preservation Commission Chair  
 Via Fax #212-~~720-3219~~ 669-7960

Dear Mr. Tierney

I am writing you today not only as a single family midblock townhouse owner, but also a Westside real estate broker and representative of the West 90<sup>th</sup> Street Park West Black Association. My wife, Sandy Duncan, and I wish to express our opposition to the proposed 14 story, 157+ foot tower on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

We support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

My wife and I are joined in our opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! And Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assembly members Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I urge you to work towards disallowing a waiver to the existing zoning in the Upper West Side Historic District for the current owners of the so called Spanish and Portuguese Synagogue, an Individual Landmark. These current owners, Congregation Shearith Israel, are asking the new New York City Landmark Commission and New York City Planning Commission for special treatment and a variance to go ahead with a development project. This project would involve disrupting the character of the district and worst of all set a precedent for future erosion of a well maintained and economically viable part of the city.

Thank you

Sincerely,

Donald Correia

Sandy Duncan

January 29, 2003

Robert B. Tierney  
Landmarks Preservation Commission Chair  
1 Centre Street, 9<sup>th</sup> floor  
New York, NY 10007

Dear Chairman Tierney:

As a resident of the Upper West Side for over 18 years, I wish to convey my opposition to a proposal for a 14-story, 157-foot tower (excluding rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the general low-rise midblock character of the Upper West Side and may create a favorable environment for other such architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks. I oppose all present and future applications for "block-busting" building developments.

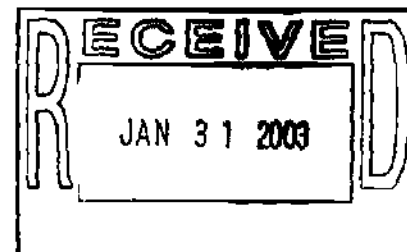
My fellows in opposition to the West 70<sup>th</sup> Street project include Manhattan Community Board #7, the Municipal Arts Society, the Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. We are fortunate to have the leadership and support of Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer. They all oppose this ill-conceived project because it violates the zoning and undermines the character of this historic district.

I urge you to intervene to help us preserve and protect our community by opposing this project and all other projects that likewise threaten to disrupt our community's character by flouting existing zoning.

Thank you.

Sincerely,

Judy Samuels / 116 West 76<sup>th</sup> Street





# Ron Prince

**Marketing Consultant**

18 West 70th Street

Penthouse A

New York, NY 10023

ronprince@worldnet.att.net

212.579.9160 voice

212.579.9158 fax

January 23, 2003

Robert B. Tierney  
Landmarks Preservation Commission Chair  
1 Centre Street  
9<sup>th</sup> Floor  
New York, NY 10007

Dear Mr. Tierney:

I am a ten-year coop owner in the Central Park West/Upper West Side Historic District, and I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue.

This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

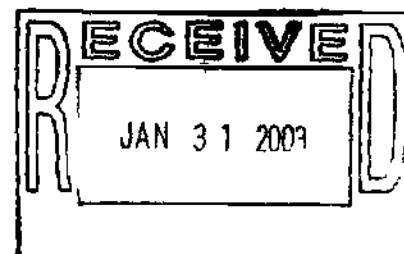
I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

Charles S. Warren  
Chair

Elizabeth McKee  
District Manager



505 Park Avenue  
Suite 620  
New York, N.Y. 10022  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.decny.com/cb8 - Website  
CB8M@aol.com - E-Mail

## The City of New York Manhattan Community Board 8

January 29, 2003

Hon. Robert B. Tierney  
Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

Dear Chairman Tierney:

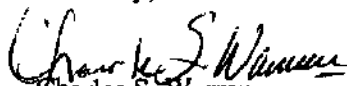
I am writing to express Manhattan Community Board 8's concern with a proposal by the Spanish and Portuguese Synagogue for a 14-story, 157 foot tower on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York City Landmarks Preservation Commission, raises serious issues with regard to the R8B zoning in the midblock.

Community Board 8 fought hard for the enactment of the R8B zoning in our area, which is designed to protect the low-rise character of neighborhood midblocks, and also fought to make sure that the midblock zoning extended to 125 feet from the Avenues.

It is our understanding that this project will be located beyond 125 feet from Central Park West and that its height will greatly exceed that permitted under the R8B zoning for that area. Our Board is greatly concerned about projects that may set precedents for violation of the R8B contextual zoning.

I urge the Commission to carefully scrutinize this project and all other projects that violate the midblock zoning which protects the character of our midblocks.

Sincerely,

  
Charles S. Warren  
Chair

cc: Hon. Michael Bloomberg  
Hon. A. Gifford Miller  
Hon. C. Virginia Fields  
Hon. Carolyn Maloney  
Hon. Liz Krueger  
Hon. Pete Grannis  
Hon. Jonathan Bing  
Hon. Eva Moskowitz  
Hon. Amanda Burden  
Manhattan Community Board 7  
Ms. Arlene Simon, Landmarks West  
Ms. Genie Rice, CIVITAS

ANDREW SCOTT DOLKART  
116 Pinchurst Avenue  
New York, N.Y. 10033  
212-568-2480

January 26, 2003

To: Mayor Michael Bloomberg

**Statement in Opposition to Granting a Variance for the Apartment Building Proposed by  
Congregation Shearith Israel, West 70<sup>th</sup> Street, New York**

I would like to add my voice to the chorus of New Yorkers opposed to the granting of a variance for Congregation Shearith Israel to build a fourteen-story building, including an apartment house, on a midblock site behind the synagogue. I am an architectural historian and adjunct associate professor in the Columbia University School of Architecture where I teach about New York City. I have, over the years, had a special interest in the Upper West Side and I am a founding board member of Landmark West!. I believe that the synagogue's proposal defies the carefully crafted 1984 contextual zoning instituted on the Upper West Side which permits tall buildings on the avenues, but restricts the height of buildings on the low-rise midblocks. Permitting this speculative apartment building with synagogue use at the base, would open the door to additional out-of-scale construction in the low-rise zoning district and within the Upper West Side Historic District. While Congregation Shearith Israel is certainly an institution of great historic significance, it should be abiding by the same zoning rules that regulate all other landowners in the area.

In addition, I oppose any action by the Landmarks Preservation Commission to assist the synagogue in applying for a variance since the synagogue has not established a pressing preservation purpose for this project, except to state that funds from development will assist in maintaining their buildings, something that any building owner is required to do on a regular basis.

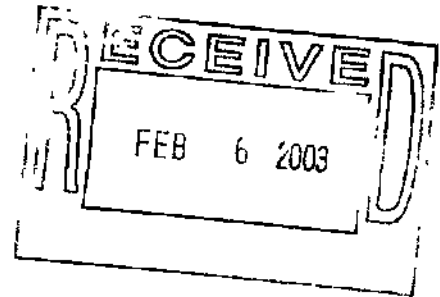
I hope that this proposal is rejected and that Shearith Israel and its talented architects will return with a new proposal to erected an up-to-date community house that fits within the area's zoning.

Sincerely,



Andrew Scott Dolkart

Dianne R. Carr 26 West 70<sup>th</sup> Street New York, N.Y. 10023  
Tel. 212 873-1779 E-Mail: Storytailors@aol.com



February 4, 2003

Mr. Robert Tierney  
Chairman  
Landmarks Preservation Commission  
One Centre Street—9<sup>th</sup> Floor North  
New York, N.Y. 10007

**RE: REJECT THE SHEARITH ISRAEL REAL ESTATE DEVELOPMENT**

Dear Mr. Tierney:

I am writing to express my opposition to Congregation Shearith Israel's proposal to build a 157-foot building on West 70<sup>th</sup> Street, next to its landmarked synagogue, in the Central Park West Historic District.

The proposed project is contradictory to preserving the integrity of the neighborhood's historic character and the integrity of the landmarking program itself.

Thank you for your interest.

Sincerely,

201 West 70 St, #30A  
New York, NY 10023

3 February 2003

Mr. Robert Tierney, Chairman  
New York Landmarks Preservation Commission  
1 Centre St, 9<sup>th</sup> Fl.  
New York, NY 10007

Dear Mr. Tierney:

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assembly members Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,



David W. Patterson

E-mail: [dwpatters53@hotmail.com](mailto:dwpatters53@hotmail.com)



HARPERLEY HALL  
ONE WEST SIXTY FOURTH STREET  
NEW YORK NY 10022

FEBRUARY 6, 2003

Mr Robert B Tierney  
Landmarks Preservation Commission  
1 Centre Street - 9th Fl  
New York, NY 10007

VIA FACSIMILE. 212 669 7960

RE: PROPOSED MIDBLOCK TOWER ON WEST 70TH STREET BETWEEN

Dear Mr. Tierney,

I am writing on behalf of One West 64th Street, Inc. to express our opposition to a proposal for a 14-story, 159 foot tower (not including rooftop mechanical equipment) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character for the Upper West Side and may pave the way for other architecturally incompatible projects.

We support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character and scale of neighborhood midblocks, and oppose all present and future applications for "block-bursting" building developments.

We are joined in our opposition to the West 70th Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West' and Friends of the Upper East Side Historic Districts, as well as a growing list of individual and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C Virginia Fields, New York Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

We urge you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

YOURS SINCERELY,

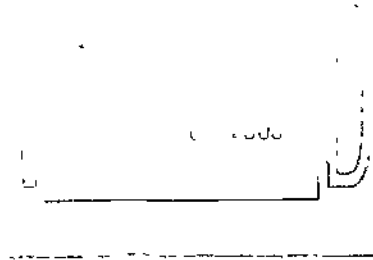
*Joseph Catalano* *KS*

JOSEPH CATALANO  
BOARD PRESIDENT - ONE WEST 64TH STREET, INC



February 2, 2003

Robert B. Tierney, Chair  
Landmarks Preservation Commission  
1 Centre Street, 9<sup>th</sup> Fl.,  
New York, NY 10007



Dear Commissioner Tierney:

Building types create distinctive environments unique to each neighborhood and commercial area of the city. Carefully crafted zoning policy ensures that new construction does not upset the delicate balances that make good living and working places. As 12-year residents of Manhattan, we are deeply troubled by a proposed end run around one of the best, most carefully developed urban zoning plans anywhere. If zoning plans drafted in public processes with community and City Planning Commission support are not upheld the result will be the reversal of those zoning plans. A variance or special permit only opens the door for more of the same.

In particular we write to express opposition to the current proposal for a 14-story building on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue (8 West 70th Street). The R8B zoning in place on the Upper West Side was designed to allow high-rise construction along the avenues while protecting the low-rise mid-block character of the neighborhood. If built, this proposal would place a 157-foot tall building amidst a block of 60-foot tall brownstones. The proposal threatens the very tools that the City and the community put in place to guide the neighborhood's growth.

This proposal, which has been submitted to the New York Landmarks Preservation Commission, does not warrant special exemptions for economic gain at the community's long term expense.

We ask you do everything in your power to oppose this misguided project and all other projects that threaten to disrupt a community's character by waiving existing zoning.

Thank you.

Sincerely,

*Kathleen Randall*

Kathleen Randall  
33 Convent Avenue, No. 11  
New York, NY 10027

*Richard Ray*

Richard Ray


**The West 85th Street Block Association**

10 W. 85th St.

NYC 10023

**President**

Jeffrey Peters

**Secretary**

Tamara Peters

**Vice Presidents**

Clare Beckhardt

Peggy Kane

**Treasurer**

Carol Halebian

Robert B. Tierney  
Landmarks Preservation Commission Chair  
1 Centre Street, 9<sup>th</sup> Floor  
NYC 10007

Dear Chairman Tierney,

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West<sup>1</sup> and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

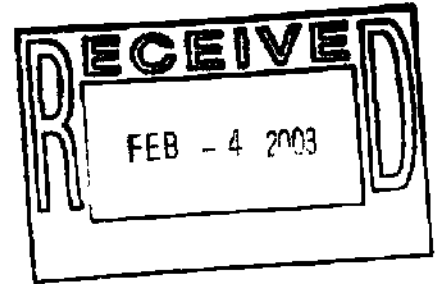
Sincerely,

Jeff Peters

President, West 85th Street Block Association



ROBERT F. PETRIE  
425 WEST END AVENUE, APT. 5D  
NEW YORK, NEW YORK 10024



February 1, 2003

Robert B. Tierney - Landmarks Preservation Commission Chair  
1 Centre Street, 9<sup>th</sup> Fl  
New York, New York 10007

Dear Mr. Tierney:

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

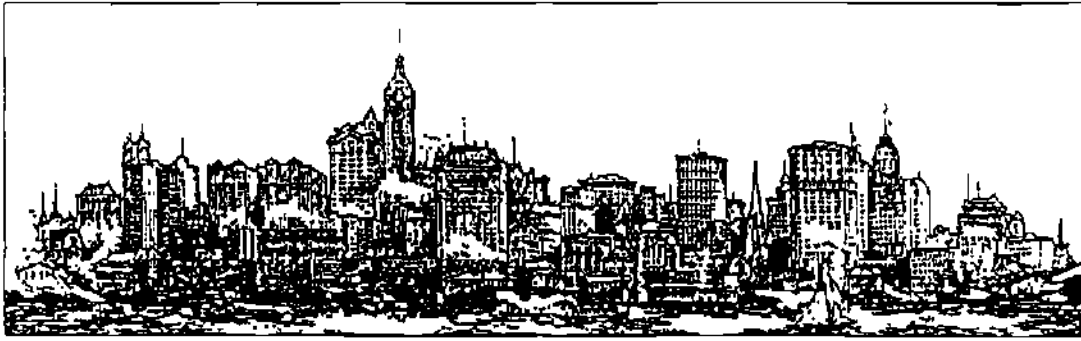
I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70<sup>th</sup> Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

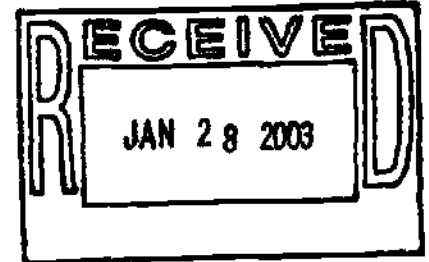


## THE SOCIETY FOR THE ARCHITECTURE OF THE CITY

January 27, 2003

Chairman Robert B. Tierney  
The Landmarks Preservation Commission  
The Municipal Building  
New York, NY 10007

Dear Chairman Tierney:



Re: The proposed new Shearith Israel Community House

Although this plan is much more modest than what the Episcopal church has proposed for the undesignated Cathedral of St. John the Divine, and although the congregation has been generous in supporting an extensive and well-researched restoration, we are sufficiently troubled about the public policy implications of this application to write to you about it now.

From the outset, the Landmarks Commission has been somewhat independent of zoning. The Zoning Resolution specifically exempts historic districts from some requirements and allows the LPC to apply for exemptions from others. And it is well established that the LPC is not bound to approve bulk and massing it finds inappropriate just because that might be permitted under zoning. Still, to us, such exemptions all tend to encourage conservation, restoration and adaptive re-use of existing buildings, or permit a more contextual massing for a new building in an historic area.

We would be very alarmed to see what to us would be an unprecedented move for the LPC: ignoring the existing zoning to approve a new building whose bulk, height and massing substantially *exceeds* what zoning would allow, in a context of smaller buildings, and in a zoning district that was mapped specifically to limit out-of-context construction and preserve the character of the existing neighborhood.

For many years, preservationists have sought contextual zoning in and around historic districts, especially in neighborhoods of 19<sup>th</sup> and early 20<sup>th</sup> century rowhouses. In response, City Planning has given us a number of districts like the R8B of the community house site, here and on the Upper East Side, and contextual zoning is mapped or under consideration elsewhere. This is a very useful development which should be encouraged, not disregarded. In our experience, most historic district property owners are violently opposed to out-of-scale new construction, including that proposed by community facilities.

Yours sincerely,

Ronald J. Kopnicki, President



New  
York  
Landmarks  
Conservancy

www.protectwest70.org

*preserving  
protecting  
New York*

February 11, 2003

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Peg Bicen, *President*

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**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY  
BEFORE THE N.Y.C. LANDMARKS PRESERVATION COMMISSION  
REGARDING THE PROPOSAL BY CONGREGATION SHEARITH ISRAEL  
FOR A NEW BUILDING ON WEST 70<sup>TH</sup> STREET IN MANHATTAN**

Good morning, Commissioners. I am Roger Lang, speaking on behalf of the New York Landmarks Conservancy.

The Conservancy supports Shearith Israel's proposal. We hope that you will grant it a Certificate of Appropriateness and also agree to invoke the provisions of Section 74-711 of the Zoning Resolution in order to allow regulatory relief necessary for its construction.

The Conservancy took this position after members of our Public Policy Committee and Sacred Sites Program staff viewed two presentations by the proponents and after they read the briefs in opposition being circulated by Landmark West!

This proposal isn't at all like the blockbusters floated in the 1980's. It does not involve the demolition or removal of any significant structures or features. Nor does it overhang the landmark. At fourteen stories, this new building is realistic, pragmatic, sensible, and modest. It's in scale with the height and bulk of adjacent residential buildings to the north and south. And it is well-designed, with attractive contextual features interpreted in a contemporary idiom.

This building is not being plunked down in the middle of an unbroken row of townhouses. Rather, it is at the end of the block, adjacent to a nine-story building and standing, in part, on a vacant lot and in an R10A district.

This proposal is also good for the landmark synagogue. The new building provides needed ancillary space as well as funds for ongoing restoration of the sanctuary and parsonage. The Restrictive Declaration accompanying this project ensures that the landmark will be maintained in "sound, first-class condition," the highest standard for such care. Moreover, the transfer of some F.A.R. from the temple site to the tower site will diminish development pressure on the landmark.

The transfer of development rights is a hallmark of New York City's Landmarks Law. It was intended to help preserve low buildings by enabling their owners to shift some of the unused bulk to other nearby sites. This provision is a key reason why our law passed constitutional muster and has survived legal challenges.

[Continued]

141 Fifth Avenue  
New York, New York 10010  
Tel: 212 995 5260  
Fax: 212 995 5268  
nylandmarks@nylandmarks.org  
www.nylandmarks.org

**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE N.Y.C.  
LANDMARKS PRESERVATION COMMISSION REGARDING THE PROPOSAL BY  
CONGREGATION SHEARITH ISRAEL FOR A NEW BUILDING ON WEST 70<sup>TH</sup> STREET IN  
MANHATTAN**

February 11, 2003

Page 2

In this instance, a small fraction of the total floor area available is being shifted westward. The balance remains unused and that situation is unlikely to change. Accordingly, we would prefer that the owner voluntarily renounce use of the remaining F.A.R. as a part of the covenants contained in the Restrictive Declaration.

Finally, we urge this Commission to proceed with confidence to use Section 74-711. In our view, doing so will not set an adverse precedent, either for the Commission or for the preservation community. It's in the Zoning Resolution for this very purpose. It's to be used at your discretion. It will benefit the landmark. And it is rooted in specific findings that apply only to this site and situation. Therefore, Commissioners, we hope that you'll go right ahead and use it!

Thank you for the opportunity to express the Conservancy's views.

**GALE A. BREWER**COUNCIL MEMBER DISTRICT 6  
MANHATTANDISTRICT OFFICE  
120 WEST 70th STREET  
NEW YORK, NY 10023  
TEL: 212-637-1234  
FAX: 212-637-1234CITY HALL OFFICE  
100 WALL STREET  
NEW YORK, NY 10038  
TEL: 212-637-1234  
FAX: 212-637-1234gale.brewer@nyc.gov  
www.nyc.govTHE COUNCIL  
OF  
THE CITY OF NEW YORK

CHAIR

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HIGHER EDUCATION

HUMAN RIGHTS AND LABOR  
AND OF THE DEPARTMENT OF SOCIAL SERVICES

PARKS &amp; RECREATION

Testimony of NYC Council Member Gale A. Brewer  
Regarding Shearith Israel Congregation  
Before the Landmarks Preservation Commission,  
February 11, 2003

My name is Gale Brewer and I represent Council District 6 on the West Side of Manhattan, which includes the Congregation Shearith Israel Synagogue at 8 West 70th Street and Central Park West. Due to another commitment that requires me to be in Albany, I have asked my Director of Constituent Services, Lisa B. Berman, to present my comments regarding the Congregation's applications for a Certificate of Appropriateness and a Modification of Use and Bulk at 8 West 70th Street, Block 36, 37, to the LDC. I am also submitting a written copy of these comments.

Congregation Shearith Israel is one of New York's oldest, most storied and significant congregations. It has earned widespread respect through its commitment to the community and its care and maintenance of the individual landmark it occupies. Previously, the Congregation withdrew a proposal to construct a residential building on a portion of their property after it was widely opposed by the community and various organizations interested in preservation of historic properties and the Upper West Side Historic District.

In the applications at issue today, the Congregation proposes to demolish its existing community house at 8 West 70th Street and to construct on a portion of its property a new community house and a residential building that requires a special permit under the Zoning Resolution.

Over the years, the Congregation has done a superb job of continuing to protect and restore its treasured historic Synagogue and three historic residences that the Congregation maintains at sites in New York City. The Synagogue itself is one of New York's most important landmarks, and occupies a prominent location on Central Park West in the Upper West Side Historic District. Indeed, it was to protect such buildings and their historical, cultural, social, and physical context, and to ensure their preservation that the Landmarks Law was enacted and the Commission acted to create the District.

Congregation Shearith Israel has been an exemplary neighbor on the West Side since construction of its current magnificent home in 1897 and a member of the community of New York City for centuries. In recent years the Congregation has continued its long efforts to honor the place that the Synagogue holds in the community and in the right legacy of all concerned for its historic and architectural significance. This work has come at great expense, and the required costs of restoration, maintenance and repairs will continue to place a significant financial burden on the Congregation for the foreseeable future. A primary justification cited by the Congregation for the current request is to help meet these obligations.

NYC LPC Testimony of Gale A. Brewer  
Re Shearith Israel Congregation  
February 11 2003

2

The Congregation and some members of the community believe that the Synagogue's proposal represents a plan for development that is modest in scale and sensitive to its surroundings and neighbors. In an effort to address the many concerns about this project the Congregation has chosen to work with respected architects and preservationists in preparing their proposal and design. Part of the design calls for demolition of the existing community house because of the Congregation's need to improve and expand its facilities and better serve the needs of its membership. The residential portion is viewed as the primary generator of needed income.

The Congregation believes that their proposed 14 story, 15" foot building is in context with adjacent buildings of 10 or more stories. And in fact, approximately 5 percent of the Central Park West Historic District mid-block is reportedly occupied by buildings that are larger than permitted under the current zoning.

However, I have several reservations about the current proposal. First, the City Planning Commission created the R8B zoning in 1984 to protect the unique character of the mid-blocks of the Upper West Side. The Landmarks Commission reinforced this protective zoning by creating the Upper West Side Historic District in 1991. Second, the M10A zoning district covering Central Park West gives way to the mid-block R8B district at a point 125 feet from the avenue. The proposed building is more than 125 feet into the mid-block, crossing this important boundary. Third, I am concerned that approval of this project would set a precedent threatening to erode the unique brownstone mid-block character of the District and the Upper West Side. Fourth, the exceptional nature of this proposal is evident in the requirement that various city agencies must grant waiver variances, special permits, and a Certificate of Appropriateness. The proposal is to demolish a structure attached to the Synagogue and alter the visual and aesthetic character of the latter; in addition, it has been noted that this proposal is a form of "spot zoning."

Concerns have been raised that the Landmarks Commission is being asked to support a proposal whose design and envelope could be changed after approval of the proposal. This issue is a serious one but in this case I believe that the perception is mistaken and that the Congregation intends to proceed in good faith with their current proposal.

It is essential to note that this Congregation has worked diligently along with residents, preservationists, and the Landmarks Commission to maintain the integrity of the Central Park West Historic District. All of us will continue to gain immeasurably by assuring its continued presence for years to come.

However, to approve this project would set a precedent and might induce other institutions along Central Park West to seek similar variances. This could lead to a widespread deterioration of the special zoning district. On this basis and the concerns cited above, I recommend to the Commission that the request for a Certificate be denied.

I want to re-emphasize that the Congregation faces significant, long-term financial challenges, as do other religious institutions in my district. Although I realize that this issue is beyond the purview of the Commission, a means to address this challenge must be found while protecting our historic properties and the core characteristics of the West Side.

I thank the Commissioners for their attention to these issues.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>th</sup> FLOOR, NEW YORK NY 10007 TEL. 212-669-7923 FAX: 212-669-7797

<http://nyc.gov.landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

### PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2 / 11 / 3

Item # \_\_\_\_\_ Item Address Congregation Shearith Israel

\_\_\_\_\_ In favor of proposal   x   Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

Dan Golub

Name \_\_\_\_\_

*Address*

Assembly Member Richard Gottfried

## Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

**If you need additional space, please use the other side.**



# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL. NORTH, NEW YORK, NY 10007  
212-669-7700

<http://nyc.gov/html/lpc/>



## PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK. IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

DATE: 2/11/03 ITEM NAME: SYNAGOGUE TOWER

LP# \_\_\_\_\_

☐ IN FAVOR OF DESIGNATION ☒ AGAINST DESIGNATION ☐ UNSURE OF POSITION

<u>AVRA PETRIDES</u>	
NAME	<input type="checkbox"/> OWNER
<u>101 West 78<sup>th</sup> Street</u>	
ADDRESS	
<u>New York, N.Y. 10024</u>	
REPRESENTING	
<u>MUNICIPAL ARTS SOCIETY</u>	

IF YOU WOULD RATHER LEAVE A STATEMENT, COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE - ATTENTION LORRAINE ROACH-STEELE





# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL. NORTH, NEW YORK, NY 10007  
212-669-7700

<http://nyc.gov/html/lpc/>



## PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

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DATE: 2/11/03

ITEM NAME:

SHEARITH ISRAEL NEW BUILDING

LP# \_\_\_\_\_

☒ IN FAVOR OF DESIGNATION    ☐ AGAINST DESIGNATION    ☐ UNSURE OF POSITION

<u>ROGER LANG</u>	
NAME	<input type="checkbox"/> OWNER
<u>N.Y. LANDMARKS COMMISSION</u>	
ADDRESS	
REPRESENTING	

IF YOU WOULD RATHER LEAVE A STATEMENT, COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE - ATTENTION: LORRAINE ROACH-STEELE

STATEMENT AVAILABLE.



# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET 9<sup>TH</sup> FL NORTH, NEW YORK, NY 10007

212-669-7700

<http://nyc.gov/html/lpc/>



## PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK. IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES

DATE 2/16/03 ITEM NAME 8 WEST 70<sup>th</sup> St

LP# \_\_\_\_\_

☐ IN FAVOR OF DESIGNATION ☒ AGAINST DESIGNATION ☐ UNSURE OF POSITION

<u>CHRISTABEL GOULD</u>	
NAME	<input type="checkbox"/> OWNER
<u>45 CHRISTOPHER ST NYC 10014</u>	
ADDRESS	
<u>SOCIETY FOR THE ARCHITECTS OF THE CITY</u>	
REPRESENTING	

IF YOU WOULD RATHER LEAVE A STATEMENT, COMPLETE AND RETURN TO THE RECEPTION DESK OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE - ATTENTION LORRAINE ROACH-STEELE

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# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL. NORTH, NEW YORK, NY 10007  
212-669-7700

<http://nyc.gov/html/lpc/>



## PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK. IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

DATE: 7/11/03

ITEM NAME: WEST STREET SYNAGOGUE

LP# \_\_\_\_\_

☐ IN FAVOR OF DESIGNATION    ☐ AGAINST DESIGNATION    ☐ UNSURE OF POSITION

<u>P. A. FRANKENBERG</u>	
NAME	C OWNER
<u>25 CPW, NYC, NY 10013</u>	
ADDRESS	
<u>775 RF</u>	
REPRESENTING	

IF YOU WOULD RATHER LEAVE A STATEMENT, COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE - ATTENTION LORRAINE ROACH-STEELE



# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL. NORTH, NEW YORK, NY 10007  
212-669-7700

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DATE: 2-11-03

ITEM NAME: Shearith Israel Tower

LP# \_\_\_\_\_

☐ IN FAVOR OF DESIGNATION    ☒ AGAINST DESIGNATION    ☐ UNSURE OF POSITION

James PLATT	
NAME	OWNER
91 Central Park West, #7F	
ADDRESS	
Self	
REPRESENTING	

IF YOU WOULD RATHER LEAVE A STATEMENT, COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE — ATTENTION: LORRAINE ROACH-STEELE



# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL NORTH, NEW YORK, NY 10007  
212-669-7700

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DATE: 4/11/02 ITEM NAME: CONG. Sugarman LEASE

LP# \_\_\_\_\_

☐ IN FAVOR OF DESIGNATION ☒ AGAINST DESIGNATION ☐ UNSURE OF POSITION

NAME	<u>GEORGE LITTON</u>	OWNER
ADDRESS	<u>91 CPW</u>	
REPRESENTING	<u>SELF</u>	

IF YOU WOULD RATHER LEAVE A STATEMENT, COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE—ATTENTION LORRAINE ROACH STEELE

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# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL. NORTH, NEW YORK, NY 10007  
212-669-7700

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DATE: Feb 11 2003

ITEM NAME

The Congregation Shalom,  
Israel

LP# \_\_\_\_\_

☐ IN FAVOR OF DESIGNATION

☒ AGAINST DESIGNATION

☐ UNSURE OF POSITION

NAME	<u>Laura Lubwig</u>	<input type="checkbox"/> OWNER
ADDRESS	<u>33 West 10<sup>th</sup> St</u>	
REPRESENTING	<u>Warrens City Club</u>	

IF YOU WOULD RATHER LEAVE A STATEMENT, COMPLETE AND RETURN TO THE RECEPTION DESK OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE - ATTENTION: LORRAINE ROACH STEELL



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRL STREET, 9<sup>TH</sup> FLOOR, NEW YORK, NY 10007 TEL 212-669-7923 FAX 212-669-7797



<http://nyc.gov.landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date      /      /     

Item # \_\_\_\_\_ Item Address \_\_\_\_\_

\_\_\_\_\_ In favor of proposal \_\_\_\_\_ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

Name \_\_\_\_\_

*Address*

### Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

**If you need additional space, please use the other side.**



# THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK, NY 10007 TEL 212-669-7923 FAX 212-669-7797



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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date            /            /           

Item #            Item Address 110 West 70th St, Apt 2B

           In favor of proposal X Against proposal X Other position           

            
*Name*

            
*Address*

            
*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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# THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date        /        /       

Item #        Item Address       

       In favor of proposal        Against proposal        Other position       

*Name*

*Address*

*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Item # \_\_\_\_\_ Item Address \_\_\_\_\_

\_\_\_\_\_ In favor of proposal ☒ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

Board of 18 W 70<sup>th</sup> St (Mancini Ave)

Name

18 W. 70<sup>th</sup> St.

Address

Board of 18 West 70

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date Feb / 11 / 2003

Item # \_\_\_\_\_ Item Address \_\_\_\_\_

\_\_\_\_\_ In favor of proposal ☒ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

ELIZABETH ASHBY

Name

8 EAST 96 ST, NYC 10128

Address

HISTORIC NEIGHBORHOOD ENHANCEMENT

Representing

ALHAMBRA

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

also reading Civitas statement

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# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL. NORTH, NEW YORK, NY 10007  
212-669-7700

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## PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

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DATE: 2/11/2003 ITEM NAME: Grant Thorpe

LP# \_\_\_\_\_

☐ IN FAVOR OF DESIGNATION ☒ AGAINST DESIGNATION ☐ UNSURE OF POSITION

George Mark Prosser	
NAME	101 CONNOR PARK WEST <input type="checkbox"/> OWNER (cont)
ADDRESS	
101 CONNOR PARK WEST	
REPRESENTING	Benjamin F. Thorpe - 101 Connor Park West Corp

IF YOU WOULD RATHER LEAVE A STATEMENT, COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE - ATTENTION LORRAINE ROACH-STEELE



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9<sup>TH</sup> FLOOR, NEW YORK NY 10007 TEL 212 669 7923 FAX 212-669-7797



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### PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2 / 11 / 03

Item # \_\_\_\_\_ Item Address Silverthorn Israel

\_\_\_\_\_ In favor of proposal 7 \_\_\_\_\_ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

MYLES WEINTRAUB

Name \_\_\_\_\_

*Address*

## Representing

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2 / 11 / 03Item # \_\_\_\_\_ Item Address 8 W 70<sup>th</sup> ST.

\_\_\_\_\_ In favor of proposal X \_\_\_\_\_ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

KATE WOOD*Name*204 W. 106<sup>th</sup> ST.*Address*DR. ELLIOTT D. SLAR*Representing*

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK, NY 10007 TEL. 212-669-7923 FAX. 212-669-7797<http://nyc.gov/landmarks>

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2 / 11 / 03Item # \_\_\_\_\_ Item Address 8 W. 70<sup>TH</sup> ST.\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

MIRIAM FEBUS  
Name

Address

WEST SIDE FEDERATION OF NEIGHBORHOOD  
Representing + BLOCK ASSOCIATIONS

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2 / 11 / 03Item # \_\_\_\_\_ Item Address 8 W. 70<sup>th</sup> ST.

\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

RENA ROSEN  
Name

148 W. 80<sup>th</sup> ST  
Address

MARTY GALLANT  
Representing

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK NY 10007 TEL. 212-669-7923 FAX: 212-669-7797



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### PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2 / 11 / 03

Item #

Item Address

8 W 70<sup>th</sup> ST.

\_\_\_\_\_ In favor of proposal   X   Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

MELISSA BALDECK

Name \_\_\_\_\_

132 ST MARKS

*Address*

## Representing

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# THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK, NY 10007 TEL 212-669-7923 FAX 212 669 7797



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If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 1 / 1 / 03

Item # \_\_\_\_\_ Item Address 8 West 70<sup>th</sup>

\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position

Lucy Belfer

*Name*

91 Central Park West

*Address*

*Representing*

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 21/11/03

Item # \_\_\_\_\_ Item Address 8 W. 70<sup>th</sup> ST.

\_\_\_\_\_ In favor of proposal ~~\_\_\_\_\_~~ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

ALEXANDER GRAY  
Name

Name \_\_\_\_\_

80 CENTRAL PARK WEST

*Address*

## Representing

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2 / 11 / 03Item # \_\_\_\_\_ Item Address 8 W 70<sup>TH</sup> ST.

\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position

NINA GRAY  
Name

80 CENTRAL PARK WEST  
Address

\_\_\_\_\_  
*Representing*

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2 / 11 / 03Item # \_\_\_\_\_ Item Address 8 W 70<sup>TH</sup> ST

\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

BARRY ROSCENBERG  
Name

17 W. 67<sup>TH</sup> ST.  
Address

COMMUNITY BOARD 7  
Representing

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2 / 11 / 03Item # 1 Item Address 8 W 70

         In favor of proposal ✓ Against proposal          Other position

Name STEPHEN GOTTIERAddress 160 BLEEKER 10 EE NYC 10012Representing FINE ARTS FEDERATION

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2 / 11 / 03

Item # \_\_\_\_\_ Item Address \_\_\_\_\_

\_\_\_\_\_ In favor of proposal ☒ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

RON PRINCE

Name

18 W. 70<sup>th</sup> St.

Address

SELF / LANDMARK West

Representing

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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<http://nyc.gov.landmarks>

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2/11 / 0 /

Item # \_\_\_\_\_ Item Address 10 W 1231

           In favor of proposal                       Against proposal            Other position

Jonathan Kurzin

Name \_\_\_\_\_

101 CPW

***Address***

## Representing

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date FEB / 11 / 2003Item # \_\_\_\_\_ Item Address 70<sup>th</sup> STREET TOWER

\_\_\_\_\_ In favor of proposal ☒ Against proposal \_\_\_\_\_ Other position

ROBERT GOLDRICHT

Name

91 CENTRAL PARK WEST

Address

Representing \_\_\_\_\_

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 02 / 11 / 03Item # Skylight [illegible] Item Address CPU

\_\_\_\_\_ In favor of proposal ☒ \_\_\_\_\_ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

Thomas Lynch  
Name

1 West 67 Street  
Address

\_\_\_\_\_  
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2 / 11 / 03Item # \_\_\_\_\_ Item Address Shearith Israel\_\_\_\_\_ In favor of proposal ☒ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_Patti Lieberman*Name*101 Central Park West NY, NY 10023*Address**Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs

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# THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 6/11/03

Item # --- Item Address 500 7th Ave 18th fl

--- In favor of proposal --- Against proposal --- Other position ---

Diane Jackier

*Name*

415 Chambers Street - 12th fl

*Address*

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*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 7/11/03Item # \_\_\_\_\_ Item Address 100 W 70th St Apt 2B

\_\_\_\_\_ In favor of proposal \_\_\_\_\_ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

Name MICHAEL WALKERAddress 100 W 70th St Apt 2BRepresenting SELF

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK, NY 10007 TEL 212-669-7923 FAX 212-669-7797<http://nyc.gov.landmarks>

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2 11 03

Item # \_\_\_\_\_ Item Address \_\_\_\_\_

\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

Moisha K. Blechman  
Name

110. 64TH ST. NYC 10023  
Address

110 Block Association  
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2/11/03Item # \_\_\_\_\_ Item Address 212 11 St
☐ In favor of proposal ☒ Against proposal ☐ Other position

Elizabeth M. M. M.  
*Name*
25 Ave  
*Address*


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*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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If you need additional space, please use the other side.



## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2 / 11 / 03Item # \_\_\_\_\_ Item Address E W 70<sup>TH</sup> ST

\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

DEIRDRE STANFORTH

Name

E W 70<sup>TH</sup> ST

Address

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs

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If you need additional space, please use the other side.





## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK, NY 10007 TEL 212-669-7923 FAX 212-669-7797<http://nyc.gov/landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 2, 11, 03Item # \_\_\_\_\_ Item Address 8 W 70<sup>th</sup> ST

\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

POLLY COSSON  
Name

\_\_\_\_\_  
Address  
ANDREW DELKART  
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK, NY 10007 TEL. 212-669-7923 FAX 212-669-7797<http://nyc.gov.landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**Date 5 / 11 / 03Item # \_\_\_\_\_ Item Address 8 W 70

\_\_\_\_\_ In favor of proposal ☒ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

Jamie Lynton  
Name

48 W 70<sup>th</sup> St  
Address

\_\_\_\_\_  
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

\_\_\_\_\_  
\_\_\_\_\_  
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If you need additional space, please use the other side.



NOT PRESENT  
www.protectwest70.org  
DID NOT PRESENT

## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK, NY 10007 TEL: 212-669-7933 FAX: 212-669-7797<http://nyc.gov.landmarks>

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2, 11, 03Item # \_\_\_\_\_ Item Address 8 W 70<sup>th</sup> ST.\_\_\_\_\_ In favor of proposal X Against proposal \_\_\_\_\_ Other position \_\_\_\_\_ELIZABETH EVANS

Name

136 W. 78<sup>th</sup> ST.

Address

W. 78<sup>th</sup> ST. MUSEUM BLOCK

Representing

ASSOCIATION

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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## The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL NORTH, NEW YORK, NY 10007  
212-669 7700<http://nyc.gov/html/lpc/>

## PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK. IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES

DATE 2/11/03 ITEM NAME Shearith Congregation  
LP# \_\_\_\_\_☐ IN FAVOR OF DESIGNATION ☐ AGAINST DESIGNATION ☒ UNSURE OF POSITION

<u>Lorraine Baum</u>	
NAME	PHONE
<u>91 CPW</u>	
ADDRESS	
<u>N.Y.C.</u>	<u>Apt 8A</u>
REPRESENTING	

If you would rather leave a statement, complete and return to the reception desk or mail the form to the Commission at the address above - ATTENTION: LORRAINE ROACH-STEELE

I do not wish to be there people  
you said. I moved to my building for love  
in a beautiful quiet neighborhood. The building was  
same floor. I don't think giving this to  
the exempt status will help any of the people  
I hope we consider my opinion.

Lorraine Baum



## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9TH FLOOR, NEW YORK NY 10007 TEL 212-669-7923 FAX 212-669-7797

<http://nyc.gov/landmarks>

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## PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 2 / 11 / 2003

Item # \_\_\_\_\_

Item Address \_\_\_\_\_

Spanish Portuguese Synagogue

\_\_\_\_\_ In favor of proposal

Against proposal

\_\_\_\_\_ Other position

Susan Cassidy

Name

115 CPW (Majestic)

Address

Board Directors of the Majestic

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

As a member of the Board of a Landmark Building,  
I am here to listen to the arguments made & in  
turn make a recommendation to my fellow members.  
I will strongly recommend that they oppose this  
project - it encroaches on the historic district -  
why have an historic district if you allow  
inappropriate development?

If you need additional space, please use the other side.

We are strongly in favour of preserving the west side  
as it now is. ~~Thank~~ Thank you.

DEC-02-2002 MON 05:13 PM MUNICIPAL ART SOCIETY

FAX NO. 2127531816

2/11/03  
M11

Testimony before the Landmarks Preservation Commission  
Regarding Congregation Shearith Israel Synagogue  
Application for Certificate of Appropriateness and 74-711  
November 26, 2002

Good afternoon, Commissioners. I'm Vicki Weiner, Kress Fellow for Historic Preservation at the Municipal Art Society of New York. The Society's Preservation Committee received a presentation by representatives of Congregation Shearith Israel describing their Certificate of Appropriateness and 74-711 zoning applications. They outlined the nature of these requests, the special provisions being sought, and the way they believe the preservation purpose criterion for the 74-711 is met by the proposal. They also presented designs for the new building and made their arguments for its appropriateness. In its discussion, the Preservation Committee identified three issues that we feel are key:

First, the issue of height and massing of the new building: the Committee was divided over whether or not the building height and massing are appropriate to the historic district. A slight majority of members felt that on this particular streetscape, and in this location, a fourteen-story building is appropriate to the neighborhood. Others did not, expressing concern about the tower's relationship to the low rise buildings in the middle of the block.

Second, the issue of design: the Committee found the design to be inappropriate for the historic district. A number of design components appeared to be unresolved, such as the overall fenestration and the penthouse proportions. In addition, the Committee questioned the relationship between the Synagogue entrance and the residential entrance.

Third, the validity of authorizing the shifting of bulk under 74-711: the Committee felt the preservation purpose as described was not compelling enough to warrant this action. The restorative elements mentioned to us, such as replacement of the roof and addressing water damage, appeared to the Committee to be more on the order of routine maintenance. We appreciate the Synagogue's past attention to restoring its building, but would like to be assured that there is a comprehensive preservation program in place. We were not provided with any details regarding a continuing maintenance plan, nor was there any indication of how revenues generated by the proposed project would meet expenses for restoration of the Synagogue.

DEC-02-2002 MON 05:14 PM MUNICIPAL ART SOCIETY

FAX NO. 2127531818 www.protectwest70.org

Testimony before the Landmarks Preservation Commission  
Regarding Congregation Shearith Israel  
Page 2

Based upon the Committee's review, we believe that the Landmarks Preservation Commission should not approve the Certificate of Appropriateness or the 74-711 authorization at this time. We look forward to future discussion of this proposal as it evolves.

Thank you for this opportunity to express the Society's views.





## THE SOCIETY FOR THE ARCHITECTURE OF THE CITY

### **8 West 70<sup>th</sup> Street, Congregation Shearith Israel; Continued Hearing of 2/11/03 on an application to demolish the community house, erect a new building, and obtain a report under Section 74-711 of the Zoning Resolution.**

From the outset, there has been a tension between landmarks preservation and zoning, since what zoning would allow can often be inimical to preservation. In 1961, much of New York was zoned to encourage new construction on a much larger scale than the existing cityscape, and defining the overlapping jurisdiction of City Planning was an issue when the landmarks law was enacted. It was established that zoning does not supercede the landmarks law in the sense that the LPC need not approve proposals for inappropriate bulk or massing just because they comply with zoning. But nevertheless over the years, there have been many appeals for City Planning to modify the Zoning Map to bring the available FAR more into line with the historic cityscape where historic districts have been designated.

After years of citizen campaigning led by the owners of small historic properties, City Planning has responded in some areas by mapping contextual districts such as the R8B zone we are looking at in this application. Such zoning tends to encourage conservation, restoration and adaptive re-use of New York's townhouse neighborhoods, reinforce the stability of such neighborhoods, and permit a more contextual massing for any new building in the historic area.

We would be very alarmed to see what to us would be an unprecedented move for the LPC: ignoring existing contextual zoning to approve a new building whose bulk, height and massing substantially *exceeds* what zoning would allow, in a context of smaller buildings, and in a zoning district that was mapped specifically to limit out-of-context construction and preserve the character of the existing neighborhood.

To use Section 74-711 of the Zoning Resolution to make this possible would be equally alarming. In the past this section has most often been used to enable adaptive re-use of older buildings, for instance by allowing residential or commercial uses in manufacturing zones. It appears to us that the present application would set a precedent that would turn the landmarks law against itself, using preservation tools like 74-711 to enable the kind of inappropriate massing that historic district designation was intended to obviate.

We are sorry that this issue has been raised in connection with a congregation that has done such wonderful restoration work, but the zoning issues involved make it impossible for us to support this application.

3/11/03

MH

33 West 60th Street, 5th Floor  
New York, NY 10023-7905  
website: www.wccny.org



Telephone: 212-353-8070  
Facsimile: 212-228-4665  
e-mail: info@wccny.org

**Testimony to Landmarks Preservation  
Committee Re: Congregation Shearith Israel's Proposal  
February 11, 2003**

The Women's City Club of New York is an 88 year old non-profit, non-partisan advocacy organization which works to shape policy in New York City on a broad range of issues.

It is difficult to oppose such a venerable and distinguished applicant as The Congregation Shearith Israel. We do so because of an over-riding responsibility to support the Landmarks Law and contextual zoning regulations which apply to Historic Districts throughout the city.

In applying for a certificate of appropriateness The Congregation seeks to persuade the Landmarks Preservation Commission that its proposed 14 story building should be seen as a Central Park West building.

It is clear to us at the Women's City Club that the proposed structure would be a mid-block building between Central Park West and Columbus Avenue. Any building so situated must be governed by R8B zoning which acknowledges and protects the low-rise scale of mid-block brownstone buildings in the Upper West Side/Central Park West Historic District.

The Historic District zoning regulations were designed to protect the existing westside neighborhoods while allowing for appropriately scaled development. It is essential to preserve the distinction between the R10A designation of Central Park West and the R8B designation of the mid-blocks.

If the Landmarks Preservation Commission approves a certificate of appropriateness and The Department of City Planning follows with waivers, a damaging precedent will be set. This could, in time, compromise the whole contextual zoning plan which has served Historic Districts and the city very well.

We respectfully request the Commission to deny this application.

## HISTORIC NEIGHBORHOOD ENHANCEMENT ALLIANCE, INC.

www.protectwest70.org

Suite 7-8  
8 East 96th Street  
New York, NY 10128Phone 212-427-6472  
Fax 212-427-6472

## CONGREGATION SHEARITH ISRAEL APPLICATION

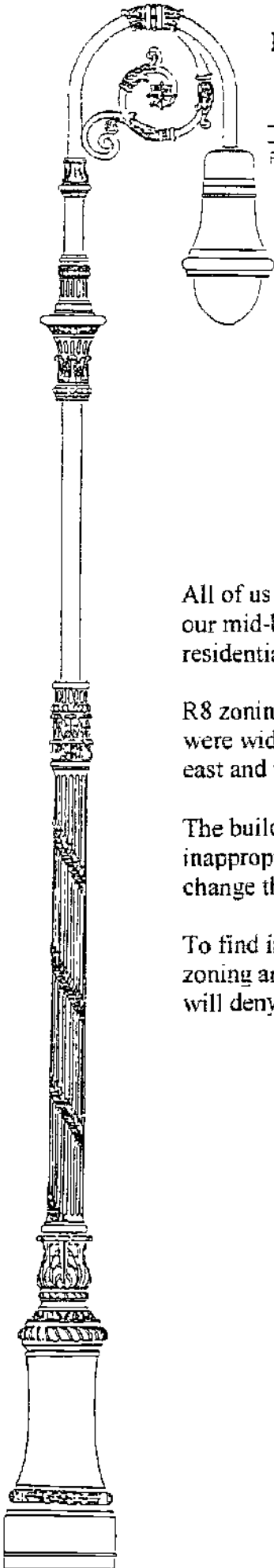
Landmarks Preservation Commission Hearing  
February 11, 2003

All of us who were around in the early 1980's worked tirelessly to obtain R8B zoning for our mid-blocks. The purpose was to maintain the existing low-rise character of our residential side streets and to keep the spirit and vitality of our neighborhoods alive.

R8 zoning, which prevailed prior to the regulations we now have, permitted buildings that were widely recognized as destructive of this special character. R8 zoning died on the upper east and upper west sides without mourners and not a moment too soon.

The building proposed here harks back to the dark days of R8 zoning. It is by definition inappropriate. If this sort of behemoth were appropriate, there would have been no need to change the zoning to R8B.

To find in favor of the Applicant in this case would be to defy everything that contextual zoning and historic preservation stand for and are supposed to achieve. We trust that you will deny it.

Elizabeth Ashby  
President

# CIVITAS

A Union of Citizens

1457 Lexington Avenue New York NY 10128-2506

Document From NYC LPC To Sugarman July 10 2003

000586

www.protectwest70.org

2/11/03

MH

**Founder**  
August Heckscher  
1914-1997

**President**  
Genie Rice  
**Vice Presidents**  
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Hon. Henry J. Stern  
Margot Wellington  
Anthony C. Wood  
Joanne Woodward

28 January 2003

Hon. Robert B. Tierney  
Chair NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th floor  
New York, NY 10005

*Re: Proposal of Congregation Shearith Israel, 8 West 70th Street*

Dear Chairman Tierney:

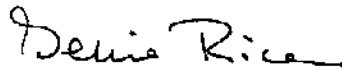
CIVITAS, an over 22 year old Upper East Side and East Harlem zoning and planning organization is on record for supporting and upholding R8B mid-block zoning regulations.

CIVITAS is appreciative of the needs of institutions for expansion and believes that needed growth is possible while still respecting the spirit of R8B.

The present application, with requests for significant variances, violates the mid-block context, which many communities throughout the city have fought to establish and uphold.

CIVITAS urges that the Commission reject this application because of the adverse effect it will have on the mid-block and because of the precedent it will set for future applications.

Sincerely yours,



Genie Rice, President

cc: Amanda Burden, Chairman City Planning Commission  
C. Virginia Fields, Manhattan Borough President

Hon. Robert B. Tierney  
Chair  
NYC Landmarks Preservation Commission  
One Center Street 9<sup>th</sup> Floor  
New York, NY 10007

*Community Board 7*

www.protectwest70.org MHT

Dear Chairman Tierney:

Manhattan Community Board 7 urges the Landmarks Commission to deny the proposal by Congregation Shearith Israel that is before you today. This application for the construction of a 14 story, 159 foot building on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue is totally inappropriate in a number of ways.

No one denies the importance of preserving the economic viability of our religious and cultural institutions along Central Park West. However, this cannot be done at the expense of the community, which fought long and hard to establish the mid-block zoning which is designed to protect the character of the neighborhood.

The proposal before you violate the tenants of the "brownstone block." The building is two times the height of what is allowable on the block; does not have a harmonious relationship with the other structures on the block or with the synagogue itself; the visibility from Central Park creates a negative impact and finally, there are many institutions that would like to have the same opportunity. This is a dangerous precedent.

Again we urge the Commission to continue to protect our historic districts and mid-block zoning and reject this application.

Sincerely,

  
Lawrence Horowitz  
Chairman

  
Lenore Norman  
Landmarks Committee Co-Chair

250 West 87 Street New York, N.Y. 10024-2706 Phone: (212) 362-4008 Fax: (212) 595-9317  
Web site: [www.cb7.org](http://www.cb7.org) e-mail address: [office@cb7.org](mailto:office@cb7.org)

5/11/03  
M11

# COMMUNITY BOARD 7 Manhattan

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## RESOLUTION

**Date: December 3, 2002**

**Committee of Origin: Landmarks**

**Re: 8 West 70<sup>th</sup> Street (Central Park West), Congregation Shearith Israel, Application #03-2628.**

**Full Board Vote: 30 In favor 0 Against 4 Abstentions 0 Present**

WHEREAS, Congregation Shearith Israel is an individual landmark and also located in the Central Park Historic District; and

WHEREAS, the Synagogue proposes to demolish its community house, also within the historic district, and replace it with a 14-story building; and

WHEREAS, the proposed building is two times the height of the allowable buildings on the block; and

WHEREAS, the building has a negative impact on the synagogue and does not relate harmoniously to other buildings in the district; and

WHEREAS, the effect on Central Park where the building is clearly visible over the landmark and appears to overpower it is also negative; and

WHEREAS, the building is being developed by a private developer with no guarantee that the terms of the project won't change; and

WHEREAS, there are many institutions along Central Park West that are in need of funds, this project is precedent setting;

BE IT RESOLVED THAT Community Board 7/Manhattan disapproves application #03-2628 to demolish the existing community house and construct a new 14-story building at 8 West 70<sup>th</sup> Street.

*Committee: 6-0-0-0, Board Members: 3-0-0-0, Public Member: 1-0-0-0.*

2/11/03  
MH

# COMMUNITY BOARD 7



# Manhattan

## RESOLUTION

**Date: December 3, 2002**

**Committee of Origin: Landmarks Joint with Land Use**

**Re: 8 West 70<sup>th</sup> Street (Central Park West), Congregation Shearith Israel, Application #03-2652.**

**Full Board Vote: 29 In favor 0 Against 4 Abstentions 0 Present**

WHEREAS, Community Board 7/Manhattan finds the proposed building does not relate harmoniously with the subject landmark or with the surrounding buildings in the Central Park Historic District; and

WHEREAS, Community Board 7 has disapproved application #03-2628 for a certificate of appropriateness for the proposed building at 8 West 70<sup>th</sup> Street;

BE IT RESOLVED THAT Community Board 7/Manhattan disapproves application #03-2652 by Congregation Shearith Israel to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a special permit to allow the construction of a 14-story building adjacent to the synagogue.

*Committee: 6-0-0-0. Board Members: 3-0-0-0. Public Member: 1-0-0-0.*

2/11/03  
NLF

ELIZABETH G. MAYERS  
25 CENTRAL PARK WEST, APT. 31  
NEW YORK, NY 10023  
212.541.9287

February 10, 2003

Robert B. Tierney  
Landmarks Preservation Commission Chair  
1 Centre Street, 8<sup>th</sup> Floor  
New York, NY

*Congregation Shearith Israel Tierney*  
Dear Mr. Tierney:

I am writing to express my dismay at Congregation Shearith Israel's request for a variance to allow the construction of a 14-story building on West 70<sup>th</sup> Street. This application represents a flagrant exception to existing zoning, which would result in an inappropriate intrusion in a carefully crafted contextual zone. As you know, the R8B zoning prevents such large structures from rising above the surrounding brownstones and other low buildings. It is astonishing that anyone would consider that the zoning, which was created after much deliberation in 1984, should be scrapped for this project, opening precedents for further destruction of this R8B zone.

My extended family has had a long relationship with Congregation Shearith Israel. <sup>and with</sup> My husband's uncle, Harry Bernstein, held the honorary position of custodian of Shearith Israel's cemetery in lower Manhattan for many years, and the family was in the congregation of this august synagogue for two generations. He lived at 25 Central Park West, where I live, and he was always concerned with the character of the area and proud of Shearith Israel as a beautiful and elegant edifice to which he made many contributions. In the current circumstances I feel certain that this relative of ours, whom we remember for his concern for the neighborhood where he had chosen to live, would have encouraged other members of the congregation to play by the existing rules. That was who he was, and given his well-known sense of humor and the esteem in which he was held by his friends and associates, I imagine that he would have been pretty successful at persuading others.

Despite my respect for this congregation and its present home, and the meaning it has had for so many generations of Jewish New Yorkers, I ask that the R8B zoning not be waived for this building, which would so markedly diminish the Upper West Side Historic District.

Sincerely,

*Elizabeth Mayers*  
Elizabeth Mayers

*the  
Upper West  
Side Historic  
District  
the  
Century  
the  
appt. bldgs*



LPC Testimony February 11, 2003

www.protectwest70.org

511133  
M14

## DEIRDRE STANFORTH

I'm Deirdre Stanforth, owner of a brownstone on West 83rd St. and an early pioneer on the West Side when it was still considered a slum. We were refugees from the East Side, victims of not one, but two apartment demolitions. In 1966 we were looking for a brownstone to call home so that we would never have to move again - and I never have. Not only did I become a preservationist, I even wrote 2 or 3 books about it. This is one, published in 1975 for the Bicentennial.

By the time Landmark West was founded, I was only too happy to join the effort to achieve Historic District Designation to save the West Side from losing its character to the overbuilding, overcrowding and anonymity that has overwhelmed the East Side. We might have believed the Landmarks Commission would protect our Historic District from all future harm, but new battles arise constantly, with incredibly imaginative excuses for breaking the rules.

The application from Shearith Israel for a Certificate of Appropriateness is an oxymoron if there ever was one. This was clearly demonstrated by the enormous turn-out of protesting neighborhood residents at the Community Board meeting that was held to discuss the subject.

Under the absurd pretense of "preservation" they seek permission to erect a grossly oversized cash cow of a rental building which defaces their own property as well as the important Central Park West profile and the entire Historic District.

A wealthy congregation proposes to finance the maintenance of their fine Greek Revival building by erecting a totally inappropriate tower which will loom over their synagogue, severely damaging the appearance of their house of worship and the low-rise neighborhood surrounding it as well as the elegant Central Park West skyline.

Raising funds for so-called 'preservation' is no excuse for destroying it. In fact, this outrageous proposal is exactly what the Landmarks Commission was designed to protect us against. This application must not be granted.



**American Sephardi Federation**  
**Sephardic House**  
*The Cultural Division*  
**Center for Jewish History**  
**15 West 16<sup>th</sup> Street**  
**New York, NY 10011**  
**Tel: 212 294-8350**  
**Fax: 212 294-8348**  
**E-mail: [asf@asf.cjh.org](mailto:asf@asf.cjh.org)**  
**<http://www.asfonline.org>**

**Leon Levy**  
Honorary Lifetime President

**Mike M. Nassimi**  
Chairman of the Board

**Rabbi Marc Angel**  
VP Rabbinic & Synagogue Liaison

**Morrie R. Yohai**  
Vice President, Programming

**Vivienne Roumani-Denn**  
National Executive Director

**Dr. Janice E. Ovadiah**  
Director, Sephardic House

December 14, 2002

Hon. Sherida Paulsen  
Chair, Landmarks Preservation Commission  
Municipal Building - 9th Floor  
New York, NY 10007

Dear Madam Chair:

As Executive Director of the American Sephardi Federation, I write on behalf of our membership in support of the application of Congregation Shearith Israel, the Spanish and Portuguese Synagogue of New York, that is currently pending before the Landmarks Preservation Commission.

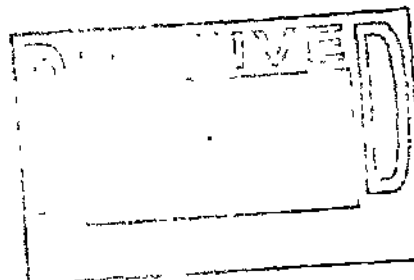
The Congregation is an important member of the West Side, and its Land marked Synagogue is by far one of the most beautiful and well-maintained structures on Central Park West. Its magnificent sanctuary is one of the icons of World Sephardic Jewry, and the congregation and its leadership have long been a major cultural force in the Sephardic world. The institution, which dates to 1654, has been engaged in a continual preservation effort for over 300 years. The congregation now needs City approvals to permit its painstaking devotion to its landmarked building to continue. Its request for permission to build a fourteen-story structure to help its continuing preservation efforts is reasonable. We trust that with your guidance, a building that is appropriate to its surroundings and respectful of both the historic district and the individual landmark can be designed and approved.

Thank you for the opportunity to submit our views.

Sincerely,

Vivienne Roumani-Denn  
Executive Director

cc: Gale Brewer



**Brian Hogg**

01/22/2003 02:10 PM

To: Meisha Hunter/Lpc@Lpc

cc:

Subject: W 70th Street Tower

Please print these out and put them in the file.

----- Forwarded by Brian Hogg/Lpc on 01/22/2003 02:13 PM -----

**Robert Tierney**

01/22/2003 10:26 AM

To: Brian Hogg

cc:

Subject: W 70th Street Tower

----- Forwarded by Robert Tierney/Lpc on 01/22/2003 10:23 AM -----

**Alber20@aol.com**

01/21/2003 02:23 PM

To: rtierney@lpc.nyc.gov

cc:

bcc:

Subject: W 70th Street Tower

Dear Chairman Tierney

There is a tendency to oppose building just on general principle. Most people don't like change, and some people oppose change even when it's for the better. However, this is not one of those occasions. The change proposed by the Synagogue to the site on Central Park West and 70th Street is a major step backwards.

For years, our neighborhood fought to become a historic district, and finally we achieved that goal. If this fifteen-story tower is approved to loom over the Synagogue, then the historic district will simply be historical fiction. This is not about obstinacy and this is not about opposing progress. This is about opposing regression.

The air and the light are disappearing from Manhattan. Much of the residential Upper East Side is a lost cause and the West Side is slowly being buried alive as well. The towers built around Lincoln Center, the enormous Millennium buildings, and the rising monstrosity that is the AOL Time Warner Tower are all casting their long shadows across the neighborhood.

This building under discussion—as currently described-- is no mega-tower, but it simply does not belong on West 70th Street. What is the meaning of a historic district if this structure is permitted to rise. Why not erect similar buildings on 69th or 71st street, why not a high-rise over the New York Historical Society, or the Museum of Natural History? Bit by bit, the magnificent street front that is Central Park West will simply become a façade, like the Western street on a Hollywood lot.

Let us allow the historic district to be more than just an empty term; let us allow it to remain a neighborhood. A neighborhood of scale and appropriateness, of air and light and beautiful buildings, maintained as they have been for the greater part of a hundred years.

Cordially,

Andrew Bergman  
91 Central Park West

—

Suzanne Herz

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