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September 10, 2007

BY HAND

Jeff Mulligan
Executive Director
NYC Board of Standards and Appeals
40 Rector Street - 9th Floor
New York, New York 10006

**Re: Congregation Shearith Israel
6-10 West 70th Street, Manhattan
74-07-BZ /CEQR No.: 07BSA071M**

Dear Mr. Mulligan:

With respect to the BSA Notice of Objections dated June 15, 2007, please use the information herein as a guide to the attached documents and plans which comprise our response in connection with the above variance application for Congregation Shearith Israel.

STATEMENT OF FACTS AND FINDINGS

Items #1 through 23 have been revised and/or incorporated into the attached Statement of Findings and Facts.

- Item #1: See Page 1, Para 2
- Item #2: See Page 6
- Item #3: See Page 10, Para 1
- Item #4: See Page 13, Para 1
- Item #5: See Pages 20-24
- Item #6: See Page 14, Para 1
- Item #7: See Page 22, Para 1
- Item #8: See Page 21, Para 2 (See, Plan EC-5A, P-6 & P-7)
- Item #9: See Page 21, Para 2
- Item #10: See Page 23
- Item #11: See Page 23 (mid-page)
- Item #12: See Page 23 (footnote 1)
- Item #13: See Page 24, Para 1

- Item #14: See Pages 25-27
- Item #15: See Page 26-27
- Item #16: See Page 29
- Item #17: See Page 29, Para 1
- Item #18: See Page 29, Para 1
- Item #19: See Page 29, Para 2
- Item #20: N/A: DOB Objection #8 omitted by DOB upon reconsideration (See, DOB Objection Sheet and Proposed Plans, dated August 28, respectively).
- Item #21: N/A: DOB Objection #8 omitted by DOB upon reconsideration (See, DOB Objection Sheet and Proposed Plans, dated August 28, respectively).
- Item #22: See Page 32, Para 1
- Item #23: See Pages 31-32 (and Proposed Plan P-17)

EXISTING CONDITIONS DRAWINGS

- Item #24: See revised EX-3 & EX-4 dated August 28, 2007.

AS-OF-RIGHT-CONDITIONS DRAWINGS

- Item #25: N/A: DOB Objection #8 omitted by DOB upon reconsideration (See, DOB Objection Sheet and Proposed Plans, dated August 28, respectively).
- Item #26: See revised Section Drawings AOR-3 & AOR-4 (Scheme A) dated August 28, 2007.
- Item #27: See revised AOR-14 (Scheme A), dated August 28, 2007.

PROPOSED CONDITIONS DRAWINGS

- Item #28: See revised P-3 & P-4, dated August 28, 2007.
- Item #29: See new section drawing P15-A, dated August 28, 2007.

LESSER VARIANCE DRAWINGS (SCHEMES B & C)

- Item #30: See "AOR - Scheme B", Plans AOR-1 through AOR-15, dated August 28, 2007 (See also, Feasibility Study dated September 6, 2007).
- Item #31: See "AOR - Scheme C", Plans AOR-1 through AOR-15, dated August 28, 2007 (Although DOB Objection #8 has been removed upon further DOB plan review, AOR - Scheme C has been provided to address Item #31; See also, Feasibility Study, dated September 6, 2007).

BSA ZONING ANALYSIS

Item #32: See revised BSA Zoning Analysis Form, dated September 6, 2007.

Item #33: See revised BSA Zoning Analysis Form, dated September 6, 2007.

DEPARTMENT OF BUILDINGS (DOB) OBJECTIONS

Item #34: See attached DOB Objection Sheet, which was issued on August 28, 2007 in conjunction with Proposed Plans P-1 through P-17 dated August 28, 2007.

FEASIBILITY STUDY

Item #35: See attached Feasibility Analysis, dated September 6, 2007.

Item #36: See attached Feasibility Analysis, dated September 6, 2007.

Item #37: See attached Feasibility Analysis, dated September 6, 2007.

Item #38: See attached Feasibility Analysis, dated September 6, 2007.

CEQR REVIEW/EAS

Item #39: Methodology for Project Site: EAS attachment and form have been revised, where applicable, to reflect the entire zoning lot (existing Synagogue and proposed new building).

Item #40: Methodology for "No-Build/"Build" Scenarios": EAS attachment has been revised (See Page "b", Para 2).

EAS FORM

Item # 41: See EAS, Part I, No. 8

Item # 42: See EAS, Part I, No. 13b

Item # 43: See EAS, Part II, No. 3

Item # 44: See EAS, Part I, No. 4

Item # 45: See EAS, Part II, No. 10

Item # 46: See EAS, Part II, No. 11

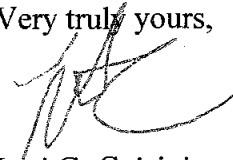
TECHNICAL ANALYSIS

- Item # 47: Land Use, Zoning and Public Policy – See attached analysis by AKRF dated August 2007.
- Item #48: Shadows – See attached analysis by AKRF dated August, 2007.

In addition to the above, please find attached the Certificate of Appropriate issued by the LPC on March 21, 2007 (COFA 07-6281).

Thank you for your attention in this matter. Please contact me should you have any questions or require further information. Thank you.

Very truly yours,



Lori G. Cuisinier

Enclosures

cc: Hon. Sheldon J. Fine, CB 7
Hon. Gail A. Brewer, City Council Member
Hon. Scott Stringer, Manhattan Borough President
Mr. Alan Geiger, Department of City Planning, BSA liaison
Mr. Ray Gastil, Director, Manhattan Office, Department of City Planning
Hon. Christopher M. Santulli, P.E., Manhattan Borough Commissioner
NYC Fire Department
David J. Nathan, Esq.
Peter Neustadter
Dr. Alan Singer