

**Board of Standards and Appeals**

40 Rector Street, 9th Floor • New York, NY 10006-1705 • Tel. (212) 788-8500 • Fax (212) 788-8769
Website @ www.nyc.gov/bsa

MEENAKSHI SRINIVASAN
Chair/Commissioner

OFFICIAL NOTICE OF PUBLIC HEARING

October 29, 2007

Shelly S. Friedman, Esq.
Friedman & Gotbaum, LLP
568 Broadway, Suite 505
New York, NY 10012

Re: Cal. No.: 74-07-BZ
Premises: 6-10 West 70th Street, MANHATTAN

Dear Applicant:

This is to inform you that the contents of the Official Notice of Public Hearing Form (10PN) must be published in one of the following newspapers, pursuant to the Rules of Procedure of the Board of Standards and Appeals:

1. WEST SIDE SPIRIT
242 West 30th Street
New York, NY 10001
(212) 268-8600
FAX (212) 268-0614

or

2. NEW YORK OBSERVER
54 East 64th Street
New York, NY 10021
(212) 755-2400
FAX (212) 753-2572

The publication of this notice must appear once in each week for two of the three weeks prior to the public hearing date.

Proof of publication must be filed with the Board no later than five (5) days prior to the date of hearing, with the text of the notice as published, the dates of publication, and the newspaper selected.

Sincerely,

Jeff Mulligan
Executive Director

c: Community Board No.7Q



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Premises: 6-10 West 70th Street, MANHATTAN

Dear Applicant:

The public hearing on the above application will be held on **Tuesday, November 27, 2007, 1:30 P.M.** session, in Hearing Room "E", 6th floor, 40 Rector Street, Borough of Manhattan. You or an authorized representative must appear in person.

Enclosed are the Form of Notice and the Consent/Objection Form which must be served on owners of property within the designated affected area and on tenants of the subject premises pursuant to the Board's Rules of Procedure. You must make the necessary copies and at least twenty (20) days prior to the date of hearing, send a copy of the Form of Notice and the Consent/Objection form to property owners within the designated area of the Affected Building/Premises and to tenants of the subject Building, to the Chairperson of the Community Board which has jurisdiction in the affected area, the affected Borough President, the District Councilperson and to the Chairperson of the City Planning Commission. Photocopies of the Consent/Objection form must be in the same format as provided to you herein. Additional copies may be obtained without charge from the Applications Desk of the Board of Standards and Appeals.

Not less than five (5) days to the date of hearing, you are required to file, in this office, a complete Proof of Service Form, enclosed herein, attesting that you have sent a copy of the Form of Notice and the Consent/Objection Form to each of the above by personal service, certified mail or by regular mail. Receipted listing of Postal Certificate of Mailing or Certification must also be filed at this office.

Sincerely,

Jeff Mulligan
Executive Director

NOTICE TO AFFECTED PROPERTY OWNER/TENANT

TO: OWNER /TENANT OF LOT NO. _____

ADDRESS: _____
IN BLOCK NO. _____

PLEASE TAKE NOTICE:

THAT an application has been made to the Board of Standards and Appeals of the City of New York, under section 72-21 of the Zoning Resolution, by: Friedman & Gotbaum, LLP, by Shelly S. Friedman, Esq., for Congregation Shearith Israel a/k/a Trustees of the Congregation Shearith Israel in the City of N.Y. a/k/a the Spanish and Portuguese Synagogue.

For a variation from the requirements of the Zoning Resolution so as to allow a nine (9) story residential/community facility building; the proposal is contrary to regulations for lot coverage (§ 24-11), rear yard (§ 24-36), base height, building height and setback (§ 23-633) and rear setback (§ 23-663). R8B and R10A districts.

On the premises: 6-10 West 70th Street, south side of West 70th Street, west of the corner formed by the intersection of Central Park West and West 70th Street, Block 1122, Lots 36 & 37, Borough of Manhattan.

COMMUNITY BOARD #7M

This application, Cal. No.: 74-07-BZ, has been calendared for Public Hearing on **Tuesday, November 27, 2007, 1:30 P.M. session**, 40 Rector Street, 6th floor Hearing Room "E", Borough of Manhattan. Interested persons or associations may appear at the hearing to present testimony regarding this application.

All written objections or forms of consent should be filed five (5) days prior to the date of hearing, must be sworn to and the consenter/objector must describe the property he/she owns or resides in. Affidavits of consent or objections and all other papers to be filed with the Board of Standards and Appeals should be 8½ x 11 inch paper. Copies of the Consent/Objection can be obtained without charge from the Board of Standards and Appeals, Applications Desk, 40 Rector Street, 9th Floor, New York, New York 10006. If the forms are to be supplied by mail, please provide a self-addressed, stamped envelope with your request.

This notice is published by the applicant in accordance with the Rules of Procedure of the Board of Standards and Appeals, City of New York.

Dated: _____, Applicant

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This notice is published by the applicant in accordance with the Rules of Procedure of the Board of Standards and Appeals, City of New York.

Dated: _____, Applicant



**City of New York
Board of Standards and Appeals**
40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500
Fax: (212) 788-8769

BSA Calendar Number: _____

FORM FOR OBJECTION & CONSENT

This form is being sent to notify you than an application for a variance or a special permit under the Zoning Resolution has been received by the Board of Standards and Appeals. to allow

on the property located at _____
(Address of Premises)

Block _____, Lot(s) _____, Borough of _____

Please complete the Affidavit provided below and indicate whether you consent or object to the proposed variance or special permit.

State of New York
City of New York
County of _____ } ss.: Date: _____

My name is _____, I live at _____

_____ I am the owner/lessee of the following lot:

Block _____, Lot(s) _____, Borough of _____; the address of that lot is _____

Please indicate whether you consent or object to the proposed action by checking one (1) of the boxes below and providing the required information.

I give my consent to the proposal at _____
(Address of Premises where zoning action is proposed)

I object to the proposed variance or special permit for the following reasons: *(attach additional paper if necessary)*

Sworn to before me this _____ day

(Sign Here)

of _____ 2 _____

(Notary Public)

Note: If executed by a corporation, a corporate acknowledgment must be attached.



CITY OF NEW YORK
Board of Standards and Appeals
40 Rector Street
New York, New York 10006

PROOF OF SERVICE FORM

BSA Cal. No.: _____

STATE OF NEW YORK

COUNTY OF

_____, being duly sworn deposes and says that he/she
resides at _____

_____ : that he/she is the applicant in a
proceeding before the Board of Standards and Appeals, City of New York, which has the above
Calendar Number and relates to premises _____

_____ ; that he/she gave the required notice
of this proceeding to all the persons named on the list of owners of property and tenants of the
subject building/premises affected as filed with this application, and the Community Board,
Borough President, the District Councilperson and the City Planning Commission, by personal
service, or by mailing on _____, 20____, by
certified mail, or regular mail with a certificate of mailing to each of them; and that a true copy of
the notice as sent is attached to this affidavit.

Signature

Sworn to before me this _____ day
of _____ 20 _____

Notary