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December 28, 2007

**BY HAND**

The Honorable Meenakshi Srinivasan  
Chair  
NYC Board of Standards and Appeals  
40 Rector Street - 9th Floor  
New York, New York 10006

**Re: Congregation Shearith Israel ("CSI")  
6-10 West 70<sup>th</sup> Street/99 Central Park West  
74-07-BZ/CEQR No.: 07BSA071M**

Dear Madam Chair:

The following documents and plans are submitted pursuant to the Board's comments made during the November 27, 2007 Board of Standards & Appeals ("BSA") hearing (the "First BSA Hearing"), as well as from various opponents and attorneys for certain buildings and residents within the variance site's vicinity in connection with the above referenced matter:

1. Letter from Shelly S. Friedman, Friedman & Gotbaum LLP, which responds to questions/issues raised by the Board at the First BSA Hearing, with exhibits attached as follows:

Exhibit A: Deed transferring 10 West 70<sup>th</sup> Street (formerly Lot 39/ now part of Lot 37); Park Seventy Improvement Corp. to The Congregation Shearith Israel.

Exhibit B: City Planning Commission Reports dated April 9, 1984;  
- Zoning Map Amendment (840236ZMM, Calendar No. 3);  
- Zoning Text Amendment (840235ZRY, Calendar No. 5).

Exhibit C: Revised Feasibility Analysis by Freeman Frazier & Associates, dated December 21, 2007.

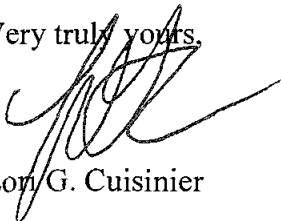
Exhibit D: Programmatic Diagrams/Existing (PR E-6 through 10) & Programmatic Diagrams/Proposed (PR P-6 through 11).

Exhibit E: Map identifying buildings divided by or adjacent to the R10A/R8B district boundary between West 66th Street and West 86<sup>th</sup> Street 125' west of Central Park West.

2. AKRF analysis/summary, dated December 19, 2007, which substantiates CEQR shadow study as previously submitted in CSI's Second Response to the BSA Notice of Objections.
3. Revised Proposed Plans (rev. P-3, rev. P-7, rev. P-9, rev. P-10)
4. Landmarks Preservation Commission hearing transcripts dated as follows:
  - July 1, 2003;
  - December 9, 2003;
  - November 15, 2005;
  - January 17, 2006;
  - March 14, 2006.

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

Very truly yours,



Lon G. Cuisinier

Enclosures

cc: Hon. Helen Rosenthal, 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  
David J. Nathan, Esq.  
Peter Neustadter  
Dr. Alan Singer  
Landmarks West!  
Mark Lebow, Esq.  
Jack Freeman  
Ray Dovell