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February 12, 2008

BY HAND DELIVERY

Hon. Meenakshi Srinivasan, Chairperson
New York City Board of Standards and Appeals
40 Rector Street
New York, NY 10007

Subject: Congregation Shearith Israel
6-10 West 70th Street
New York, New York
74-07-BZ

Dear Chairperson Srinivasan:

This will supplement my January 28, 2008, letter to you in this matter (copy attached), in which I analyzed CSI's claimed classroom needs and concluded that all those needs can be met in an A-O-R (Scheme A) building. I have now reviewed this conclusion in light of the February 4, 2007, submission by Friedman & Gotbaum LLP, Mr. Craig Morrison's February 12, 2008, letter and Mr. Martin B. Levine's letter of the same date and conclude that they reinforce my conclusion.

Preliminarily, I wish to reemphasize my previous testimony before the LMPC, Community Board 7 and the BSA that I do not oppose CSI's effort to modernize its community house facilities to support its programmatic needs. Indeed, I think it's high time they did so. What I do oppose

Nor do I wish to try to "micromanage" CSI's program, although I probably could help them do so, if requested.¹ The descriptions of it are vague in places, seem to have varied considerably over time and, as respects the numbers of people involved, seem to be inflated. However, I have accepted their descriptions and maximum numbers for purposes of my analysis.

From that analysis it is abundantly clear that CSI's proposed New Building does not make "efficient" use of the space available to it. For example, in their latest drawing of the second floor of CSI's proposed New Building (Prog P-9) (attached), Messrs. Platt,

¹ As a former vestryman and warden at the Church of the Ascension, 5th Avenue and 10th Street (Manhattan), former member and Chairman of the Lower Manhattan Interparish Council, and former member of the Council of the Episcopal Diocese of New York, I gained considerable, first hand experience with the programmatic needs of religious institutions and the housing of them.

et al. have included two large interior offices in place of most of the toilets shown in Drawing P-9 (10.22.07) (attached). There is no explanation of why two offices are needed to serve CSI's Toddler Program. By contrast, there is only one, much smaller office on the third floor where CSI's 50-child Hebrew School meets, which is shown in Drawing PROG P-10 (attached). There is no explanation of why any office is needed for a school that meets only twice a week for 2.5 hours.

Further, there is no explanation as to why there are as many toilets on the fourth floor, where there are two adult classrooms and one classroom for one-on-one tutoring of students, as there are on the third floor, where there are six classrooms designed to accommodate at least 50 students. Compare Drawings PROG P-10 and PROG P-11 (attached).

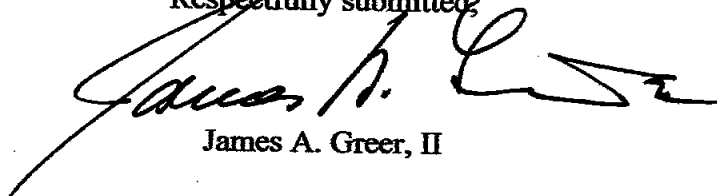
As Mr. Morrison has observed, the number of toilets is excessive. As Mr. Levine has observed, the inclusion of a freight elevator for the residential units is a waste of space and money. As both have observed, the caretaker's apartment on the fourth floor, which is not part of CSI's programmatic need and, in any case, can be located elsewhere, takes up considerable space that could be used for CSI's education program. As Mr. Levine has pointed out, it substantially increases the cost of the community house.

It is not clear that the 4th floor classrooms in an A-O-R building, even without redesign of that space, cannot accommodate CSI's Education, Hebrew School and private study sessions. However, even if that is the case, CSI will have abundant space elsewhere to house them. These spaces, all of which are available with an A-O-R building, include, but may not be limited to the following:

Multi-function room	- 6424 sq. ft. - seating capacity up to 360 attendees
Levy Auditorium	- 2726 sq. ft. - seating capacity up to 120 attendees
Elias Room	- 775 sq. ft. - seating capacity up to 65 attendees
Small Synagogue extension	- 581 sq. ft. - seating capacity up to 48 attendees
Rabbi's office	- 160 sq. ft. - seating capacity up to 13 attendees

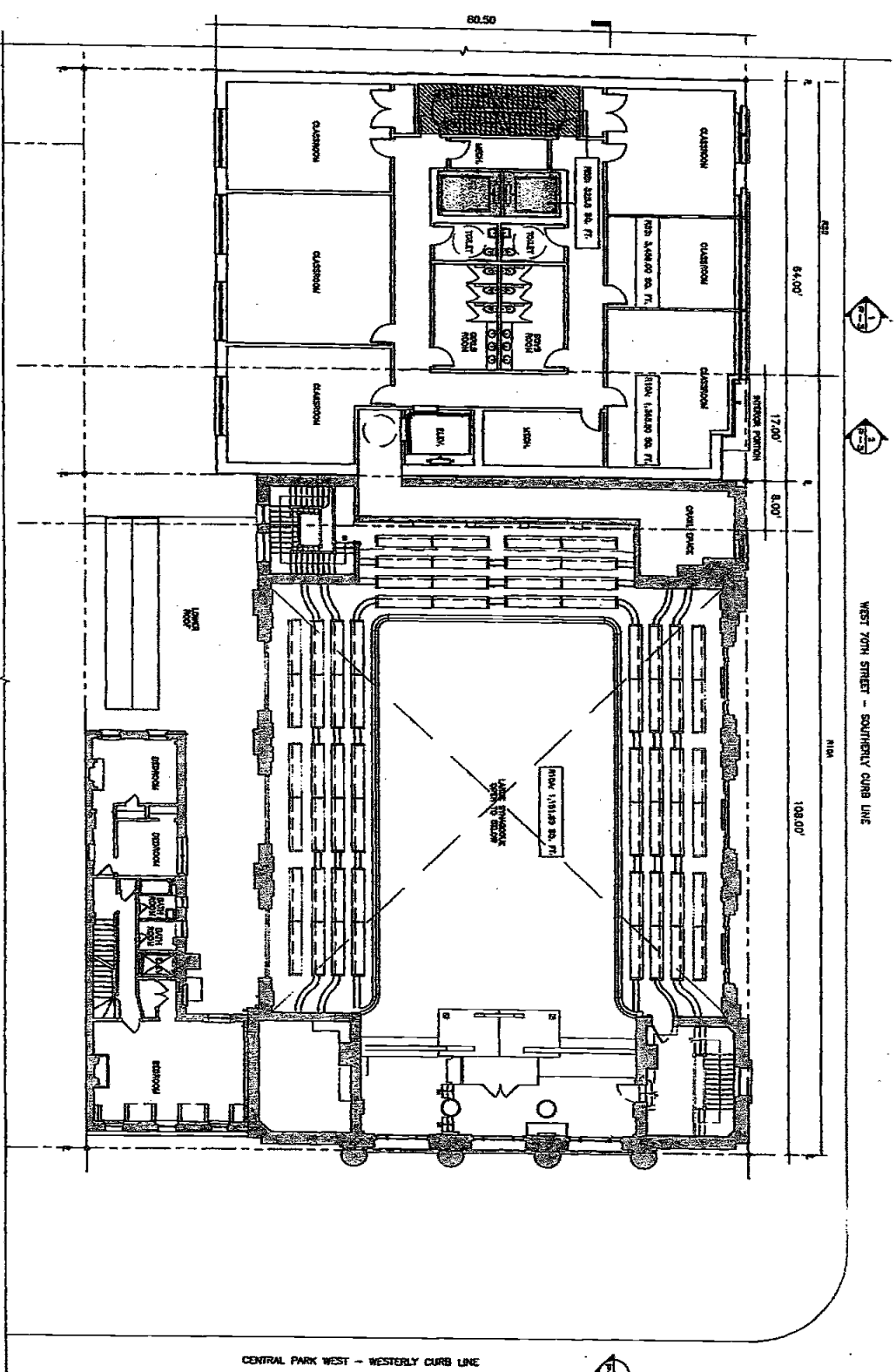
In short, I wish to reemphasize my earlier conclusion that CSI's educational program can be accommodated in an A-O-R building and to reaffirm my opposition to CSI's proposal.

Respectfully submitted,



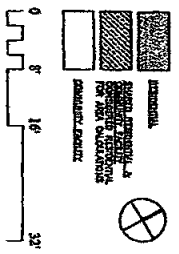
James A. Greer, II

Atts: Greer letter dtd 1/28/07 to Hon. Meenakshi Srinivasan (w/o atts.); Platt, et al., Drawings PROG P-9, P-10, P-11; Drawing P-10 (10.22.07)



1 PLAN
 THIRD FLOOR

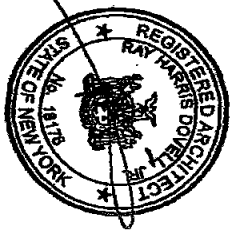
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 ALL CEILING LIGHTING IS APPROVED BY THE
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 ALL OTHER LIGHTING IS APPROVED BY THE
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COMMUNITY FACILITY/RESIDENTIAL
 THIRD FLOOR
 PROPOSED
 CONGREGATION
 SHEARATH ISRAEL
 6-10 WEST 70TH STREET
 NEW YORK, NY

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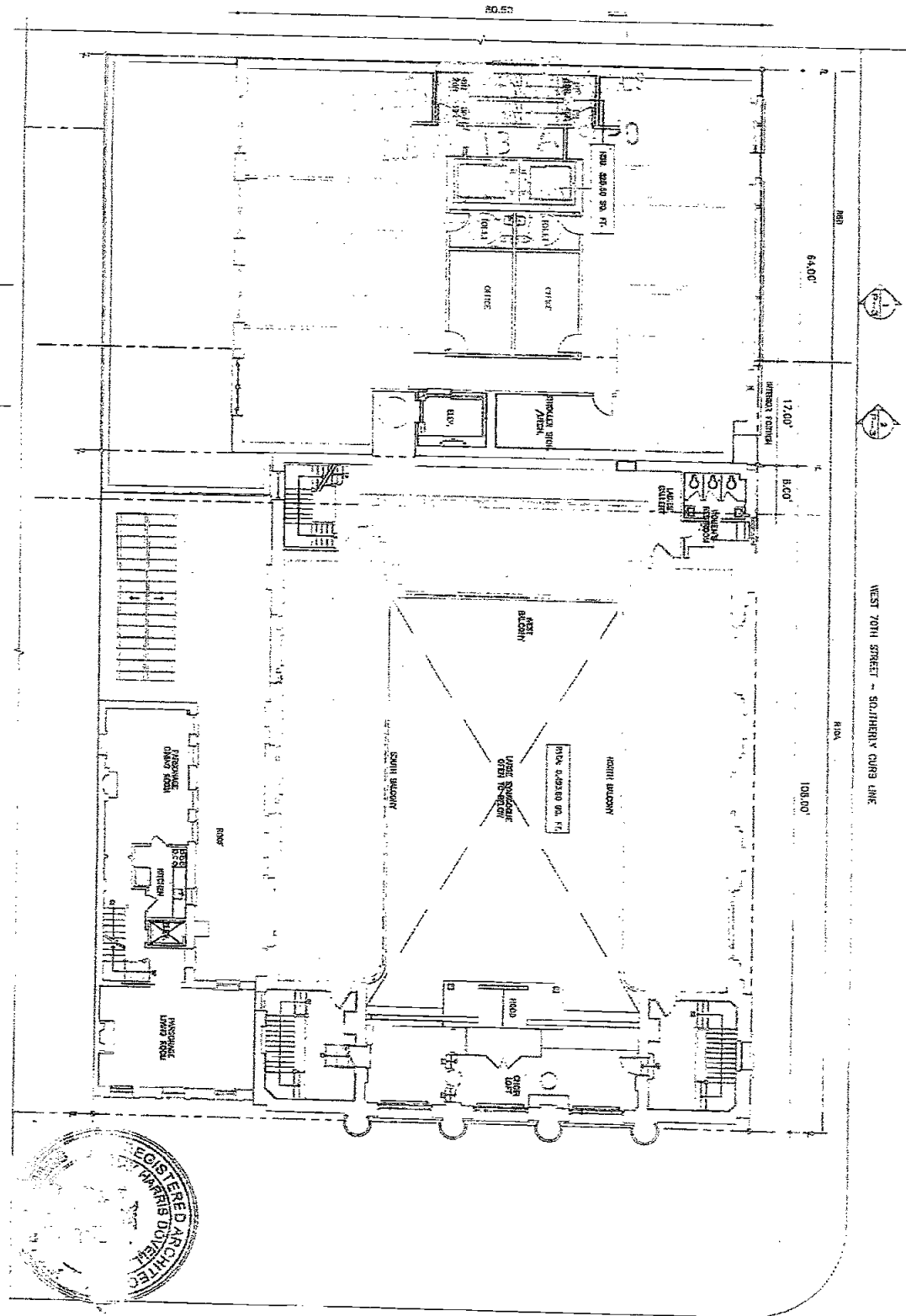


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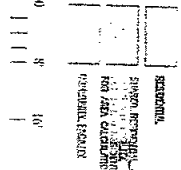
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 6-10

1 PLAN
 SECOND FLOOR
 SCALE: 1/8" = 1'-0"

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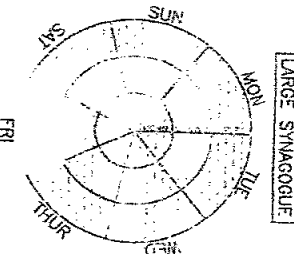
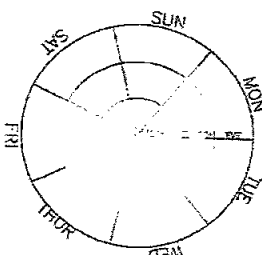
WEST 70TH STREET - SOUTHERLY CURB LINE



COMMUNITY FACILITY/RESIDENTIAL
 SECOND FLOOR
 PROPOSED
 CONVEYANCE
 6-10 WEST 70TH STREET
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CENTRAL PARK WEST - WESTERLY CURB LINE

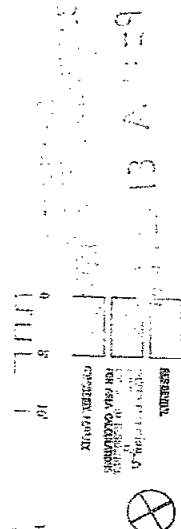
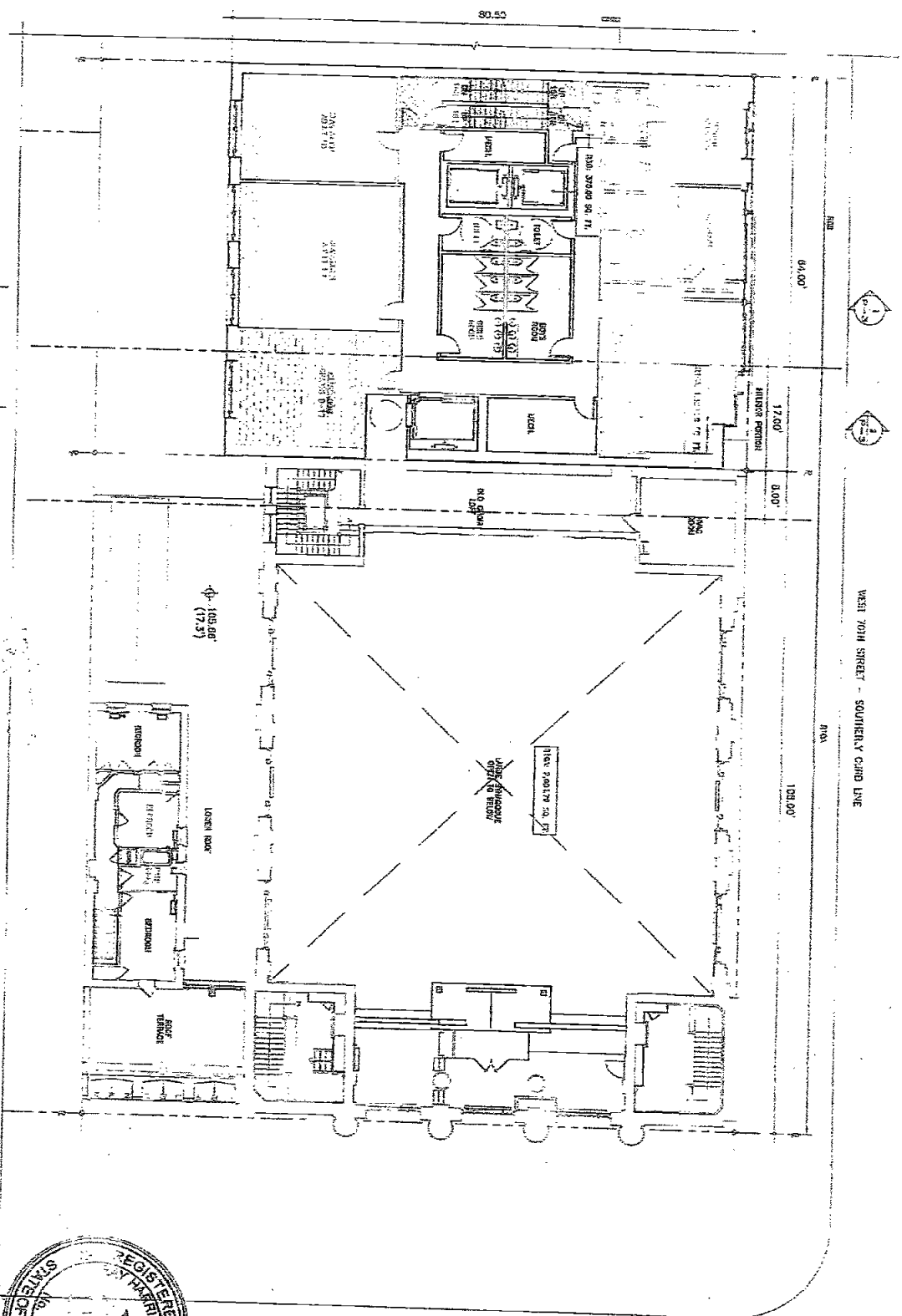


REGISTERED ARCHITECTS
 SHEPHERD HUNTER & ASSOCIATES, P.C.
 120 WEST 70TH STREET
 NEW YORK, NY 10023
 TEL: 212-245-1111
 FAX: 212-245-1112
 WWW.SHUNTER.COM

CAL. NO. 71-07 HZ
 Plate Byard Donoh White
 Architects, LLC
 120 WEST 70TH STREET
 NEW YORK, NY 10023
 TEL: 212-245-1111
 FAX: 212-245-1112
 WWW.SHUNTER.COM

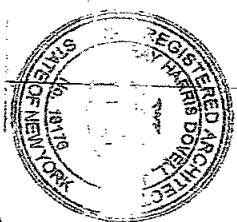
1 PLAN
FOURTH FLOOR

Scale: 1/8" = 1'-0"
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 ALL DIMENSIONS SHALL BE APPROVED BY THE
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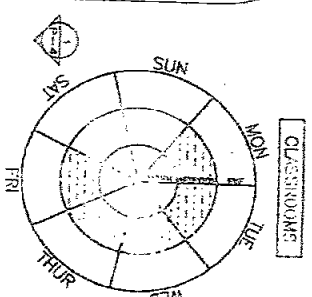


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CENTRAL PARK WEST - WESTERLY CURB LINE



ADULT EDUCATION
 SUN 10:00 AM - 12:00 PM
 MON 7:00 AM - 9:00 AM
 TUE 7:00 AM - 9:00 AM
 WED 7:00 AM - 9:00 AM
 THU 7:00 AM - 9:00 AM
 FRI 7:00 AM - 9:00 AM
 SAT 7:00 AM - 9:00 AM

COMMUNITY MEETING CENTER
 MON 7:00 AM - 9:00 AM
 TUE 7:00 AM - 9:00 AM
 WED 7:00 AM - 9:00 AM
 THU 7:00 AM - 9:00 AM
 FRI 7:00 AM - 9:00 AM
 SAT 7:00 AM - 9:00 AM

JAMES A. GREER, II
25 CENTRAL PARK WEST, #4B
NEW YORK, NY 10023

January 28, 2008

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 70th Street/99 Central Park West
74-07-BZ /CEOR No.: 07BSA071M

Dear Madam Chair:

I have prepared the attached calendar showing the combined weekly schedules for the CSI education program and the Beit Rabban classes. In preparing this document I relied on the following sources:

1. Letter from Friedman & Gotbaum LLP dated December 28, 2007 to The Honorable Meenakshi Srinivasan;
2. Drawings PROG P-9, PROG P-10, and PROG P-11, all prepared by Platt Byard Dovell White and dated 12.26.07 and submitted by CSI as part of Exhibit D to the Friedman & Gotbaum LLP letter dated December 28, 2007;
3. Extracts from the Beit Rabban School website www.beitrabban.org, copies of which are also attached to this letter.
4. Extract from Friedman & Gotbaum LLP Statement IN SUPPORT OF CERTAIN VARIANCES FROM THE PROVISIONS OF THE NEW YORK CITY ZONING RESOLUTION CONGREGATION SHEARITH ISRAEL dated October 24, 2007 (page 11)
5. Letter dated January 28, 2008, from Craig Morrison, AIA, to Hon. Meenakshi Srinivasan, Chairperson New York City Board of Standards and Appeals ("Morrison Letter"), separately filed by LMW.

This calendar shows that each weekday the Beit Rabban School classes will likely occupy some, if not all, the six second floor classrooms, all six of the third floor classrooms and, possibly, some or all of the three fourth floor classrooms in any building CSI is permitted to construct, throughout the entire school day, except for the period from 3:30 PM to 6 PM on Thursdays, when CSI's Hebrew School meets. The Beit Rabban GAN (prekindergarten) class hours will overlap the meeting times of CSI's proposed expansion of its Toddler Program and will share the 2nd floor space in the proposed building. See note on Drawing PROG P-9. (Copy Attached) The Beit Rabban K-5th grade classes will occupy the 3rd floor of the proposed building but will not overlap any of CSI's educational uses of that space. See note on Drawing PROG P-10. (Copy Attached)

According to the Beit Rabban website, during its 2007-2008 school year the total number of Beit Rabban students is reportedly between 103 and 119. (According to CSI's counsel, the Beit Rabban School may have an enrollment of up to 125 students, for which CSI must provide classroom and office space. See Friedman &

CALLEN ANN P 142

Sun - Wed

Sunday

Monday

Tuesday

Wednesday

9:30am - CSI Toddler Program - Proposed (60 children)

9:30am - Beit Rabban-Nitzanim (4th/5th grades) 15cs

9am

Jewish Law & Thought (40-50 As) 9:40am - 9:45am

Beit Rabban 9:30am...

Beit Rabba... (preK)... child... 9:30am...

Beit Rabban-GAN (preK)(25-32 children) 9:30am - 12:00am

Beit Rabban 9:30am - 12:00am

Beit Rabban-GAN (preK)(28-32 children) 9:30am - 12:00am

Beit Rabban 9:30am - 12:00am

10am

Jewish Law & Thought (15-18 As) 9:45am - 10:00am

Hebrew School (35-50 Cs) 9:30am - 12:00am

11am

12pm

test 12pm

1pm

2pm

3pm

Poetry Group (20 As) 3pm - 4pm

4pm

7pm

8pm

Talmud (25As) 1/month 7:30pm - 8pm

RECEIVED
M. S. BARON CLERICALS
FEB 13 A 9:59
CAL. 10.

CALNDAR - P242

Thursday - Saturday

Thursday

Friday

Saturday

CSI Toddler Program - Proposed (60 ...

8am

9am

10am

11am

12pm

1pm

2pm

3pm

4pm

5pm

6pm

Beit Rabban-Nitzan...
grades) 15cs
8:30am - 1:30pm

Beit Rabban-GAN
(preK)(28-32
children)
8:30am - 12:30pm

Beit Rabban-...
grades)
15cs
8:30am - 1...

Beit Rabban-...
grade)
30-36cs/...
grades-3...
CS
8:30am - 1...

Beit Rabban-...
(preK)(28...
children)
8:30am - 1...

Youth Group
(15-35 Cs)
9am - 12pm

CSI Toddler
Program - current
& proposed
(20/60 children)
9am - 12pm

RECEIVED
ED. SERVICES CENTRALS

200 FEB 13 A 9:59

CAL. NO.

5 pm CSI Hebrew School (5-50 Cs)
3:30pm - 6pm

Bible Study (20-50As)
3:30pm - 4:30pm