

LEBOW & SOKOLOW LLP

ATTORNEYS AT LAW
770 LEXINGTON AVENUE, SIXTH FLOOR
NEW YORK, NEW YORK 10065-8165
TEL: 212-935-6000 FAX: 212-935-4865

March 25, 2008

BY HAND

Hon. Meenakshi Srinivasan, Chair
New York City Board of Standards and Appeals
40 Rector Street
New York, NY 10006

**Re: 6-10 West 70th Street
Block 1122, Lots 36 and 37
Borough of Manhattan
BSA cal. No. 74-07-BZ**

Dear Chairperson Srinivasan:

We are the attorneys for the coalition of buildings and residents of West 70th Street, including 91 Central Park West, 101 Central Park West and 18 West 70th Street, the immediately adjacent neighbors to the above site, together with LANDMARK WEST!

By letter to you dated January 28, 2008, we previously submitted our Statement in Opposition to the seven variances sought by the Applicant for the above site. Our Statement in Opposition showed that:

- Applicant's Submission clearly shows that all of Applicant's programmatic needs can easily be met within an as-of-right building;
- All of Applicant's programmatic needs can be met without any of the requested variances being granted;
- Applicant's proposed building includes luxury condominium apartments in about half of its structure, a proposed use which is not any basis to depart from the zoning code; and
- Applicant has met none of the five findings required for granting any of the seven variances.

It is respectfully submitted that the latest revised filing by Applicant demonstrates even more clearly that Applicant's request for all seven variances should still be denied. In support of our Opposition, we submit the following:

1. Our Statement in Opposition, dated March 25, 2008
2. Letter Memorandum dated March 23, 2008 from Susan Nial, Esq.
3. Letter Memorandum dated March 25, 2008 from Alan D. Sugarman, Esq.
4. Two letters from James A. Greer, II, Esq.
5. Weisz & Yoes Architecture, "Central Park West: Potential Futures," report dated March 25, 2008, with Weisz & Yoes CV
6. Article by Glenn Collins, "New Historical Society Project Would Stir Up Skyline, and Residents," November 1, 2006, *New York Times*
7. Martin Levine, MAI, Metropolitan Valuation Services, letter dated March 20, 2008
8. Grubb & Ellis appraisal report dated March 18, 2008
9. Letter Memorandum dated March 25, 2008 from David Rosenberg, Esq.
10. Opp Ex. GG
11. Opp. Ex. HH
12. Opp. Ex. II
13. Opp. Ex. JJ

Kindly consider these items in opposition to Applicant's requests for all seven zoning variances in this matter.

Respectfully yours,



Mark D. Lebow

Cc: Hon. Christopher Collins
Hon. Susan M. Hinkson
Hon. Dara Ottley-Brown
Margaret P. Stix, Esq.
Mr. Jeffrey Mulligan
18 West 70th Street
91 Central Park West
101 Central Park West
Ms. Kate Wood
Alan Sugarman, Esq.
David Rosenberg, Esq.
Norman Marcus, Esq.
Hon. Scott R. Stringer
Hon. Gale A. Brewer
Hon. Thomas K. Duane

Hon Richard N. Gottfried
Ms. Helen Rosenthal, Community Board 7
Ms. Page Cowley, Community Board 7
Mr. Richard Asche, Community Board 7