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March 28, 2008

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

Re: Congregation Shearith Israel
6-10 West 70th Street
New York, New York

74-07-BZ

To the Honorable Meenakshi Srinivasan,

On behalf of the Congregation Shearith Israel, we would like to respond to the points made in opposition to the synagogue's application for a zoning variance. We will address those items being raised in the opposition papers dated March 25th, 2008, that have not been addressed previously, including the functioning of the CSI program, the signature on the Department of Buildings objection sheet, and the "Sliver Rule" as it applies to the diagram formed by the bulk regulations on the lot split at the boundary of R8B and R10A zoning.

1. Although our letter dated February 4, 2008 has already responded to comments made by architect Craig Morrison, most of which are reiterated in his letter dated March 24th, 2008, we would like to address his appeal that the programmatic needs of the synagogue can be met within the As-of-Right envelope. In his letter and attachments, he attempts to reprogram the educational spaces for Congregation Shearith Israel. His diagrams distribute and isolate classrooms throughout the proposed and existing building, in a way that would be disruptive to the affairs of the

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synagogue and its educational program. As an example, in his text, he suggests employing movable partitions to subdivide spaces, such as the multi-function space and small synagogue expansion, for classroom use, without appreciating the inappropriateness and inconsistency of the uses and detrimental impact of these mixed uses on staff time, on durability of finishes, furniture selection and use and on storage. Without regard to the Rabbi's need for a dedicated office from which to oversee the affairs of this large organization, he advises that the Rabbi's office, isolated though it is, should be shared for youth tutoring. More importantly, the suggestion to use the windowless babysitting room as a toddler classroom for daily use goes against the New York City Health Code requirements for toddler classrooms.

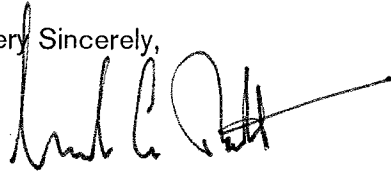
Mr. Morrison's diagrams suggest a somewhat haphazard separation and distribution of functions. His diagrams and proposals do not address the synagogue's specific needs and cannot be considered as solutions for our client. Adherence to them would seem to impose the very problems of the existing, poorly functioning "make-do" layout which the proposed, new building seeks to correct. Platt Byard Dovell White's proposed scheme provides up-to-date, workable classrooms, properly connected and sized and in proximity to one another, for a cohesive and sensible learning environment. As a new building constructed for this purpose, the classrooms and class sizes are determined by educational standards for specific subjects and age groups. Mr. Morrison's suggestions, using minimum code allowances, would just barely lift standards above violation of the City code.

2. In the March 25, 2008, Sugarman opposition letter, Section 23-692 of the NYC Zoning Resolution, was raised in connection with a PBDW schematic diagram showing the application of bulk regulations across the R8B/R10A zoning boundary. The building depicted rose to 60 feet in the 64 foot wide expanse zoned R8B and 185 feet in the 17 foot wide expanse zoned R10A. This diagram was neither used to establish the synagogue's programmatic hardships nor is Section 23-692 relevant to the specific configuration. Section 23-692 applies if the width of a street wall of a new building or enlarged portion of an existing building is 45 feet or less. The diagram shows a new, 64 foot wide building thus Section 23-692 is inapplicable

3. In a letter from Marcus Rosenberg & Diamond, an objection was raised about the signature on the "Notice of Objections" issued by the Department of Buildings on August 28, 2007. The signature shown on the form belongs to a person believed to be chief plan examiner for towers. If the signature of some other higher official or the Commissioner is in fact required, we believe this to be a technicality, and one that can be readily rectified.

We respectfully submit these responses.

Very Sincerely,

A handwritten signature in black ink, appearing to read "Charles A. Platt", with a long horizontal stroke extending to the right.

Charles A. Platt

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