

Sherida Paulsen

11/14/2002 02:55 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: proposed plan

----- Forwarded by Sherida Paulsen/Lpc on 11/14/2002 02:55 PM -----

**Nitzat91@aol.com**

11/14/2002 02:35 PM

To: spaulsen@lpc.nyc.gov

cc:

Subject: proposed plan

Dear Ms Paulsen;

I am writing this e-mail in reference to Congregation Sherith Israel's proposed plan to develop their site at west 70th st. I am in favor of a new community house for the congregation but very much opposed to a 14 storey condominium tower. I am perplexed at landmark's willingness to chip away at laws that were created to save the skyline and preserve the area as a historic district. Whittling away at these laws will initiate renewed efforts by other non profits to develop their properties as well. Please help us preserve the restrictions that we have all worked so long and so hard to create. Thank you.

Sincerely,
Anita Jacobson

Sherida Paulsen

11/14/2002 01:12 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: [Fwd: Cong. Shearith Israel's 14-story plan]

----- Forwarded by Sherida Paulsen/Lpc on 11/14/2002 01:13 PM -----

**Alison Ames**

<luluames@earthlink.net>

11/14/2002 10:50 AM

To: spaulsen@lpc.nyc.gov

cc:

Subject: [Fwd: Cong. Shearith Israel's 14-story plan]

Dear Councilmember:

Please do NOT allow Congregation Shearith Israel to go ahead with plans to erect a 14-story tower behind its landmark building on 70th street and Central Park West.

If the CSI is allowed to breach the regulations now governing the CPW/Upper West Side Historic District (as happened when "Millenium Partners" put up all those monsters above 66th St/B'way -- and continues its death-march now below that intersection), what's to stop neighboring religious and/or otherwise tax-exempt organizations e.g. Lutheran Church at CPW & 65th; Ethical Culture at CPW & 63rd; Christian Science at CPW & 68th; Universalist at CPW & 76th; NY Historical Society at CPW & 77th, and on and on from doing the exact same thing?

Apart from the hideousness of its design and its disruption of the appeal of the neighborhood, not to mention its shadow, the tower CSI plans is in direct contravention of its alleged neighborliness, and is clearly just a means for the congregation to get richer on its tax-supported "religious" basis.

Sincerely yours,

Alison Ames
140 west 69th St
NY NY 10023
212 874 8131

To: DJ

To Whom It May Concern;

I have lived on the West Side from 71st Street to 69th Street since 1969. I love my neighborhood. I chaired the Halloween Block Association Party and I love being involved.

There are laws set up to preserve our city and my neighborhood. The Landmarks Preservation Commission should uphold the integrity of the Landmarks Law, which is intended to protect designated buildings and districts. The skyline on CPW and the Spanish & Portuguese Synagogue need this protection. If you let the Congregation Shearith Israel's plan to construct a 14 story building on West 70th Street you will be setting a very dangerous precedent for exploitation of other "soft sites" held by non-profit institutions. If all they need is a "special-permit" to endanger our neighborhood with loss of views, light and property value, what would stop others from taking their paths the same way?

I believe that you should listen to my voice and work for the people that live here and voted for you. Please stop this action now.

Thank you,

Mary Ann Terranova and family
**Mary Ann Terranova
28 West 69th Street
NYC, NY 10023**

Sherida Paulsen

11/15/2002 02:11 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: The Building @ 70th and CPW

----- Forwarded by Sherida Paulsen/Lpc on 11/15/2002 02:12 PM -----



Jeanette Thirlwell
 <izoneinc@interport.ne
 t>

11/15/2002 11:08 AM
 Please respond to
 izoneinc

To: spaulsen@lpc.nyc.gov

cc:

Subject: The Building @ 70th and CPW

November 15th 2002

Mr. Peter Smallman
 11 West 69th Street. 10-A
 New York, NY 10023

Please note that this letter will serve to address five separate and
 interested parties;

Michael Bloomberg Mayor of New York City
 Sherida Paulsen Chair- Landmarks Preservation Commission
 Amanda Burden Chair- City planning Commission
 Gale Brewer City Council Member
 C. Virginia Fields President- Manhattan Borough

Dear Members of Community Board 7,

It has been brought to our attention the proposed planning for a 14
 storied building to be constructed adjacent to the synagogue on West
 70th street and Central Park West. I cannot relate strongly enough how
 disappointed I am at this prospect.

The CPW skyline lives in a Historic District and therefore should be
 protected and remain unaltered. The landmarks like the Brownstones and
 Spanish - Portuguese Synagogue are well established points of interest.
 It's just what the neighborhood doesn't need.

For the synagogue, a tax-free institution, to allow this building to
 rise sets a dangerous precedent that opens the door for others to follow
 suite. The zoning laws need to be adhered to for all buildings.

Thank you,

Peter Smallman

Sherida Paulsen
11/15/2002 02:08 PM

To: Diane Jackier/Lpc@Lpc
cc:
Subject:

----- Forwarded by Sherida Paulsen/Lpc on 11/15/2002 02:09 PM -----



"Herz, Suzanne"
<SHerz@randomhouse
.com>

To: <Spaulsen@lpc.nyc.gov>
cc:
Subject:

11/15/2002 09:31 AM

Dear Ms. Paulsen:

I am a resident of 18 West 70th Street and I am writing to you to express my grave concern about the proposed construction by Congregation Shearith Israel. My feeling is that the construction of a 14 story tower attached to an exceptionally beautiful landmark building will devastate the integrity of the historic district as well as the landmark building itself.

My fear is if this action is approved it will set a precedent for future "special permit" non-profit developments endangering other historic districts in the city. I also do not want to see the exploitation of air rights and special zoning deals for tax free institutions.

The Congregation's building is in need of repair and they are looking to this as a major cash infusion. They are doing this without regard to the impact on the neighborhood or community.

Thank you for your consideration of this matter.

Sincerely,

Suzanne Herz

Vice President,

Associate Publisher,

Executive Director of Publicity

Doubleday Broadway

212-782-9786

sherz@randomhouse.com

Sherida Paulsen
 11/18/2002 09:19 AM
 To: Diane Jackier/Lpc@Lpc
 cc:
 Subject: Shearith Israel

----- Forwarded by Sherida Paulsen/Lpc on 11/18/2002 09:20 AM -----



"Carol & Bill
 Greilsheimer"
 <CGreilsheimer@nyc.r
 r.com>
 11/17/2002 11:10 PM
 To: "Sherida Paulsen" <spaulsen@lpc.nyc.gov>
 cc:
 Subject: Shearith Israel

Mr. and Mrs. William H. Greilsheimer

91 Central Park West

New York, NY 10023

November 18, 2002

Re: Shearith Israel

Dear Hon. Sherida Paulsen:

As long standing members of this community, both of us were born and raised on the west side, we have watched our neighborhood change very dramatically over the years. Some of the changes have been for the better, others not. We cheered when our neighborhood became an historic district, for we felt that would preserve some of its character and livability.

The proposed construction of an oversized building between Columbus and Central Park West on 70th Street by Congregation Shearith Israel would harm the district and establish a dangerous precedent. The very integrity of the district would be threatened. For if Shearith Israel or the developer to whom it sells is granted the right to build a building twice the height for which the area is zoned, on what grounds could similar invasions of the district's integrity be refused to the other non-profit organizations in the neighborhood?

Will the New York Historical Society on 77th Street be allowed to exceed zoning limits?

Or Stephen Wise Free Synagogue on 68th Street between CPW and Columbus? How about St. Stephens Church on 69th Street between Broadway and Columbus? Or, the Christian Science church on the corner of 68th Street and CPW? Or the one on 66th and CPW? Or The Ethical Culture Society on 64th and CPW? And all the myriad others?

How can you say yes to one of them and no to the others?

The proposed tower will over shadow Shearith Israel's beautiful landmarked building. It will alter the Central Park West skyline. It will disturb the character of the mid-block on west 70th -truly one of the lovely blocks between Columbus and CPW. It is inappropriate for this neighborhood!

If they want to build, let it be brownstone height and no taller! That is what the historic district permits and they are entitled to no more!

Please assist our neighborhood in preserving its unique and very wonderful character. We are expecting your help.

Very truly yours,

Carol L. Greilsheimer

William H. Greilsheimer

Sherida Paulsen

11/18/2002 09:18 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Proposed mid-block construction of high-rise condo tower

----- Forwarded by Sherida Paulsen/Lpc on 11/18/2002 09:19 AM -----

**HinckleyIV@aol.com**

11/16/2002 02:07 PM

To: spaulsen@lpc.nyc.gov

cc:

Subject: Proposed mid-block construction of high-rise condo tower

Dear Chairperson Paulsen,

I write to urge that you and the Landmarks Commission uphold the integrity of the Landmarks Law, which as you know is intended to protect designated buildings and districts. The plan of Congregation Shearith Israel to build a 159' tall, 14-story mid-block luxury condominium building on West 70th Street irreparably damages the low-rise, brownstone character of the mid-block on that street, which of course is part of the Upper West Side/Central Park West Historic District. This planned construction ironically also harms the individual landmark to which it is to be connected--the Spanish and Portuguese Synagogue itself--in that the tower's size and shadow will dominate that beautiful building.

Granting a Certificate of Appropriateness to allow demolition of the existing 4-story community house and replacing it with the proposed luxury condominium tower would set a dangerous precedent where future "special permit" non-profit developments are sought, thus endangering other historic areas throughout the city. Therefore, this is no local issue.

Tax-free institutions should be stopped from reaping financial windfalls by attempting to shift air rights across zoning boundaries through applications for special treatment. In this case, the CPW skyline has been placed at risk; in the future other city skylines will share that fate if this application is granted.

We urge that you and the Commission deny this unwarranted application for a Certificate of Appropriateness.

Respectfully, Charles R. Church
91 Central Park West
New York, NY 10023

10 DJ

November 15, 2002

Sherida Paulsen
Fax: 669-7960

Dear Ms. Paulsen.

I am writing to you as a concerned citizen, residing at 18 West 70th Street. Our neighboring synagogue, Congregation Shearith Israel, is planning to build a 14-story building on West 70th Street. This 14-story tower will greatly affect the landmarked Central Park West skyline. It will interrupt the low-rise, brownstone character of the mid-block on our street. Most importantly, this construction will set a dangerous precedent for exploitation of other sites held by non-profit institutions.

I am calling on you to use your influence to tell your fellow committee members to uphold the integrity of the Landmarks Law, which is intended to protect designated buildings and districts. I hope that you will help in our community's battle to prevent exploitation of "air rights" and special zoning deals for tax-free institutions and protect the landmarked CPW skyline and Upper West Side Historic District brownstone mid-blocks.

Thanks you for your assistance in this matter.

Sincerely,

Arthur & Carola Rowe

Mr. & Mrs. Arthur Rowe
18 W 70th St Apt 4C
New York, NY 10021 4605

www.protectwest70.org

GIORGIO CAVAGLIERI

ARCHITECT

250 WEST 57TH STREET

NEW YORK, N.Y. 10107

GIORGIO CAVAGLIERI FAIA

245-4207

245 4983

245 4984

Ms. Sheridan Paulsen, Chair
Landmark Preservation Commission
1 Centre Street, 9th Fl North
New York, N Y 10007

15 November 2002

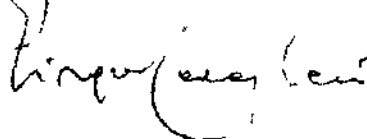
Dear Chair Paulsen

This is to urge you to reject the application by the Congregation Shearith Israel of the Spanish and Portuguese Synagogue for any variance to the regulations which allow only a 6 story building on their property

Any higher structure would not only conflict with the beautiful design of the present building, but also interfere with the skyline of Central Park West which was the determining factor for the designation of that Historic District

Moreover, there are previous denials of similar variances to the Church of Christ Scientist, and to the N Y Historical Society in former applications in the same district of Central Park West. Thus, a variance now would create a very dangerous precedent which could cause complete defacing of the district character

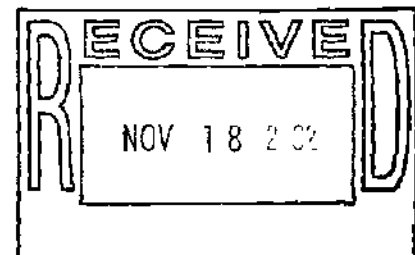
Respectfully,



Giorgio Cavaglieri FAIA

cc Landmark Committee of Community Brd 7
Mr & Mrs Michael Marsh
Mr & Mrs Lieberman
Mr & Mrs Fishman

Synagogue Bd Members



Sherida Paulsen

11/18/2002 03:43 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: attempt to destroy landmark

----- Forwarded by Sherida Paulsen/Lpc on 11/18/2002 03:44 PM -----

**Sandy Horwitz**
<Sandy@kenzer.com>

11/18/2002 03:44 PM

To: "gale.brewer@council.nyc.ny.us" <gale.brewer@council.nyc.ny.us>,
"spaulsen@lpc.nyc.gov" <spaulsen@lpc.nyc.gov>,
"bp@manhattanbp.org" <bp@manhattanbp.org>,
"mgnysa@aol.com" <mgnysa@aol.com>,
"strings@assembly.state.ny.us" <strings@assembly.state.ny.us>,
"duane@senate.state.ny.us" <duane@senate.state.ny.us>

cc:

Subject: attempt to destroy landmark

As a supporter of your political career, I am writing to enlist your assistance for me and my neighbors in preventing Shearith Isreal synagogue on CPW and 70th St, N.Y.C. from selling their air rights to construct a fourteen story condominium tower. This condominium would ruin this Historic Brownstone Block and Landmark synagogue to say nothing of ruining the Landmark CPW skyline. please advise what you can and will do to assist me and my many Neighbors in this effort

Very truly yours,
Sandra H. Assael
91 CPW
New York, NY 10023

Sherida Paulsen

11/18/2002 03 26 PM

To Diane Jackier/Lpc@Lpc

cc

Subject

- --- Forwarded by Sherida Paulsen/Lpc on 11/18/2002 03 26 PM ----



"Daniel, Marc
(Exchange)"
<mdaniel@bear.com>

11/18/2002 02 59 PM

To 'spaulsen@lpc nyc gov' <spaulsen@lpc nyc gov>
cc gale brewer@council nyc ny us' <gale brewer@council nyc ny us>
"bp@manhattanbp org" <bp@manhattanbp org>,
'mgnysa@aol com' <mgnysa@aol com>,
'strings@assembly state ny us' <strings@assembly state ny us>,
'duane@senate ny us' <duane@senate ny us>

Subject

Dear Ms Paulsen,

I am treasurer of the Board of Directors and a resident of 18 West 70th Street. As a longtime Upper West Sider, I wanted to make sure you were aware of my strong concerns regarding the tower at 8 West 70th Street proposed by the Board of Trustees of Congregation Shearith Israel. It seems unquestionable to me that the construction of a 14 story tower adjacent to an exceptionally beautiful landmark building will destroy the integrity of the historic district as well as the landmark building itself. The charm and character of the historic district and of 70th Street will be permanently and harmfully altered if this proposal is permitted to be approved, as the tower would exceed by over 70% the height of the next tallest building on 70th Street and would be twice as high as permitted under current zoning. Moreover, the proposed tower would dramatically change the facade of the synagogue and the views across Central Park of the synagogue.

I am not only concerned for the future of my historic district, but for the cherished goals of preservation throughout the city. The tower plan calls for the transfer of development rights across zoning districts which would set a dangerous precedent for other historic districts adjacent to landmark buildings. If this plan is approved it would invite construction throughout the city out-of scale to the architectural integrity of its neighborhoods. As a senior managing director at Bear Stearns, I am strongly in favor of economic development. I am not opposed to appropriate development on this site or anywhere in the city. I am opposed to development that harms the surrounding community. I agree that the synagogue could benefit from a new community center. But the building of that community center should not alter the character of the historic district, as the proposed tower would. As you are no doubt aware, the trustees' representative has communicated with its neighbors after 2-3 years of planning and did not choose to consult with any of us to reach a reasonable compromise. A community center that is no higher than the synagogue itself seems to me to be a reasonable compromise to provide the synagogue with what they need without causing harm to the surrounding community or the valuable preservation goals that our city has long championed.

Thank you for your consideration in this matter.

Sincerely,

Marc R Daniel

Bear Stearns is not responsible for any recommendation, solicitation, offer or agreement or any information about any transaction, customer account or account activity contained in this communication.

Sherida Paulsen
11/15/2002 05 09 PM

To: Diane Jackier/Lpc@Lpc
cc
Subject: 70th and Central Park West

----- Forwarded by Sherida Paulsen/Lpc on 11/15/2002 05:10 PM -----



"karen avrich"
<avrichk@hotmail.com>
>

To: spaulsen@lpc.nyc.gov
cc
Subject: 70th and Central Park West

11/15/2002 03:12 PM

I am writing to express my great concern for the proposed 14-story building adjacent to the Spanish Portuguese synagogue on Central Park West and 70th Street

This project would negatively affect thousands of people in the neighborhood (and throughout New York City), as well as permanently alter one of the most beautiful and charming districts of the Upper West Side

The lawyers, architects, and representatives for the synagogue have themselves acknowledged that the project is motivated by greed, rather than by any attempt to benefit the neighborhood or improve the block. Hundreds of residents of the Upper West Side are horrified by the idea of such an unsightly and noxious proposal, and are troubled by the precedent approval of such a building would set for the city as a whole.

I was born and raised on the Upper West Side, and I realize that the face of the city does change. For this reason, it is more essential than ever to preserve the landmark areas which delight New Yorkers and tourists alike, and which maintain a sense of the elegance and history of the city.

Thank you very much for your time,

Karen Avrich

91 Central Park West

MSN 8 with e-mail virus protection service: 2 months FREE*

Sherida Paulsen
11/19/2002 09:23 AM

To: Diane Jackier/Lpc@Lpc
cc.
Subject: Everything will be changed, changed utterly

----- Forwarded by Sherida Paulsen/Lpc on 11/19/2002 09:23 AM -----



Mikedazzle@aol.com
11/18/2002 10:45 PM

To: spaulsen@lpc.nyc.gov
cc.
Subject: Everything will be changed, changed utterly

Dear Ms. Paulsen,

I am frequent visitor to 18 West 70th Street. My daughter, her husband and two grandchildren have lived there for years. I wanted to make sure you were aware of my strong concerns regarding the monstrous tower at 8 West 70th Street proposed by the Board of Trustees of Congregation Shearith Israel.

It seems to me that the construction of a 14 story tower adjacent to a beautiful landmark building will change the integrity of this historic district and the landmark building itself. To paraphrase W. B. YEATES **"Everything will be changed, changed utterly, a terrible ugliness will be born"**

The charm and character of the historic district and of 70th Street will be harmfully altered if this proposal is approved by a tower that exceeds by 70% the height of the next tallest building on 70th Street. It would be twice as high as permitted under current zoning.

What happened to the cherished goals of preservation throughout the city? The tower plan calls for the transfer of development rights across zoning districts. This sets a dangerous precedent for other historic districts adjacent to landmark buildings.

I am strongly in favor of economic development. I am not opposed to appropriate development on this site or anywhere in the city. I am opposed to development that harms the surrounding community. The synagogue should have a new community center but not at the expense of altering the character of the historic district.

It would be helpful if a meeting between the parties were arranged to effect a compromise. A community center that would be no higher than the synagogue itself seems to me to be a reasonable compromise providing the synagogue with what they need without causing harm to their neighbors.

Thank you for your consideration in this matter.

Sincerely,

Michael A. Mooney BE. BSC.

Sherida Paulsen

11/19/2002 09:23 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: West 70th Street Proposal

----- Forwarded by Sherida Paulsen/Lpc on 11/19/2002 09:24 AM -----



"Peter Janovsky"

<pjanovsky@msn.com

>

To: <spaulsen@lpc.nyc.gov>

cc:

Subject: West 70th Street Proposal

11/18/2002 10:58 PM

Peter Janovsky
91 Central Park West Apt. 14F
New York, NY 10023

Sherida Paulsen

Landmarks Preservation Commission Chair

Dear Ms. Paulsen:

I have been living on the Upper West Side for more than 30 years, and I appreciate the unique quality of the streets and neighborhoods of this part of the City. As a result, I write to urge strongly that New York City deny Congregation Shearith Israel permission to build its proposed 14 story project on West 70th Street.

Permitting such a project would seriously undermine the character of our neighborhood. It would denigrate the effectiveness of the Landmarks Law, and mar the Central Park West skyline, including especially the way that the Synagogue itself fits in with the historic district.

Most seriously, permitting the variances and other measures necessary to permit the project would set a very dangerous precedent for future attempts to irrevocably alter the beauty of historic districts.

As a tax free institution, the Synagogue already enjoys significant benefit. Permitting it to abuse this benefit by undermining the quality of life of its neighbors is not in the best interest of the city.

Sincerely,

Peter Janovsky

SHERIDA PAULSEN
 FAX FOR: C. VIRGINIA FIELDS 11/17/02
 MAYOR BLOOMBERG

PLEASE DO NOT PERMIT CONVERSION
 Shemeth Israel TO BUILD A 14-STORY
 TOWER ON WEST 70 ST. IT WOULD NOT ONLY
 BE A VIOLATION OF THE ESSENCE OF LANDMARK
 LAW, BUT ALSO AN EYESORE IN THE
 MIDST OF THE LANDMARKED UPPER WEST SIDE
 BROWNSTONE AREA IN THE MIDDLE OF THE
 BLOCK. IN ADDITION, THE CONVERSION
 WOULD BE PUTTING THE LANDMARKED CPW
 SKYLINE AT RISK, OVERSHADOWING ITS OWN
 LANDMARKED SYNAGOGUE AT 70ST + CPW (THE
 SPANISH-PORTUGUESE SYNAGOGUE) + CREATE A
 DANGEROUS PRECEDENT FOR FUTURE EXPLOITATION
 OF THE UWS AREAS.

Arlene Goodman
 Frank Goodman
 91 CPW Apt 3B
 877-4085

Sherida Paulsen
11/19/2002 12:52 PM

To: Diane Jackier/Lpc@Lpc
cc:
Subject: Development on West 70th Street

----- Forwarded by Sherida Paulsen/Lpc on 11/19/2002 12:53 PM -----



Andrea Kopel
<Andrea@citymeals.org>
g>
11/19/2002 11:30 AM

To: "spaulsen@lpc.nyc.gov" <spaulsen@lpc.nyc.gov>
cc:
Subject: Development on West 70th Street

Dear Commissioner Paulsen:

On behalf of the Board members and residents of 24 West 70th Street, I am writing in opposition to the proposed construction of a 14-story apartment high-rise on the site next to the Congregation Shearith Israel on West 70th Street near Central Park West.

A building of this size would overshadow the beautiful Individual Landmark synagogue and the surrounding brownstones on the block. If you have ever been on West 70th Street, you know that it is one of the last remaining quintessential Upper West Side blocks, free of the types of large eyesore buildings that cropped up before current landmarks policies were in place.

As I'm sure you know, the city would need to grant a series of waivers, variances, special permits, and transfers of air rights in order to approve this high-rise. These types of waivers and transfers make a mockery of our Landmarks Law. More importantly, approving this project would open the door to many other developers seeking to take advantage of "soft sites" owned by non-profits, thereby endangering other historic neighborhoods throughout the city.

I implore you to uphold the integrity of the city's Landmarks Law, which was intended to protect neighborhoods from exactly this type of development. Please feel free to contact me at 212-687-1234 if I can provide any further information.

Sincerely,
Andrea S. Kopel
Board President
24 West 70th Street Apartment Corp.

Sherida Paulsen
11/20/2002 11:15 AM

To: Diane Jackier/Lpc@Lpc
cc:
Subject: CPW Historic District

----- Forwarded by Sherida Paulsen/Lpc on 11/20/2002 11:15 AM -----



SANKOVITCH@aol.co
m
11/20/2002 10:45 AM

To: spaulsen@lpc.nyc.gov
cc:
Subject: CPW Historic District

Dear Ms. Paulsen, In writing to you we wish to express our concern about the proposed construction of a 14-story building on W.70th street. Such a construction would do great damage to the historic configuration and importance of the area, not least to the Spanish and Portuguese Synagogue, an architecturally as well as historically significant landmark that would be dwarfed and diminished by the proposed building. We believe that it is important to preserve the integrity of buildings and districts the Landmarks Law is intended to protect, and we hope that protection will not fail in this case. Thanking you for your kind attention, we are yours sincerely, Tilde and Anatol Sankovitch

Sherida Paulsen

11/20/2002 01:33 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Condo Construction in a Landmark District

----- Forwarded by Sherida Paulsen/Lpc on 11/20/2002 01:34 PM -----

**PFDOYNOW@aol.com**

11/20/2002 12:25 PM

To: spaulsen@lpc.nyc.gov

cc: bp@manhattanbp.org

Subject: Condo Construction in a Landmark District

Dear Ms Paulsen,

We are asking for your help in opposing the new high-rise construction proposed by Congregation Shearith Israel. During our xx years as residents of the Upper West Side, we have seen many changes in our community. Much of the construction has been good for the neighborhood and has resulted in a cleaner, more prosperous, better-serviced area. The land marking of the Upper West Side as a historic district was a positive effort to keep the charm of the original brownstones, while still allowing some of the more beneficial construction on the avenues. The newly proposed mid-block luxury condominium tower, however, runs counter to the many years of improvements that have made the Upper West Side one of the most desirable neighborhoods in the City.

While we are certainly in favor of renovation, the proposed luxury condominium tower is much too tall for the block. Variances are needed to transfer the "air rights" from the synagogue site to the community house and to allow a mid-block building almost 100 ft. taller than the current law permits. If the variances are granted, the new building would tower over both the beautiful land marked synagogue and the adjacent building, 18 West 70th St. This mid-block high-rise would not only detract from the Synagogue, but would seriously disrupt the skyline of this historic district. In addition, if the various zoning waivers are granted to these property owners, it will set a precedent for future "special-permits" to non-profit developments endangering other historic areas throughout the city. Further precedents would be set for the exploitation of "air rights" and special zoning deals for tax-free institutions.

In short, we implore you to tell the Landmarks Preservation Commission to uphold the integrity of the Landmarks Law and oppose the construction of this condominium tower.

Thank you for your help.

Sincerely,

Pauline and David Doynow
101 Central Park West

Sherida Paulsen
11/20/2002 01:33 PM

To: Diane Jackier/Lpc@Lpc
cc:
Subject: Spanish & Portuguese Synagogue

----- Forwarded by Sherida Paulsen/Lpc on 11/20/2002 01:33 PM -----



"Correa, Anne"
<acorrea@clinique.com>
11/20/2002 12:11 PM

To: "spaulsen@lpc.nyc.gov" <spaulsen@lpc.nyc.gov>
cc:
Subject: Spanish & Portuguese Synagogue

Dear Ms. Paulsen:

I am writing to you about a landmark Synagogue located on the corner of Central Park West and 70th street in Manhattan. Congregation Shearith Israel plans to demolish the existing 4-story community house and construct a new 14-story luxury tower in its place. This can only happen if City agencies grant a series of waivers, variances and special permits.

The Synagogue does not have "air rights" over that site. We count on you to protect individual landmark's like the Spanish & Portuguese Synagogue. We also count on you to prevent exploitation of "air rights" and special zoning deals for tax-free institutions.

I ask that the Landmarks Preservation Commission uphold the integrity of the Landmarks Law which, as I'm sure you know, is intended to protect designated buildings and districts. The landmarked CPW skyline and UWS/CPW Historic District brownstone mid-blocks need your protection. Also, I believe it is important to avoid setting a precedent for future "special-permit" non-profit developments endangering other historic areas throughout the city.

Please, please help us to protect our historic districts and landmarks in this instance as well as all others. Thank you for your help.

Sincerely,

Anne Correa

Sherida Paulsen

11/20/2002 05:20 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Appeal to Stop Proposed Building on 70th Street

----- Forwarded by Sherida Paulsen/Lpc on 11/20/2002 05:20 PM -----

**"Mark Hartnett"**
<markhartnett@nyc.rr.
com>

11/20/2002 05:07 PM

To: <spaulsen@lpc.nyc.gov>

cc:

Subject: Appeal to Stop Proposed Building on 70th Street

November 15, 2002

Mayor Michael Bloomberg

Fax: 788-2460

Dear Ms. Paulsen:

I am writing to you as a concerned citizen, residing at 18 West 70th Street. Our neighboring synagogue, Congregation Shearith Israel, is planning to build a 14-story building on West 70th Street. This 14-story tower will greatly affect the landmarked Central Park West skyline. It will interrupt the low-rise, brownstone character of the mid-block on our street. Most importantly, this construction will set a dangerous precedent for exploitation of other sites held by non-profit institutions.

I am calling on you to use your influence to tell your Commission to uphold the integrity of the Landmarks Law, which is intended to protect designated buildings and districts. I hope that you will help in our community's battle to prevent exploitation of "air rights" and special zoning deals for tax-free institutions and protect the landmarked CPW skyline and Upper West Side Historic District brownstone mid-blocks.

Thanks you for your assistance in this matter.

Sincerely,

Mark Hartnett

Sherida Paulsen

11/20/2002 05:19 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: OPPOSED TO CONGREGATION SHEARITH ISRAEL'S
CONDOMINIUM !!

----- Forwarded by Sherida Paulsen/Lpc on 11/20/2002 05:20 PM -----

**Jakeat91@aol.com**

11/20/2002 04:42 PM

To: spaulsen@lpc.nyc.gov

cc: Landmarkwest@landmarkwest.org

Subject: OPPOSED TO CONGREGATION SHEARITH ISRAEL'S
CONDOMINIUM !!

Dear Madam Chairwoman,

As a neighbor of Congregation Shearith Israel's for over 30 years, I am absolutely opposed to their proposed construction of a 15 story condominium apartment house next to their temple (On West 70th Street). To permit this monstrosity to the character and skyline of this neighborhood, would fly in the face of what the Landmarks Preservation Commission is about....namely, PRESERVING the nature and history of this city's neighborhoods.

First of all, the Central Park West SKYLINE will be altered terribly with this building. The character of 70th Street itself will be horribly changed. This IS a HISTORIC district and for good reason- the unique quality of the surrounding brownstone buildings and their side streets. The Synagogue itself is a LANDMARK

If we start with issuing "special permits," "waivers" and the like for this developer's dream BUT a NEIGHBORHOOD'S NIGHTMARE, then where do we STOP this process ??? Once you allow this to happen then ALL OVER the city it will not cease....This is precisely what the Landmarks Preservation Commission is all about....IT will have to just keep issuing these special permits once this horrendous process begins...Please do not allow this to happen !!

Finally, I believe that the representatives of the Congregation have NOT been fair with their neighbors by scheduling a meeting on this during a MAJOR holiday time when many folks (their friends ?) will be away. This could have been scheduled at a much fairer time in order for this community deal with this issue. I don't think that was the intention of the folks from the Congregation.....

Please oppose this on our behalf...

Thank you for your time.

Most Sincerely,

Robert J. Jacobson, Jr.

91 Central Park West

NYC 10023

212 799 2158

Email: Jakeat91@aol.com

Sherida Paulsen

11/21/2002 09:36 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Landmark District

----- Forwarded by Sherida Paulsen/Lpc on 11/21/2002 09:37 AM -----



Susanne Rostock
<Rostock@bigplanet.com>

11/20/2002 09:16 PM

To: spaulsen@lpc.nyc.gov

cc:

Subject: Landmark District

Ms. Sherida Paulsen; Chair; Landmarks Preservation Commission

Dear Ms. Paulsen:

As a follow-up, I am emailing you a copy of a letter I faxed to your office this afternoon:

I am writing in regards to Congregation Shearith Israel's plan to construct a 14-story condominium tower on West 70th Street, on the mid-block west of Central Park.

Having been a resident of West 70th Street for over thirty years and currently being a working mother raising my six year old daughter here, I am extremely concerned about how this structure will adversely affect not only our block, but also the entire neighborhood.

Allowing the proposed tower to be built would severely compromise the integrity and character of both the Landmarks Law and of the Upper West Side / Central Park West Historic District. The tower will also compromise the beauty and stature of Congregation Shearith Israel's own Landmark synagogue.

I urge you to help deny all of the special permits, waivers, variance and zoning provisions that building this tower would require. These special waivers and variances are being requested by a non-profit organization for a project that is clearly intended for profit.

In addition to causing irreparable damage to the immediate neighborhood, compromising the Landmarks Law this time could set an ugly precedent for exploitation of other sites and a continuing degradation of the beauty and historical nature of the entire Central Park West / Upper West Side District.

Please help protect both the Landmarks Law and our landmarked neighborhoods.

Thank you for giving this matter your attention and full support.

Most sincerely yours,

Susanne Szabo Rostock

18 West 70th Street

NYC, NY 10023

Sherida Paulsen

11/20/2002 11:16 AM

To: Diane Jackier/Lpc@Lpc

CC:

Subject: No Subject

----- Forwarded by Sherida Paulsen/Lpc on 11/20/2002 11:16 AM -----

**Alber20@aol.com**

11/20/2002 11:12 AM

To: spaulsen@lpc.nyc.gov

CC:

Subject: No Subject

Dear Chairperson Paulsen

I am a resident of 91 Central Park West and I am writing to oppose the proposal of Congregation Shearith Israel to erect a fourteen-story building on West 70th Street.

The proposal doesn't effect my views in any way; it does affect the life of the neighborhood and the concept of "historic district."

I know that there is a tendency to oppose building just on general principle. Most people don't like change, and some people oppose change even when it's for the better. However, this is not one of those occasions. The change proposed by the Synagogue to the site on Central Park West and 70th Street is a major step backwards.

For years, our neighborhood fought to become a historic district, and finally we achieved that goal. If this fifteen-story tower is approved to loom over the Synagogue, then the historic district will simply be historical fiction. This is not about obstinacy and this is not about opposing progress. This is about opposing regression.

The air and the light are disappearing from Manhattan. Much of the residential Upper East Side is a lost cause and the West Side is slowly being buried alive as well. The towers built around Lincoln Center, the enormous Millennium buildings, and the rising monstrosity that is the AOL Time Warner Tower are all casting their long shadows across the neighborhood.

This building under discussion--as currently described-- is no mega-tower, but it simply does not belong on West 70th Street. What is the meaning of a historic district if this structure is permitted to rise. Why not erect similar buildings on 69th or 71st street, why not a high-rise over the New York Historical Society, or the Museum of Natural History? Bit by bit, the magnificent street front that is Central Park West will simply become a façade, like the Western street on a Hollywood lot.

Let us allow the historic district to be more than just an empty term; let us allow it to be remain a neighborhood. A neighborhood of scale and appropriateness, of air and light and beautiful buildings, maintained as they have been for the greater part of a hundred years.

Sincerely,

Andrew Bergman

To: DJ

November 19, 2002

Sherida E. Poulsen
Choir, Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

Dear Commissioner Paulsen:

On behalf of the Board members and residents of 24 West 70th Street, I am writing in opposition to the proposed construction of a 14-story apartment high-rise on the site next to the Congregation Shearith Israel on West 70th Street near Central Park West

A building of this size would overshadow the beautiful Individual Landmark synagogue and the surrounding brownstones on the block. If you have ever been on West 70th Street, you know that it is one of the last remaining quintessential Upper West Side blocks, free of the types of large eyesore buildings that cropped up before current landmarks policies were in place.

As I'm sure you know, the city would need to grant a series of waivers, variances, special permits, and transfers of air rights in order to approve this high-rise. These types of waivers and transfers make a mockery of our Landmarks Law. More importantly, approving this project would open the door to many other developers seeking to take advantage of "soft sites" owned by non-profits, thereby endangering other historic neighborhoods throughout the city.

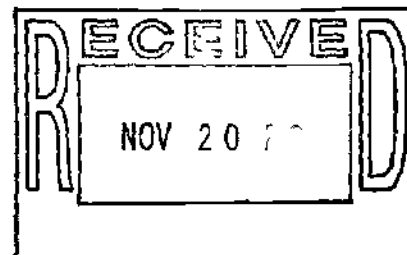
I implore you to uphold the integrity of the city's Landmarks Law, which was intended to protect neighborhoods from exactly this type of development. Please feel free to contact me at 212-687-1234 if I can provide any further information.

Sincerely,



Andrea S. Kopel
Board President
24 West 70th Street Apartment Corp.

cc. The Honorable Gale Brewer
The Honorable C. Virginia Fields



Sherida Paulsen

11/25/2002 01:15 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Landmarks Preservation Commission Meeting 11/26/02

----- Forwarded by Shenda Paulsen/Lpc on 11/25/2002 01:16 PM -----



"Stutzman, David"
 <Stutzman@sewkis.com>
 m>

11/25/2002 11:30 AM

To: "spaulsen@lpc.nyc.gov" <spaulsen@lpc.nyc.gov>

cc: "gottfr@assembly.state.ny.us" <gottfr@assembly.state.ny.us>,
 "golubd@assembly.state.ny.us" <golubd@assembly.state.ny.us>

Subject: Landmarks Preservation Commission Meeting 11/26/02

Dear Ms. Paulsen:

As a resident of Central Park West and as president of the Board of Directors of 80 CPW Apartments Corp., I am writing to urge you to reject the request of Congregation Shearith Israel (the Spanish & Portuguese Synagogue) to obtain a Certificate of Appropriateness for the Congregation's plan to build a 14-story tower overshadowing its synagogue, the Central Park skyline and the low-scale brownstones on 70th Street, thereby damaging the fabric of the Central Park West Historic District.

I, along with many of my fellow residents of 80 Central Park West and scores of members of the community surrounding the proposed tower, attended the meeting of Community Board Seven's Landmark Committee on November 21st and were heartened by Assembly Member Richard Gottfried's impassioned and eloquent rebuttal to the synagogue's battery of P.R. spokesmen. We were pleased to see that the Committee unanimously opposed the project on several grounds.

This Congregation, one of the wealthiest in the city with some of New York's leading and richest citizens among its leaders and congregants, has presented a specious argument for selling out its neighbors and reputation in order to cash out on the currently overinflated luxury housing market. Despite the Congregation's representatives' mantra that the project was essential to the health and survivability of the Congregation and in the interests of "historic preservation," at no point during the meeting did the representatives provide any proof that the major capital repairs could not be satisfactorily funded out of the Congregation's substantial endowment or the pockets of its members, and the representatives' veiled threats to blackmail the landmarks approval process should the Congregation not get its way was insulting to all present.

I understand the Landmarks Preservation Commission will tomorrow hold its first public meeting on the Congregation's request for a Certificate of Appropriateness to demolish the existing 4-story community house, construct the tower and obtain relief from the zoning rules that are designed to curtail this very type of development. I respectfully request that you and your fellow Commission members carefully and critically review the Congregation's proposals and reject them. Permitting such a blatant grab for cash along one of the city's most picturesque avenues will establish a dangerous precedent which we all will live to regret.

Sincerely yours,

David E. Stutzman
 80 Central Park West
 New York, NY 10023
 stutzman@sewkis.com

Sherida Paulsen

11/25/2002 01:16 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Opposition to plans for 8 West 70th Street

----- Forwarded by Sherida Paulsen/Lpc on 11/25/2002 01:17 PM -----

**Richard_Stolley@tiohd.com**

11/25/2002 12:55 PM

To: gale.brewer@council.nyc.ny.us, spaulsen@lpc.nyc.gov,
bp@manhattanpb.org, mgnysa@aol.com,
strings@assembly.strategy.us, duane@senate.stateny.us

cc:

Subject: Opposition to plans for 8 West 70th Street

Dear Ladies and Gentlemen:

I add my voice, and that of my family, to those opposing the plans to demolish an existing synagogue community house and in place construct a new 14-story building adjacent to the synagogue at 8 West 70th Street.

We live at 101 Central Park West, directly across the street from the proposed building. Like so many other families, we bought our apartment in the neighborhood because we believed its beauty was protected by landmarks legislation and by the Landmarks Commission.

Now the Landmarks Commission has been asked to grant a variance at this address that would permanently change, and blight, the neighborhood, this historic district.

We appeal to all of you to help us stop this building and protect the neighborhood, the integrity of the Landmarks Law, the classic Central Park West skyline and the Spanish & Portugese Synagogue itself.

Please do not set a precedent for allowing "special permit" non-profit developments that surely will endanger other historic areas of New York, if you grant this request.

New York is a city of neighborhoods; they are what make this huge metropolis so livable. We appeal to you to listen to the neighbors and stop this project.

Thank you for your attention.

Richard B. Stolley
101 Central Park West, Apartment 5C
New York, NY 10023

Business address:
Senior Editorial Adviser
Time Inc.
1271 Avenue of the Americas
New York, NY 10020

Sherida Paulsen

11/22/2002 09:13 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Spanish & Portuguese Synagogue -- Please Oppose!

----- Forwarded by Sherida Paulsen/Lpc on 11/22/2002 09:14 AM -----



"Jeff Byles"

<jbyles@earthlink.net>

11/21/2002 11:35 AM

To: <spaulsen@lpc.nyc.gov>

cc: <landmarkwest@landmarkwest.org>,

<gale.brewer@council.nyc.ny.us>, <bp@manhattanbp.org>

Subject: Spanish & Portuguese Synagogue -- Please Oppose!

Dear Ms. Paulsen and LPC,

Please protect the integrity of our city's landmarks law and the low-rise, brownstone character of the Upper West Side by blocking the luxury condo tower proposed by Congregation Shearith Israel.

I believe this tower is out of scale, out of character, and disrespectful of the unique neighborhood fabric that is one of our city's greatest assets. This tower would set a tragic precedent and would be a blight on our streetscapes.

Please respect the dignity of our landmarks.

Sincerely,
Jeff Byles
Upper West Side

Sherida Paulsen

11/22/2002 09:15 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: Spanish and Portuguese Synagogue

----- Forwarded by Sherida Paulsen/Lpc on 11/22/2002 09:16 AM -----

**Nraegray@aol.com**

11/21/2002 12:32 PM

To: spaulsen@lpc.nyc.gov

cc:

Subject: Spanish and Portuguese Synagogue

Dear Madame Chairwoman:

I have lived in New York City for over twenty years and have long been dismayed by the power and influence that developers have in the government. I have seen a steady decline in the architectural integrity and beauty of New York City as a result of new buildings that are constructed with little or no regard to the neighborhoods. The overwhelming image that is projected is that of selfish greed with no regard for history and aesthetics.

If if Shearith Israel receives the City's dispensation to construct a building that is any taller than the four stories that they are currently legally allowed to build it threatens not only the upper west side historic district but every other historic district and landmark in the city. You must resist the temptation to accept whatever donations and monetary incentives the developers are offering to protect the Landmarks Law.

Shearith Israel is a landmarked building with very significant Tiffany windows and an interior decorated by Tiffany studios. This landmark must be protected. The Central Park West skyline should not be further denigrated with another out of place building.

This building would be an exploitation of the "air rights" and special zoning deals for tax-free institutions and should not be allowed. You must avoid setting precedent for future "special-permit" non-profit developments endangering other historic areas throughout the city.

I hope that you will give serious consideration to this issue and preserve the architectural integrity of the city for future generations.

Sincerely,
Nina Gray
80 Central Park West
New York, NY 10023

Sherida Paulsen

11/22/2002 09:16 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: spanish/portuguese synagogue

----- Forwarded by Sherida Paulsen/Lpc on 11/22/2002 09:17 AM -----

**Mauricebabb@aol.com**

11/21/2002 01:51 PM

To: spaulsen@lpc.nyc.gov

cc:

Subject: spanish/portuguese synagogue

Ms. Paulsen:

I urge you to do what you can to prevent the attempt by this synagogue to stash away what they can against future financial needs by trying to get an OK to raise a fourteen story high-rise to the west of the synagogue, in violation of the height limitation on mid-block structures within the brownstone historic district.

We are already appalled at the shadows cast over the southern end of the park by the mega-building being erected at Columbus Circle. Why should the hard-won landmark preservation restrictions be flaunted simply to enable any institution and/or developers to cash in while the getting is good?

My immediate concern is the example that would be set by waiving the landmark restrictions in the instance of the synagogue. As you know, there are numerous other cultural assets housed in low-rise structures at various points of Central Park West. Each of them could seize upon the opportunity to convert adjacent land or air-space into nest eggs. Let's stem it now, without caving in at the outset.

Sincerely yours,

Maurice Babb
80 CPW, Apt 19D
NY, NY 10023

email: mauricebabb@aol.com

Sherida Paulsen

11/22/2002 09:18 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: West 70th Street, New York -- Proposed High Rise

----- Forwarded by Sherida Paulsen/Lpc on 11/22/2002 09:18 AM -----



"Lauren Topelsohn"
<ltopelsohn@trantech.net>

11/21/2002 04:20 PM

To: <gale brewer@council.nyc.ny.us>, <spaulsen@lpc.nyc.gov>,
 <bp@manhattanpb.org>

cc: <ps1101cpw@msn.com>

Subject: West 70th Street, New York -- Proposed High Rise

Dear Sir/Madam:

I am writing this letter on behalf of my grandmother, Riva Denberg, in protest to the proposed high rise development project for the property located at West 70th Street in Manhattan.

My Grandmother has been a resident at 101 Central Park West for nearly sixty (60) years. Each morning for sixty years, she has put on her make up, gotten dressed and went about her errands in the neighborhood. At the age of 96, she is an upper-west side fixture – still out and about and on her own; dodging the roller bladers on the sidewalks of 72nd street who tower over her 4 feet, 10 inches; weaving through the street traffic to keep her weekly beauty-parlor appointment; and making her way to Zabars to fight the good fight during the holiday crush. Each year, the streets are a little more crowded. Each year, they are a little more dangerous for her.

The proposed condominium is the latest threat to her safety and offense to the character of the neighborhood. Isn't the monstrosity now looming at the former site of the New York Coliseum enough? Does the value of "transferable air rights" and New York's need for "luxury apartments" require that we further clog the transit system, overwhelm the streets and side walks, and choke off the sky? When will the City say enough; when 90-something-year old women must hide in their homes for fear of being trampled or knocked down in canyons of darkness?

New York has already sacrificed too many of its historic districts to over-zealous development by persons who live elsewhere. The Landmarks Preservation Commission must uphold the integrity of the Landmarks Law and oppose the construction of this tower.

Lauren Topelsohn, Esq.

NY T: 212-354-0498

NJ T: 973-618-2175

Fax: 866-482-3171

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Sherida Paulsen

11/21/2002 10:24 AM

To: Diane Jackler/Lpc@Lpc

cc:

Subject: Spanish and Portuguese Synagogue

----- Forwarded by Sherida Paulsen/Lpc on 11/21/2002 10:24 AM -----



"Avra Petrides"

<bridgestage@earthlink.net>

11/21/2002 01:05 PM

To: <spaulsen@lpc.nyc.gov>

cc:

Subject: Spanish and Portuguese Synagogue

Dear Chairman Paulsen,

As regards the Spanish and Portuguese Synagogue on the Upper West Side of Manhattan, it is of real importance that the integrity of the Landmarks Law not be tampered with, which was enacted to protect designated buildings and districts. Should a special dispensation be granted in this matter, it would set a disastrous precedent and endanger historic areas throughout the city.

Please do everything in your power to see that the Landmarks Law as it now stands is upheld. Thank you.

Avra Petrides
Director, THE BRIDGE Stage Of The Arts
101 West 78th Street, Suite 21
New York, New York 10024
bridgestage@earthlink.net

CHRISTOS INC.
241 WEST 37th STREET
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FAX: (212) 921-0127

To: DJ

November 19, 2002

Ms. Sherida Paulsen
Landmarks Preservation Commission Chair

Dear Ms. Paulsen,

As a resident of the Upper West Side and a homeowner at 91 Central Park West I am asking you to reject Congregation Shearth Israel's proposal to construct a fourteen story tower behind its historic synagogue.

On November 5, 2002 I attended a community meeting at which time the attorney for the synagogue exhibited the building's plans and explained the need for its construction.

The synagogue needs to expand its facilities for its growing congregation. What is interesting is the synagogue will utilize only four floors within the 14 story tower to be constructed. If this is the case why the extra ten stories? Bottom line is money. The synagogue will sell the land behind its historic building to a private developer who will construct the towers. After purchasing the land what's to prevent the developer from constructing another five floors or twenty floors?

At the meeting the attorney stated the congregation raised eight million dollars to renovate the synagogue's historic interior. Congregation Shearth Israel is, reportedly, one of the wealthiest congregations in Manhattan. If they raised eight million dollars in the past then they can do it again and raise the money needed to construct the four stories they require. They don't need the extra ten stories. The congregation is abusing their non-profit status by attempting to gain a waiver and have the air rights shifted across a zoning boundary. Their cupidity is creating great animosity with its neighbors.

I ask you to reject Congregation Shearth Israel's request to construct a 14 story tower in our historic neighborhood. Under existing laws and regulations only a six story building is acceptable. Do not make an exception to the established laws. To do so will set a dangerous precedent for historic districts throughout Manhattan. This fourteen story tower will destroy the low rise, brownstone character of West 70th Street and the Central Park West skyline. Granting a special allowance will open a pandora box not only for Central Park West but other historic areas in New York City. Developers will love it if you grant them a special permit.

Please reject the building's plans.

Thank you.

Sincerely,



Michael DeCuollo

*To DJ****Evalyn Kaufman 18 WEST 70TH STREET, NEW YORK 10023, EN 2-7636***

November 17, 2002

Ms. Sherida Paulsen
Chair
Landmarks Preservation Commission
22 Reade Street
New York, NY

Dear Ms. Paulsen:

As a longtime resident of 18 West 70th Street in Manhattan, I am writing to express concern about plans proposed by the Spanish Portuguese Synagogue located at 70th Street and Central Park West to erect a 14-story luxury condominium adjacent to the Synagogue and facing 70th Street.

A building this size would not only destroy the character of 70th Street and surrounding neighborhoods included in the Upper West Side/Central Park West Historic District but would set a dangerous precedent for other tax-free institutions to make special zoning and air-rights deals detrimental to their neighbors.

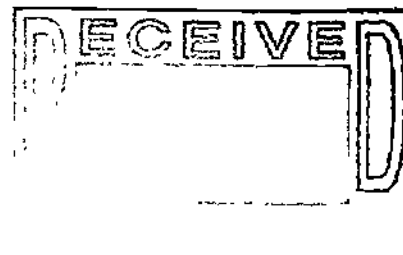
Residents at 18 West 70th Street and others in this area are appealing to the Landmarks Commission and other agencies needed for approval to rule against the construction of this 14-story tower and to uphold the integrity of the Landmarks Law, which is intended to protect designated buildings and districts, including the Synagogue itself.

It is our hope that you will lend your support to our efforts in opposing this project.

Thank you.

Sincerely,

Evalyn Kaufman



THE INSTITUTE OF CLASSICAL ARCHITECTURE

FIFTIETH ANNIVERSARY



November 26th, 2002

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telephone (917) 237-1208
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Aida della Longa
Executive Director

Hon. Sherida E. Paulsen
Chair
New York City Landmarks Preservation Commission
One Centre Street, 9th Floor North
New York, New York 10007

Re: Certificate of Appropriateness
8 West 70th Street
Congregation Shearith Israel Synagogue

Dear Commissioner Paulsen:

I am writing on behalf of the Institute of Classical Architecture and Classical America, an organization that has been devoted to promoting the ideals of classicism in architecture and the related arts for over forty years.

The Congregation Shearith Israel is one of the most extraordinary examples of *Academic Classicism in New York City*. Brunner & Tryon have designed a sophisticated interpretation of Roman classical architecture that manifests the nobility and grace of harmonious proportions, creating a substantial monument within the Upper West Side/ Central Park West Historic District.

The tower proposed for the site to the west, designed by Platt Byard Dovell White Architects LLP, is inappropriate as a neighbor for this great institution. While we appreciate that the building is substantially lower than the tower proposed in 1983, we object to the design on several levels.

On the side street, the building fails to address its context and its base adopts neither the scale nor the materials of the Synagogue nor of the lower buildings to the west. The east-facing facade is a mixture of horizontal windows and barely integrated stone. The facade fails to establish a sympathetic relationship with the temple below. We feel that the dignity and beauty of this great landmark demand a better architecture in this project.

Sincerely yours,

Peter Pennoyer
The Institute of Classical Architecture / Classical America



Testimony before the Landmarks Preservation Commission
 Regarding Congregation Shearith Israel Synagogue
 Application for Certificate of Appropriateness and 74-711
 November 26, 2002

Good afternoon, Commissioners. I'm Vicki Weiner, Kress Fellow for Historic Preservation at the Municipal Art Society of New York. The Society's Preservation Committee received a presentation by representatives of Congregation Shearith Israel describing their Certificate of Appropriateness and 74-711 zoning applications. They outlined the nature of these requests, the special provisions being sought, and the way they believe the preservation purpose criterion for the 74-711 is met by the proposal. They also presented designs for the new building and made their arguments for its appropriateness. In its discussion, the Preservation Committee identified three issues that we feel are key:

First, the issue of height and massing of the new building: the Committee was divided over whether or not the building height and massing are appropriate to the historic district. A slight majority of members felt that on this particular streetscape, and in this location, a fourteen-story building is appropriate to the neighborhood. Others did not, expressing concern about the tower's relationship to the low rise buildings in the middle of the block.

Second, the issue of design: the Committee found the design to be inappropriate for the historic district. A number of design components appeared to be unresolved, such as the overall fenestration and the penthouse proportions. In addition, the Committee questioned the relationship between the Synagogue entrance and the residential entrance.

Third, the validity of authorizing the shifting of bulk under 74-711: the Committee felt the preservation purpose as described was not compelling enough to warrant this action. The restorative elements mentioned to us, such as replacement of the roof and addressing water damage, appeared to the Committee to be more on the order of routine maintenance. We appreciate the Synagogue's past attention to restoring its building, but would like to be assured that there is a comprehensive preservation program in place. We were not provided with any details regarding a continuing maintenance plan, nor was there any indication of how revenues generated by the proposed project would meet expenses for restoration of the Synagogue.

ASHTON HAWKINS
151 CENTRAL PARK WEST

November 21, 2002

Dear Ms. Paulsen:

I am writing to call your attention to a presentation issue vital to the Upper West Side neighborhood that really extends to all residential neighborhoods in the city.

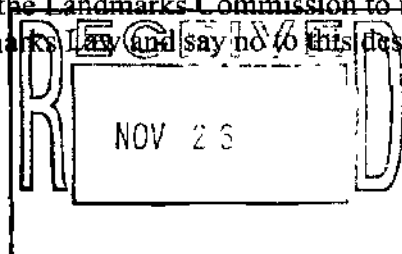
Congregation Shearith Israel, better known as the Spanish-Portuguese Synagogue, at Central Park West and 70th Street, is seeking approval to build a 14 story structure on West 70th Street, behind their landmarked building. The site covers their current community house plus an adjoining vacant lot. Four above ground floors would house new community facilities; the ten remaining floors would go to luxury condos.

If allowed to go forward, this building would tower over one of the handsome low-rise brownstone streets characteristic of the Upper West Side-Central Park West Historic District, and detract from the landmarked Synagogue itself. It would provide an unwelcome distortion of the skyline of this historic district.

We are not opposed to renovation but the proposed building is much too tall for the block. The waivers, variances and special permits that its construction would require are in themselves evidence of the building's unsuitability to the site. What's more, if granted, they would set a precedent for future special treatment of non-profit organizations, thus endangering other historic districts throughout the city.

The exploitation of soft sites by non-profit institutions, using such aids as air rights transfers and special zoning deals must not be encouraged if it works to the detriment of neighborhoods. You will recall that such a proposal several years ago a by the New York Historical Society on West 77th Street was quite rightly defeated.

I urge the Landmarks Commission to uphold the integrity of the Landmarks Law and say no to this destructive condominium tower.



Sincerely yours,

Ashton Hawkins
Ashton Hawkins

OFFICE OF THE
MANHATTAN BOROUGH PRESIDENT
C. VIRGINIA FIELDS

To: DJ

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