



Heather McCracken
02/10/2003 01:28 PM

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

----- Forwarded by Heather McCracken/Lpc on 02/10/2003 01:30 PM -----



"Dana Miller"
<danamiller@attglobal.net>
02/10/2003 04:11 PM

To: <gale.brewer@council.nyc.ny.us>, <rtierney@lpc.nyc.gov>, <bp@manhattanbp.org>, <gottfr@assembly.state.ny.us>, <strings@assembly.state.ny.us>, <duane@senate.state.ny.us>, <schneider@senate.state.ny.us>, <jerrold.nadler@mail.house.gov>, <landmarkwest@landmarkwest.com>
cc:
Subject: West 70th Street

110 West 90th Street

#2G

New York, N.Y. 10024

February 10, 2003

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenues. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side; Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70th Street project by Manhattan Council Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York state Senators Thomas Duane and Eric Schneiderman and New York state Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you

Sincerely,

Lori Zabar 565 West End Avenue #16D New York, NY 10024 Phone 212.874.6043 Fax 212.580.0984

January 26, 2003

Mayor Michael Bloomberg
City Hall
New York, NY 10007

Dear Mayor Bloomberg:

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

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I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,



565 West End Avenue #16D
New York, NY 10024

Columbia University

IN THE CITY OF NEW YORK

THE GRADUATE SCHOOL OF ARCHITECTURE PLANNING AND PRESERVATION

400 AVERY HALL

January 17, 2003

Hon. Robert B. Tierney
Chair
New York City Landmarks Preservation Commission
1 Centre Street
New York, New York 10007


RE: Congregation Shearith Israel, 8 West 70th Street, Manhattan

Dear Mr. Tierney:

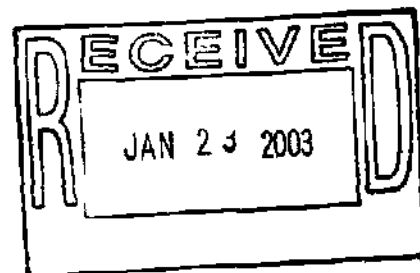
I have attached for your consideration a statement concerning Congregation Shearith Israel's application for a Certificate of Appropriateness and endorsement of a special permit pursuant to Section 74-711 to construct a 14-story building on the midblock of West 70th Street in Manhattan. This project hits particularly close to home since I conducted a Columbia studio in the spring of 1982 for the Department of City Planning that led to contextual zoning changes on the Upper West Side. In my opinion, the proposed project is inappropriate and should be disapproved by the Commission.

Thank you very much for the opportunity to express my views on this matter. Please do not hesitate to contact me for any additional information.

Sincerely,



Elliott D. Sclar
Professor of Urban Planning
Director of Graduate Programs in Urban Planning



**Statement of Elliott D. Sclar
Professor of Urban Planning
Director of Graduate Programs in Urban Planning
Columbia University
January 10, 2003**

Regarding the Proposal of Congregation Shearith Israel, 8 West 70th Street

This statement addresses a proposal that has been submitted to the City for special permission to construct a 14-story building in the midblock of West 70th Street between Central Park West and Columbus Avenue. This building would sit in an R8B zoning district. R8B zoning on the Upper West Side is intended to encourage low-rise construction compatible with the traditional rowhouses that define the core characteristics of this fine neighborhood's side streets. I write to express my serious concern about this proposal in part for the damage it will do to one of the finest neighborhoods in the city and in part because it will irreparably harm the balanced land use regulatory policy that has helped to make this area one of America's leading urban neighborhoods.

The very fact that this project will require that various city agencies grant it a series of "waivers," "variances," "special permits" and a Certificate of Appropriateness to demolish a landmarked structure should set off alarm bells everywhere in the planning and preservation community. The precedent that the granting of these waivers, variances and special permits will create may effectively render the carefully crafted land use development plan for the Upper West Side moot. The contextual zoning and landmark designations that guide this neighborhood's growth and change (and the neighborhood has grown and changed) were thoughtfully designed and democratically adopted policies intended to fairly balance the maintenance of this neighborhood's charms with the real needs for added development. This project will destroy this careful balance.

As a general matter, it is inherently improper for any developer, even a nonprofit institution, to seek special exemption from a zoning policy that was crafted with the meticulous care and community wide support that this one received. I am fully familiar with the background of this zoning. In the Spring of 1982 I directed a graduate studio at Columbia University's Graduate School of Architecture, Planning and Preservation that was the starting point for this zoning change. The "client" for that studio was the Department of City Planning. The student produced work helped to launch the process that led to the adoption of the City's first "contextual zone" on the Upper West Side. The preliminary studio findings were support work for the 1982 West Side Zoning Study, which was in turn central to the 1984 creation of a "contextual zoning district" on the Upper West Side. In total, eight new districts were created that essentially downzoned the midblocks and upzoned the avenues, in keeping with the existing context of that neighborhood. The new zoning identified the midblocks, in which R8B zones were mapped to replace R7-2, as having a strong and identifiable low-rise scale and coherence. The residential avenues, including Central Park West, are defined by their high 130- to 150-foot streetwalls and were accordingly changed from R10 to R10A zones to promote tall construction with a consistent cornice line.

These building types create distinctive “environments,” as stated in the City Planning Commission’s report (April 9, 1984), and the boundaries between these environments are critical to maintain. The R10A district covering Central Park West gives way to the midblock R8B district at a point 125 feet in from the avenue. A 14-story building that is more than 125 feet into the midblock would destroy this crucial boundary. Indeed, it should be noted that the line between the old R10 avenue zoning and R7-2 midblock zoning used to be drawn at 150 feet. The City Planning Commission called this line “abnormally deep” and reduced it to 125 feet in order to contain tall construction closer to Central Park West. This was not an arbitrary change in policy but a careful and measured response to the Upper West Side’s built environment.

The Upper West Side today is a delicate balance of intense and highly congested urban living, that is granted the necessary respite to remain vital by its lower scaled mid blocks. Once the scale of these mid blocks is breached in one place, the case for preservation in all these others will be severely compromised.

I do not believe that any neighborhood (outside of perhaps Williamsburg Virginia) should be preserved as a museum piece. On the other hand, unless there is a broader set of findings that would suggest that the balance between development and preservation that the Upper West Side enjoys is no longer functional, there is no basis in land use policy for granting the type of ad hoc waivers, variances, special permits that will begin the process of undermining it. To date no such case has been made.

EXHIBIT COVER PAGE

www.protectwest70.org

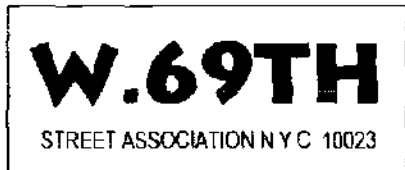
To : Robert B. Tierney

From : Ron Kahn

Sent : 1/28/03 at 2:04:46 AM

Pages : 3 (including Cover)

Subject :



39 West 69th Street
New York, NY 10023
Tel No: 212.768.0077
Fax No: 212.768.1723
E-Mail ronkahn@mylawyeris.com

January 28, 2003

Ms. Amanda Burden, Chairperson
City Planning Commission
22 Reade Street
New York, NY 10007

Re: Application of the Spanish and Portugese Synagogue

Dear Ms. Burden:

I am the president of the West 69th Street Block Association (the Association). The Association has been in existence for more than 30 years. We are concerned with our neighborhood and the life styles of our residents

The block association consists of all residents of West 69th Street between Central Park West and Broadway. As such we have a constituency of approximately 1500! members. Our Board of Directors (a 34 person Steering Committee) met on Wednesday January 22, 2003. A resolution was unanimously passed that directed me to write to you to express our displeasure, lack of support and total opposition to any variance, waiver, special permit or Certificate of Appropriateness to permit the Spanish and Portuguese Synagogue (SAPS) to erect any structure more than 5 stories tall on West 70th Street. I remind you that this is a historic district with a very specific low rise zoning that was years in study, creation and adoption. It is that zoning you would tear asunder without any basis or rationale.

It appears to us that over the years, Landmarks and City Planning has abrogated its authority to any developer seeking a variance. The Upper West Side, which has been a cradle and test tube of housing experimentation has been the guinea pig for non conforming uses far too long. We have been the subject of massive development by those who neither consider the community nor its design sensitivities, of which they are a part.

To permit SAPS to erect any such structure is one more assault on our cradle of housing design and experimentation. It is one more assault on a community by violating its zoning rules, attempting to change its basic character and providing loss of light and air, adding higher traffic and higher population density, all of which are the antithesis of our zoning code.

It is time for you to protect the integrity of a community which has provided so much to the life and fabric of the City of New York. Our residents range from the unknown soul to the rich and famous. But one thing we all have in common is the spirit of community which large scale projects have destroyed by virtue of their size and the impersonal anonymity of their residents. This is a brownstone community that you are slowly destroying by permitting non conforming uses to abound all around. And these non conforming uses are not simply a minor 1-2 per cent bulk infringement but a significant assault on the whole fabric of the community.

We beg you to follow the law and not let us down. Our voice is not a solo note but part of a great chorus including our neighbors and elected officials ranging from our Borough President to our State Assemblymembers, Gottfried and Stringer. Opposition is also being voiced by major institutions as diverse as the Municipal Art Society and the Upper East Side Historic District.

Please, deny any variance.

Very truly yours,
W. 69th Street Association



By: Ronald S. Kahn,
President

| | | |
|--|---|--|
| cc: Michael Bloomberg Mayor of the City of NY By Fax: 212.788.2460 | Gale Brewer City Council Member By Fax: 212.513.7717 | Robert B. Tierney Landmarks Preservation Chairperson By Fax: 212.669.7960 |
| C. Virginia Fields Manhattan Borough Pres. By Fax: 212.669.4305 | Richard Gottfried NYS Assemblyman By Fax: 212.312. 1494 | Scott Stringer NYS Assemblyman By Fax: 212.873.6520 |
| Tom Duane NYS Senator By Fax: 212. 564.1003 | Eric Schneiderman NYS Senator By Fax: 212.397. 3201 | Jerrold Nadler US Congressman By Fax: 212.367.7356 |
| Landmark West By Fax: 212.875.0209 | | |

100-100000000

100-100000000

TO: ROBERT A. LEEFREV, 1000 NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

**Statement in Opposition to Granting a Variance for the Apartment Building Proposed by
Congregation Shearith Israel, West 70th Street, New York**

I would like to add my voice to the chorus of New Yorkers opposed to the granting of a variance for Congregation Shearith Israel to build a fourteen-story building, including an apartment house, on a midblock site behind the synagogue. I am an architectural historian and adjunct associate professor in the Columbia University School of Architecture where I teach about New York City. I have, over the years, had a special interest in the Upper West Side and I am a founding board member of Landmark West. I believe that the synagogue's proposal defies the carefully crafted 1984 contextual zoning instituted on the Upper West Side which permits tall buildings on the avenues, but restricts the height of buildings on the low-rise midblocks. Permitting this speculative apartment building with synagogue use at the base would open the door to additional out-of-scale construction in the low-rise zoning district and within the Upper West Side Historic District. While Congregation Shearith Israel is certainly an institution of great historic significance, it should be abiding by the same zoning rules that regulate all other landowners in the area.

In addition, I oppose any action by the Landmarks Preservation Commission to assist the synagogue in applying for a variance since the synagogue has not established a pressing preservation purpose for this project, except to state that funds from development will assist in maintaining their buildings, something that any building owner is required to do on a regular basis.

I hope that this proposal is rejected and that Shearith Israel and its talented architects will return with a new proposal to erect an up-to-date community house that fits within the area's zoning.

Sincerely,



Andrew Scott Dolkart



Heather McCracken

01/28/2003 01:09 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: 14 Story Tower on West 70th Street b'twn Central Park West & Columbus

----- Forwarded by Heather McCracken/Lpc on 01/28/2003 01:12 PM -----



"Sandra M. Wilkie"
<smwoofette@wilkieitd.com>

01/28/2003 12:39 PM

To: <rtierney@lpc.nyc.gov>

cc:

Subject: 14 Story Tower on West 70th Street b'twn Central Park West & Columbus

Robert B. Tierney - Landmarks Preservation Commission Chair
1 Centre Street, 9th Fl., NYC 10007

Dear Mr. Tierney:

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70th Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you in advance for hearing my concern, I am.

Respectfully,

Walter J. Wilkie
1 West 67 Street
New York, New York 10023
Phone 212/496-2312
Mobile: 305/496-0032
Fax 209/671-6172
Internet: WJWoofy@WilkieLtd.com

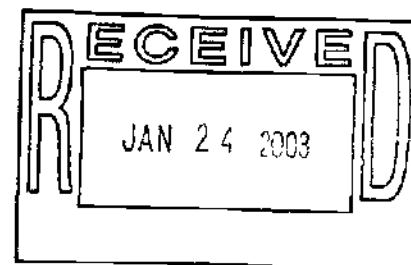
Love

I have learned that every man lives not through care of himself, but by love.

Leo Tolstoy (1828-1910), Russian writer.

Anna Karenina.

Julius Rudel
101 Central Park West
New York, NY 10023



January 21, 2003

Mr. Robert Tierney
Chairman
Landmarks Preservation Commission
1 Centre Street
9th Floor
New York, NY 10007

Dear Chairman Tierney;

I am writing to you not only as a lifetime West Sider, but as someone who has spent a career in the arts in New York, a place where beauty is cherished.

It is with the utmost concern that I urge you to reject the proposal by Congregation Shearith Israel to build an apartment tower. Twenty years ago, a similar project was defeated by those who care about our city's beauty. Even if I were not directly affected by this horrific proposal I would speak out against it. In my travels around the world I am often struck by how many countries truly preserve the riches of their past and don't let the greed of over-construction ruin what is beautiful.

Should you fail to stop this heinous project from proceeding, I can easily foresee similar proposals by the other houses of worship that line Central Park West. By doing so you would be opening the door to more construction on 65th, 68th, 77th, and 96th streets, to mention just the four most obvious targets. It is a slippery slope. Would all that construction be 'preserving' or destroying New York's Landmarks?

For your reference I have enclosed a copy of my November letter to the LPC. I hope in your new capacity you will champion a true preservation movement.

I hope you will work to defeat the proposal.

Sincerely,

November 18, 2002

To the Members of The NYC Landmarks Preservation Committee;

Unfortunately conducting engagements outside of New York City prevent me from attending the Committee meeting. However, I do want to add my voice to the chorus of concerned New Yorkers urging you to reject the variances required for the construction of a mid-block high-rise apartment building on West 70th street.

As a more than fifty year resident of the upper West Side I have seen first hand what development, both positive and negative, can do to a neighborhood. This construction would be an outright assault on the heart of a wonderfully historic district of our city. During my career I have had the good fortune to travel to most of the capitals of the world. I am always struck by the pride those cities take in their past, their history, and how they truly preserve the wonderful flavor and special qualities of their historic areas. Cities like Vienna, Paris, Rome, and London treasure their historic districts and find a way to preserve those areas without succumbing to the pressures of developers.

It is ironic and somewhat sad, to read of the plans being circulated now to reconstitute the beautiful Pennsylvania Station, which was torn down during the 1960s for the development of an ugly albatross. Or, more personally to me, I recall the fight to save Carnegie Hall from the wrecker's ball. Had cooler heads not prevailed in that fight, one of New York's greatest musical treasures would have been pulled down and replaced by a high-rise, red, office building, no different than hundreds of others.

The challenge is to preserve the beauty that is our historic district and to fend off developers' 'visions' of what a neighborhood should look like. To give in and allow this project is to take the first steps down a slippery slope. How long will it be before the churches on Central Park West and 68th and 65th streets also request variance along these lines? Similar proposals were rejected twenty years ago and should be rejected again today.

I urge you to reject the variance requests and save the character of this neighborhood so its beauty can be enjoyed by generations to come. To fail to do so would mean your committee had failed in its mission to preserve. New York would become a far less beautiful place if your organization were to become known as The Landmarks Development Committee.

Sincerely,



104 Central Park West



Heather McCracken

01/27/2003 04:13 PM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: West 70th Street

----- Forwarded by Heather McCracken/Lpc on 01/27/2003 04:16 PM -----

David Smiley
<ds210@columbia.edu>

>

Sent by:
ds210@columbia.edu

To: rtierney@lpc.nyc.gov

cc: landmarkwest@landmarkwest.org

Subject: West 70th Street

01/26/2003 03:40 PM

Robert B. Tierney - Landmarks Preservation Commission Chair
Dear Chairman Tierney:

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70th Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

David Smiley
301 West 108th Street 8a
New York, NY 10025



Heather McCracken

01/29/2003 01:34 PM

To: Diane Jackier/Lpc@Lpc

CC:

Subject: opposition to West 70th street project

----- Forwarded by Heather McCracken/Lpc on 01/29/2003 01:37 PM -----



Susanne Rostock

<Rostock@bigplanet.com>

01/29/2003 01:05 PM

To: rtiemey@lpc.nyc.gov

cc: landmarkwest@landmarkwest.org

Subject: opposition to West 70th street project

Susanne Szabo Rostock

18 West 70th Street , PHB
New York, New York 10023

January 29, 2003

Robert B. Tierney
Landmarks Preservation Commission Chair
1 Centre Street, 9th Floor
NYC 10007

Dear Mr. Tierney:

I am writing to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

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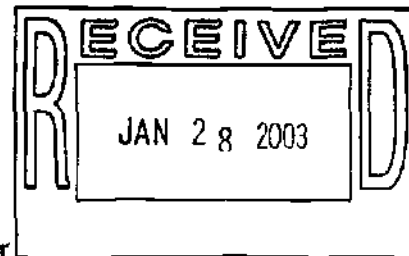
I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning.

Thank you.

Sincerely,

Susanne Szabo Rostock
18 West 70th Street, PHB
New York, New York 10023

EMILY F. MANDELSTAM
285 Central Park West
New York, NY 10024



January 27, 2003

Robert B. Tierney - Landmarks Preservation Commission Chair
1 Centre Street, 9th Fl., NYC 10007

Dear Mr. Tierney:

I am writing as a life-long Upper West Side resident to express my opposition to a proposal for a 14-story, 157-foot tower (not including rooftop mechanicals) on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York Landmarks Preservation Commission, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

In an era of "bigger is better" -- an era during which Duane Reades replace small pharmacies, Food Emporiums replace mom-and-pop grocers, Gaps replace idiosyncratic clothing boutiques, and high-rise luxury buildings sprout on so many avenues all around our city -- a stand must be taken against these looming negative changes in the built, physical environment of New York City.

I support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block-busting" building developments.

I am joined in my opposition to the West 70th Street project by Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assemblymembers Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

A well-written and well-supported statement of opposition has been prepared by Elliott Sclar, Director of Graduate Programs in Urban Planning at Columbia University. Professor Sclar, a noted scholar of urban planning, directed the original research two decades ago that led to the zoning laws which are now in danger of being eroded. I am attaching his eloquent statement here.

I am urging you to do everything in your power to help preserve and protect our community by opposing this ill-conceived project and all other projects that threaten to disrupt our community's character by waiving existing zoning. We should not risk a downward slide on this slippery slope.

Thank you.

Sincerely,

Emily F. Mandelstam

**Statement of Elliott D. Sclar
Professor of Urban Planning
Director of Graduate Programs in Urban Planning
Columbia University
January 10, 2003**

Regarding the Proposal of Congregation Shearith Israel, 8 West 70th Street

This statement addresses a proposal that has been submitted to the City for special permission to construct a 14-story building in the midblock of West 70th Street between Central Park West and Columbus Avenue. This building would sit in an R8B zoning district. R8B zoning on the Upper West Side is intended to encourage low-rise construction compatible with the traditional rowhouses that define the core characteristics of this fine neighborhood's side streets. I write to express my serious concern about this proposal in part for the damage it will do to one of the finest neighborhoods in the city and in part because it will irreparably harm the balanced land use regulatory policy that has helped to make this area one of America's leading urban neighborhoods.

The very fact that this project will require that various city agencies grant it a series of "waivers," "variances," "special permits" and a Certificate of Appropriateness to demolish a landmarked structure should set off alarm bells everywhere in the planning and preservation community. The precedent that the granting of these waivers, variances and special permits will create may effectively render the carefully crafted land use development plan for the Upper West Side moot. The contextual zoning and landmark designations that guide this neighborhood's growth and change (and the neighborhood has grown and changed) were thoughtfully designed and democratically adopted policies intended to fairly balance the maintenance of this neighborhood's charms with the real needs for added development. This project will destroy this careful balance.

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Sherida Paulsen
12/03/2002 09:15 AM

To: Diane Jackier/Lpc@Lpc
cc:
Subject: Fwd: DELIVERY FAILURE: User s.paulsen (s.paulsen@lpc.nyc.gov)
not listed in public Name & Address Book

----- Forwarded by Sherida Paulsen/Lpc on 12/03/2002 09:16 AM -----



Dianne Carr
<storytailors2002@yahoo.com>
12/02/2002 05:34 PM

To: spaulsen@lpc.nyc.gov
cc:
Subject: Fwd: DELIVERY FAILURE: User s.paulsen (s.paulsen@lpc.nyc.gov)
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Note: forwarded message attached.

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----- Message from Postmaster@nyc.gov on Mon, 2 Dec 2002 10:03:07 -0800 (PST) -----

To: Dianne Carr <storytailors2002@yahoo.com>

cc: landmarkwest@landmarkwest.org

Subject DELIVERY FAILURE: User s.paulsen (s.paulsen@lpc.nyc.gov) not listed in public Name &
: Address Book

Your message

Subject: SPANISH AND PORTUGUESE SYNAGOGUE: PROPOSED 14-STORY HIGHRISE ON
WEST 70TH ST. BETWEEN C.P.W. AND COLUMBUS AVENUES.

was not delivered to:

s.paulsen@lpc.nyc.gov

because:

User s.paulsen (s.paulsen@lpc.nyc.gov) not listed in public Name & Address
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Reporting-MTA: dns;lpc.nyc.gov

Final-Recipient: rfc822;s.paulsen@lpc.nyc.gov

Action: failed

Status: 5.1.1

Diagnostic-Code: X-Notes; User s.paulsen (s.paulsen@lpc.nyc.gov) not listed in
public Name & Address Book

----- Message from Dianne Carr <storytailors2002@yahoo.com> on Mon, 2 Dec 2002 10:03:07 -0800
(PST) -----

To: s.paulsen@lpc.nyc.gov

cc: landmarkwest@landmarkwest.org

**Subject SPANISH AND PORTUGUESE SYNAGOGUE: PROPOSED 14-STORY HIGHRISE ON WEST
: 70TH ST. BETWEEN C.P.W. AND COLUMBUS AVENUES.**

Ms. Sherida Paulsen
Chairperson
Landmarks Preservation Commission

Dear Ms. Paulsen:

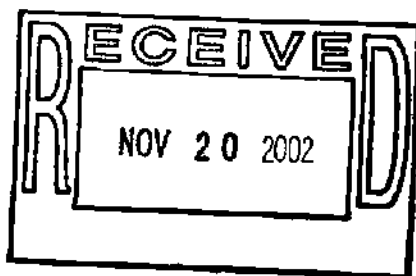
I am writing to join my community in expressing
opposition to the proposed construction of a 14-story
highrise building on West 70th Street and to support
the integrity and promulgation of our historic
landmarking district.

Thank you.

Sincerely,
Dianne R. Carr
26 West 70th Street 1A
New York, N.Y. 10023
tel. 212 873-1779

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To ~~the~~ *DP*
www.protectwest70.org



Ron Prince

Marketing Consultant

18 West 70th Street

Penthouse A

New York, NY 10023

ronprince@worldnet.att.net

212.579.9180 voice

212.579.9158 fax

November 18, 2002

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

Dear Ms. Paulsen:

I am writing you about a very important issue in preservation – and to appeal for your support.

As you know, Congregation Shearith Israel (CSI) is seeking approval to build a 14-story structure on West 70th Street, behind their landmark building on 70th & CPW. The building would be on the site of CSI's current community house plus an adjoining, now-vacant lot. Four above-ground floors would house new community facilities; ten more would go to luxury condos.

If built, this structure would tower over a quintessential block in the Upper West Side/Central Park West Historic District.

The waivers, variances and special permits this scheme requires are of themselves telling of the project's inappropriateness. They include:

- The transfer of air rights from the CSI's landmark building to the site behind it – a precedent and a dangerous one!
- The transfer of air rights across zoning districts – the synagogue (on higher-rising CPW) and the proposed building site (reaching well into residential West 70th) are in different zones.
- Waiver of zoning law in order to allow a building twice the legal height. (The current design is approximately 75% higher than the now-tallest mid-block structure.)
- Waiver of "rear yard" and "set back" provisions.

All this in a designated historic district!

The synagogue maintains that the sale of the development rights will endow its own preservation and other programs. But opening the door to special-permit development by not-for-profits endangers historic areas throughout our city.

There really is a question of policy here – and of appropriateness:

Should an organization with an historic site be permitted to expand to the great detriment of an historic district? The answer should be no, even for institutions of worship.

This is a high-stakes case: The integrity of the Landmark Law and of this (and other) historic districts need protection. Please use your voice and prestige to ensure that a building plan of extremely inappropriate scale is defeated.

I look forward to your hearings on this proposal next week, on November 26th.

Sincerely,

A handwritten signature in black ink, appearing to read "Sherida E. Paulsen". The signature is fluid and cursive, with the first name being the most prominent.

To: DJ

Attention: **Ms. Sherida E. Paulsen**

Date: 11/24/2002

Company: Landmarks Preservation

Number of Pages: 4

Fax Number: 212-669-7960

Voice Number: 212-669-7888

From: Kent Wallgren

Company:

Fax Number: 212-769-3312

Voice Number: 212-362-5184

Subject: Shearith Israel

Comments:[illegible]

Kent A. Wallgren
18 West 70th Street #8C
New York, NY 10023
Tel 212 362 5184 & Fax 212 769 3312
kawallgren@aol.com

November 22, 2002

Ms. Sherida E. Paulsen, Chair
Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, New York 10007

Dear Ms. Paulsen,

I am writing to gain your personal support for protecting the Upper West Side / Central Park West Historic District.

The Congregation Shearith Israel at 8 West 70th Street plans to erect a mid-block high-rise next to the existing magnificent landmarked Synagogue (see below drawing). The plan, as submitted to the Landmark Preservation Commission in late October, involves tearing down its existing four-story congregation center, rebuilding a larger center, and building a residential luxury condo tower on top of the building that would house the new center. It will use its adjacent empty lot, formerly a Brownstone building, torn down by the Synagogue some years ago.

The local community supports the Synagogue's plan for expanding its center, but it is vehemently opposed to the planned residential structure. Their planned residential building will tower over the famous Brownstones on this Upper West Side Historic District block and endanger the character and nature of the neighborhood. The projected tower would not relate harmoniously to the landmarked Synagogue and surrounding Brownstones. It will negatively impact the quality of life in the community and change the skyline of Central Park West. The proposed structure is utterly inappropriate for the Historic District.

The Synagogue wants the City to grant it a series of waivers, variances, and special permits, including a waiver to the zoning law and transfer of development rights across zoning districts, which would be necessary to build a mid-block building twice as tall as the law permits. This sets a dangerous precedent for exploitation of other sites held by non-profit institutions. It raises the issue of ensuring all people and institutions are treated equally and fairly.

The Congregation appears strongly motivated by the large sum of money it stands to make with little effort. It plans to sell the development rights for the residential tower to a developer and could be expected to gross as much as \$100 million. I understand that Shearith Israel is one of the wealthiest Congregations in the region and is not desperate for moneys. The residents in the Historic District would indirectly end up footing the bill and at the same time seeing the character and value of their neighborhood diminished. Such a transfer of wealth and a compromised Historic District would be unacceptable.

I am urging you to uphold the integrity of the Landmark Law and preserve the quintessential character of the Upper West Side Historic District. Please stop this project in its current form.

Thank you for your support.

Sincerely,



Kent A. Wallgren

TODAY



TOMORROW?



Congregation Shearith Israel is planning a 14-story building on 70th Street that would destroy the character of the Upper West Side/Central Park West Historic District.

Make sure it does not happen. Get involved. Call Landmark West!, 496-8110!

West 73th Street Block Association

Amsterdam Avenue to Riverside Drive in the 200 & 300 Blocks on The Upper West Side

January 6, 2003

Sherida Paulsen, Chairman
Landmarks Preservation Commission
1 Centre Street, 9th floor
New York, NY 10007

Dear Ms. Paulsen:

I am writing to express our opposition to a proposal for a 14-story, 157-foot tower on West 70th Street between Central Park West and Columbus Avenue. This proposal, submitted to the Landmarks Preservation Commission by Congregation Shearith Israel, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for future inappropriate building projects.

We support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of the midblocks, and we oppose all applications for "block-busting" developments.

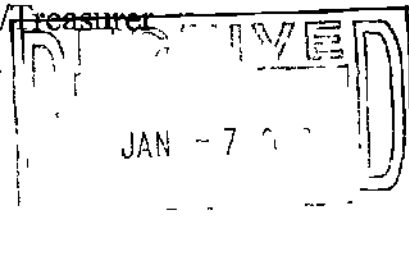
We are joined in our apposition to the West 70th Street Project by Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West, and Friends of the Upper West Side Historic Districts, and many private individuals and most of our elected officials.

As an active block association, we urge you to do everything in your power to help preserve and protect our neighborhood by opposing this ill-conceived project and all other projects that are similarly disruptive.

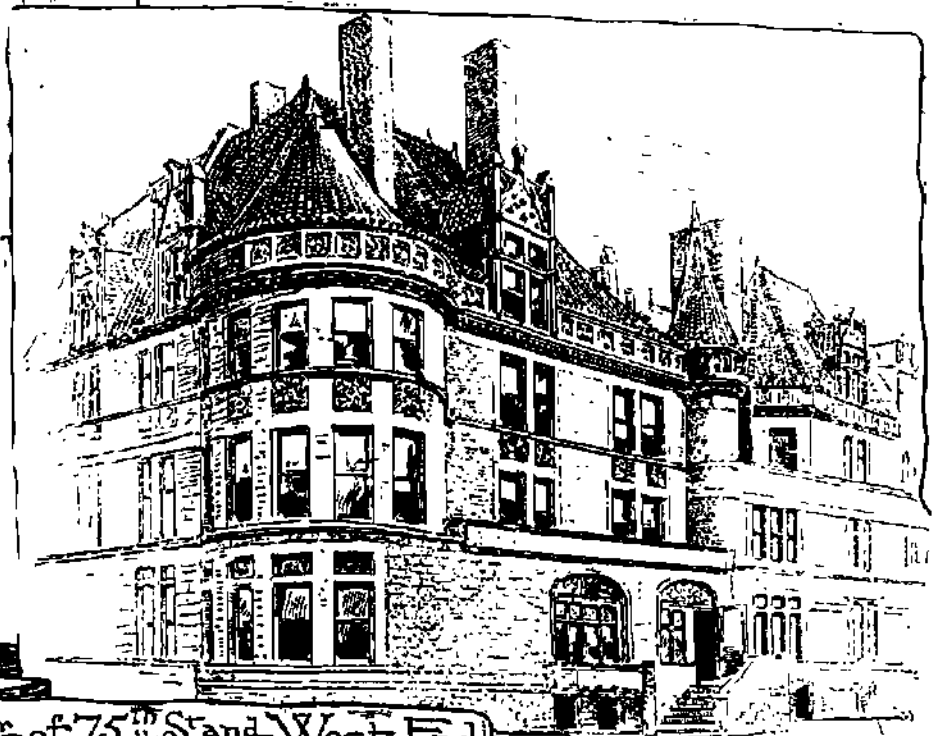
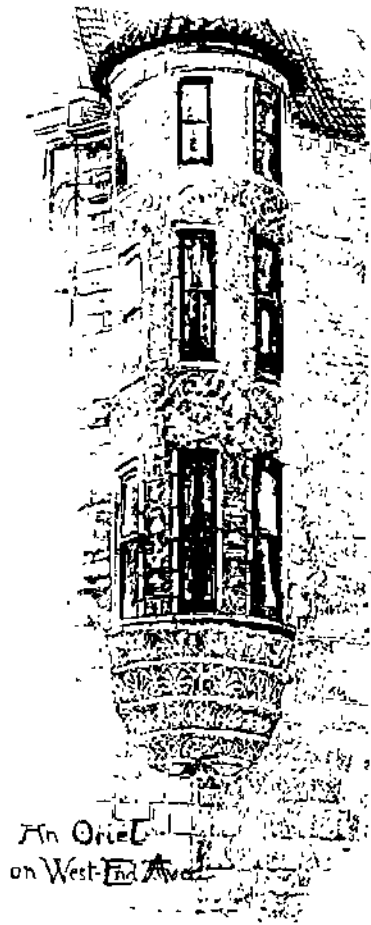
Very truly yours,



Joan S. Franklin
Secretary/Treasurer
W 75 BA



The very old days on West Seventy Fifth Street and West End Avenue



From Harper's Weekly, date unknown

urgent

f a c s i m i l e

To: Robert B. Tierney, Chair LPC

Company:

Fax Number: +1 (212) 669-7960

Business Phone:

From: Jude hunt

Fax Number: +1 (212) 877 7762

Business Phone:

Home Phone:

Pages: 2

Date/Time: 1/19/03 4:59:18 PM

Subject: West 70th Street Proposal for 14 Story Tower

Dear Chair Tierney,

We oppose the proposal for a 14 story tower on West 70th Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the LPC, threatens the widespread low-rise midblock character of the Upper West Side and may pave the way for other architecturally incompatible projects.

We support the existing zoning for the Upper West Side Historic District, which is designed to protect the low-rise character of neighborhood midblocks, and oppose all present and future applications for "block busting" developments. To quote Professor Elliot D. Sclar, Professor of Urban Planning, Columbia University on January 2003, Regarding the Proposal of Congregation Shearith Israel, 8 West 70th Street ;

"The very fact that this project will require various city agencies to grant it a series of "waivers", "special permits" and a Certificate of Appropriateness to demolish a landmarked structure should set off alarm bells everywhere in the planning and preservation community."

"The upper West Side today is a delicate balance of intense and highly congested urban living, that is granted the respite to remain vital by its lower scaled mid blocks. Once the scale of these mid blocks is breached in one place, the case for preservation in all theses others will be severely compromised"

We attended the CB7 meeting when this proposal was brought forth. Judgeing by the model of the proposed tower, it is not only out of scale and inappropriate, it is ugly...a boring slab.

Please, we urge you to do everything in your power to help preserve and protect our community by opposing this ill conceived project and all the other projects that threaten to disrupt this community's character by waiving existing zoning.

Thank you.
Sincerely,

Judith and Robert Hunt
160 Riverside Drive
2 D
New York, NY 10024-2110
JHunt81289@aol.com



Heather McCracken

01/22/2003 11:35 AM

To: Diane Jackier/Lpc@Lpc

cc:

Subject: NYC Landmarks Preservation Commission Review of Congregation
Shea rith Israel Proposal

----- Forwarded by Heather McCracken/Lpc on 01/22/2003 11:38 AM -----



"Stutzman, David"

<Stutzman@sewkis.co
m>

01/22/2003 11:12 AM

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

cc:

Subject: NYC Landmarks Preservation Commission Review of Congregation
Shea rith Israel Proposal

Dear Mr. Tierney:

I have been a resident of Central Park West for over 12 years and currently serve as the president of the Board of Directors of 80 CPW Apartments Corp. I am writing to express my deep opposition to the proposal of Congregation Shearith Israel (the Spanish & Portuguese Synagogue) to construct a 14-story tower overshadowing its magnificent and historic synagogue, the Central Park skyline and the low-scale brownstones on 70th Street, thereby damaging the low-rise midblock character of the Upper West Side and the fabric of the Central Park West Historic District. Approval of this project will inevitably lead to other architecturally incompatible projects.

I, along with many of my neighbors at 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 21, 2002 and were heartened by Assembly Member Richard Gottfried's impassioned and eloquent rebuttal to the Congregation's battery of P.R. spokesmen. We were pleased to see that the Committee and the Community Board itself later voted unanimously to disapprove the project.

The Congregation has now petitioned the NYC Landmarks Preservation Commission for approval of this project.

This Congregation, one of the wealthiest in the city with some of New York's leading and wealthiest 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 Community Board 7 meeting we attended 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 P.R. spokesmen's veiled threats to blackmail the landmarks approval process should the Congregation not get its way was insulting to all present.

I am pleased to see that Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West! and Friends of the Upper East Side Historic Districts, as well as a growing list of individuals and local and citywide groups, oppose the Congregation's project. In addition, we are grateful for the leadership and support of elected officials including Manhattan Borough President C. Virginia Fields, New York State Senators Thomas Duane and Eric Schneiderman and New York State Assembly Members Richard Gottfried and Scott Stringer, all of whom oppose this project because it violates the zoning and undermines the character of the historic district.

I respectfully request that you do everything in your power as Chairman of the Landmarks Preservation Commission to help preserve and protect our community by opposing this ill-conceived project. 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