



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9TH FLOOR, NEW YORK NY 10007 TEL: 212-669-7923 FAX: 212-669-7797

<http://nyc.gov.landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03Item # _____ Item Address 8 W. 70 St

In favor of proposal _____ ☒ Against proposal _____ Other position _____
Assembly Member Richard Gottfried
Name
242 W. 27 St.
Address
75th Assembly District
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

plus Dale Brewer

If you need additional space, please use the other side.



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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 2003

Item # 17 Item Address 8 W. 70th St.

 In favor of proposal X Against proposal Other position

MARC D. LEIBOW

SOKOLOV, DENNIS MERCADER & CARRERAS LP
770 LEXINGTON AVE
NEW YORK, N.Y. 10021

Name
Address

ATTORNEY FOR
ALL OPPONENTS TO THIS ITEM
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 13Item # 16 Item Address 8 W 70TH ST

_____ In favor of proposal ☒ _____ Against proposal _____ Other position _____

CHRISTABEL BOUGIT

Name

46 CHAISTOMER CT NY NY 10014

Address

SOCIETY FOR THE ARCHITECTURE OF THE CITY

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date July / 1 / 2002Item # 17 Item Address 8 West 70th St

 In favor of proposal ☒ Against proposal Other position

Haura Ludwig
Name

33 West 60th St NYC
Address

Warrens City Club of New York
Representing

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22



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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03Item # 17 Item Address 8 W 70th
☒ In favor of proposal ☐ Against proposal ☐ Other position

RABBI MARK Angel
Name

180 WEST End Ave NYC
Address

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # 17 Item Address Shearith Israel

☒ In favor of proposal ☐ Against proposal ☐ Other position

Peter Neustadter

Name

180 West End Ave

Address

Shearith Israel

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03

Item # 17 Item Address E W 70th

✓ In favor of proposal _____ Against proposal _____ Other position _____

Harriet K. Ametchi

Name

500 WEST END AVENUE, NY NY

Address

Congregation Shearith Israel

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 01 / 03

Item # _____ Item Address Congregation Shearith
Israel 70th St Tower
_____ In favor of proposal X _____ Against proposal _____ Other position _____

Charles Church

Name

91 Central Park West

Address

New York, NY 10023

Representing

Family

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03

Item # 17 Item Address Cong. S.I.

☒ In favor of proposal ☐ Against proposal ☐ Other position

Alvin Deutsch

Name

205 W 57 ST

Address

Cong. S.I.

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date July / 01 / 2003Item # 17

Item Address

8 West 70th St.Congregation Shearith Israel Synagogue
70th Street TowerIn favor of proposal X Against proposal _____ Other position _____LISE HILBOUDT

Name

101 CENTRAL PARK WEST

Address

NYC 10023Shareholders at 101 - and family

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 30

Item # _____ Item Address _____

_____ In favor of proposal ☒ Against proposal _____ Other position _____

Dan Cohen _____
Name

467 Central Park West, #2F, NYC 10025 _____
Address

Community Board 7 _____
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03Item # _____ Item Address #8 70 ST.

_____ In favor of proposal X Against proposal _____ Other position

EUGENE V. NETZER
Name

25 W. 70 ST.
Address

SELF
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03Item # ~~840 Street~~ Item Address * 8 70 St.

 In favor of proposal X Against proposal Other position

Wendy Ludlum

Name

49 W. 69TH St.

Address

my community Block association of W 69TH St.

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

This is illegal the street is est. as a
preserved historical district.

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03Item # 16 & 17 Item Address 8 W 70th STIn favor of proposal X Against proposal _____ Other position _____Name Anne Farley 10+71 100/Bd/BnAddress 101 CENTRAL PARK WEST #14E 10023Address TenantsAddress 103 CENTRAL PARK WEST Corporation

Representing _____

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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 07 / 01 / 03Item # 17 Item Address 8 W 70TH
☒ In favor of proposal ☐ Against proposal ☐ Other position
JEFFREY MOSSER*Name*351 E 84TH ST A 22 E*Address*NEW YORK, NY 10028*Representing*

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Date 07 / 01 / 03

Item # 17 Item Address 8 W 70th

☒ In favor of proposal ☐ Against proposal ☐ Other position

JAMES O. HERLANDS

Name

115 CENTRAL PARK WEST

Address

[Signature]

Representing

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Date 07 / 01 / 03

Item # 17 Item Address 8 W 70th

☒ In favor of proposal ☐ Against proposal ☐ Other position

Ruth Schulson
Name

25 W 81
Address

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date July 11, 2003Item # _____ Item Address 10 W 70 St

_____ In favor of proposal ☒ Against proposal ☒ Other position

Alan D. Sugarman

Name

17 W 70 St

Address

Self

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 2003Item # 7 Item Address SHARITH ISRAEL

 In favor of proposal ✓ Against proposal Other position

H. ANGER
Name

107 W 69TH ST
Address

NEIGH BOROHOOD
Representing

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Date 7 / 1 / 2003Item # 8 w 70 st. Item Address 8 w 70 st

_____ In favor of proposal X Against proposal _____ Other position _____

Libby Evans
Name

134 w 78 st.
Address

Self

Representing

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keeping an open space / last yr.

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Date 7 / 1 / 03Item # 8 W 70 ST Item Address 8 W 70

_____ In favor of proposal X Against proposal _____ Other position _____

BRUCE H. SIMON
Name

27 W 67 ST
Address

NY NY 10023
Representing

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McManus Hall Bldg.

Sense of place

Econ. engine / would permit resto of project

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 2003Item # Sheqeru Israel Item Address 8 W. 20th St.

_____ In favor of proposal ☒ Against proposal _____ Other position _____

JONATHAN BAKER
Name

31 West 69th Street
Address

Sidmar Property Cooperative 31 W. 69 St NYC
Representing

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Date July 1, 2003Item # 17 Item Address 8 W. 70th St.

 In favor of proposal ☒ Against proposal Other position

Teri Slater, Co-Chair
Name

Defenders of the Historic Upper East Side
Address
1382 Third Ave # 210 N.Y. N.Y. 10021
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date _____/_____/_____

Item # _____ Item Address _____

_____ In favor of proposal Y Against proposal _____ Other position _____

AYRA PETRIDES

Name

101 W. 78th St. 10024

Address

PETER JENNINGS

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03

Item # 17 Item Address 8 W 70th

 In favor of proposal Against proposal Other position

Audrey Lasky
Name

56 Wintergreen Place East Fishkill, NY 12533
Address

The Spanish and Portuguese Synagogue - Congregation Shearith Israel
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 7 / 1 / 03Item # 17 Item Address 8 W 70th☒ In favor of proposal ☐ Against proposal ☐ Other positionGeorge M. Bulow
*Name*290 West End Avenue
*Address*Congregation Shearith Israel
Representing

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Date 7 / 1 / 03

Item # _____

Item Address C.P.W. + 70

_____ In favor of proposal ☒ Against proposal _____ Other position _____

David Mantovsky
Name

91 Central Park West
Address

Robert A Caro
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03Item # 1-1 Item Address 57 W 70th St☒ In favor of proposal ☐ Against proposal ☐ Other position

Naomi Neustadt
Name

180 West End
Address

Shearman & Sterling
Representing

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Date 07 / 01 / 03Item # 17 Item Address 8 W 70th
☒ In favor of proposal ☐ Against proposal ☐ Other position
SAUL LANIADO

Name

160 WEST END AVENUE

Address

NEW YORK NY 10023

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 7 / 1 / 03Item # 17 Item Address 8 W 70th St.In favor of proposal ☒ Against proposal ☐ Other position ☐Name Marc DanielAddress 18 W 70th St.Representing Self

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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 6, 1, 03

Item # _____ Item Address _____

_____ In favor of proposal X Against proposal _____ Other position _____ARI KANTER

Name

56 W 70 #3B

Address

AMY NORMAN AND SELF

Representing

2200 per mo.
80 hrs per wk.

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Date 7 / 1 / 03Item # 17 Item Address 8 W 70TH ST

 In favor of proposal Against proposal X Other position

PILAR DAVILA*Name*876 PARK AVE.*Address*Carl Kaisermann, Park Slope Civic Council*Representing*

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Date 7 / 1 / 03

Item # _____ Item Address 8 W. 70

_____ In favor of proposal ☒ Against proposal _____ Other position

NINA GRAY

Name

80 CPW

Address

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

If you need additional space, please use the other side.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9TH FLOOR, NEW YORK NY 10007 TEL: 212-669-7923 FAX 212-669-7797<http://nyc.gov.landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate July 11, 2003Item # 17 Item Address SW

 In favor of proposal ☒ Against proposal Other position

Sugarman Kamp HUSTON

Name

91 Canal Paul West

Address

~~SW~~

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07, 01, 03

Item # _____ Item Address IN 70^{TR} + CPU

_____ In favor of proposal X Against proposal _____ Other position _____

Tim Davis

Name

91 CPW, NYC
Address

Address

Self

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # _____ Item Address West 70 St CPW

_____ In favor of proposal X Against proposal _____ Other position _____

Aileen B. Semin
Name

45 W 67
Address

N.Y.C.
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

Defenders of Historic Upper E. Side

If you need additional space, please use the other side.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03

Item # 17 Item Address E. W. 70th

☒ In favor of proposal ☐ Against proposal ☐ Other position

Ernest N. Nomenou
Name

350 CPW NYC 10025
Address

Self
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03

Item # 17 Item Address 8 W 70th

☒ In favor of proposal ☐ Against proposal ☐ Other position

ANGELO ABDELA

Name

115 C.P.W., NY 10023

Address

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03Item # 17 Item Address 8 W. 70th / Shearith

 In favor of proposal ☒ Against proposal Other position

Leslie Fitzpatrick

Name

232 East 11th Street, NY, NY 10003

Address

Greenwich Village Society for Historic Preservation

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03Item # 17 Item Address 215 West 92nd St, NY, NY 10025
☒ In favor of proposal ☐ Against proposal ☐ Other position

DAVID S. NATHAN
Name

215 WEST 92ND ST, NY, NY 10025
Address

CONGREGATION SHEARITH ISRAEL
Representing

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<http://nyc.gov/landmarks>

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # _____ Item Address _____

_____ In favor of proposal ☒ Against proposal _____ Other position _____

William F. Fields
Name

29 W. 65th St ✓ 86 yards
Address

Self
Representing

1975

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03

Item # 17 Item Address 8 W 70th

☒ In favor of proposal ☐ Against proposal ☐ Other position

Edgar Nathan
Name

323 CPW
Address

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 /

Item # _____ Item Address 8 West 70th Street

☒ In favor of proposal _____ Against proposal _____ Other position _____

E. Sherry Miller

309 West 72nd Street

NY, NY 10023

Cong. Shear: +4 Israel

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # 17 Item Address 8 W.

 In favor of proposal Against proposal Other position

Kate Wood Name

45 W 67

 Address

Handvale West!

 Representing

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<http://nyc.gov.landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7/1/03Item # 10 Syuoy Item Address W 70

 In favor of proposal Against proposal X Other position

Leonard X Favbman
Name

91C PW
Address

So far LSCC
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03Item # 17 Item Address Shanath Israel

 In favor of proposal Against proposal Other position

Name JAMES PLATTAddress 91 CPWRepresenting self

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 2003Item # ~~88~~ #17 Item Address

 In favor of proposal ☒ Against proposal Other position

Karen Arrich
Name

91 Central Park West
Address

Representing

Susan Sugarman Students
@
Columbia
his neighborhood

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # _____ Item Address CS / proposal

 In favor of proposal ☒ Against proposal Other position

TON PRINCE

18 W 70th St Name

Self Address

 Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 07 / 01 / 03Item # 17 Item Address 8 W 70th

 In favor of proposal ☒ Against proposal Other position

MYLES WEINTRAUB
Name

18 W 70
Address

SELF
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7/1/03

Item # _____ Item Address West 70th + CPW Synagogue

_____ In favor of proposal ☒ Against proposal _____ Other position _____

Daniel Ruzumna

Name

18 W. 70th St. #11, New York NY 10023

Address

_____ *Representing*

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7, 1, 03

Item # _____ Item Address West 70th + CPW

_____ In favor of proposal X Against proposal _____ Other position _____

Lauren Belfer

Name

91 CPW

Address

NYC 10023

Representing

(self)

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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 7/1/03Item # 17 Item Address Shearman (70th CPW)

 In favor of proposal ☒ Against proposal Other position

Peter Janovsky

Name

91 CPW 4F NY NY

Address

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date July 11, 2003Item # 17 Item Address W. 70th St.In favor of proposal ☒ Against proposal ☐ Other position ☐

Robert S. Spirak
Name

62 W. 69th St
Address

West 69th St. Block Association
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

Please don't allow the intrusion
of the proposed Shalom Israel
building in our historic neighborhood
district, Manhattan's neighborhoods
must be protected.

If you need additional space, please use the other side.



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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 7 / 1 / 03Item # 17 Item Address 8 W. 70th Street

☒ In favor of proposal ☐ Against proposal ☐ Other position

Modelene Towne
Name

501 E. 79
Address

Self
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date July 1, 1, 03Item # 17 Item Address 8W

 In favor of proposal X Against proposal Other position

JOAN ROME

Name

160 RIVERSIDE DRIVE

Address

SELF

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # 12 Item Address 8W

 In favor of proposal X Against proposal Other position

Ellen Shipley
Name

40 W 69th St, Apt 3B NY, NY 10023
Address

Self
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03Item # 17 Item Address 8 W 70th☒ In favor of proposal ☐ Against proposal ☐ Other positionR. Victor Ancona

Name

45 Sutton Pl South

Address

NYC 10022

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

160 hrs per wk\$10even if they1600ifmake a
little over minimum
wage\$6400assumesend only 2200

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 2003

Item # _____ Item Address _____

_____ In favor of proposal _____ Against proposal _____ Other position

ROBERT

GOLDRIE

Name

91 CPW NYC 10023

Address

HIMSELF

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03Item # 17 Item Address 843 75th

☒ In favor of proposal ☐ Against proposal ☐ Other position

ESME BERG

Name

262 CENTRAL PARK WEST, NYC 10024

Address

Sharon Tennen

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

I live in the community, and would like
to show my support for Cary Sherman
Times 1010 not need to speak

Sharon Tennen

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 01 / 03Item # _____ Item Address 8 W. 70 ST

Definitely
 _____ In favor of proposal _____ Against proposal ☒ Other position

Name Clarne FriedlanderAddress 30 West 70 Street NYC

West 70th St (CPKW + Columbus)
 Representing _____ 10023

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

The people who live on the block
 of 70th St (between CPKW + Columbus)
 vehemently ~~of~~ object to the "tower"
 which the ~~sephardik~~ temple plans to build
 for commercial reasons + spoil
 our beautiful landmark block

If you need additional space, please use the other side.



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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 01 JUL 1 2003

Item # 17 Item Address 8 W 70ST

 In favor of proposal / Against proposal Other position

Therese Applebaum
Name

12 West 72ND St
Address

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 01 Jul 2003

Item # 17 Item Address 8W 70ST

_____ In favor of proposal _____/_____ Against proposal _____ Other position

Deborah Winokur
Name

Name _____

12 West 72St
Address

Address

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # 17 Item Address 8 West 70th St.

 In favor of proposal ☒ Against proposal Other position

Kathryn K Sheehan
Name

12 West 72nd St
Address

self
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

object to height of proposed structure

scale inappropriate to other midblock buildings

in area

will set precedent for others to encroach on

Townhouse/Residential blocks

If you need additional space, please use the other side.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 08 / 03

Item # 17 Item Address 8 W 70

☒ In favor of proposal ☐ Against proposal ☐ Other position

YASMINE ERGAS

Name

1320 YORK AVENUE, 33F

Address

NYC 10021

Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 7 / 1 / 03Item # 17 Item Address 8 W 70

☒ In favor of proposal ☐ Against proposal ☐ Other position

Stan Towne*Name*501 E 79*Address*self*Representing*

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # 17 Item Address 8 W. 70th

 In favor of proposal ☒ Against proposal Other position

ANNE Correa
Name

11 W. 70th St. , NY, NY 10023
Address

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

If you need additional space, please use the other side.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9TH FLOOR, NEW YORK NY 10007 TEL: 212-669-7923 FAX: 212-669-7797



<http://nyc.gov.landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # 17 Item Address 8 W. 70th St

 In favor of proposal X Against proposal Other position

DAVID JOHNSON
Name

18 WEST 70th ST.
Address

ROBERT A. CARO
Representing

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07 / 1 / 2003Item # 17 Item Address 8 W 70th St.

 In favor of proposal Against proposal X Other position

Frosty Montgomery
Name

42 W 70th St.
Address

myself
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

Lamar

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 1 1 03

Item # 17 Item Address 8 W 70th

 In favor of proposal X Against proposal Other position

Patti Lieberman

Name

101 Central Park West

Address

resident

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7/1/03

Item # 17 Item Address 8 WEST 70 STREET

 In favor of proposal X Against proposal Other position

AMY NEWMAN
Name

610 WEST END AVE, NYC 10024
Address

SELF / COMMUNITY
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7.1.1.03

Item # _____ Item Address _____

_____ In favor of proposal _____ Against proposal _____ Other position _____

Robert Eisen
Name

10 W. 74TH ST, #7G 10023
Address

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03

Item # _____ Item Address _____

_____ In favor of proposal ☒ Against proposal _____ Other position _____

Name
Gary Allen

Address
54 W. 70 ST NYC 10023

Representing _____

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEETDate 7 / 01 / 03Item # 17 Item Address 8 West 70

 In favor of proposal X Against proposal Other position

Name Ben Dattner

11 West 69 Street NY, NY 10023
Address

Self
Representing

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7 / 1 / 03Item # 17 Item Address 8 WEST 70TH STIn favor of proposal ☒ Against proposal ☐ Other position ☐ROBERT J. JACOBSON, JR91 CENTRAL PARK WEST NYC 10023

Address

SELF

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7/10/03

Item # 17 Item Address 8 WEST 70th

 In favor of proposal X Against proposal Other position

ANITA JACOBSEN

Name

91 CENTRAL PARK WEST

Address

SELF

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date JULY 1, 2003Item # 17 Item Address _____

_____ In favor of proposal ☒ Against proposal _____ Other position _____

ERIC MARCUS*Name*357 WEST 20TH ST., NY, NY 10011*Address*SELF*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

If you need additional space, please use the other side.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 7/10/03
 Item # 17 Item Address 8 WEST 70th St
 _____ In favor of proposal ☒ Against proposal _____ Other position _____
Lyn JACKSON
Name
11 West 69th St NYC 10023
Address
Self
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

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PUBLIC HEARING SPEAKERS' SIGN IN SHEET

Date 07/01/03

Item # 17 Item Address 8 W 70th

☒ In favor of proposal ☐ Against proposal ☐ Other position

GLORIA MOSSERI

Name

351 EAST 84TH ST

Address

MYSELF

Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of Community and Government Affairs.

If you need additional space, please use the other side.



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
 BOROUGH OF MANHATTAN

C. VIRGINIA FIELDS
 BOROUGH PRESIDENT

July 1, 2003

Hon. Robert B. Tierney
 Chairman
 Landmarks Preservation Commission
 Municipal Building - 9th Floor
 New York, NY 10007

Re: Congregation Shearith Israel
 8 West 70th Street
 Upper West Side Historic District
Manhattan

Dear Mr. Chairman:

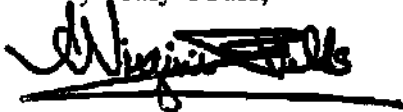
I have recently reviewed the revisions to the application that Congregation Shearith Israel will be presenting to the Commission at its public hearing on July 1, 2003. As you know, I had previously expressed my reservations about the original design. However, I find the revisions to be a significant improvement over the original plans. I now therefore recommend that the Commission approve the requests for a Certificate of Appropriateness and a report to satisfy the requirements of Section 74-711(1) of the Zoning Resolution. I regret that my schedule does not permit me to personally appear in order to elaborate on the reasons for my support.

In reviewing these revisions, I believe that Congregation Shearith Israel has successfully integrated its new building with each of the three important preservation objectives. First, the building is now an elegant partner with the Synagogue, which is an individual landmark. Second, the new building will be a sympathetic and contextual addition to the Central Park West skyline as viewed from Central Park, the City's premier scenic landmark. Thus, the building is appropriate to the context of the Upper West Side Historic District in two important respects. The southeast portion of the Historic District consists primarily of multiple dwellings and commercial structures, and as such the proposed building sits amidst structures of similar height and bulk. And with regard to the eastern edge of the Historic District, the proposed building extends west into the midblock to approximately the same distance as the other Central Park West buildings in the District.

The proposal appears to be suitable candidate for the Commission's assistance in pursuing a Section 74-711 Special Permit. Its stewardship of the landmarked Synagogue has earned praise from preservationists throughout the City. There appears to be more than enough preservation work ahead to warrant the Commission's involvement in pursuing the zoning waivers required to promote a preservation purpose.

I remain concerned, as do many of my constituents, with the fact that over 50,000 sf of zoning floor area remains unutilized in the present development plans. Local residents should not be required to remain in fear of further development on this site, nor of the sale of the unused development rights to another party. I ask the Commission to take whatever steps it can to assure that the remaining development rights cannot be used. I also ask that the Commission require the Congregation to adhere to the best practices for excavation of this site so that the other historic buildings in the Historic District are protected.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "C. Virginia Fields", is written over a horizontal line.

C. Virginia Fields
Manhattan Borough President



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
Congregation Shearith Israel (the Spanish & Portuguese Synagogue)
Tuesday, July 1, 2003**

LANDMARK WEST! is a not for profit community organization committed to the preservation of the architectural heritage of the Upper West Side.

The Certificate of Appropriateness Committee wishes to comment on the application to demolish the existing community house and construct a new 14-story building, and to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a special permit pursuant to Section 74-711 of the Zoning Resolution.

Thank you very much for the opportunity to testify on this vital issue, which affects the future of this individual landmark, this and other midblocks in the Upper West Side/Central Park West Historic District, as well as communities throughout the city striving to protect neighborhood character.

Slide 1:

Neighborhood character. Ask ten people to define it, and you'll get ten different answers. No community has a single identity. However, when it comes to historic neighborhoods, it is the role of the Landmarks Preservation Commission to articulate, via the designation report, the distinguishing traits of a built environment.

Slide 2:

In the case of the Upper West Side, those traits are reinforced by the 1984 R10-A and R8-B contextual zoning, which laid the foundation for the designation of the Upper West Side/Central Park West Historic District in 1990.

The 1990 designation report and the 1984 zoning report are in complete agreement about the fact that, on the Upper West Side, tall buildings define avenues, and low buildings define side-street midblocks, with few exceptions.

Slide 3:

For this reason, the proposal to build a 15-story, 168-foot building in this location is not, and will never be, appropriate. In this side-street midblock location.

Slide 4:

The designation report describes the district's side streets as follows:

On most of the side streets of the district, scattered later apartment buildings have interrupted the original rows, but in general the surviving rowhouses present *a strong coherency* and are a major element in creating *a special sense of place* particular to this district on Manhattan's Upper West Side. (p. 46, emphasis added)

Slide 5:

Regarding the relationship between the side streets and Central Park West, the report states:

The interplay between the low-scale character of the rowhouse groups which dominate the side streets and the large-scale character of the taller buildings that terminate these blocks on Central Park West reinforces that role of the avenue as an *eastern frame of the district*. (pp. 22-23, emphasis added)

Taller buildings that terminate these blocks on Central Park West. This is the key. To quote one of Commissioner Paulsen's comments from the February 11, 2003, hearing on this matter, the applicant has proposed "a building that could be appropriate in this district." We agree – on a terminating site on Central Park West.

Slide 6:

But the proposed building would not be on Central Park West. It would be on West 70th Street. A side street, a midblock.

Slide 7:

Now, admittedly, West 70th Street is not a perfectly typical block. Here, the low-rise landmark synagogue, instead of a tall building, terminates this predominantly brownstone block. And as inappropriate as it would be to demolish the synagogue and construct a tall building on its site, or to cantilever a tall building over the landmark, it would be equally inappropriate to erect a tall building behind it. This would essentially reverse the typical relationship between the side street and Central Park West.

Slide 8:

It does not help to argue that 101 Central Park West extends 150 feet into the midblock – which, by the way, is less than the 172 feet that the proposed building would cut into the midblock – because 101 is clearly a Central Park West building. Everything about its orientation and massing suggests that it is a Central Park West building. Most importantly, it is a tall Central Park West building terminating a block of rowhouses. This is the defining pattern of the Upper West Side/Central Park West Historic District, and the proposed building negates this.

Slide 9:

On February 11, Commissioner Paulsen also stated that the designation report "recognizes that there are not two types of buildings in the Upper West Side Historic District, but many." Again, we agree. But, these building types occur in a strongly consistent pattern. The zoning report quantifies this pattern, stating that over 85% of the structures in the midblocks conform to the "midblock" type – "the 3 to 6-story, 55 to 60 foot high 'brownstone'."

Slide 10:

In his February 16, 2003, *New York Times* "Streetscapes" column, Christopher Gray confirmed this pattern for West 70th Street, calling it "A Block Full of Late-19th-Century Row Houses," that "has remained largely unchanged for many decades."

Slide 11:

Gray goes on to note that the West 70th Street midblock does contain two exceptions to the rowhouse rule. But, as much as these buildings are now part of the fabric of the district, illustrating a short-lived, early 20th-century development trend, no one would seriously argue that Numbers 18 and 30 West 70th Street – or for that matter, the 14-story building at 19 West 69th Street – "relate harmoniously" to their side-street contexts. The proposed building would be no more successful. Shouldn't the Commission work to preserve the district's consistency rather than perpetuate its anomalies?

Slide 12:

Last February, the applicant suggested that part of this project's "preservation purpose" was "to permit the replacement of a dysfunctional and commonly viewed unattractive community house which is behind the designated landmark." But one does not have to like the design of the 1953 community house to appreciate the fact that its scale is "contextual." It is approximately the same height as the two rowhouses it replaced. If these rowhouses still stood, would there even be a question about whether a 15-story building in this location would be appropriate? No.

That is not to say that the existing community house must not be changed. However, in terms of form, the existing structure provides a good template for what an appropriately scaled building on this site would look like.

Slide 13:

Importantly, the community house gives precedence to the landmark. It is slightly lower in height, respecting Brunner & Tryon's vision to create the sense of a free-standing temple anchoring the corner.

Slide 14:

By contrast, the proposed building, with its articulated, overtly primary eastern façade and its "ziggurat" top competes with the landmark for a presence on Central Park West.

Slide 15:

It undermines the historic order of the landmark and its siting and thus essentially changes the character of the landmark.

Slide 16:

All of which reinforces the plain fact that the proposed building is, fundamentally, a Central Park West building on a midblock site, and the design changes since the last hearing have made it even more so. The building bears no remote relationship to the midblock, even though (using zoning as a guideline) 83% of the site is in the midblock. And it is important to recognize that the 125-foot boundary between the Central Park West zoning and the midblock zoning was set specifically with sites including 8 West 70th Street in mind.

The community felt then and believes now that this site should be developed in keeping with the traditional rowhouse scale of most of the area's midblocks. Why go back on that decision now, when the impacts on the individual landmark and the historic district would be so severe?

Slide 17:

This building does not relate harmoniously to the landmark or the historic district. Height and bulk are an issue. This will set a precedent for allowing manifestly out-of-scale development in locations that the zoning and the landmark designation report both clearly state should be developed at a lower scale. It represents a fundamentally unfair trade-off between what may in some, only vaguely articulated way benefit the individual landmark and what will clearly undermine the character of the historic district, as defined in the 1990 designation report. It will violate the contextual zoning that underlies the historic district designation, disregarding every established principle of sound planning for this area from height and bulk regulations to front and rear setback requirements. This is the reason that so many neighborhood groups throughout the city have spoken out on this application. They recognize that if such a building is permitted here, where zoning and landmarks protection are so beautifully in sync, it could be permitted anywhere.

This is your watch. Do not allow this building to be built, this character to be destroyed, this precedent to be set.

**LPC Applications 03-2628 & 03-2653 - 8 West 70th Street
Supporters of Protecting the UWS/CPW Historic District
from the Proposed 15-Story Tower**

List in Formation, 7/1/03

Elected Officials/Community Leaders

Manhattan Borough President C. Virginia Fields
NYS Senator Thomas K. Duane
NYS Senator Eric T. Schneiderman
NYS Assembly Member Richard N. Gottfried
NYS Assembly Member Scott Stringer
NYC Council Member Gale A. Brewer
Manhattan Community Board 7
Manhattan Community Board 8
Phyllis Gunther, District Leader 67 A.D.

Civic Organizations

Beachside Bungalow Preservation Association
CIVITAS
Coalition for a Livable West Side
Committee for Environmentally Sound Development
Defenders of the Historic Upper East Side
East Side Rezoning Alliance
The Fine Arts Federation of New York
Friends of the Upper East Side Historic Districts
Greenwich Village Society for Historic Preservation
Historic Districts Council
Historic Neighborhood Enhancement Alliance, Inc.
LANDMARK WEST!
Municipal Art Society
Murray Hill Neighborhood Association
Park Slope Civic Council, Inc.
Society for the Architecture of the City
Women's City Club of New York
World Monuments Fund / V. Flyer

Block Associations

West Side Federation of Neighborhood & Block Associations
West 64th Street Block Association
West 67th Street Committee (Numbers 2, 15, 17, 27, 33, 39, 40, 45, 50)
West 69th Street Block Association
West 75th Street Block Association
West 77th Street Block Association
Park West 77th Street Block Association
West 78th Street Museum Block Association
West 89th Street Block Association
West 90th Street Block Association
West 102-103rd Street Block Association
Duke Ellington Neighborhood Association

Buildings/Co-op Boards

1 West 64th Street
11 West 69th Street
18 West 70th Street
24 West 70th Street
49 West 72nd Street
25 Central Park West
75 Central Park West
80 Central Park West
91 Central Park West
101 Central Park West
103 Central Park West
115 Central Park West
300 Central Park West

Individuals

Alison Ames
Ina Avrich
Alain Bankier
Lauren Belfer
Julie Blackburn
Jeff Byles
Robert A. Caro (Historian)
Giorgio Cavaglieri, FAIA
Charles Church, Esq.
Chris Cockfield
David Colarossi
Peter Coombs, AIA
Louis Z. Cooper, MD
Anne Correa
Cathleen Cuneo
Marc Daniel, Esq.
Michael De Cuollo
Suzanne H. Dickerson
Andrew Dolkart (Architectural Historian)
Richard Falk
Gerald Galison
Martin Gallent
Tom Giordano, Esq.
Judy Glassman
Grace Glueck
Alex Gray
Carol & William Greilshelmer

Individuals (continued)

Jay Greer
Michelle Harman
Mark Hartnett
Ashton Hawkins, Esq.
Joanna Hepworth
Suzanne Herz
Florence Hodes
Judith and Robert Hunt
Robert Jacobson, Jr.
Peter Janovsky
Peter Jennings
Daniel Kennedy
Evalyn Kaufman
John and Jane Kauffmann
Victor A. Kovner, Esq.
Patty Lieberman
Emily F. Mandelstam
Norman Marcus, Esq.
Stephen Margolies
Michael Marsh
Elizabeth Mayers
Barbara Michaels
Dana Miller
Michael Mooney, BE, BSC
Naomi Paley
Stuart M. Paley
David Patterson
Avra Petrides
Linda Pogue

Ron Prince
Alice Pucknat
Marc Rakotomalala
Kathleen Randall
Richard Ray
Eliane Reinhold
Joan Rome, Ph.D.
Ned Rorem
Susanne Szabo Rostock
Richard Roth, FAIA, RIBA
Arthur and Carola Rowe
Julius Rudel
Owi Ruivivar
Judy Samuels
Tancred Schiavoni, Esq.
Neil Schlater -Booth
Elliott Sclar, Ph.D. (Urban Planner)
Casey Shane
David Smiley
Eliot Soffes, AIA
Deirdre Stanforth
David Stutzman
Anna Taam
Naomi Usher
Kent Wallgren
Walter J. Wilkie
Lori Zabar, Esq.
Marjorie Zucker

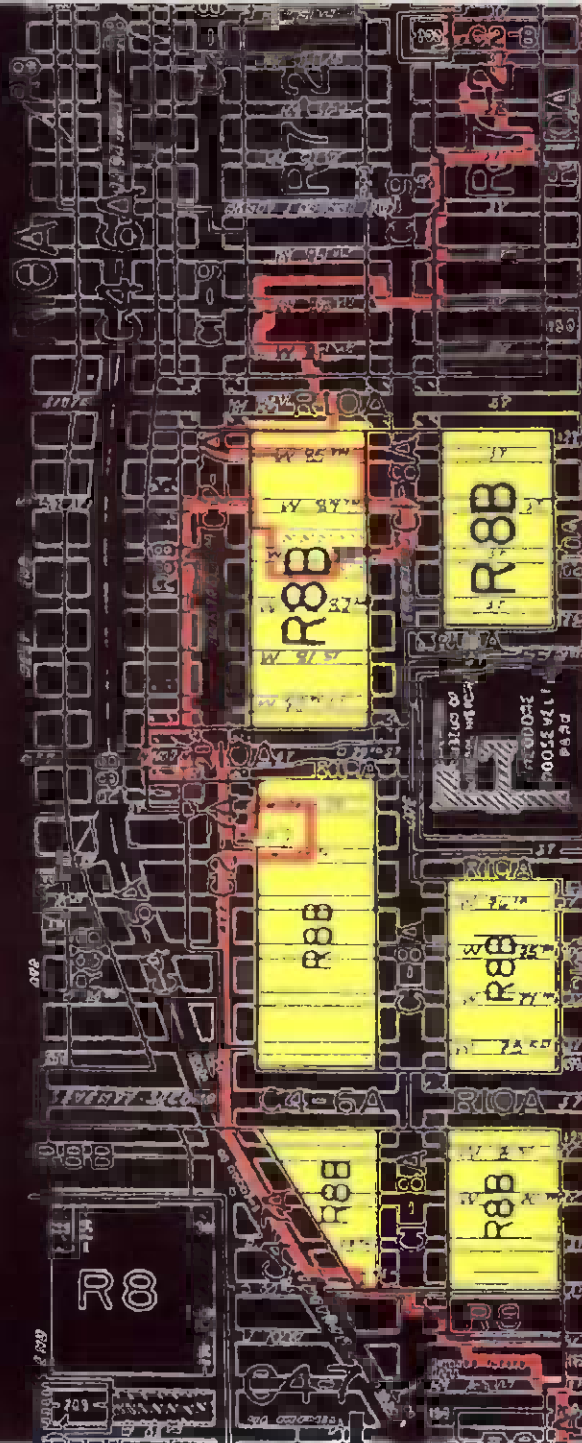


Upper West Side: Predominantly Low-Rise Midblocks

Protective Mechanisms

Upper West Side/Central
Park West Historic District

R8-B Contextual
Zoning Districts



W. 70th Street midblock – south side



W. 70th Street midblock – north side

Proposed 15-Story Building: View looking east from W. 70th Street



Upper West Side/Central Park West Historic District: Side-Street Character



Upper West Side/Central Park West Historic District: Central Park West Character

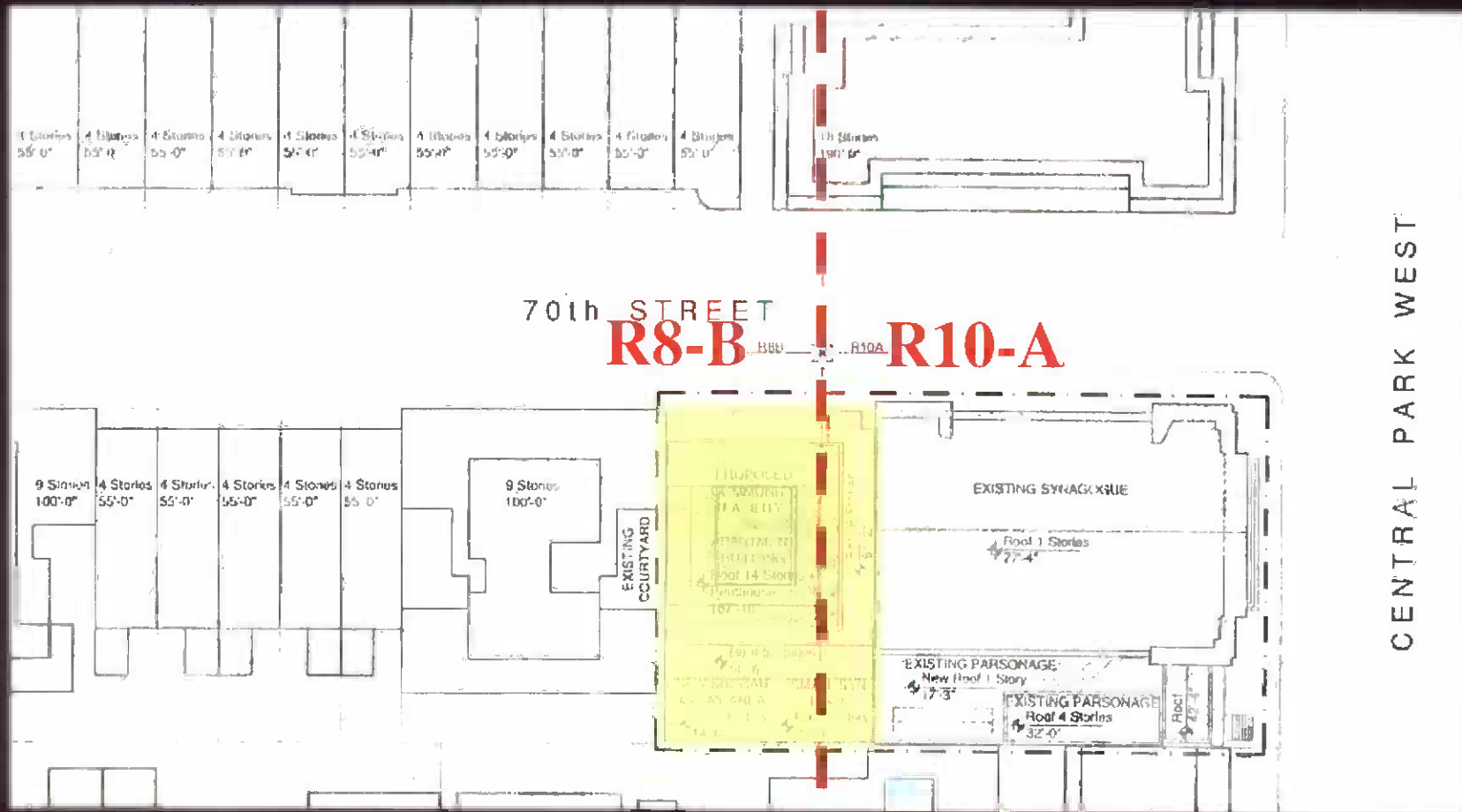


“Avenue” buildings – view north along
Central Park West



101 Central Park West – view east
from 70th Street

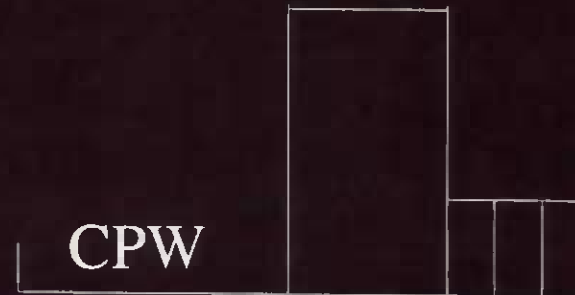
Proposed 15-Story Building: On a Midblock Site





Proposed 15-story building behind
Spanish & Portuguese Synagogue

Upper West Side/Central Park West Historic District



Typical side street profile = tall building on CPW



W. 70th St. profile with proposed tower
= low building on CPW, tall building on midblock

101 Central Park West



View from Central Park



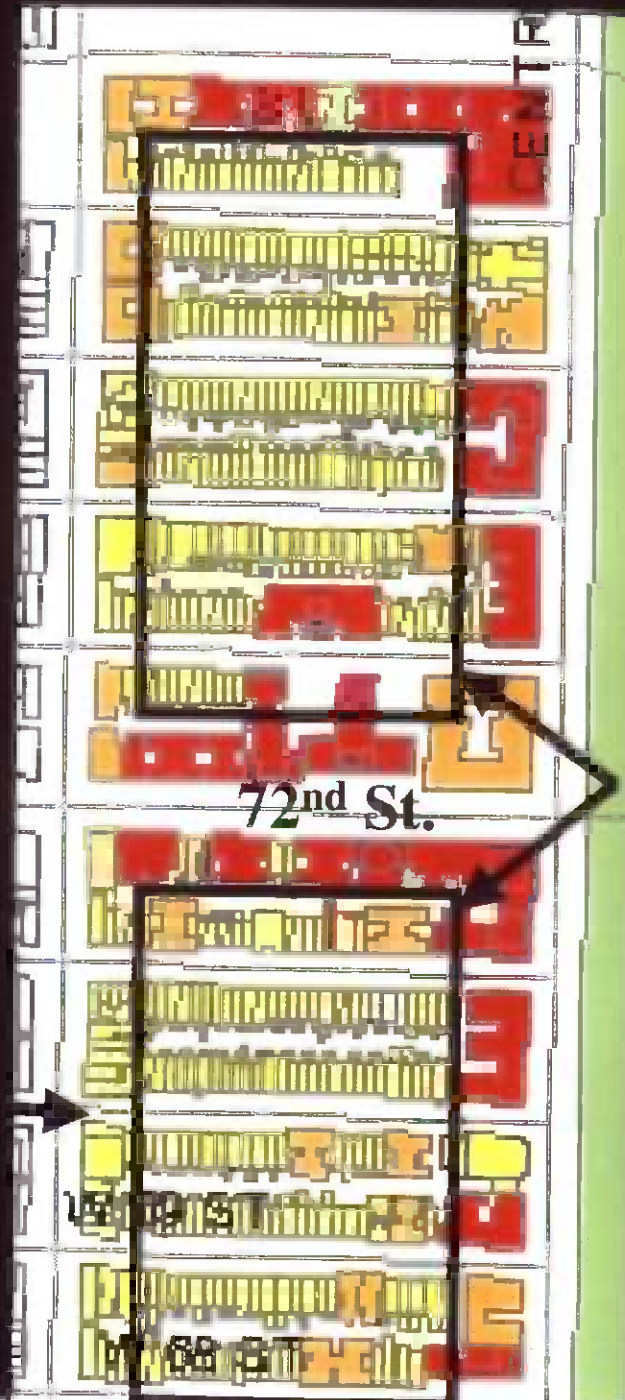
View from W. 70th St.

Upper West Side Building Heights

Number of Stories

- 1 – 6 stories
(typ. rowhouse)
- 7 – 12 stories
(typ. tenement)
- 13 – 36 stories (typ.
apartment building)

West 70th Street



R8-B Zoning Districts

R8-B zoning encourages buildings that are compatible with existing low-rise buildings, typically traditional rowhouses.

Max FAR = 4.0

Max streetwall height = 60 ft.



20-40 W. 70th Street, 1910
Office for Metropolitan History

“A Block Full of Late-19th- Century Row Houses”

— *New York Times* columnist
Christopher Gray, 2/16/03



W. 70th Street, 2003

Upper West Side/Central Park West Historic District: Height Anomalies



19 W. 69th Street



18 W. 70th Street



1122 37 M

Former rowhouses on site of
existing community house
(Tax Photo ca. 1940)



Existing community house
June 2003

Spanish & Portuguese Synagogue: “Temple” Anchoring the Corner



Spanish & Portuguese Synagogue: Proposed 15-Story Building Rising Up Behind the Landmark



Proposed 15-Story Building: A Central Park West Tower

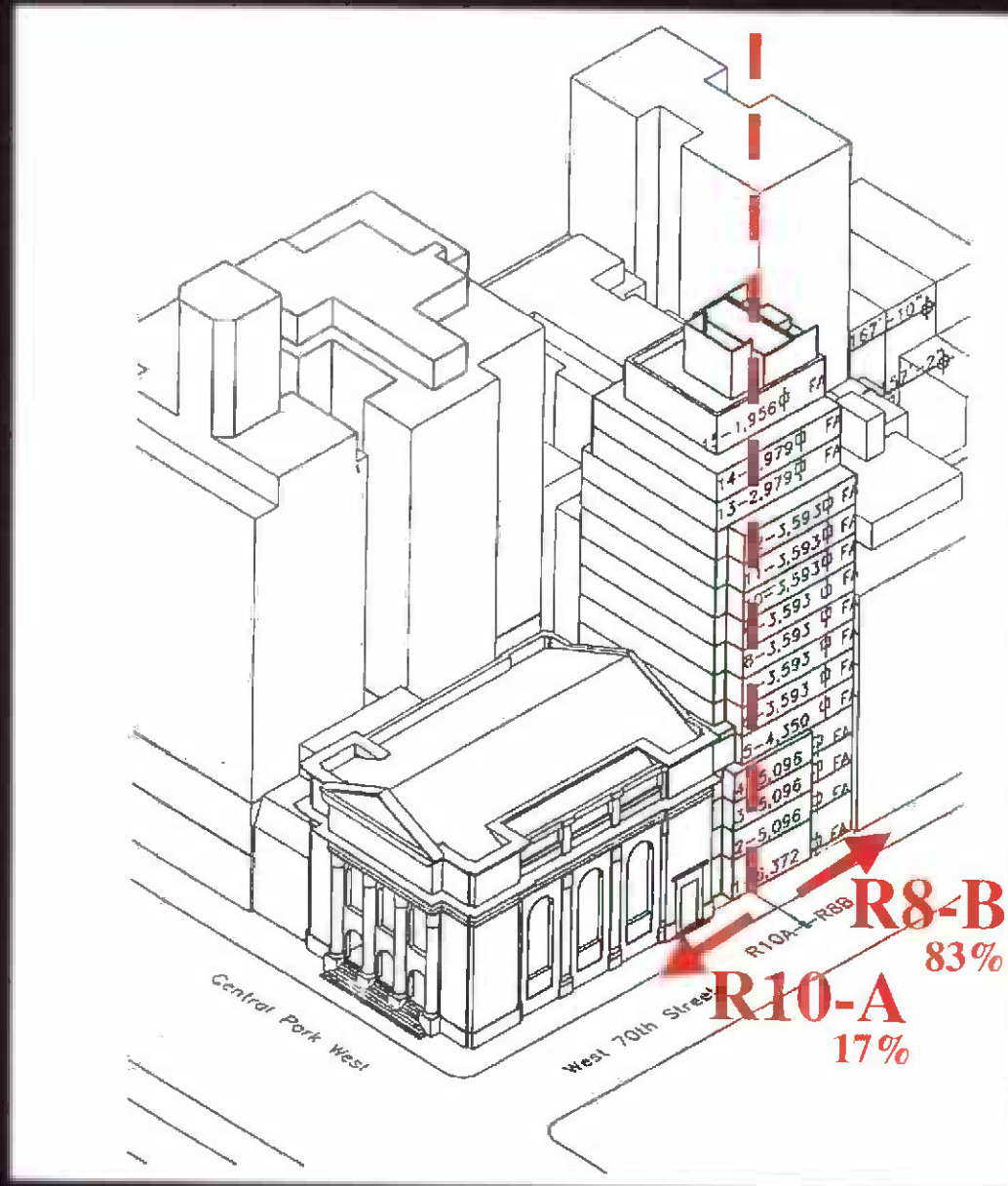


Proposed building: Central Park West elevation



View from Central Park West

Proposed 15-Story Building: 83% in Midblock



Proposed 15-Story Building: 100% Inappropriate



News from ...

SENATOR THOMAS K. DUANE

29TH SENATORIAL DISTRICT • NEW YORK STATE SENATE

TESTIMONY FROM STATE SENATOR THOMAS K. DUANE BEFORE THE LANDMARKS PRESERVATION COMMISSION REGARDING THE CONGREGATION SHEARITH ISRAEL'S SPECIAL ZONING PERMIT REQUEST

Good morning, my name is Senator Thomas K. Duane and I represent New York State's 29th Senatorial District, which includes much of the Upper West Side. I am testifying today in response to Congregation Shearith Israel's current building plans for 8 West 70th Street, Block 36, 37, lot 1122. This proposal calls for the demolition of the existing community house at 8 West 70th Street and construction on the property of a 14-story community house/residential tower. This residential building requires a special permit under the current Zoning Resolution.

Congregation Shearith Israel is one of New York's oldest and most valued congregations. It should be noted that when previous applications for constructing a residential building were met with opposition from both the community and landmarks preservation organizations, Congregation Shearith Israel withdrew the applications.

Congregation Shearith Israel, in restoring and preserving its own Synagogue, has shown a commitment to preserving New York City's landmarks. The Congregation also handles the upkeep of its three historic cemeteries throughout New York City in meticulous fashion.

The congregation has shouldered much of the synagogue's restoration and preservation expenses. This has come with a financial commitment on the part of the synagogue and its congregants. The lower portion of the planned residential building would serve as a new community house for the congregation. The upper portions would serve as an immediate source of income for the synagogue.

While I am sympathetic to this goal, I am unable to endorse their proposal. The proposed building violates R8B zoning and goes against the original reasons for selecting the Upper West Side for this special zoning. R8B zoning was enacted in 1984 to protect the mid-block sections of the Upper West and Upper East sides from the influx of high-rise buildings that was becoming commonplace in Midtown and parts of lower Manhattan. The West Side is a gem in our city that is worth protecting. Unfortunately, the proposed building extends past a 125-foot line created as a buffer between Avenue R10A and Mid-Block R8B zoning. The zoning code thus protects the mid-block buildings of the district from the looming buildings that both obstruct light and views and threaten to take away from the historic district's low-rise core.

We cannot ever allow spot zoning that will permit a mid-block tower to be constructed and damage the special zoning that has preserved the wonderful mid-block character of the Upper West Side. This proposed building must not be allowed to establish a precedent for future proposals that would further encroach upon the district. The more buildings that are allowed to circumvent the zoning by extending past the 125-foot buffer into mid-block, the harder it will be to maintain The Upper West Side and Central Park West as historic districts.

Congregation Shearith Israel must prove to the Landmarks Preservation Commission that the proposed real estate development both "contributes to a preservation purpose" and "relates harmoniously" to the existing landmark synagogue before it is approved. On the contrary, I believe that it takes away from preservation goals and if approved would greatly disrupt the harmony that currently exists between the synagogue and the Upper West Side.

While I value Congregation Shearith Israel as a valued member of New York City and the West Side, and while I sympathize with their economic goals, I cannot endorse this proposal.



Richard N. Gottfried
75th Assembly District

Chair
Committee on Health

NEW YORK STATE ASSEMBLY

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REJECT THE SHEARITH ISRAEL REAL ESTATE DEVELOPMENT

Testimony by Assembly Member Richard N. Gottfried
Before Landmarks Preservation Commission
July 1, 2003

My name is Richard N. Gottfried. I am the Assembly Member representing the 75th Assembly District, which includes Congregation Shearith Israel (CSI) and the site of the proposed building.

Once again, I urge the Commission to reject the proposed project on the grounds that the project does not "contribute to a preservation purpose," nor does it "relate harmoniously" to the landmarked synagogue and the historic district. Under the law, CSI must prove both, but it does not pass either test. The Congregation has not demonstrated that its real estate development will contribute to the preservation of the synagogue landmark, and the building is grossly out of scale and conflicts with the historic district.

A growing and prosperous congregation can and should support its mission without damaging the surrounding community and violating the law.

The project does not "contribute to a preservation purpose"

Under Section 74-711(a) (1) of the zoning code, the City Planning Commission may not approve this proposal unless the Landmarks Preservation Commission issues a report finding that the proposal "contributes to a preservation purpose." This project is a plan to yield an extraordinary amount of money for CSI. CSI says it needs this income to restore the synagogue, but it has not documented this financial need nor proposed any mechanism to ensure that the income will be devoted to restoring the synagogue.

It is not enough for the Commission to conclude that the Congregation will preserve the landmark. The law requires the Commission to conclude that the development will actually "contribute" to the preservation. There must be some link between the development and the preservation.

I understand that the Commission is not in the business of financial auditing. But in order to justify a statutory finding that a real estate project will "contribute" to a preservation purpose, there must be something the Commission and the public can rely on to establish the necessary link. For example, the proceeds of the development could be deposited in an endowment or trust, dedicated to the preservation purpose. There might be an annual accounting by an independent auditor.

The Commission should not issue a favorable report for a 74-711 waiver unless the

million dollar asset for the synagogue "contributes to a preservation purpose," then enlarging the asset would contribute even more. They will argue that if a new 15 -story building is "harmonious" with a brownstone block, then surely a few more stories would not make a big difference.

The Commission should think ahead to that prospect and consider this: When CSI or a commercial partner comes back for more, on what basis will the Commission be able to turn them down?

CSI has said that this project will benefit the preservation of the synagogue and the scale of the district because it will "freeze" the unused development rights over the synagogue, so that they cannot be developed or transferred elsewhere. But they have not legally bound themselves to this promise. If the Commission believes that this "freezing" of development rights contributes to a preservation purpose, then it should insist that CSI legally bind itself to this commitment.

MS

Damaging precedent

Approving this real estate development would set a dangerous precedent that would seriously undermine the protection for landmarks and historic districts. When the law is ignored, diminished, or distorted for one applicant, other applicants will insist on – and likely receive – similar exemptions, because the Commission will have no legal basis for turning them down.

If this real estate development is approved, then in this and other historic districts we will soon have churches, synagogues, schools, and even ordinary property owners coming up with countless real estate schemes to make money by multiplying the height and bulk of a building. They will all be able to point to the example of CSI. And the Landmarks Preservation Commission will have given up its ability to insist on a meaningful contribution to a preservation purpose or to apply any meaningful standard of what is harmonious with a historic district.

New York City has not headed down that road and should not. The laws protecting landmarks and historic districts help strengthen the roots that hold our City together. These laws should not be ignored, diminished, or distorted.

The better alternative

CSI is a growing congregation with extraordinary resources. It has a magnificent building and sanctuary that require restoration and maintenance. The congregation has been honoring its centuries-old tradition and its religious mission by raising the necessary funds to preserve the synagogue.

Now, CSI also wants to build a new, expanded community house and support its programming. A new community house – without a real estate development component – could certainly be designed in a way that would not conflict with the landmarks and historic districts laws and applicable zoning.

CSI can and should preserve the synagogue, and build and run the new community house, by raising the necessary funds, primarily from among its members. It is not a simple matter, but that is what congregations do across New York City and across the country. And CSI is better



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I understand that the Commission is not in the business of financial auditing. But in order to justify a statutory finding that a real estate project will "contribute" to a preservation purpose, there must be something the Commission and the public can rely on to establish the necessary link. For example, the proceeds of the development could be deposited in an endowment or trust, dedicated to the preservation purpose. There might be an annual accounting by an independent auditor.

The Commission should not issue a favorable report for a 74-711 waiver unless the

Congregation provides a detailed accounting of the projected income from the development, how this income will be devoted to improving the preservation of the synagogue, and its financial inability to pay for the restoration without the proposed development.

I believe CSI is committed to restore its landmark. It may also have the resources to restore the synagogue without this real estate development. If the preservation can and will happen without the development, then the development is not contributing to the preservation, in any meaningful sense.

Even if the commission determines that development would contribute to a preservation purpose, it must determine the projected income of the development and the estimated cost of restoring the synagogue. It may well be that a much smaller and more appropriate building would satisfy the preservation purpose. If so, then the excess height and bulk would have no statutory justification.

Violation of statutory standard

The proposal involves a landmark building and is located in a historic district. Before the Landmarks Preservation Commission can act favorably on the project under Section 74-711(a) (2) of the zoning code, it must find that it "relate(s) harmoniously to the subject landmark building (and) buildings in the Historic District."

The proposed building would be on West 70th Street, a side street of the Upper West Side/Central Park West Historic District. This and many other side streets of the historic district are characterized primarily by decades-old brownstones and small apartment buildings. The proposed building would be dramatically out of scale with the buildings on the side street.

The ~~186-foot~~ building would be one and one half times the height of the adjacent building. It ~~would~~ be about three times the height of the brownstones that make up most of the block.

It would be more than two and a half times the street wall height ordinarily permitted for the site.

It would also be several times the total bulk or FAR that would ordinarily be permitted for the site.

Nearly a hundred residents of this part of the Historic District have taken their time to contact my office and the Commission to argue that the proposed building is out of context with the district they call home. Almost no one without a direct connection to the Synagogue has weighed in to argue that the building would be appropriate.

If this building does not flunk the "harmonious" test, what *does* it take to flunk?

The plan will get worse

If this real estate development is approved, CSI or a commercial developer may, in the future, see the potential for profiting by adding more floors to the building.

CSI or the developer could then argue that since LPC had found that creating a multi-

million dollar asset for the synagogue "contributes to a preservation purpose," then enlarging the asset would contribute even more. They will argue that if a new 15 -story building is "harmonious" with a brownstone block, then surely a few more stories would not make a big difference.

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CSI can and should preserve the synagogue, and build and run the new community house, by raising the necessary funds, primarily from among its members. It is not a simple matter, but that is what congregations do across New York City and across the country. And CSI is better

able to that than the vast majority of other congregations.

There are also foundation and government grants available to religious congregations for historic preservation.

Community input into design elements

I hope the Commission will reject this proposal. If, however, the Commission intends to permit CSI to build the project, I would ask the Commission to pause before issuing a Certificate of Appropriateness.

Please allow CSI to present its design plans to a meeting of community members and civic organizations, and receive and respond to comments about design choices that might make the building more contextual with the historic district. Then, if CSI chooses to revise its design in light of these comments, it can present the revised plan to the Commission.

Conclusion

The Landmarks Preservation Commission should stand by the law and reject the proposed real estate development. It does not "contribute to a preservation purpose" and it is not "harmonious" with the historic district. CSI should stand by its purpose and honorable tradition and turn away from the promotion of real estate development.

Bruce H. Simon
Statement to the Landmarks Preservation Commission
regarding Congregation Shearith Israel
July 1, 2003

I have lived on West 67th Street for 35 years. 67th Street is in the Historic District, and separately listed on the State and National Registers of Historic Places. I work in the old McGraw Hill Building, an individual landmark, and also on the State and National Registers.

Neither my view, air or light would be affected by this proposal. But my sense of place, my historic district, will be violated. And for no legitimate purpose.

When religious institutions begin to think of themselves, or their property, as “economic engines”, and seek the assistance of government to fund their “economic engine” – all three interests (the religious, the economic and the governmental) are demeaned and diminished. Our social, religious, and political systems are built upon a careful balance – and separation – of the interests of church, politics, and money, for reasons deeply rooted in the Judeo – Christian and democratic traditions.

Rendering unto Caesar that which is Caesars, evicting the money lenders from the Temple, and ending the practice of the sale of indulgences to public figures, are concepts graven in our modern sensibilities not because they are poetic or dramatic images but because they speak to the reality of what happens when the boundaries of those powerful interests are permitted to blur.

We urge this Commission to pause and reflect upon its mission – which is to enforce the Landmarks law even-handedly and with due respect for its purpose – its governmental purpose – and not to be seduced into the notion that it is somehow here to provide fuel for this particular religious institution’s desire for an economic engine – when that economic engine requires the

sacrifice of the broader community public interest in the even handed administration of the landmark laws – and, with this Commission as the gatekeeper, our broader land use regulations.

There is a hardship provision in the law. There is not an economic engine provision. And that is not accidental.

Our system of government protects against our system of general landmark preservation laws having the unintended consequence of causing the demise of a religious institution. So we provide a hardship provision as a shield, to protect religious institutions. There is no comparable societal interest in encouraging religious institutions to exploit their tax-free property as a sword – an economic engine – at the expense of the general community.

I will now address the question of whether this is an application that warrants 74-711 Relief.

First, I want to dispel the motion that this is just a “garden variety” application – that this sort of thing is done all the time – or as Mr. Friedman put it on February 11, “74-711 has been used the Commission many times in the past. In some cases, simply to remove air rights from over a landmark so that it can no longer be developed, and that is also in play here”. I will get back to the “air rights” arguments in a minute, but is it true that the Commission has used 74-711 many times in the past?

Landmark West’s research, covering the 10-year period up to the Commission’s hearing in November, disclosed a total of thirty-six 74-711’s granted by the City Planning Commission. Only 3 involved modifications to permit new construction. The vast majority were for use modifications – on the West Side, allowing a catering establishment in the Park Royal to convert to a physical culture establishment; allowing residential uses in So Ho, and Tribeca; legalizing

veterinary use on East 64th Street.

Not one of the 3 new building applications of 74-711 are even close to this application.

The first was to add a partial 5th Floor to a Nursing Home in Cobble Hill. The community board unanimously approved this application. No one opposed this partial 5th floor.

The second was to permit construction of the building now part of the Republic National Bank on 40th Street and Fifth Avenue. A lot can be said about the exercise, but here I will simply note that there was no Historic District involved. This was a single building on 5th Avenue.

The third, St. John's Baptiste, also did not involve an Historic District. The new building was being erected on a vacant lot, located on the Third Avenue end of east 76th Street, not really affecting the landmarked church located at the Lexington Avenue end of the block. In fact, there is an intervening building between the landmarked church and the new building. And the new building was to be constructed within the avenue depth of Third Avenue at the time it was originally filed.

Lawyers could have a field day arguing whether the Republic Bank or St. Jean's Baptiste are particularly relevant precedents, or are easily distinguishable – but no one can argue with a straight face that this The Spanish Portugese 74-711 is just business as usual.

But make no mistake . . . Grant this, and it will be business as usual.

Back to the Air Rights Issue

While 9,000 feet of development rights will be transferred for this project, 82,000 feet of developable Central Park West FAR is being retained by the Synagogue. There is no legally binding assurance that the 82,000 feet will not be developed in the future. That is one reason that Mr. Friedman's reference to them being "in play" is especially worrisome.

So, if this application is not “garden variety, we do it all the time,” the question remains whether it should be done here and now.

What are the Landmarks justifications stated for asking the City Planning Commission to grant the variances, waivers and special permits sought in the 74-711? We all know you do not have jurisdiction over the zoning issues, as some are quick to point out when seeking to diminish your role. But you are the gatekeeper. And those waivers, special permits and variances can not be granted unless you certify three things. This project must present:

1. A program for continued maintenance.
2. A preservation purpose.
3. That the modifications relate harmoniously to the landmark and the Historic District.

I want to emphasize the impact on the Historic District that this project threatens.

Your role is to honor the Historic District, not to cynically seize upon the admitted anomalies in the district – the 15% exceptions to the overwhelming low-rise, brownstone character that pre-existed designation. It is simply Orwellian to call this project “harmonious” because of the few exceptions.

If you grant this application, there will not come before this Commission in the future a 74-711 application that will not assert with a sneer and nod and wink, “if The Spanish Portugese mid-block High Rise was harmonious, why surely this is harmonious.” Worse, they will be right. It turns logic on its head to argue that something clearly out of scale and character with an Historic District (that was designated in part because of its low-rise character), is harmonious because there are a few, pre-designation, anomalies also out of scale.

Now, I would like to address briefly the argument that penetrating the mid-block is justified by the fact that there already exist Central Park West buildings that run deeper than 125 feet.

First, this Commission may not avert its eyes to the significance of the 125' limit by saying that is a zoning question for the City Planning Commission.

This developer, here and now, before this Commission, argues that other Central Park West buildings – our glorious CPW towers – penetrate the side streets as deeply as this project would. But it was to prevent further incursions that the 125 foot limit was adopted – precisely because the pre-existing 200' limit permitted these incursions into mid-block. As a matter of public policy expressing both zoning and landmark Historic District policy, it was determined not to have future incursions into the mid-block.

As with the cynical reliance upon the 15% preexisting non-conforming mid-block high rises, reliance upon the pre-existing 200' CPW depth structures is simply assbackwards.

Summing up –

Economic engines are not your area of expertise. This is the Landmarks Preservation Commission not J.P. Morgan Chase.

This is not a garden variety 74-711. But if you grant this egregious proposal, you will in a very real sense open the door to the wholesale degradation of historic districts throughout the City.

The proposal before you is measurably worse than the original proposal. It is not harmonious with the historic district, it is not appropriate for the historic district, or the individual landmark it would loom over.

Do the right thing. Deny this application.

Remarks to Landmarks Preservation Commission by Anne Farley,
President of the Board of Directors of 103 Central Park West Corporation,
regarding applications by Congregation Shearith Israel
July 1, 2003

Good afternoon. I am Anne Farley, the new President of the Board of Directors of 103 Central Park West Corporation. We are the building directly north of Congregation Shearith Israel. Our building spans the block between 70th and 71st Streets, and approximately 100 families live in our building.

I appear here today on behalf of our co-op's board of directors to express the collective opposition of our board and the majority of our shareholders to the Congregation's Applications. We regret that we must oppose our long-time, highly-valued neighbor on this matter; however, as you must know, virtually all of the neighbors have responded negatively to this project. I attended the November meeting of the Landmarks Committee of Community Board 7 shortly after this project was unveiled. The opposition there was overwhelming, and, in fact, the Committee voted unanimously to oppose the project. I urge you to respect the recommendation of the Community Board.

The overwhelming opposition is not simply a knee-jerk reaction to a big construction project. Our opposition reflects a thoughtful, caring view of what represents an appropriate, harmonious addition to a lovely area of a designated historical district. The residents of our neighborhood care about and take pride in their historical district, and they care about the relative uniformity of the mid-block townhouses. This proposed project is neither consistent nor harmonious with the mid-block scheme. Furthermore, the tower will overwhelm the existing landmark temple and diminish rather than enhance its beauty.

The planners of this project seek to build this tall tower by shifting the allowable bulk of the existing synagogue building to a new structure that will occupy a portion of the mid-block area. This is an interesting approach to obtaining the necessary zoning for the proposed building, but I implore you as Commissioners to consider what the zoning law as written is designed to achieve. Do we want to encourage new mid-block towers? I think not. The approval sought is not a minor matter. Your approval will establish an unfortunate precedent and may encourage the further erosion of the historical district.

I'd also like to address the intended purpose of the project. I acknowledge the Congregation's stated desire and need to construct a new community house. But, we must also acknowledge the inclusion of residential units in the project for what it truly is – simply a fund raising endeavor. The Congregation urges the fund raising aspect of the project as constituting a preservation purpose – namely that the funds raised will allow them to maintain their landmark building. Perhaps so, but I ask, at what cost to the surrounding and equally worthy neighborhood at large? Furthermore, the financial details of the preservation project have not been disclosed to the general community. We do not truly know whether a sacrifice by the neighborhood is essential to the preservation of the synagogue.

In sum, I and my fellow directors urge you, the Commissioners to do all in your power to protect our community's unique character by denying these applications.

Thank you.

A handwritten signature in cursive script, likely reading "James S. Gorman".



GVSHP
GREENWICH VILLAGE
SOCIETY FOR
HISTORIC PRESERVATION

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Alice B. Sandler

Verna Small

Calvin Trillin

Jean Claude van Itallie

Anne Marie Wiener-Summer

Anthony C. Wood

STATEMENT OF THE GREENWICH VILLAGE SOCIETY
FOR HISTORIC PRESERVATION
REGARDING CONGREGATION SHEARITH ISRAEL'S PROPOSAL
TO CONSTRUCT A 15-STORY, 168-FOOT TOWER
ON WEST 70TH STREET
JULY 1, 2003

In response to Congregation Shearith Israel's proposed 15-story building in the midblock of West 70th Street between Central Park West and Columbus Avenue, the Greenwich Village Society for Historic Preservation has several concerns. As you may know, this is a block dominated by 60-foot rowhouses. We feel that the proposed tower is entirely inappropriate for the current scale of the block, as well as the Upper West Side Historic District.

This proposal is of particular importance, as its approval would set a dangerous precedent that could affect historically significant neighborhoods throughout the city. In considering such a proposal, it is imperative that we respect and retain contextual zoning, particularly with regard to matters of scale.

Also troubling to GVSHP is the broad array of special permissions being asked for in this case. We feel that this proposal must be held to the highest standards, and it is unclear at this time how this will be achieved.

I urge you to join GVSHP, Manhattan Community Board #7, the Municipal Art Society, Historic Districts Council, Landmark West!, Friends of the Upper East Side Historic Districts, and a growing list of others in opposition to this proposal. We ask that you help us work to preserve and protect this community, and to help us prevent future developments that threaten the character and scale of our historic neighborhoods.

Thank you.



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11th Street New York NY 10003
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

Statement of the Historic Districts Council
Certificate of Appropriateness Hearing

July 1, 2003

Item 17

03-2628-Block 36, 37, lot 1122-

8 West 70th Street – Congregation Shearith Istael Synagogue – Individual Landmark, Upper West Side/Central Park West Historic District

An Academic Classical and Beaux-Arts style synagogue, designed by Brunner & Tryon and built in 1896-97. Application is to demolish the existing community house and construct a new 14-story building.

The Historic Districts Council is the advocate for New York City's designated historic districts and neighborhoods meriting preservation. Its Public Review Committee monitors proposed changes within historic districts and changes to individual landmarks and has reviewed the application now before the Commission.

HDC does not support this proposal. Shearith Israel Synagogue is an individual landmark that is also in the Upper West Side/Central Park West Historic District. The proposed new building affects both the distinguished individual landmark and the historic district in which it is located. Regrettably, the effect on both is negative. Putting aside the reasons and focusing instead on the aesthetics, a 14-story building that might be appropriate at that height on an avenue, is being proposed for mid-block. The designation report for the district notes that rowhouses on the side streets that form the heart of the district are the predominant residential building type. Eighty-five per cent of the buildings in the district are rowhouses. The character of the Upper West Side/Central Park West Historic District is defined by the rows of brownstones on the side streets. A contextual zoning district, R8B, in which the proposed building is located, reflects the low-rise character of the mid-blocks that the both the zoning and the historic district are supposed to protect, to the extent that the north side of W. 70th Street, between Central Park West and Columbus Avenues looks almost exactly like the illustration for R8B districts in the zoning handbook. If this building were proposed for a site, say, two lots further toward Columbus Avenue, there would be no question about its inappropriateness. The building proposed is an avenue building on a mid-block. On this basis alone, it should not receive a permit. Rising above the synagogue, the 14-story tower will disrupt the iconic skyline of Central Park West, by looming over the synagogue itself.

In very general terms, the design of the proposed building, as well as its height, raises additional concerns about its appropriateness. Its orientation is problematic. The entrance to the building is on West 70th Street. Yet, the structure reads as a Central Park West building. The east façade, facing Central Park West, is actually the side façade, not the front, but is designed as such. The west façade, equivalent of the rear façade, at a right angle to West 70th Street, is very visible along West 70th Street. This is the façade of the building that would normally face the garden core.

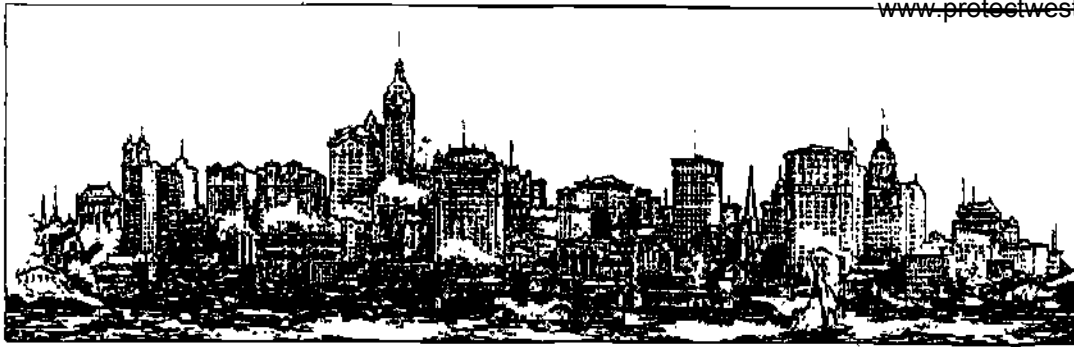
More specifically, the design shows insufficient deference to the landmark and to the major avenue of the historic district. It is unlike any other building on Central Park West in terms of ornamental massing or bold detailing, such as a pediment at the roof that characterizes buildings on that avenue. Neither is it a bold, modern design that would afford a lively contrast to the other buildings in the historic district. With its open glass corners, it does not relate well to the streetscape. On 70th Street, we question the choice of exterior grilles rather than interior blinds for the privacy of the offices. The asymmetrical treatment of the lower floors of the façade do not relate to the brownstones on the street. A more carefully thought-out design that would allow the building to make a contribution to the historic district is needed.

As for the special permit being sought under 74-711 of the Zoning Resolution, we wonder exactly what preservation purpose beyond maintenance is being served. The congregation has been a wonderful steward of this extraordinary building and has substantially restored the building. We know that they need to repair the roof, but that seems to fall into the category of maintenance rather than restoration. Neither does the transfer of a small percentage of development rights off the landmark meet the definition of "preservation."

To conclude, applying avenue zoning to the side street will result in an erosion of the character of the Upper West Side/Central Park West Historic District that the Landmarks Preservation Commission is supposed to protect. The applicant has tried to orient the building to Central Park West, but, in fact, its entrance is on West 70th Street. When the character of West 70th Street is considered, everything that is inappropriate about the design becomes clear.

Without any waivers or variances, the synagogue could construct a 6-story building. If the design were appropriate, a building of that height would be supportable. This one is not. We ask the Commission to deny the application.

Thank you for your attention.



THE SOCIETY FOR THE ARCHITECTURE OF THE CITY

6 West 70th Street, Congregation Shearith Israel, Items 16 & 17

July 1, 2003

The Zoning Resolution specifically exempts historic districts from some massing requirements and allows the LPC to apply for exemptions from use requirements. And it is well established that the LPC is not bound to approve bulk and massing it finds inappropriate just because such a form might be permitted under zoning. The purpose of such exemptions is to encourage conservation, restoration and adaptive re-use of existing buildings, and to allow contextual massing for a new building in an historic area.

For many years, preservationists have sought contextual zoning in and around historic districts, especially in neighborhoods of 19th and early 20th century rowhouses. In response, City Planning has given us a number of districts like the R8B of the community house site, here and on the Upper East Side, and contextual zoning is mapped or under consideration in many other locations. This is a very useful development which should be encouraged, not disregarded.

It is very retrogressive for the LPC to take the opposite tack and approve a new building whose bulk, height and massing substantially *exceeds* what zoning would allow, in a context of smaller buildings, and in a zoning district that was mapped by City Planning specifically to limit out-of-context construction and preserve the character of the existing neighborhood.

The design changes that are under consideration today do not mitigate the out of scale massing, rather they emphasize it by making the profile of this mid-block building ape an early Central Park West skyscraper. Approval of such a building would be a huge setback for historic preservation.

Alan D. Sugarman, Esq.
Attorney-At-Law

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June 26, 2003

Via fax 212-669-7960 and e-mail at rtierney@lpc.nyc.gov

Robert B. Tierney -
Chair
Landmarks Preservation Commission Chair
1 Centre Street
9th Floor
New York, NY 10007

RE: Certificate of Appropriateness
03-2628- Block 36, 37, lot 1122-
8 West 70th Street - Congregation Shearith Israel Synagogue - Individual
Landmark,
Upper West Side/Central Park West Historic District

Dear Commissioner Tierney:

I am writing concerning a number of matters relating to the hearing I have heard was scheduled for July 1, 2003 relating to Congregation Shearith Israel Synagogue - proposed W. 70th Street luxury condominium. Yet, of this moment, there is no notice for the hearing posted on the Commission's web site. I also question why a hearing is being held during the July 4th Week.

And, as discussed below, the Commission has made no opportunity for the public to review the latest application.

Moreover, from my understanding, the Commission intends to allocate as much as 75% of the time of the hearing to presentations by the Congregation including the members of the Congregation and the attorneys, architects, and officers of the Congregation. Each member of the Congregation has a substantial financial interest in the outcome of this hearing -- they are not members of the general public or community at large and the time allocated to comments from the general public should not be diverted to the applicants.

I also raise below other significant issues as to the standards being applied to the determination, the status of the record, and the real possibility of extensive ex parte contacts with the Synagogue.

As you are a lawyer, I am sure you share my concern as to the importance of fair and impartial procedures as it relates to the operation of the Commission, especially with respect to a matter as significant as this. I do not believe that the practices of the Commission promote a fair and balanced review and determination of the issues.

I. Availability of Information To The Public Prior to Hearings:

It is difficult if not impossible for a member of the general public to obtain copies of submissions to the Commission in support of applications. On February 27, 2003, I filed a request for information with the Commission asking for, among other things, copies of the applications filed on behalf of the synagogue in this matter. This information has not been made available to me. I have never seen an administrative agency or court that is so unwilling to share written information with members of the public. Your web site as of today at 2:43 PM states:

Presentation materials for each item on the Public Hearing agenda are available for review on the Friday before the Public Hearing from 10 a.m. to 5:00 p.m. in the Commission's Hearing Room on the ninth floor of the Municipal Building, 1 Centre Street. This month, the viewing day will be Friday, July 18th.

Thus, the Commission is making available the materials for the July 1 meeting 17 days AFTER the meeting. Moreover, the Commission staff seems to be unwilling to make the entire file open for review. This is truly extraordinary. The public is entirely cut-off from information, and, as is discussed later, has to glean information at a public hearing and then must respond in a limited presentation.¹

I would very much appreciate receiving a copy as soon as possible of ALL previous and current filings made by the Synagogue to the Landmarks Commission on this matter.

This would to me seem to be the very minimum obligation of the Commission, and, I should not have to beg, scream, or shout to obtain this information.

II. Ex Parte Contacts

In my request of February 27, 2003, I also asked for a list of contacts between Commission members and staff on one hand and the Synagogue and its lawyers, architects, and members on the other hand. The Commission has not responded to this request. I made this request because it seemed that the Commissioners might have made up their minds prior to the February meeting, which, to me indicated substantial prior discussions with the Congregation and its advisors. I think it is important for a fair process that the nature of these contacts be revealed. I must say that whereas Commission members and staff have had tours and meetings at the Synagogue, on the

¹ Perhaps as well, the Commission should consider requiring that all applications be submitted in a digital format such as Acrobat together with digital photos of all large exhibits. Thus, information could be made easily available to the public. This is a simple matter - and this would facilitate making information available to the public.

other side, I am not aware of similar quality time with neighbors and those opposed to the Synagogue's request.

I respectfully request that each Commissioner disclose in writing all contacts had with the Synagogue and its representatives.

III. Transcripts

In my February 27, 2003 request, I also asked for transcripts of hearings because there was a court stenographer at the last hearing. I have received no response to this request.

If a transcript was prepared and made available to the Commission or any member or staff of the Commission, then I would like to have a copy of that transcript. At the same time, I would also advise you that I would wish to bring a stenographer to the next hearing.

IV. Standards Before the Board

As a lawyer, it is confusing to me as to what standards and procedures are being applied by the Commission. Although there may be Commission rules, these rules and procedures, oddly enough, are not posted on the Commission's web site.

I am most troubled by the Commission's willingness to consider testimony considering the "economic engine" that this project is supposed to represent, without regard to any facts relating to the costs of the project, the surplus income generated, building assets to be made available at no cost to the congregation, and the ability of the congregation to make necessary repairs to the landmark. Unless the Congregation comes clean with the economic facts, the Commission should not entertain any argument by the Congregation as to the so-called economic engine.

I would ask you under what authority can the Landmark Commission even consider the economic engine argument as to the funding of interior repairs, new educational and social facilities, and private condominiums.

While at the same time that the Commission is considering factors that are outside of its purview, it is ignoring and not requiring information as to factors that are relevant on what we will know will be the ultimate determination by the City Planning Commission. These factors included:

- (b) In order to grant a special permit, the City Planning Commission shall find that:
 - (1) such *bulk* modifications shall have minimal adverse effects on the structures or *open space* in the vicinity in terms of scale, location and access to light and air; and

It would be highly improper for the Landmarks Commission, by approving the Synagogue's luxury condominium, to suggest thereby to the City Planning Commission that the Landmarks Commission has reviewed these factors as to the Synagogue condominium project. Quite clearly, the Landmarks Commission has relied primarily on distorted presentations by the applicant and has not required a study of the effect of sunlight that the building will have on the surrounding area including Central Park. Moreover, the Landmarks Commission has relied on elevation drawings with a perspective of hundreds of feet in the air, drawings that have no relevance to light and air impact at the street level on W. 70th Street. Indeed, at the last hearing, one Commissioner was not even aware that 70th Street was a narrow street - this is troubling and suggests among other things that the Commission members have entertained ex parte contacts with the Synagogue including tours, but have not shown similarly openness to the opponents.. Thus, unless the Landmarks Commission creates an identifiable record that it has reviewed light and air, then the City Planning Commission may not rely upon the Landmarks Commission in making the determination required above.

Thus, I ask that the Landmarks Commission require the applicant to prepare a complete and fair presentation on the light and air issues and perspective drawings showing the present situation and the proposal from the viewpoint of someone standing on the street, not hanging from a helicopter..

V. FAIRNESS TO ALL VIEWS AT THE HEARINGS

At the prior Landmarks (and Community Board hearings), a pattern was established whereby the Congregation's President, Lawyers, and Architects would expound at length over matters we believe were already discussed with individual Commission members, and would repeat claims and provide comments unrelated to the legal issues before the boards. Then, having effectively utilized most of the time available, the hearing would be thrown open to the public who were told to limit their comments to 2 minutes. Even persons of great experience in these issues were basically shut down and confined to short statements and no one was able to rebut in any effective manner the carefully and lengthy presentations of the Congregation. Thus, no opponent or opponent group is able to mount a cogent opposition.

Then, the Congregation members -- whose elected and paid spokespeople had already spoken and dominated the hearing -- were considered part of the "public" and "community", further limiting the opportunity of opponents to completely express their views. This is also important, because each and every member of the Congregation stands to benefit personally from the income from the sale of the condominiums. Assuming a Congregation with 500 members, then each member would benefit to the amount of \$2000 for each million of income derived from the condominium sales, and, the profit after the cost of the condominium segment of the building is considered, will be in the tens of millions of dollars. The Congregation members will stand to benefit in the free construction of a multi-story private club building. Although designated a "Community Building", the Community being served are the members of the

"Congregation Community," who may or may not be a member of the community who live and work in the area.

Thus, at the next hearing, I request that the Congregation members who wish to speak have their time included in the time allocated to the applicant, and that opponents of the project have time allocated to their presentations and objections that equal the combined time made available to the Congregation through its officers, lawyers, architect, and members.

I hope that as a new chairman of the Commission that you will endeavor to make the Commission proceedings more transparent, to make Commission documents truly available to the public, to assure that the Commission keeps an appropriate record of all information considered by the Commission, that Commission contacts with applicants be made public, that the Commission not consider issues which are beyond its authority, and that the hearings be conducted in a manner to promote fair and equitable airing of the issues.

Sincerely,



Alan D. Sugarman

Michael Bloomberg – Mayor
City Hall, NYC 10007
<http://nyc.gov/html/mail/html/mayor.html> (link to an e-mail form)
phone: 212-788-9600 fax: 212-788-2460

Gale Brewer - City Council Member
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Amanda Burden - City Planning Commission Chair
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Page 1 of 2



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This form resides at <http://www.nyc.gov/html/mail/html/mail1pc.html>

Name of Fields	Data
Message Type:	Request for Information
Topic:	Other
Contact Info:	Yes
M/M:	Mr.
First Name:	Alan
Middle Name:	D
Last Name:	Sugarman
Street Address:	17 W. 70 St.
Address Number:	4
City:	New York
State:	NY
Postal Code:	10023
Country:	United States
Work Phone #:	212-873-1371
Email Address:	sugarman@sugarlaw.com
	RE: 8 West 70th Street - Congregation Shearith Israel Synagogue - Applications for MODIFICATION OF USE AND BULK and CERTIFICATE OF APPROPRIATENESS Please provide to me, or make available to me for my inspection and or copying, as soon as possible the following: 1. All written submissions of any type by the

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Page 2 of 2

Message:

Congregation and its lawyers, architects, and members to the Commission or to any Members of the Commission concerning the application. 2. The written transcripts of the November 26, 2002, and the February 11, 2003 meetings relating thereto. 3. A listing with dates and nature of contact of all contacts between any of the Commissioners and the Synagogue and/or its lawyers, architects, and members or agents of the Synagogue concerning the application of the Synagogue above. This may be considered to be a request for ordinary review of public files as well as a Freedom of Information Request.

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PETER JENNINGS

July 1, 2003

Dear Mr. Tierney:

You do make it tough. For the second time a hearing on this issue is being held on a day when so many people in the neighborhood can be expected to have other plans. Some of us are unable to leave work; I am one of those. Others with a deep interest in the outcome believe that the hearing has again been held conveniently close to a national holiday when they have long standing plans to be somewhere else. I regret that in my case this letter must suffice.

First may I say that if the synagogue is permitted to build, my view of Central Park will not be affected. Much more importantly, I write as a neighbor, who grew up believing that when neighbors wished to do something that would have an effect on other neighbors, they would discuss it with the neighbors.

It has not happened in this case. The synagogue gives the impression of having worked to bypass the neighbors, to have its way whatever the neighbors think.

No wonder that I find the neighbors frustrated, even angry, feeling as if they don't matter.

In New York City we pride ourselves on a sense of community, the strength of which is a collection of communities. There is no sense of community in this case – and I am afraid that the synagogue's behavior appears to be the reason.

Here's what else I hear on the street: That people have lost faith in the process – the governing process – because they believe "the fix is in." It's a horrible phrase, but many of my neighbors are convinced it is true.

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In this case my neighbors believe that people over whom they have no influence have been working against the best interest of the neighborhood, even though the neighborhood is overwhelmingly, overwhelmingly opposed to the project.

Jack Rudin's name comes up a lot. He's done a great deal for New York City but in this neighborhood these days I hear him discussed as a member of the synagogue who wishes to have his way, and the synagogue's, no matter what the neighbor's think. ~~Surely not.~~

Sherida Paulsen's name comes up. Is it true that she is carrying out some commitment that former Chair Jennifer Raab made to the synagogue, as many are speculating? Can she tell the neighbors what the Landmark Commission's basis is for supporting the synagogue's building plan?

The neighbors don't understand.

I was really surprised to hear a member of the City Council tell me that she thought the fix was in.
So many neighbors believe that they have been kept in the dark deliberately.

I am certainly not an expert in city planning, but people keep telling me that twenty years ago the City Planning Commission changed the zoning precisely to prevent this kind of project that will so alter a neighborhood. What has happened to change this? Why then? Why now?

I realize we may all be a bit paranoid at the moment, but I must tell you that those of us who harbor productive feelings about government - and the governing process - feel that in this instance our rights - yes, it is not too strong a word - are being ignored by people who wish to serve their own interests at the expense of the community.

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LANDMARK WEST

www.protectwest70.org

PAGE 03

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Recently I asked one of the more activist neighbors if anyone in the neighborhood was in favor of this. "Other than the congregants," she said, "no." Other people ask me how many members of the congregation live in the neighborhood. I do not know the answer. May I petition you to have these questions answered publicly?

MORE

I know there are many questions, but I have taken your time. It will be very sad if in wanting to have things their way members of the synagogue, and perhaps city officials involved, ignore and alienate so many people, so many neighbors, so many citizens of a city that holds itself up as a symbol of the democratic process.

Respectfully...

A handwritten signature in black ink, appearing to be 'R. Tierney', is written over a large, loopy, circular flourish that extends across the line of the word 'Respectfully...'.

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