

LEBOW & SOKOLOW LLP

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

January 28, 2008

BY HAND

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

**Re: 670 West 70th Street
Block 1122, Lots 36 and 37
Borough of Manhattan
BSA cal. No. 74-07-BZ**

Dear Chairperson Srinivasan:

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

Pursuant to the schedule set forth at the hearing on November 27, 2007 (as extended by letters from your agency dated December 21, 2007 and January 14, 2008), enclosed is our statement in opposition to the seven zoning variances for the above site sought by the Applicant in its thrice-revised submission dated December 28, 2007 (the "12/28 Submission").

It is respectfully submitted that:

- The 12/28 Submission clearly shows that all of Applicant's programmatic needs can easily be met within an as-of-right building;
- All of Applicant's programmatic needs described in its 12/28 Submission can be met without any of the requested variances being granted;
- Applicant's proposed building includes luxury condominium apartments in about half of its structure, a proposed use which is not any basis to depart from the zoning code; and

- Applicant has met none of the five findings required for granting any of the seven variances.

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

Respectfully yours,



Mark D. Lebow

Cc: Hon. Christopher Collins
Hon. Susan M. Hinkson
Hon. Dara Ottley-Brown
Margaret P. Stix, Esq.
Mr. Jeffrey Mulligan
18 West 70th Street
91 Central Park West
101 Central Park West
Ms. Kate Wood
Alan Sugarman, Esq.
David Rosenberg, Esq.
Norman Marcus, Esq.
Hon. Scott R. Stringer
Hon. Gale A. Brewer
Hon. Thomas K. Duane
Hon. Richard N. Gottfried
Ms. Helen Rosenthal, Community Board 7
Ms. Page Cowley, Community Board 7
Mr. Richard Asche, Community Board 7