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March 25, 2008

**BY HAND**

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

**Re: 6-10 West 70<sup>th</sup> 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 70<sup>th</sup> Street, including 91 Central Park West, 101 Central Park West and 18 West 70<sup>th</sup> Street, the immediately adjacent neighbors to the above site, together with LANDMARK WEST!

By letter to you dated January 28, 2008, we previously submitted our Statement in Opposition to the seven variances sought by the Applicant for the above site. Our Statement in Opposition showed that:

- Applicant's 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 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.

It is respectfully submitted that the latest revised filing by Applicant demonstrates even more clearly that Applicant's request for all seven variances should still be denied. In support of our Opposition, we submit the following:

1. Our Statement in Opposition, dated March 25, 2008
2. Letter Memorandum dated March 23, 2008 from Susan Nial, Esq.
3. Letter Memorandum dated March 25, 2008 from Alan D. Sugarman, Esq.
4. Two letters from James A. Greer, II, Esq.
5. Weisz & Yoes Architecture, "Central Park West: Potential Futures," report dated March 25, 2008, with Weisz & Yoes CV
6. Article by Glenn Collins, "New Historical Society Project Would Stir Up Skyline, and Residents," November 1, 2006, *New York Times*
7. Martin Levine, MAI, Metropolitan Valuation Services, letter dated March 20, 2008
8. Grubb & Ellis appraisal report dated March 18, 2008
9. Letter Memorandum dated March 25, 2008 from David Rosenberg, Esq.
10. Opp Ex. GG
11. Opp. Ex. HH
12. Opp. Ex. II
13. Opp. Ex. JJ

Kindly consider these items 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 70<sup>th</sup> 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