

**STATEMENT BY RON PRINCE, 18 WEST 70<sup>TH</sup> STREET  
BSA HEARING  
APRIL 15, 2008**

My name is Ron Prince, and I represent a committee of the Board of 18 West 70<sup>th</sup> Street, focused on this matter.

There are three points we feel it essential to emphasize at this point in the process.

1. We want to make our feelings on the so-called 'notch' proposal abundantly clear. It is not a satisfactory outcome. It provides no one at 18 West 70<sup>th</sup> Street with a sense of satisfaction or relief. If you see it as a compromise, we ask 'with whom.' It is a "cop-out." It is the BSA's job to reject requests for variances that do not meet the test of the five findings. We hope you will do it.

2. A reminder: The affected window tally at 18 West 70 is not limited to the seven on the lot-line window. There are 27 courtyard windows in our building on floors 7, 8 and 9. Most of these would see sky in an as-of-right scenario. They would look onto an airshaft under this proposal. Behind each window are people and families to whom injury will be done if the variances are granted – financially, psychologically, perhaps even physically.

3. Mr. Friedman describes the luxury condominiums of his application as the project's 'economic engine.' This is a misstatement. In truth, we in the neighboring buildings, are the project's economic engine. In this proposal, CSI seeks to have its neighbors make a very sizable and very compulsory donation. Its financial gain is derived directly from our financial loss. Please, do not misuse your authority and create a forcible transfer of equity from community to institution.