

## Exhibit 2- Excerpts from Congregation Filings with BSA, LPC, DOB and CB7

Doc Number	Description	Date	Extract	Classrooms - Sole Need of Congregation	Variances are Minimum to Meet Programmatic Needs	Variances Required for CSI Programmatic Needs	Floor plate	Residential variances based upon floors 1-4 taken by programmatic need	Parsonage/Sanctuary Unable to Meet These Programmatic Needs	Care-taker's Apartment	Max Height	Floor 2 Terrace not Approved by BSA
A-53 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 25 WHEREAS, the applicant states that the community facility uses include: Synagogue lobby and reception space, a toddler program, adult education and Hebrew school classes, a caretaker's unit, and a Jewish day school;						x			
A-53 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 27 WHEREAS, the proposed building will have a base height along West 70a' Street of 95'-1" (60 feet is the maximum permitted in an R8B zoning district); with a front setback of 12'-0" (a 15'-0" setback is the minimum required in an R8B zoning district ); <b>a total height of 105'-10"</b> (75'-0" is the maximum permitted in an R8B zone), a rear yard of 20'-0" for the second through fourth floors (30'-0" is the minimum required); a rear setback of 6'-8" (10'-0" is required in an R8B zone), and an interior lot coverage of 80 percent (70 percent is the maximum permitted lot coverage);								x	
A-54 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 39 caretaker's apartment and classrooms for adult education on the fourth floor ...							x		
A-54 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 42 WHEREAS, the applicant represents that the programmatic needs and mission of the Synagogue include ... a residence for an onsite caretaker							x		
A-54 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 34 WHEREAS, under New York State law, a not-for-profit organization which seeks land use approvals for a commercial or revenue-generating use is not entitled to the deference that must be accorded to such an organization when it seeks to develop a project that is in furtherance of its mission									
A-54 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 41 WHEREAS, the applicant represents that the variance request is necessitated by the programmatic needs of the Synagogue, and by the physical obsolescence and <b>poorly configured floor plates</b> of the existing Community House which constrain circulation and <b>interfere with its religious programming;</b>				x					
A-54 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 44 WHEREAS, to accommodate these programmatic needs, the Synagogue is seeking lot coverage and rear yard waivers to provide four floors of community facility use in the proposed building;			x						
A-55 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 47 WHEREAS, the applicant states that the required floor area <b>cannot be accommodated within the as-of right lot coverage and yard parameters and allow for efficient floor plates that will accommodate the Synagogue's programmatic needs,</b> thus necessitating the requested waivers of these provisions;				x					

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A-55 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 48 WHEREAS, the applicant represents that a complying building would necessitate a reduction in the size of three classrooms per floor, affecting nine proposed classrooms which would consequently be too narrow to accommodate the proposed students; <b>the resultant floor plates would be small and inefficient</b> with a significant portion of both space and floor area allocated toward circulation space, egress, and exits;		x	x	x					
A-55 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 49 WHEREAS, the applicant further states that the reduction in classroom floor area would consequently reduce the toddler program by approximately 14 children and reduce the size of the Synagogue's Hebrew School, Adult Education program and other programs and activities;			x						
A-55 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 50 WHEREAS, the applicant represents that the requested yard and lot coverage waivers <b>would enable the Synagogue to develop the site with a building with viable floor plates</b> and adequate space for its needs;				x					
A-55 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 57 WHEREAS, in response to a request by the Board to document demand for the proposed programmatic floor area, the applicant submitted a detailed analysis of the program needs of the Synagogue on a space-by space and time-allocated basis which confirms that <b>the daily simultaneous use of the overwhelming majority of the spaces requires the proposed floor area and layout and associated waivers</b> ;									
A-55 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 59 WHEREAS, specifically, the Opposition has contended that the Synagogue's programmatic needs could be accommodated within the existing parsonage house;						x			
A-56 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 68 WHEREAS, the Board notes that the applicant has provided supportive evidence showing that, <b>even without the Beit Rabban school, the floor area as well as the waivers to lot coverage and rear yard would be necessary</b> to accommodate the Synagogue's programmatic needs;	x								
A-59 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 122 WHEREAS, the Board agrees that the unique physical conditions cited above, when considered in the aggregate and in light of the Synagogue's programmatic needs, create practical difficulties and unnecessary hardship in developing the site in strict compliance with the applicable zoning regulations; thereby meeting the required finding under ZR § 72-21(a);		x							
A-61 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 158 WHEREAS, the Board further notes that the waivers of lot coverage and rear yard requirements are requested to meet the Synagogue's need for additional classroom space		x	x						

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A-64 (A-52 to A-65)	BSA Resolution 74-07 BZ	August 25, 2008	¶ 217 WHEREAS, the Board finds that the requested lot coverage and rear yard waivers are the minimum necessary to allow the applicant to fulfill its programmatic needs and that the front setback, rear setback, base height and building height waivers are the minimum necessary to allow it to achieve a reasonable financial return;		x			x				
A-1980 (A-1872 to A-2023)	CB7 Land Use Committee Transcript	October 17, 2007	[Mr. Friedman] And it's the primary purpose of the expanded space with the new classrooms we'll be seeking. Those classrooms lie dormant during the regular school day when children are in other schools in their regular education.	x								
A-1981 (A-1872 to A-2023)	CB7 Land Use Committee Transcript	October 17, 2007	[Mr. Friedman] so in conclusion that is based synagogue space provided for the Hebrew school, needs to be expanded. The tenant will be accommodated to the extent it can be accommodated and to the extent that space is already there.	x								
A-1989 (A-1872 to A-2023)	CB7 Land Use Committee Transcript	October 17, 2007	MR. FRIEDMAN: There are two and I think the architect is better to answer it, but the parsonage has several problems as potential facility space dealing with its construction, with per se its ability to provide egress necessary for community facility uses.						x			
A-2264 (A-2255 to A-2435)	CB7 Land Use Committee Transcript	November 19, 2007	We ask it be reduced to 20 for programmatic reasons primarily, so we can get the classroom space we need at the base of the building.		x		x					
A-2265 (A-2255 to A-2435)	CB7 Land Use Committee Transcript	November 19, 2007	The lot coverage and the reduced rear yard address programmatic needs. Without it, we have requirement in the building for stairs, of course, and bathrooms. Without this, we get a substandard and very small classroom floors toward the south.		x		x					
A-2413 (A-2255 to A-2435)	CB7 Land Use Committee Transcript	November 19, 2007	If that different population was related to the synagogue's programming, possibly, but these spaces and I don't mean to trivialize the matter, but we would be comfortable having your measure taken as if the tenant didn't exist at all. We believe that the programmatic needs of the synagogue account for everything that's being requested here.	x								
A-2414 (A-2255 to A-2435)	CB7 Land Use Committee Transcript	November 19, 2007	MR. DOVELL [CSI Architect] : There are 12 classrooms shown. They all have a place in the synagogue's programming for the synagogue's use. There are 12 programs in floors two through four. All of those classrooms have a specific use for the synagogue,	x		x						
A-2415-6 (A-2255 to A-2435)	CB7 Land Use Committee Transcript	November 19, 2007	MS. ROSENTHAL: I think what Page is asking is, so pull it back ten feet and what happens? MR. DOVELL: The classrooms becomes substandard in width, they're marginal on the front of the building now.				x					
A-2416 (A-2255 to A-2435)	CB7 Land Use Committee Transcript	November 19, 2007	MR. DOVELL: On the second floor, there is a requirement for fairly substantial office spaces in connection with those spaces.			x						
A-2417 (A-2255 to A-2435)	CB7 Land Use Committee Transcript	November 19, 2007	MR. DOVELL: They would like the larger rooms on the second floor. MS. ROSENTHAL: What's the requirement for the classrooms? MR. FRIEDMAN: Programmatic requirement.			x	x					

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A-2425 (A-2255 to A-2435)	CB7 Land Use Committee Transcript	November 19, 2007	[MR. FRIEDMAN:] we prefer the wider floor plate, because it helps us in both our programmatic needs in terms of teaching with adjacencies and avoiding dead space,				x					
A-2486 (A-2477 to A-2564)	BSA Public Hearing	November 27, 2007	[MR. DOVELL [CSI Architect]] The application is based on the synagogue's needs and synagogue's needs solely.	x								
A-2490 (A-2477 to A-2564)	BSA Public Hearing	November 27, 2007	Lynne Kay [CSI Employee]: We need new classrooms to answer both existing educational needs that are just not done as well as they should be and also to accommodate expanded adult and youth programming that we're looking to build.	x		x						
A-2491 (A-2477 to A-2564)	BSA Public Hearing	November 27, 2007	Lynne Kay (CSI): It's very valuable to have classes near each other so there's a sense of camaraderie within the school and a sense of shared purpose and a chance for the younger students to learn from the older ones and for the older students to be role models to the younger children.			x	x					
A-2494 (A-2477 to A-2564)	BSA Public Hearing	November 27, 2007	MR. FRIEDMAN: But, <b>we're predicating this application on the synagogue's use.</b> CHAIR SRINIVASAN: Right. And, I think that's what, may have been confusing in the papers, because you do talk about the tenant's school and it's one thing you can have the tenant's school and then you would have to explain to us what the program need is for that but <b>if, in fact, this volume of community facility space is fundamentally needed for Shearith Israel Congregation, then I think we need to see an explanation of that.</b> MR. FRIEDMAN: Fine. CHAIR SRINIVASAN: So, then, the tenant's school issue can just actually be a separate - - it may not really be a part of the equation anymore - unless it's about the usage of space. MR. FRIEDMAN: <b>We don't consider it part of the equation but if the Board wants us to, I guess that's my question, we'd be happy to do it.</b> CHAIR SRINIVASAN: But, I think it relates partially to whether you can have simultaneous use and, in fact, when the day school is functioning, does it take away from the congregation in using the spaces for its own needs?	x								
A-2635 (A-2634 to A-2639)	CB7 Meeting Minutes	December 4, 2007	Height and setbacks: Height and setback variances are not necessary to permit CSI to meet its programmatic goal. While such variances would be necessary to allow CSI to achieve its allowable FAR for the entire zoning lot, this fact alone does not justify a finding of uniqueness of practical difficulties It is not at all unusual for bulk and other restrictions to prevent full utilization of FAR.			x						
A-2636 (A-2634 to A-2639)	CB7 Meeting Minutes	December 4, 2007	THEREFORE, BE IT RESOLVED THAT Community Board 7!Manhattan disapproves the proposal by Congregation Shearith Israel for variances ,,,									
A-2718-9 (A-2640 to A-2743)	CB7 Meeting Transcript	December 4, 2007	MR. FRIEDMAN: <b>We were asked of (sic) the BSA whether this had anything, whether the application was predicated on the tenant school and we stated in front of the BSA as we stated in front of this committee, it does not. The offices that are, the rooms that are there for a synagogue as opposed to a school can be multi-purpose.</b> They are not simply classrooms. Some of them are classrooms, they will be used for adult education. They will be used for social action group meetings. There are other purposes, so they're not in the context of the synagogue. They're not simply classrooms and they're not there to address any tenants needs. They are there to provide the minimum configuration of space that the synagogue needs to conduct its programs to have its rabbinical offices to have its pastoral offices to have its archive, et cetera, et cetera, et cetera.	x	x	x						

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A-2814-5 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	The provision of the 20-ft rear yard is required to meet CSI's educational purposes, specifically the Toddler Program, the Hebrew School and the Adult Education Program.			x	x					
A-2815 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	The floorplate configuration proposed in the Application for classrooms housing these three functions is the minimum response to the zoning lot's unique conditions on the CSI zoning lot, which must also accommodate on a 64 ft wide development footprint the intricate and interconnected needs of the landmarked Synagogue as well.				x					
A-2815 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	Thus the question becomes: Can the 15 classrooms and necessary ancillary space required to meet CSI's programmatic needs and mission objectives be accommodated within a bulk envelope that is essentially the allowable footprint above the first floor, which is 64 ft wide by 70.5 ft deep, minus approximately 100 sf from each floor "taken" by the Synagogue for its elevator shaft on each floor? The answer is no. When taking into account that each floor must provide for adequate circulation and two egress points to stairs, separate lavatories and an adequate total number of offices, <b>it becomes impossible to provide the required classrooms at a standard size within a 64 ft by 70ft footprint, times 3. When one adds the individual bathrooms that must be directly accessed from within each of the six Toddler classrooms; the impossibility becomes even more evident.</b> While a wider site might permit the classrooms to be shifted 90 degrees so that their length could run parallel to the front and rear property lines, the narrowness of the site requires that the classrooms be stacked with their length running north and south, thus generating the noncomplying rear yard condition on floors 2 - 4.		x	x	x					
A-2816 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	Residential use is as of right and the zoning floor area is available on the CSI zoning lot. What is not available is any volume of space below the highest elevation of the New Building's fourth floor, which is shown in the Application to occur at El. 49.1. <b>With the entire development footprint of the site consumed by the community house volume within the New Building for four stories, the otherwise fully legal as-or-right residential floors cannot begin until the fifth floor</b>					x				
A-2816 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	Due to the zoning lot's unique site conditions, the irregular as-of-right envelope created by the split lot condition on the zoning lot, CSI's pressing need to overcome programmatic difficulties and the regulation of the LPC which has precluded placement of new floor area in the airspace above the Synagogue or anywhere above the height of the adjacent 18 West 70th Street, <b>that residential floor area can only be built in the volume of air space that exists above El. 49.1</b> and below the roofline of 18 West 70th Street. While the residential portion of the New Building can be developed in compliance with rear yard controls, obviously beginning its first full floorplate at El. 49.1 means that it can only partially comply with the applicable streetwall and building height requirements in the R8B portion of the zoning lot. In addition to these waivers, the LPC imposed the need for a further streetwall waiver in the interests of its aesthetic concerns for the centering of the New Building in relation to the Synagogue. These factors conspire to prevent CSI from producing residential floor area					x				

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A-2819 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	Conflicts with the Hebrew School Program. Due to the age disparity among the children and age-specific learning requirements, classes need to be broken into seven separate learning groups. These groups exceed the number of available classrooms in the existing Community House. Older children cannot share rooms dedicated to younger students because the lower grade rooms have smaller tables and chairs which are unsuitable for the older students. Moving furniture from room to room has been tried but is counter-productive and disruptive to classes in session. <b>Combining grade levels within a classroom or relocating to either existing auditorium has proven detrimental to classroom order and destroys the intimate learning environment every school seeks.</b>			x						
A-2819-2820 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	It must be noted that while men's' and ladies' bathrooms are located on the third floor, no facilities are located on the fourth floor and none are appropriate for the younger children.			x	x					
A-2820 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	<b>Programmatic and accessibility issues that face current and future students are resolved in the New Building:</b> (1) all classrooms are accessible by elevator and/or stairs; (2) seven large, well-ventilated classrooms will allow for more focused learning and social interaction; and (3) <b>bathroom facilities for boys and girls are located on both the third and fourth floor.</b>			x	x					
A-2822 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	Future Toddler Programming Needs. The proposed New Building's design would enable CSI to offer daycare to a greater number of families within the surrounding community, for more hours per day and more days per week. Approximately 60 toddlers (a 66% increase) would be able to attend on Mondays through Thursdays from 8AM to 6PM and on Fridays from 8AM to 4PM. <b>Both the programmatic and accessibility issues that now face these very young children are resolved in the New Building:</b> (1) the second floor toddler classes would be accessible by elevator (or stairs) with stroller storage located at designated storage area; 2) six large individual classrooms would allow the children to be grouped for age-appropriate play and more focused learning;			x	x					
A-2829-2830 (A-2811 to A-2830)	Friedman and Gotbaum to BSA	December 28, 2007	CSI's four-story Parsonage fronting Central Park West connects to the Synagogue and elevator bulkhead and a new separate stair would be required) would require substantial expansion of the Parsonage's envelope. In all likelihood, LPC would limit all such necessary expansion to the rear portion of the building. <b>Above the first floor, the Parsonage is a residential building entirely unusable for redaptive community facility use due to the narrow width of its upper floors.</b> The 2,477 sf first floor is fully built; the second and third floors have floorplates approximately 50% smaller (1,150 sf) than the first; and the fourth floor occupies only 559 sf. <b>Some opponents have urged that the Parsonage be adapted for classroom use. Clearly the space requirements, accessibility and egress requirements (a full new elevator at the ground floor level only and is fully incorporated into the first floor plan of the Synagogue.</b>						x			

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A-3328 (A-3324 to A-3329)	Shelly S. Friedman to BSA	March 11, 2008	<p>Second Floor Toddlers' Program: The 494 sf/thirty-five percent reduction in the three southerly classrooms will decrease the number of toddlers that the program will be able to accommodate by approximately fourteen children.</p> <ul style="list-style-type: none"> <li>• Third Floor Classrooms: The 494 sf/thirty-five percent reduction in the three southerly classrooms negatively impact CSI's Hebrew School, Youth Group and Youth Tutoring Program. The grade 6-7 and grade 4-5 classrooms will each be reduced by thirty-four percent of their respective square footage; and the grade 1-3 classroom will be reduced by thirty-eight percent of its square footage.</li> <li>• Fourth Floor Classrooms: The fourth floor provides only three classrooms in total, thus the 494 sf reduction represents a thirty-five percent loss of its total classroom square footage, which negatively impacts CSI's Adult Education Program and Youth Group and Youth Tutoring Program. The two westerly adult education classrooms will both be reduced by thirty-four percent of their respective square footage and the grade 9-10 classroom will be reduced by thirty-eight percent of its square footage.</li> </ul> <p>CSI has worked carefully with its project architects to develop the proposed building in a manner that meets its programmatic requirements, which include serving existing members and the institution itself as CSI's natural life-cycle evolves with respect to the prospective new members, while at the same time minimally impacting the adjacent buildings. <b>This can only be achieved with approval of the 20' rear yard waiver which will permit CSI's program to flourish as described in the Application submissions and during presentations to the Board.</b></p>		x	x	x					
A-4025 (A-4024 to A-4027) Shelly S. Friedman to BSA June 17, 2008,	Shelly S. Friedman to BSA	June 17, 2008	One parcel, facing Central Park West has a width of 24.4 ft and a depth of 108 ft. It is improved with what was once a 4-storey single family building and is now known as the Parsonage. While this site is capable of significant theoretical development as a matter of right (it is zoned R10A, its streetwall may rise to 125 ft and its building height to 210 ft, subject to the "sliver" limitations in ZRCNY Sec 23-692 that would limit the height of an enlargement or new development to the height of the streetwall at 91 Central Park West), its narrow footprint, after deduction for elevators and stairs, would be useless for residential or community facility uses.						x			
A-4025 (A-4024 to A-4027)	Shelly S. Friedman to BSA	June 17, 2008	In addition, the dimensions of the parcel and the Applicant's programmatic needs require that the layout of educational and religious uses at floors 2 through four extend 10 ft into the required rear yard. The resulting configuration of the proposed new residential floor area on the narrow development parcel further requires that such residential uses not begin until elevation 49' 1", and end at elevation 75 ft in an R8B district, which will not allow the residential use as proposed.				x	x				
A-4026 (A-4024 to A-4027)	Shelly S. Friedman to BSA	June 17, 2008	The Board has asked for and received an unprecedented amount of material on the educational and religious uses which must be included in the new development. <b>It has heard the religious and educational leaders of the Synagogue attest to the need and the configuration of the new community facility space requested in the Application.</b>	x		x						
A-4026 (A-4024 to A-4027)	Shelly S. Friedman to BSA	June 17, 2008	It has asked for and received detailed information on a tenant school notwithstanding that the Applicant has stated on numerous occasions without condition or qualification that <b>the tenant's programmatic needs bear no relationship to this Application.</b> It has heard testimony from the Synagogue's Rabbi and its chief educator that were there no tenant the religious and educational needs of the Synagogue would still require that it apply for the classroom space requested in this Application.	x								

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A-4167 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	The New Building will be located on a longstanding single Zoning Lot consisting of CSI's house of worship, also known as the "Spanish and Portuguese Synagogue in the City of New York," located on the southwest corner of Central Park West and West 70th Street (the "Synagogue"), a connected parsonage with the address 99 Central Park West (the "Parsonage"), a connected 4-storey community house converted from two townhouses in 1954 (the "Existing Community House"), which is a support building in deteriorating condition connected to the Synagogue, and vacant land. The Synagogue and Parsonage together form Tax Lot 36 on Block 1122. The Existing Community House and land vacant since 1950, which will serve as the footprint for the New Building, comprise Tax Lot 37 on Block 1122. Together Tax Lots 36 and 37 constitute the Zoning Lot (the "Zoning Lot") which is the subject of this Application. These two tax lots, in common ownership by CSI since the enactment of an "applicable amendment" to the Zoning Resolution in 1984, constitute a single Zoning Lot as the term is defined in ZRCNY Sec. 12-10.						x			
A-4169 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	Additionally, when the Synagogue is not using portions of the classroom space, they will be used by a Jewish day school that has leased space in the Existing Community House since 1994.	x								
A-4170 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	(2) a new "Community House" within the two cellars and the first four floors of the New Building providing offices and specialized rooms supporting religious, educational and cultural uses that are essential to CSI's mission but either cannot be accommodated within or beneath the Synagogue or can no longer be accommodated in the [physically obsolescent and deteriorating Community House						x			
A-4170 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	residential use on floors 5 - 8 (Plus penthouse) to be developed as a partial source of funding to remedy the programmatic religious, educational and cultural shortfalls on the other portions of the Zoning Lot.					x				
A-4170 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	the otherwise as-of-right residential floors cannot begin until the fifth floor and in the R8B portion of the Zoning Lot can only rise 11 ft. before hitting the 60 ft. maximum streetwall height, and					x				
A-4178 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	An important factor of Beit Rabbin's tenancy is that it shares CSI's missions and goals and thus was chosen as a suitable candidate to utilize CSI's classrooms and sanctuary for its program. While income is generated which supports CSI's own mission, Beit Rabbin has become a welcomed feeder for Synagogue growth and the adjacency to the Synagogue has been an important attribute to the educational and cultural teaching within the tenant school. While the focus of this Application for expanding its space is on its own pastoral and educational programming, Beit Rabban's own growth is a validation of the need for additional space for educational religious purposes	x		x						



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A-4184 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	addressing the Synagogue's deficiencies as well in providing the types of spaces required for CSI to maintain its religious, educational and cultural activities. The following exceedances are created in the R8B portion of the Zoning Lot: (1) ZRCNY Sec. 24-11177-24: permitted lot coverage is exceeded, (2) ZRCNY Sec. 23-633: permitted base height, setback and building height requirements are exceeded, and (3) ZRCNY Sec. 23-663: required rear setback is not provided. Finally, in order to provide for the appropriate connections between the Synagogue and the New Building and in order to provide suitable floorplans and adjacencies for the portion of the New Building to be used by CSI for Community House purposes (floors 1 - 4), the first floor will fully cover the lot and floors 2- 4 will set back 20 ft. from the rear property line. Such coverage is permitted for the first floor but the other three floors fail to provide the required 30 ft. rear yard in either the R10A portion or the R8B portion of the Zoning Lot as set forth in ZRCNY Sec. 24-36.			x						
A-4188 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	As indicated in the October 25, 2007 submission to the Board, CSI will not lease the multi-function room to outside catering entities. CSI's bylaws specify that all ceremonies must be conducted under the auspices of CSI's rabbi and with CSI's Sephardic customs, all but assuring the celebrants are CSI congregants.									
A-4189 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	These groups exceed the number of available classrooms in the existing Community House. Older children cannot share rooms dedicated to younger students because the lower grade rooms have smaller tables and chairs which are unsuitable for the older students. Moving furniture from room to room has been tried but is counter-productive and disruptive to classes in session. Combining grade levels within a classroom or relocating to either existing auditorium has proven detrimental to classroom order and destroys the intimate learning environment every school seeks. These same classrooms are occupied by Beit Rabban most weekdays from approximately 8:00AM to 5PM. It must be noted that while men's' and ladies' bathrooms are located on the third floor, no facilities are located on the fourth floor and none are appropriate for the younger children.			x	x					
A-4189-90	Final Statement in Support	July 8, 2008	The New Building will provide appropriately sized and barrier-free classrooms will be dedicated to specific grade levels. The third floor provides individual classrooms for first through third grade children; fourth through fifth grade children; eighth grade children; and ninth through tenth grade children. Two classrooms for sixth through seventh grade children are also provided on this floor. In contrast to the current rationing of too few classrooms, flexible scheduling will permit the Adult Education Program, Hebrew School and private study sessions to co-exist in the three 4th floor classrooms as need arises and as the respective programs expand and grow. Programmatic and accessibility issues that face current and future students are resolved in the New Building: (1) all classrooms are accessible by elevator and/or stairs; (2) seven large, well-ventilated classrooms will allow for more focused learning and social interaction; and (3) bathroom facilities for boys and girls are located on both the third and fourth floor.		x	x						

## Exhibit 2- Excerpts from Congregation Filings with BSA, LPC, DOB and CB7

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A-4193-4 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	Due to the CSI's heirloom status and the numerous priceless religious artifacts and relics contained within the Synagogue, it is critical to CSI's program that the caretaker must continue to live on-premises ... In addition, the caretaker must continue to serve as superintendent/guardian of CSI's educational institution, which also requires ongoing monitoring of its antiquated mechanical, electrical, plumbing and heating and fire protection systems. The caretaker's concurrent responsibilities for oversight of both CSI's religious and educational facilities require that he reside within the New Building. <b>The development plans' project feasibility further requires that the caretaker apartment be located at the fourth floor level rather than on a higher residential floor which carry a premium due to their oblique Central Park views.</b> Currently, the caretaker oversees a staff of one fulltime security guard and three full-time maintenance workers.							x		
A-4195 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	The proposed New Building's design would enable CSI to offer daycare to a greater number of families within the surrounding community, for more hours per day and more days per week. Approximately 60 toddlers (a 66% increase) would be able to attend on Mondays through Thursdays from 8AM to 6PM and on Fridays from 8AM to 4PM. Both the programmatic and accessibility issues that now face these very young children are resolved in the New Building: (1) the second floor toddler classes would be accessible by elevator (or stairs) with stroller storage located at designated storage area; 2) six large individual classrooms would allow the children to be grouped for age-appropriate play and more focused learning; (3) the smaller groupings would allow for a more conducive rest/nap period associated with full or half day			x						
A-4199 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	dimensions of the Zoning Lot that preclude. The development of <b>floorplans for community facility space required to meet CSI's on-site religious, educational and cultural programmatic needs.</b>			x	x					
A-4202 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	<b>It is essential</b> that the New Building's massing accommodate its role in providing circulation space for the Synagogue and <b>appropriately sized floorplates</b> for the Community House, which cannot be achieved within the R8B		x		x					
A-4203-4 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	<b>The lot coverage waiver</b> , in tandem with provision of the 20 ft. rear yard, <b>is required to meet CSI's educational purposes</b> , specifically the Toddler Program, the Hebrew School and the Adult Education Program. The floorplate configuration for classrooms housing these three functions is the minimum response to the Zoning Lot's unique conditions on the CSI Zoning Lot, which must also accommodate on a 64 ft. wide development footprint the intricate and interconnected needs of the landmarked Synagogue as well. If the ground floor were available for school Uses, a community facility school might well be able to fit the 15 classrooms called for in this Application with an allowable rear yard. However, the floor usually providing the most flexibility for community facility schools, the ground floor, is entirely unavailable for educational purposes because the Synagogue must "take" all of the ground floor and portions of floors 2 - 4 for an elevator and landing as well for its own remedial purposes. There are no			x	x					

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A-4204-5 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	With respect to CSI's program and classrooms, the project architects determined that provision of a 30' rear yard (rather than the currently requested 20' rear yard) would result in a loss of approximately 494 zsf per floor (640 gst), or 1,482 zsf overall on floors two, three and four, which represents a twenty-five percentage loss in total classroom square footage. In practical terms, the 15 classrooms and necessary ancillary space required to meet CSI's programmatic needs and mission objectives can not be then be accommodated within a bulk envelope (i.e., the allowable footprint above the first floor) which is 64 ft. wide by 70.5 ft. deep, minus approximately 100 zsf from each floor "taken" by the Synagogue for its elevator shaft on each floor. When taking into account that each floor must provide for adequate circulation and two egress points to stairs, separate lavatories and an adequate total number of offices, it becomes impossible to provide the required classrooms at a standard size within a 64 ft. by 70 ft. footprint, times 3. When one adds the individual bathrooms that must be directly accessed from within each of the six Toddler classrooms, the <b>impossibility becomes even more evident</b> . While a wider site might permit the classrooms to be shifted 90 degrees so that their length could run parallel to the front and rear property lines, the narrowness of the site requires that the classrooms be stacked with their length running north and south, thus generating the noncomplying rear yard condition on floors 2 - 4.		x	x	x					
A-4205-6 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	Specifically, <b>the critical square footage loss in absence of a rear yard waiver affects three classrooms on each floor and seriously compromises CSI's program</b> in the following manner: <ul style="list-style-type: none"> <li>• Second Floor Toddlers' Program: The 494 sf/thirty-five percent reduction in the three southerly classrooms will decrease the number of toddlers that the program will be able to accommodate by approximately fourteen children.</li> <li>• Third Floor Classrooms: The 494 sf/thirty-five percent reduction in the three southerly classrooms negatively impact CSI's Hebrew School, Youth Group and Youth Tutoring Program. The grade 6-7 and grade 4-5 classroom+D71ms will each be reduced by thirty-four percent of their respective square footage; and the grade 1-3 classroom will be reduced by thirty-eight percent of its square footage.</li> <li>• Fourth Floor Classrooms: The fourth floor provides only three classrooms in total, thus the 494 sf reduction represents a thirty-five percent loss of its total classroom square footage, which negatively impacts CSI's Adult Education Program and Youth Group and Youth Tutoring Program. The two westerly adult education classrooms will both be reduced by thirty-four percent of their respective square footage and the grade 9-10 classroom will be reduced by thirty-eight percent of its square footage.</li> </ul>		x		x					
A-4206 (A-4166 to A-4221)	Final Statement in Support	July 8, 2008	This <b>can only be achieved with approval of the 20' rear yard waiver which will permit CSI's program to flourish</b> as described in the Application submissions and during presentations to the Board.		x	x						
A-4420 (A-4407 to A-4421)	CSI Closing Statement	August 12, 2008	The educational rooms are spartan and utilitarian in both number and design. <b>Shearith Israel could not provide solutions to these programmatic deficiencies in any "lesser" manner</b> than presented in the Application.		x							

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A-4420 (A-4407 to A-4421)	CSI Closing Statement	August 12, 2008	The residential component of the Application, an integral component of its ability to overcome its programmatic deficiencies, while not necessarily economically feasible (see FFA Report dated December 21, 2007 and subsequent responses to opposition comments), could be built as-of-right were it not for the limitations placed on the siting of the Community House to provide necessary adjacencies with the Synagogue and the minimal properly-configured religious and educational spaces to overcome the current programmatic deficiencies. All of the requested height and setback waivers owe their origins to the need to overcome the programmatic deficiencies within the volume of lower portions of the building currently designed for religious and educational uses.		x			x				
BIS-2-3 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Cross-Hatched Areas Show Variance Locations		x							
BIS-10 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Floor 2 plan with classrooms, child bathrooms, stroller area			x						
BIS-10 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Showing Parsonage in Lower Right Corner						x			
BIS-11 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Floor 3 Showing Classrooms, Boys and Girls Bathrooms									
BIS-11 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Showing parsonage in Lower right Corner						x			
BIS-12 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Floor 4 Showing Classrooms, Boys and Girls Rooms, and Caretaker's Apartment							x		
BIS-12 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Showing Parsonage Lower Right Corner									
BIS-18-19-20 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Cross-Section and Elevations Showing Residential Condos abutting another building on Zoning Lot - Sanctuary									
BIS-8 & 18 ( BIS-1-BIS-20)	2008 Plans Approved by BSA	August 25, 2008	Showing existing auditorium beneath Sanctuary (Levy Auditorium)						x			
BIS-21 (BIS-21-BIS-25)	PWIA-Occupancy Schedule	May 10, 2013	Shows banquet hall with 340 occupancy in sub-sub basement									
BIS-21 (BIS-21-BIS-25)	PWIA-Occupancy Schedule	May 10, 2013	Showing Library on Floor 2 instead of all classrooms			x						
BIS-21 (BIS-21-BIS-25))	PWIA-Occupancy Schedule	May 10, 2013	Showing common area on Floor 3			x						
BIS-21 (BIS-21-BIS-25)	PWIA-Occupancy Schedule	May 10, 2013	Showing no Classrooms or Superintendent's apartment on Floor 4			x				x		

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BIS-26 (BIS 26-BIS-31)	PWIA-Occupancy Schedule	March 13, 2015	Absence of a Sub-Sub Basement and Banquet Hall									
BIS-28 (BIS 26-BIS-31)	PWIA-Occupancy Schedule	March 13, 2015	Banquet Hall on Floor 1									
BIS-28 (BIS 26-BIS-31)	PWIA-Occupancy Schedule	March 13, 2015	Classrooms for 70 on Floor 2 and Library Reading Room			x						
BIS-28 (BIS 26-BIS-31)	PWIA-Occupancy Schedule	March 13, 2015	Outdoor Terrace on Floor 2			x						x
BIS-29 (BIS 26-BIS-31)	PWIA-Occupancy Schedule	March 13, 2015	No Classrooms on Floor 3 - Caretaker's Apartment and Offices			x				x		
BIS-29 (BIS 26-BIS-31)	PWIA-Occupancy Schedule	March 13, 2015	4 Classroom on Floor 4 - Offices on Floor 4			x						
BIS-41(BIS 37-BIS-44)	Construction Determination Form	July 19, 2013	2nd Floor Plan With Library, Offices, and Classrooms			x						
BIS-42 (BIS 37-BIS-44)	Construction Determination Form	July 19, 2013	3rd Floor Plan With Classrooms			x						
BIS 43 (BIS 37-BIS-44)	Construction Determination Form	July 19, 2013	4th Floor Plan with No Classrooms and No Caretaker's Apartment			x				x		
BIS 44 (BIS 37-BIS-44)	Construction Determination Form	July 19, 2013	5th Floor Plan of Residential Condominium showing four bedrooms, five bathrooms,									
BIS 46	Restrictive Declaration Caretakers' Apartment	November 17, 2014								x		
MISC-1	Plans Filed with LPC	JULY 2013	SECTION B EAST SHOWING BUILDING								X	
MISC-2	Plans Filed with LPC	JULY 2013	EAST ELEVATION SHOWING TALLER BUILDING								X	
MISC-3	Plans Filed with LPC	JULY 2013	NORTH ELEVATION SHOWING TALLER BUILDING								X	
MISC-4	Plans Filed with LPC	JULY 2013	NORTH ELEVATION SHOWING TALLER BUILDING								X	
MISC-5	Plans Filed with LPC	JULY 2013	NE AXONOMETRIC ELEVATION SHOWING TALLER BUILDING								X	