

# CIVITAS

A Union of Citizens

1.457 Lexington Avenue New York NY 10128-2506

---

**Founder**

August Heckscher  
1914-1997

**Chairman**

Genie Rice

**President**

T. Gorman Reilly

**Vice Presidents**

Marcia Fowle  
James T. B. Tripp  
Raymond Plumey

**Treasurer**

Frederic Withington

**Secretary**

Jo Ahern Bressler

**Executive Committee**

William G. Brothers  
Janis Eltz  
Jeanne G. McAnaney

**Board of Directors**

Mark S. Alexander  
Tess Ankis  
Lucienne S. Bloch  
Adrienne Caplan  
Elisabeth R. Clark  
Ray Cornbill  
Nathalie Cox  
Judith Fresco  
Elise Frick  
Jamie Gibbs  
Stuart Goldman  
Sally Goodgold  
Rita Hirsch  
Roberta Hodgson  
Willa Hutner  
Clifton Maloney  
Daniel Pérez  
Peter Pettibone  
Diane Philippotts  
Debbie Guinones  
Linda L. Rainey  
Agustin Rivera  
R. Geoffrey Roesch  
Roberta Schneiderman  
Sally Schubert  
Cora Shelton  
Annette Siegel  
M. Sava B. Thomas  
Felipe Ventegeat  
Joseph F. Walsh  
Charles S. Warren  
John S. Winkelman

**Advisory Board**

Christopher C. Angell  
Elizabeth Ashby  
Kent Barwick  
David W. Beer  
Jewelle Bickford  
Hon. Schuyler G. Chapin  
Mrs. John French III  
Horace Havemeyer III  
John Jay Iselin  
Mrs. Stephen Kellen  
Stephen S. Lash  
Paul Newman  
Cynthia D. Sulco  
Constantine Sidamon-Eristoff  
Hon. Henry J. Stern  
Margot Wellington  
Anthony C. Wood  
Joanne Woodward

**Administrator/Office Manager**

Trayco Belopapsky

November 27, 2007

Hon. Meenakshi Srinivasan  
Chair, New York City Board of Standards and Appeals  
40 Rector Street, 9<sup>th</sup> floor  
New York, NY 10006

*Re: 6-10 West 70<sup>th</sup> Street, Block 1122, Lots 36 & 37 Manhattan  
BSA Calendar No. 74-07 BZ*

Dear Chair Srinivasan:

I write on behalf of CIVITAS Citizens, Inc. (CIVITAS) in opposition to the captioned application by Congregation Shearith Israel (CSI) for variances from the zoning applicable to its sites. The applicant has failed to make a showing that it will suffer any undue hardship by complying with the requirements of the zoning law.

CIVITAS is a community organization of some 2,400 supporters with a concern for land use, zoning and neighborhood life in the Upper East Side and in East Harlem. We take the unusual step of voicing our opposition to an application involving building sites outside our normal geographic boundaries because of what we perceive to be a disturbing and growing trend that needs to be ended. We refer to the effort by certain not-for-profits to make applications for exemption from zoning requirements in order to satisfy their desire to generate welcome but undeserved income.

Other parties have expressed persuasively and in detail why the CSI application fails to meet the five specific requirements of Section 72-21 of the Zoning Resolution. We wish to emphasize our disagreement with the notion advanced by the applicant that a worthy, not-for-profit organization such as CSI may avail itself of variances to established zoning requirements in order to generate income that will help it to meet programmatic needs. We are not aware of any precedent for such an audacious claim, nor is there any reason to

---

Voice: 212-896-0745

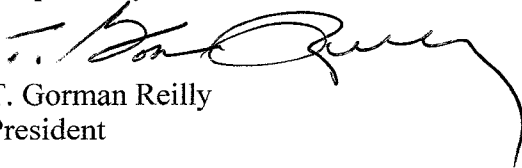
Fax: 212-289-4291

civitascitizens@yahoo.com  
www.civitasnyc.org

deviate from settled law in this regard. In essence, CSI seeks by this application to effect a transfer of wealth to itself from the neighboring community – the public - for whose benefit the contextual zoning was established in the mid-1980s.

We urge that the Board speak loudly and clearly to put an end to such efforts by denying the CSI application.

Respectfully,

A handwritten signature in black ink, appearing to read "T. Gorman Reilly", with a long, sweeping flourish extending to the right.

T. Gorman Reilly  
President

Cc

Friedman & Gotbaum, LLP  
586 Broadway, Suite 505  
New York, NY 10012

Mark LeBow, Esq.  
Sokolow Carreras, LLP  
770 Lexington Avenue, 6<sup>th</sup> Floor  
New York, NY 10021

Landmark West!  
45 West 67<sup>th</sup> Street  
New York, NY 10023