

Charles S. Warren  
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## The City of New York Manhattan Community Board 8

January 29, 2003

Hon. Robert B. Tierney  
Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

Dear Chairman Tierney:


I am writing to express Manhattan Community Board 8's concern with a proposal by the Spanish and Portuguese Synagogue for a 14-story, 157 foot tower on West 70<sup>th</sup> Street between Central Park West and Columbus Avenue. This proposal, which has been submitted to the New York City Landmarks Preservation Commission, raises serious issues with regard to the R8B zoning in the midblock.

Community Board 8 fought hard for the enactment of the R8B zoning in our area, which is designed to protect the low-rise character of neighborhood midblocks, and also fought to make sure that the midblock zoning extended to 125 feet from the Avenues.

It is our understanding that this project will be located beyond 125 feet from Central Park West and that its height will greatly exceed that permitted under the R8B zoning for that area. Our Board is greatly concerned about projects that may set precedents for violation of the R8B contextual zoning.

I urge the Commission to carefully scrutinize this project and all other projects that violate the midblock zoning which protects the character of our midblocks.

Sincerely,

  
Charles S. Warren  
Chair

cc: Hon. Michael Bloomberg  
Hon. A. Gifford Miller  
Hon. C. Virginia Fields  
Hon. Carolyn Maloney  
Hon. Liz Krueger  
Hon. Pete Grannis  
Hon. Jonathan Bing  
Hon. Eva Moskowitz  
Hon. Amanda Burden  
Manhattan Community Board 7  
Ms. Arlene Simon, Landmarks West  
Ms. Genic Ricc, CIVITAS