



6 August 2019

Dear Chair Perlmutter and Board,

In 1992 I moved next door to the Jewish Guild for the Blind. Now I live next door to a construction site. In 1993 the Lincoln Square Special District Zoning Resolution was established. At that time City Planning stated the controls in place "should predictably regulate the heights of new development" and "that these controls would sufficiently regulate the resultant building form and scale even in the case of development involving zoning lot mergers". While we find Extell's mid-block development, a 775' tower twice the height of surrounding buildings with about 240 feet of void space and only 127 apartments, anything but predictable, we do find it ironic that Extell's lawyer was part of the City Planning team that established the framework and controls for predictable and reliable development in the Lincoln Square Special District.

We have asked the question: What is the benefit to the community? Why should the Special District Zoning Resolution be set aside for this development? Even City Planning called it egregious and obscene when we met last September. And yet our experience has been that the Department of Buildings will stamp a ZD1 regardless of an existing zoning resolution or loopholes or fire safety concerns, leaving the community in the dark trying to defend interests it thought it had already defended.

Benefit to the community? We see no integrated planning, no housing affordability, no financial benefits, negative environmental impacts and safety concerns, land use reviews that were too little too late, and a lack of adherence to the data.

Ultimately, we see this as a moral issue. We don't want to be judged by history as the society that allowed buildings that exploited rules while bringing no added value to the community.

Thank you,

Chris Giordano
President

64th thru 67th Streets Block Association