



Diane Collier
Chair

Angel D. Mescain
District Manager

COMMUNITY BOARD ELEVEN

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April 11, 2016

Margery Perlmutter, Chair
Board of Standards and Appeals
250 Broadway
New York, NY 10007

Dear Ms. Perlmutter:

Please be advised that Community Board 11(CB11) voted to oppose the application, #275-150-BZ, filed by the Marymount School of New York requesting zoning variances to permit the construction of a proposed new school building at 115 East 97th Street (Block 1625, Lot 7). The proposed building does not conform to the zoning recommendations of the East Harlem Neighborhood Plan. A key component of our plan includes reduced zoning to avoid mid-block high-rises. And as presented, the proposed mid-block building will cause injury to its neighbors by depriving adjacent streets and windows of neighboring residences of light and air thus affecting their quality of life.

In addition, our board is concerned that the proposed plan, as presented to our Land Use, Landmarks & Planning Committee, included several renderings that appeared to mischaracterize the extent and impact of the proposed variances.

CB11 supports the growth of high quality educational programs in our district, but was dissatisfied that the applicant, despite its important educational mission, does not provide sufficient community benefit such that it will mitigate the deleterious effects to the district by the proposed plan.

Despite our concerns, we believe that the desires of the proposed plan can be achieved without undue hardship through an alternative plan that envisions a shorter and narrower structure. As such, CB 11 recommends that the Board of Standards and Appeals reject the proposed variances insofar as they fail to achieve the aforementioned desires of our board.

We request that the BSA consult with the applicant to better achieve the goals of the proposed project while avoiding harm to the Community District as much as possible.

If you have any questions, please feel free to contact our District Manager, Angel Mescain at 212-831-8929.

Sincerely,

Diane Collier
Chair
Community Board 11

cc: Hon. Ben Kallos, New York Council (via email)
Hon. Robert J. Rodriguez, New York State Assembly (via email)
Hon. Bill Perkins, New York State Senate (via email)
Hon. Gale A. Brewer, Manhattan Borough President (via email)
La Shawn Henry, Community Board 11 (via email)
Candy Vives-Vasquez, Community Board 11
Ben Klienbaum, Capalino & Company (via email)