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**Testimony of Council Member Helen Rosenthal
Before the Board of Standards and Appeals
Regarding BSA Cal. No. 117-14-BZ
December 9, 2014**

Thank you Chairwoman Margery Perlmutter and Commissioners for this opportunity to provide additional comments as you continue your deliberation of Trinity School's application for four waivers from provisions of the Zoning Resolution.

Since the last public hearing on October 7th my office hosted two productive conversations with the applicant and the residents of Trinity House. We discussed a variety of issues raised by my office, Trinity House tenants, surrounding residents, and Manhattan Community Board 7. The physical building issues include the design and bulk of the project as well as the effects of any subsequent construction and the proposed building's impact on light, air, and the essential character of the neighborhood. Of course, the Trinity House revenue issues from the garage remain a concern, as well.

It is clear that Trinity School takes our concerns seriously and is thoughtful in their response. The applicant's staff and their design team answered questions and provided revised plans to incorporate community suggestions. I want to thank Trinity School for engaging in constructive dialogue and working with residents to find a consensus on this design – conversations we hope will continue after today's hearing.

The project is headed in a better direction, though concerns still remain and warrant deeper examination by this Commission and feedback from the community, before this application reflects something that we can all support. In particular, we'd like further exploration of the mechanical roof vent height, physical access to the setback area, size and transparency of the eastern bulkheads, height of the truss structure, and holding the Trinity residents harmless for the garage revenue stream.

We believe the **height of the mechanical roof vent** could be lowered to the same height as the 3rd floor ceiling adjacent to the loggia and eastern wall of the Trinity House building. Creating a uniformed lower level would better reflect the request from concerned residents and CB7 recommendations that there be at least a 30 feet separation to avoid blocking off the Western face of the loggia. It also would **increase the surface area** available to achieve a goal of Paragraph 1 in the applicant's latest submission which would provide for physical access to the setback area. This recommendation from the tenants is being explored by the applicant and we believe it would mitigate the loss of the loggia balconies with new accessible open space.

We believe additional study is needed to understand how the eastern bulkheads, located on the north and south of Trinity School, will impact Trinity House, its loggia, and the apartments looking west on the lower floors. Without renderings from different perspectives, particularly the 5th floor, we cannot properly critique or understand what the impact will be. I would ask the Commission to explore options to **scale down the bulkhead staircases.**

We very much appreciate Trinity School response to community concerns by removing the sunshade from their proposal. That said, I would ask that the Commission request the arch in their **current truss structure be set at the lowest clearance** allowed under DOB regulations as to minimize the visibility to apartments on the lower floors of Trinity House and the neighboring apartments. There remains a question of whether the netting and truss is designed to adequately protect the sidewalk from sliding snow and ice.

In addition, Trinity House residents have yet to see guarantees in writing for the **garage revenue stream** and we agree with questions posed yesterday at the executive session about the ability of the parking lot design to function as needed.

Lastly, in order to gauge the impact on the neighboring community, we would like to see details regarding the turf's: hours of operation; the lighting fixtures and luminosity levels; and the type of functions that will be permitted on the turf. **Trinity School's commitment to a construction committee and addressing concerns about the proper handling of kitchen trash must be formalized as well.**

Based on our collaboration with Trinity School to date, we are confident they will devise constructive solutions to the issues raised here. I'm sure today's feedback from the Commission will be critical for our conversations going forward.

Thank you for your consideration.

Sincerely

A handwritten signature in black ink that reads "Helen Rosenthal". The signature is written in a cursive, flowing style.

Helen Rosenthal