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**Testimony of Council Member Helen Rosenthal
Before the Board of Standards and Appeals
Regarding BSA Cal. No. 117-14-BZ
January 13, 2015**

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 December 9, 2014, my office has continued to encourage both Trinity School and the affected residents to continue their dialogue and work together toward a compromise that all parties can accept. Based on our conversations with both parties, that dialogue has not continued at its previous pace and there remain multiple areas of disagreement upon which this board's thoughtful reflection is needed.

I would like to first commend the school on changing their proposal to drop the mechanical roof vent to the same height as the 3rd floor ceiling, adjacent to the loggia, and creating a 20-foot separation between the edge of the turf and the Western face of the loggia. Though this is a step in the right direction, it still does not include a confirmed design for providing access to residents to this area as open space. I also have not seen any documentation that Trinity School is pursuing the necessary DOB permits for this plan. Without that provision as part of the plan, the tenants will lose public space that is inherent to the spirit and character of the Mitchell-Lama design, and that loss is unacceptable.

In the latest drawings received by my office, the eastern bulkheads remain opaque, thus obstructing light, air, and views from the western area of the residential tower. In addition, my office has yet to receive a sufficient response as to whether the arch in their current truss structure is set at the lowest clearance allowed under DOB regulations, as to minimize the affected apartments on the lower floors. It is also unclear as to whether the netting and truss is designed to adequately protect pedestrian walkways from sliding snow and ice. With regard to

the surrounding property, I share the board's desire to see alternative plans presented that would keep the kitchen garbage held inside the building in a refrigerated storage space.

Finally, I would like to see more details about protecting the garage revenue stream and designating the valet office to a deeper, more interior part of the garage space to address noise concerns.

Based on these conversations, I believe that additional options can still be explored to diminish the burden of this new construction on the community. Trinity School's actions to date give me confidence that they want to engage in these conversations with the affected residents, and I would urge Trinity School to use the submissions from residents on January 2nd and today as the agenda for the remaining issues through additional meetings. The feedback from the commission today will serve as a critical foundation for conversations going forward.

In closing, I look forward to continuing to work with both the applicant and the community on finding a solution that works for all.

Thank you for your consideration.

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

Helen Rosenthal