



Gary R. Tarnoff

Partner

T [REDACTED]

F [REDACTED]

1177 Avenue of the Americas

New York, NY 10036

T [REDACTED]

F [REDACTED]

February 22, 2019

MAPLE, INC.

9 E. 71ST ST.

NEW YORK NY 10021-4102

Re: The Frick Collection, 1 East 70th Street (Block 1385, Lot1)
BSA Cal. No. 2018-171-BZ

Dear Property Owner:

On behalf of The Frick Collection ("The Frick"), we are sending you the enclosed notice for a public hearing at the NYC Board of Standards and Appeals ("BSA") on The Frick's application for a zoning variance. The variance would allow for an addition to The Frick's existing museum and library buildings.

A proposed addition would allow The Frick to provide more space for the display of art by opening up a portion of the second floor of the original home to the public as galleries, modernize and expand its art and book conservation facilities, create an education center and new auditorium, and improve visitor circulation and amenities, including ADA-accessibility throughout the building. The Frick's existing building was developed decades before the current zoning regulations were adopted; as a result, it contains a number of zoning non-compliances that would be increased with the proposed addition, necessitating an application to the BSA for a zoning variance.

The proposed addition would total 11,095 net square feet of above-grade building area, which is only an approximately 11 percent increase above the existing building's above-grade area (100,295 square feet). The proposed addition would not alter the facades of the Frick's original home fronting on Fifth Avenue, and The Frick's Fifth Avenue and 70th Street gardens would be preserved. The Landmarks Preservation Commission voted to approve the proposed addition on June 26, 2018. A model of the proposed addition is available for viewing in the Frick's galleries.

February 22, 2019

We would very much appreciate your support for the application. A form for objection or consent is attached to the hearing notice. Per the attached instructions, the form may be returned to the BSA.

The BSA public hearing will be held on Wednesday, March 20, 2019, 10:00 AM in Spector Hall, 22 Reade Street, Manhattan. If your property is a cooperative or condominium, please notify all tenants in the manner customarily employed by the cooperative or condominium.

If you have any questions about the application or the public hearing, please feel free to contact me at [REDACTED] or Jeff Mulligan at [REDACTED].

Sincerely,


Gary R. Tarnoff

**NYC Board of Standards and Appeals
Public Hearing Announcement**

Dear: **Owner/Tenant**

Residing at: 9 EAST 71 STREET

Owner/Tenant of Block No. Lot No. Block 1386, Lot 10

Community Board No.: 8M

This letter is to advise you that your neighbor, located at **1 East 70th Street**, has an application with the **Board of Standards and Appeals ("BSA")** and is scheduled for a Public Hearing ***Wednesday, March 20, 2019, at the 10:00 A.M. session of the BSA, in *Spector Hall, 22 Reade Street, Manhattan**. You are invited to attend the public hearing, where you will be given an opportunity to testify, if you wish.

The property is referenced by the following BSA Calendar number: **2018-171-BZ**

The owner of 1 East 70th Street, seeks the following modification(s) to the land use regulations:

Variance (§72-21) to permit an addition to an existing museum and library buildings (The Frick Collection) contrary to ZR §24-591 (height); ZR §24-11 (lot coverage); ZR §§24-33 and 24-382 (rear yard equivalent) and ZR §§23-661 and 23-662 (street wall location and setback). R10 (Special Park Improvement District), R8B (Limited Height District 1-A) Upper East Side Historic District and an individual New York City Landmark.

You may complete the enclosed Form for Objection and Consent. It must be notarized and the consenter/objector must identify the address of his or her residence. Forms may be filed in person (by scheduling an appointment with BSA), emailed to Submit@bsa.nyc.gov, or mailed to the *New York City Board of Standards and Appeals, 250 Broadway, 29th Floor, New York, New York 10007*. The form should be received at the BSA office at least five (5) days prior to the public hearing.

The referenced application may be reviewed by appointment at the BSA's office, Monday through Friday, 9:00 am to 4:00 pm. To schedule an appointment or to obtain subsequent information regarding additional hearing dates, please call [REDACTED] and reference BSA Calendar Number: **2018-171-BZ**. *A copy of the application is also available for review at your local Community Board office.*

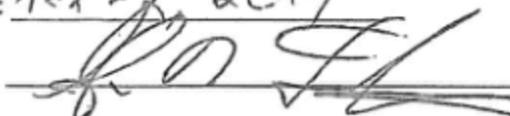
If this notice is received by the business office of a cooperative or condominium, please notify all tenants of the cooperative or condominium in the office's customary manner and post the hearing notice in the common areas.

This notice is published by the applicant in accordance with the BSA's Rules of Practice and Procedure.

Applicant: **Kramer Levin Naftalis & Frankel, LLP**

Property Owner: **The Frick Collection**

Dated: Feb 17, 2019

 Applicant

*** Please confirm hearing location by visiting www.nyc.gov/bsa or contact [REDACTED].
The BZ calendar will immediately follow the SOC and A calendars. Please note that subsequent hearings for this application might be scheduled at 10:00AM.**



250 Broadway, 29th Floor
New York, NY 10007-2516
Tel. [REDACTED]
Fax [REDACTED]
Website @ www.nyc.gov/bsa

Margery Perlmutter
Chair/Commissioner

FORM FOR OBJECTION OR CONSENT

The NYC Board of Board of Standards and Appeals has scheduled a public hearing on the following application:

Cal. No.: 2018-171-BZ

Address: 1 East 70th Street, Block 1385, Lot 1, Borough of Manhattan.

Applicant: Kramer Levin Naftalis & Frankel, LLP, for The Frick Collection, owner.

You may complete the Affidavit provided below and indicate whether you consent or object to the application.

Name: _____

I am the owner of or lessee at the following:

Address: _____

- I support the application.
- I object to the application for the following reasons (attach additional paper if necessary).

Sign Here

Sworn to before me this ____ day

Of _____ 2 _____

Notary