

**APPENDIX F**  
**WRITTEN COMMENTS RECEIVED**  
**ON THE DEIS**

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

We write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While we respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

We ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. ***Reduction or removal of the market rate residential component.*** This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. ***Reduction of the dormitory space.*** Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. ***Removal of the library.*** Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

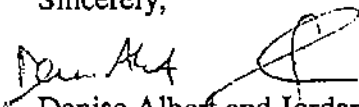
- (4) *Unnecessary Sale of Property to a Residential Developer* – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

*We are disappointed in the City and Fordham for having created this design.*

Our only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

We thank you for considering these points and look forward to witnessing your leadership in addressing these matters.

Sincerely,



Denise Albert and Jordan Fisch  
30 West 61<sup>st</sup> Street, Apt. 21C  
New York, New York 10023

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

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I don’t live in the area but frequent Lincoln Center events and am therefore very concerned about the change that Fordham’s plans will make to the character of the neighborhood and the fact that it will tower over Lincoln Center.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Gail E. Amsterdam

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\*Executive Committee Member

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OFFICE OF THE  
CHAIRPERSON  
MAR - 4 2009

19077



NEW YORK  
BUILDING  
CONGRESS

**VIA OVERNIGHT MAIL**

March 3, 2009

Ms. Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007-1216

Dear Chair Burden and Members of the Commission:

On behalf of the New York Building Congress, please accept this letter in lieu of testimony at the March 4 City Planning Commission public hearing on the Draft Environmental Impact Statement concerning the application for a zone text amendment and special permits to facilitate a proposed expansion of Fordham University ("Fordham Expansion Proposal" or "Proposal").

As the City's largest and most diverse coalition of the design, construction and real estate industry, the Building Congress is committed to promoting well-planned development that improves the City's economic health and quality of life. We have demonstrated that commitment over the years, including support of a variety of cultural, financial and educational institutions in their plans to build, renovate or expand their facilities. Most recently, we endorsed Columbia University's comprehensive development plan for expanding and modernizing its facilities and curricula, recognizing Columbia's need for the project to come to fruition and the substantial benefits that would redound to the City from its construction.

As we explained in our letters urging the New York City Planning Commission and City Council to give Columbia's development proposal favorable consideration, New York City has long been a global capital, drawing the brightest, most skilled people from all over the world who want to live and work here. With the increasing popularity of other cities, like London and Shanghai, however, the City faces growing competition for attracting the talent upon which our economy largely depends. To maintain its competitive edge, New York needs to ensure that it offers the best infrastructure, services, cultural facilities, and education and institutional resources. The Fordham Expansion Proposal significantly furthers steps toward this goal.

Fordham University has been an integral part of the New York region's higher-education infrastructure for over 100 years, earning an excellent academic reputation and affording a rich combination of four undergraduate colleges as well as graduate

programs in law, business, education, social service, religion and arts and science. In addition to the unique educational opportunities it provides students, Fordham substantially contributes to the City's economy by employing more than 2,000 faculty members, administrators and staff, and another 500 contract employees, and enriches communities across the City through a vast array of intellectual, cultural, legal and social service offerings. For example, Fordham's School of Law provides free legal clinics and, as part of their training, students from the Schools of Social Service and Education provide 184,100 hours of professional services a year citywide.

Fordham is severely constrained by its current space, however, and needs to grow in order to meet the increasing needs of its students and New York, not to mention compete with other universities on a national level. In particular, Fordham's Lincoln Center campus, the location of Fordham College and the Schools of Law, Business, Education and Social Services that was originally designed to handle 3,500 students, far exceeds capacity with almost 8,000 students, and it is projected to have over 11,000 students by 2032. This overflow translates into 106 square feet per student, compared to 388 square feet per student at neighboring schools such as Columbia and an average of 360 square feet per student at universities nationwide.

The Fordham Expansion Proposal would maximize the existing footprint of the Lincoln Center campus, which currently has 820,000 square feet of developed space, through height, setback and curb variances that will add 2.36 million square feet of space to the campus over the next 24 years. This expansion will enable Fordham to attract and cultivate even more talent from all over the country and the world, a boon to local and regional employers.

Among the most compelling features of the Proposal are the considerable economic benefits that would be realized from its construction, particularly at a time when New York City will need economic stimulus. In its recent edition of *Construction Outlook*, the Building Congress reports that almost 30,000 construction jobs could be stripped from New York City's construction workforce by 2010. Fordham hopes to begin construction in 2010, pumping jobs and spending into the City at a critical point in its economic recovery. Expansion of the Lincoln Center campus is projected to generate an estimated \$1.6 billion in construction and 4,500 to 5,000 construction jobs over the life of the project and about 520 permanent and 200 contract jobs. Additionally, new residential space, a component of the plan that will be built by private developers, is expected to produce about \$13 million a year in tax revenue for the City.

Though some concerns about the Proposal have been raised, we are hopeful that Fordham and the community will continue to work together to resolve them, without imposing such onerous conditions on Fordham that the Proposal becomes too costly to implement. Fordham has already shown good faith by addressing some concerns raised by the community and Manhattan Borough President Scott Stringer and committing, among other things, to reduce the size of the overall projects, improve public access to the campus, widen sidewalks and increase street-level activity, and reduce vehicular traffic by cutting planned parking spaces by 56 percent. Fordham

Chair Burden and Members of the City Planning Commission

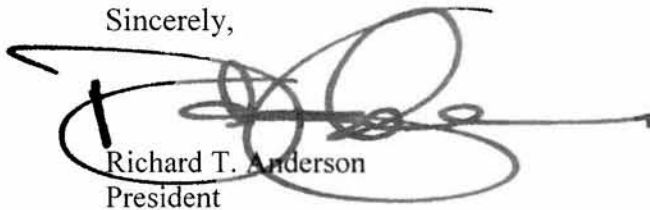
March 3, 2009

Page 3

also has pledged to take extensive precautions to minimize the impact of construction on its neighbors, including the use of noise-reduction technology and high-grade exhaust filters on heavy equipment.

Clearly, the planned expansion of Fordham's Lincoln Center campus will benefit all New Yorkers in the short term and the decades to come. The Building Congress supports this important Proposal, and we urge the Commission to approve it as quickly as possible to allow construction to begin in 2010.

Sincerely,



Richard T. Anderson  
President

*Best regards.*

cc: The Honorable Gale Brewer, New York City Council  
The Honorable Christine C. Quinn, Speaker, New York City Council  
The Honorable Scott M. Stringer, Manhattan Borough President



## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 10, 2009 1:54 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-464434181 Message to Agency Head, DCP - ULURP Project Status Questions

Your City of New York - CRM Correspondence Number is 1-1-464434181

DATE RECEIVED: 03/10/2009 13:52:32

DATE DUE: 03/24/2009 13:53:33

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/10/2009 13:51:37  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** rocco.andriola1@gmail.com (Rocco Andriola)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Rocco Andriola (rocco.andriola1@gmail.com) on Tuesday, March 10, 2009 at 13:51:37

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
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Message Type: Misc. Comments

Topic: ULURP Project Status Questions

Contact Info: Yes

M/M: Mr.

First Name: Rocco

Middle Name: F

Last Name: Andriola

Street Address: 45 Morewood Oaks

City: Port Washington

State: NY

Postal Code: 11050

Country: United States

Work Phone #: 516-944-5876

Email Address: rocco.andriola1@gmail.com

Message: Dear Ms. Brewer Ms. Burden,

My name is Rocco F. Andriola, Esq., and I am a former Managing Director of Lehman Brothers where I was employed for 22 years. As a proud 1979 summa cum laude graduate of Fordham College at Lincoln Center, I am writing in strong support of Fordham University's proposed development plan for the Lincoln Center campus.

Fordham Desperately Needs to Grow

The Lincoln Center campus that I left 30 years ago was originally designed for 3,500 students. However, the severely overcrowded campus now has almost 8,000 students with a projection of 11,000 students by 2032.

Fordham is an Important Part of the Local Community

Fordham students live in the Lincoln Center community, study there, work there, vote there and contribute in numerous ways in enriching their academic home away from home. Unfortunately, the local community board is apparently more concerned with individuals who are worried about an obstruction of their views than with the tremendous benefits to the community and city which Fordham's development project would provide.

Job Creation in a Dismal Economy

Fordham's development plan will create an estimated 4,500 - 5,000 construction jobs over the term of the plan, about 520 permanent jobs and 200 contract jobs. The recently enacted Congressional stimulus package prioritizes "shovel in the ground" projects in order to encourage job creation. It is ironic that Fordham has been trying very hard for so long to put its "shovel in the ground" without the need for any monetary stimulus assistance but with only the simple request for government not to block its efforts.

Revenue Generation

Fordham's plan will generate more revenue for New York City at a time when the city has experienced a precipitous decline in its tax base due to the severe downturn in the financial services industry. Based on current tax rates, the residential buildings will generate approximately 13 million per year in incremental tax revenue for the city.

In conclusion, I respectfully urge you, Councilwoman Brewer, and the City Planning Commission chaired by Ms. Burden to fully support Fordham University's plan for development of its Lincoln Center Campus.

Sincerely,

Rocco F. Andriola, Esq.

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REMOTE\_HOST: 24.184.96.186  
HTTP\_ADDR: 24.184.96.186  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; GTB5; .NET CLR 1.1.4322)

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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 11:20 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462798653 Message to Agency Head, DCP - Special Agency Projects/Initiatives

Your City of New York - CRM Correspondence Number is 1-1-462798653

DATE RECEIVED: 03/03/2009 11:17:53

DATE DUE: 03/17/2009 11:19:27

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 11:16:54  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** ( )  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, March 3, 2009 at 11:16:54

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>

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Message Type: Misc. Comments

Topic: Special Agency Projects/Initiatives

Contact Info: No

State: NY

Country: United States

Message: Fordham has done wonders for the NY community. Please support Fordham's plans for growth and expansion so that they can continue and improve their great work. Thanks.

-----  
REMOTE\_HOST: 198.80.208.16  
HTTP\_ADDR: 198.80.208.16  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; GTB5; .NET CLR 1.0.3705; .NET CLR 1.1.4322; .NET CLR 2.0.50727)

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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 12:51 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462837479 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462837479

DATE RECEIVED: 03/03/2009 12:49:55

DATE DUE: 03/17/2009 12:50:47

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

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-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 12:48:53  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: ( )  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, March 3, 2009 at 12:48:53

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
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Message Type: Misc. Comments

Topic: Other

Contact Info: No

State: NY

Country: United States

Message: Please let Fordham University build. Education is very important and this plan will create jobs and smart students.

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REMOTE\_HOST: 150.108.155.56  
HTTP\_ADDR: 150.108.155.56  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET CLR 1.1.4322; InfoPath.1; .NET CLR 2.0.50727; .NET CLR 3.0.04506.30; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729)

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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 1:54 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462851013 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462851013

DATE RECEIVED: 03/03/2009 13:52:37

DATE DUE: 03/17/2009 13:53:49

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

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All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 13:52:02  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** ( )  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, March 3, 2009 at 13:52:02

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
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Message Type: Compliment

Topic: Zoning and Land Use Questions/Information

Contact Info: No

State: NY

Country: United States

Message: encouraging you to support fordham. a strong fordham is a strong lincoln center. the law school NEEDS a new facility ASAP

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REMOTE\_HOST: 69.203.76.209  
HTTP\_ADDR: 69.203.76.209  
HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; PPC Mac OS X; en-us) AppleWebKit/523.12.2 (KHTML, like Gecko) Version/3.0.4 Safari/523.12.2

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# CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 2:47 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462869546 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462869546

DATE RECEIVED: 03/03/2009 14:45:11

DATE DUE: 03/17/2009 14:46:41

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

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All other web forms are to be handled by the receiving agency.

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-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 14:44:20  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: ( )  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, March 3, 2009 at 14:44:19

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
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Message Type: Misc. Comments

Topic: Other

Contact Info: No

State: NY

Country: United States

Message: Fordham needs to grow: The Lincoln Center campus was originally designed for 3,500 students, now has almost 8,000 students, and is projected to have slightly more than 11,000 students by 2032.

I support Fordham's growth and development!

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REMOTE\_HOST: 150.108.60.87  
HTTP\_ADDR: 150.108.60.87  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; InfoPath.1)

\*\*\*\*\*

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:57 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: FORDHAM UNIVERSITY

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**From:** mithawad@earthlink.net [mailto:mithawad@earthlink.net]  
**Sent:** Tuesday, March 10, 2009 10:55 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** FORDHAM UNIVERSITY

Chair

City Planning Commission

22 Reade Street

New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

1. ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
2. ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:

1. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  2. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  3. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary
- 
3. ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
  4. ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Miguel and Therese Awad

(Resident/Owner - The Beaumont Building)

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 10:57 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462790460 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462790460

DATE RECEIVED: 03/03/2009 10:55:38

DATE DUE: 03/17/2009 10:56:30

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 10:54:54  
**To:** sbldmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** bbarrysj@gmail.com (Bernard Barry)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Bernard Barry (bbarrysj@gmail.com) on Tuesday, March 3, 2009 at 10:54:54

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

First Name: Bernard

Middle Name: J

Last Name: Barry

Suffix: SJ

Street Address: 441 E Fordham Road

City: Bronx

State: NY

Postal Code: 10458

Country: United States

Email Address: bbarrysj@gmail.com

Message: I fully support Fordham's expansion plans for Lincoln Center. I think that this plan will prove to be beneficial to the community, the university, its students, faculty and employees.

All the Best,

Fr. Barry

-----  
REMOTE\_HOST: 86.160.114.40  
HTTP\_ADDR: 86.160.114.40  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; GTB5; .NET CLR 1.1.4322; InfoPath.1; .NET CLR 2.0.50727; .NET CLR 3.0.04506.30)

\*\*\*\*\*

# CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 12:46 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462832863 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462832863

DATE RECEIVED: 03/03/2009 12:44:52

DATE DUE: 03/17/2009 12:46:18

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 12:44:35  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: batemarco@fordham.edu (Diane Batemarco)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Diane Batemarco (batemarco@fordham.edu) on Tuesday, March 3, 2009 at 12:44:35

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Ms

First Name: Diane

Middle Name: L

Last Name: Batemarco

Company: Fordham University Westchester

Street Address: 400 Westchester Ave

City: West Harrison

State: NY

Postal Code: 10604

Country: United States

Work Phone #: 914.367.3061

Email Address: batemarco@fordham.edu

Message: Fordham's Lincoln Center development plan is now under your perusal. I urge you to allow Fordham to develop its Manhattan campus as this will prove to be a mutually advantageous arrangement.

Fordham is one of the core components of New York's higher-education infrastructure. Our schools of Law, Business, Education, and Social Service, all located on the Lincoln Center campus, are overcrowded. To meet the needs of our students and of New York City, our campus must grow.

Expanding Fordham's presence at Lincoln Center would be a perfect opportunity to utilize the talents our students bring into your city. The plan will allow Fordham to offer more community services from its Schools and to offer more public performing arts programming and lectures.

Please support Fordham's plan to expand both our buildings and our talent to better serve our students and the people in the community.

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REMOTE\_HOST: 150.108.154.53  
HTTP\_ADDR: 150.108.154.53  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; GTB5; .NET CLR 1.1.4322; .NET CLR 2.0.50727; InfoPath.2; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729)

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March 12, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAR 13 2009

lg/yp

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. ***Reduction or removal of the market rate residential component.*** This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. ***Reduction of the dormitory space.*** Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. ***Removal of the library.*** Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.

- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A handwritten signature in cursive script that reads "Rae Becker". The signature is written in black ink and is positioned above the typed name and address.

Rae Becker  
303 West 66<sup>th</sup> Street  
Apartment 19EE  
New York, NY 10023

OFFICE OF THE  
CHAIRPERSON  
MAR - 7 2009

Gisela Block  
30 West 60<sup>th</sup> St Apt 12E  
New York, 10023

OFFICE OF THE  
CHAIRPERSON  
MAR - 4 2009

19075

OFFICE OF THE  
CHAIRPERSON  
MAR - 7 2009

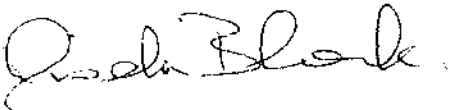
March 3, 2009

The Honorable Amanda Burden  
City Planning Commission  
22 Reade St  
New York, NY 10007

Dear Honorable Madam,

**Re: Proposed Fordham University Project.** These proposed buildings would make our neighborhood even more congested than it already is. The buildings are much too high not to mention that they are an eye sore. I respectfully request that you turn down this project.

Sincerely,



Gisela Block

March 11, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

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My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Ed Brill  
30 West 61<sup>st</sup> Street 19C  
New York NY 10023

**From:** Louis Browning [loubrow@gmail.com]  
**Sent:** Sunday, March 15, 2009 9:32 PM  
**To:** ROBERT DOBRUSKIN  
**Subject:** Fwd: Fordham plans

----- Forwardedmessage-----

**From:** Louis Browning <loubrow@gmail.com>  
**Date:** Sun, Mar 15, 2009 at 9:30 PM  
**Subject:** Fordham plans  
**To:** [ygruel@planning.nyc.gov](mailto:ygruel@planning.nyc.gov)

Louis Browning M.D.  
61 W. 62nd St Apt 26 L  
NT, NY. 10023

I want to express my concern and disappointment with the plans of Fordham to build a huge complex at the Lincoln Center location. While Fordham is an important part of the community, these plans make a very harmful addition to an already overcrowded traffic area.

The height they plan for the buildings is way above the rest of the Lincoln Center area, and will reduce the open space. The traffic burden will be enormous.

There is no reason for them to build a large apartment development. The area that they own was originally given for the school, and they should certainly not use it for building rental apartments! I don't even see why they should furnish dormitory space for graduate students, and there is absolutely no justification for building a for-profit apartment building. Apparently they plan to sell it to a private developer. They have not shown to the public the necessity for this, and it was not brought up at the public hearing.

My hope is that the City Planning commission and the City Council will, in the final stages of the ULURP review, stop the new residential development and improve the design to make the project less overwhelming and destructive to the neighborhood,

Thank you for your attention.

Sincerely,

Louis D Browning M.D.  
Jacqueline Browning  
61 west 62nd st, /apartment 26 L

OFFICE OF THE  
CHAIRPERSON

MAR - 5 2009

1908f

**Antonia Bryson, Esq.**  
**321 West 78<sup>th</sup> Street, #4B**  
**New York, NY 10024**  
[212-787-6283/abryson@earthlink.net](mailto:212-787-6283/abryson@earthlink.net)

March 4, 2009

Amanda Burden, Chair  
City Planning Commission of the City of New York  
22 Reade Street  
New York, NY 10007

Re: Fordham Lincoln Center Master Plan  
C 050260 ZSM, C 050269 ZSM, C 050271 ZSM, C 090173 ZSM, N  
090170 ZRM, CEQR No. 05DCP020M

Dear Chair Burden:

I represent the Committee for Environmentally Sound Development (CFESD), a nonprofit organization composed of residents of the Upper West Side which has been operating for over fifteen years. CFESD advocates for responsible development that will not strain local services or aggravate pollution, with the aim of keeping the Upper West Side a hospitable and environmentally sound place for people to live and work. CFESD submits this letter to urge the Commission to deny the special permits and zoning text amendment requested by Fordham University in its Master Plan, and to supply comments on the Draft Environmental Impact Statement (DEIS) that is intended to disclose the environmental impacts associated with approval of those waivers and permits.

The Commission should not grant the special permit relating to height, setback and minimum distance waivers because it is requested for the purpose of maximizing the financial return that Fordham will receive when it sells the two corner parcels on Amsterdam Avenue to private developers, and not for the purpose of facilitating "good design", as is required by ZR 82-33. The special permit will enable the erection of 50 and 60-story buildings across from Lincoln Center, the Amsterdam Houses and several public schools that are grossly out of scale and context with the existing neighborhood and that will inevitably cause additional serious traffic congestion, will overload local transit, streets and schools, and have a dramatic and negative effect on Lincoln Center.

Moreover, the Commission must recognize that Fordham acquired these parcels through the use of the government's exceptional power of eminent domain, for what was presumably less than market value at the time, because of the educational function Fordham is established to pursue. Their sale for private development is a betrayal of the compact between the City and the community that eminent domain will be used for

public purposes and not to enrich private parties, be they nonprofit institutions or otherwise. Zoning special permits should not be used to facilitate this end.

The Commission should not grant the special permits authorizing new parking garages and associated curb cuts. The DEIS shows plainly that there is sufficient available nearby parking capacity and absolutely no need to add any parking supply.

There are 37 public garages and lots in the area with a combined capacity of 11,217 spaces. Currently, these facilities are 39, 74, 50 and 32 percent utilized, with 6,798, 2,930, 5,660 and 7,667 available spaces during the morning, mid-day, pre-theater and overnight time periods, respectively.

DEIS, page 15-19. Thus any showing by Fordham that “such parking spaces are needed for...the occupants, visitors, customers or employees of the use to which they are accessory”, and that “within the vicinity of the site, there are insufficient parking spaces available”, as required by ZR 13-561 in order to grant the special permits, is fallacious and presumably based on an erroneous interpretation of the data.

Furthermore, adding parking supply to this heavily congested area just north of the Midtown core runs counter to the principles adopted in Planyc2030 and the City’s desire to reduce traffic congestion. The Commission cannot and should not make the findings necessary to support the grant of these permits.

Finally, the special permits and zoning text amendment should be denied because none of the serious effects on the neighborhood and the City should this Plan be authorized are disclosed in the DEIS, primarily because the methodologies used are designed to hide impacts or minimize their significance. Specific illustrations are set forth below in the comments on individual sections of the DEIS.

### **Chapter 1—Project Description**

#### **1. The justification for undergraduate expansion and dormitories is inadequate**

Fordham claims to need additional space for all its programs, both to meet current academic standards and to provide for expansion. However, Table 1-2 shows that the Phase I Plan primarily involves an expansion of the undergraduate college, and that even by Phase II, the Education and Business Schools will be expanding far less than the undergraduate school, and the Law and Social Work Schools hardly at all. Table 1-3 shows that almost a third of the new space will be dormitories for undergraduates, and ~~that~~ roughly two-thirds of the new academic space will not be built until Phase II.

There is no explanation in the DEIS as to why the undergraduate expansion at this campus is necessary. It mentions the 85-acre undergraduate campus at Rose Hill, but



does not discuss whether any of the undergraduate growth can be accommodated there. It emphasizes the historic nature of the Manhattan location for the graduate schools, but the amount of additional development needed for those schools appears to total one million square feet or less. A scaled-down undergraduate expansion with a lesser amount of dormitory space would presumably lessen the need for the outsized private development on the Amsterdam Avenue sites, and might be able to be accommodated in buildings at heights and bulk more in keeping with its Lincoln Center neighbor and with less strain on community resources. The need for the project is not properly disclosed without a discussion of these factors.

2. The framework for analysis is improper

Fordham claims that if the Plan is not approved, it will still dispose of portions of its site for private development, which it can do as of right. The DEIS thus includes 736,000 square feet of development on the campus, producing 876 residential units, in the future no build scenario. As a result, the impacts of the private residential development are not analyzed in the DEIS, only the impacts from the Fordham portion of the Plan.

Yet the private residential buildings will not be built and standing in 2014 if Fordham is going ahead with the Plan, because the Plan includes buildings on those same sites. The future build scenario should not assess alternative scenarios for the same site.

According to the CEQR Technical Manual, in a phased project, the first phase is not counted in the future no build scenario for the second phase. The no action condition is always without the proposed project. *See* Ch.2, Section 400, p. 2.6. This makes sense, as otherwise there would not be a true representation of the project's total impacts on the existing condition. The Manual further directs that "expected development" to be included in the no build are developments that are "under construction, planned or proposed." *Ibid.* The Fordham as of right developments are not planned or proposed if the Plan is going forward.

The full impact of the private residential buildings must be included in the EIS—not just the impact of the Fordham campus construction on some hypothetical future scenario. The traffic, transit and pedestrian, shadow and open space analyses must reflect the addition of the 876 new dwelling units. Otherwise there will not be the required disclosure of the Plan's environmental impacts.

**Chapter 2—Land Use and Public Policy**

The DEIS concludes that the Plan will have no significant impact on land use in the area because

Overall, development resulting from the proposed action would be similar to existing development in the superblock.

The project site is currently occupied by a university campus with academic and dormitory facilities, and, as described above, would also contain residential buildings...The new academic, residential and open space uses planned with the proposed action would expand the campus facilities and would be compatible with existing academic, dormitory and open space uses on the project site.

Page 2-15. There is no discussion or consideration of the bulk and height of the proposed buildings, the number of buildings, and the total square footage proposed to be developed on the site—a tripling of the current condition. Similar use should be only one factor in considering whether the buildings will have an impact on land use.

This Commission expressed its views concerning excessive building heights in the Special Lincoln Square District when it amended portions of the Zoning Resolution relating to it in 1993. Focusing on several potential development sites, the amendment sought to establish “building heights that are compatible with the character of the district.” In its 1993 report, the Commission noted

Several buildings in the district have exceeded 40 stories in height, and are out of character with the neighborhood. Current district requirements do not effectively regulate height.

CPC Report, December 20, 1993, p. 3. It adopted urban design controls for the potential development sites that it emphasized would produce building heights ranging from the mid-20s to the low-30 stories. Yet this DEIS simply assumes that 30 to 60 story buildings are “compatible” with the site and the neighborhood, without any further discussion or any reference to the Special District’s mission to preserve the architectural integrity of Lincoln Center and of Fordham itself.

Further, the DEIS does not mention that Fordham would not have been permitted to develop this much floor area under the controls of the Lincoln Square Urban Renewal Plan. Although its controls may have expired, the LSURP is an expression of the public policy that governed the site at the time it was disposed of to Fordham, and no subsequent statement of policy exists. This Commission should confront this policy vacuum and the substantial public concern that has arisen over Fordham’s ability to pursue development on its campus that would not have previously been allowed by waiting more than forty years to undertake it. Clearly this was not the anticipated outcome at the time the site was virtually donated to Fordham for educational purposes and as a complement to the Lincoln Center campus. It is an abdication of responsibility for the Commission to default to the existing zoning as the policy governing the site without any further comment.

Hon. Amanda Burden  
March 4, 2009  
Page 5 of 5

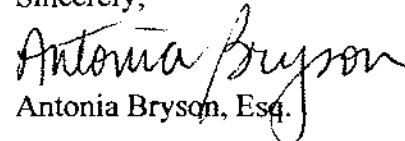
### **Chapter 15—Traffic and Parking**

The impacts from additional traffic generated by the Plan will occur beyond the study area, which is too narrowly defined, and the intersections chosen for analysis within the study area are insufficient. The DEIS considers impacts on 57<sup>th</sup> Street only at its intersection with Ninth and Tenth Avenues. Traffic congestion on 57<sup>th</sup> Street spills over, at a minimum, to Eighth Avenue, and can reach as far as the East Side. There is also no analysis of the intersections at Broadway and 66<sup>th</sup> or 72<sup>nd</sup> Streets.

The DEIS shows that in 2014, the build year for the first phase of the Plan, levels of service at several of the intersections chosen for analysis will be unacceptable. For example, at the intersection of 57<sup>th</sup> Street with Ninth and Tenth Avenues, the levels of service receive an “F” grade for some of the movements, and a similar condition will exist at Broadway, Columbus and 65<sup>th</sup> Street, and at Columbus and 60<sup>th</sup> Street, and volume to capacity ratios will exceed 1.0. Level of Service “F” and these v/c ratios indicate the poorest quality service, with vehicles waiting for more than a minute to pass through. Many other intersections and movements will experience LOS “E”, which also indicates “poor” services levels with frequent cycle failures (where motorists have to wait more than one green cycle to clear the intersection). Although CEQR practice permits traffic from a new development to add some seconds of delay to the intersection without finding a significant impact, the Commission should take into account the severity of the projected future no build condition in assessing whether and under what conditions to approve this project.

Standard mitigation measures such as offered here--changes in signal timing and daylighting of parking spaces--will not be enough to cure the impacts of the Plan, especially as the analysis does not fully disclose impacts by virtue of the inclusion of the as of right condominiums in the no build condition. The City has never done any post-development monitoring to determine whether these standard mitigation measures actually deliver as promised, relying solely on modeling. Without such validation, and/or a cumulative analysis of all projected development in the area, the traffic it will generate, and the area's capacity for handling such traffic, it should not continue to approve projects such as this one.

Sincerely,

  
Antonia Bryson, Esq.

**Antonia Bryson, Esq.**  
**321 West 78<sup>th</sup> Street, #4B**  
**New York, NY10024**  
[212-787-6283/abryson@earthlink.net](mailto:212-787-6283/abryson@earthlink.net)

March 16, 2009

Amanda Burden, Chair  
City Planning Commission of the City of New York  
22 Reade Street  
New York, NY 10007

Re: Fordham Lincoln Center Master Plan  
C 050260 ZSM, C 050269 ZSM, C 050271 ZSM, C 090173 ZSM, N  
090170 ZRM, CEQR No. 05DCP020M

Dear Chair Burden:

I submit this letter in further opposition to the above application for special permits and a zoning text amendment on behalf of the Committee for Environmentally Sound Development (CFESD), a nonprofit organization composed of residents of the Upper West Side which has been operating for over fifteen years. I have submitted a prior letter on this matter, dated March 4, 2009, and testified at the hearing held on that date.

CFSED continues to maintain that the amount of development planned at this site is too much, even with the modifications to the original application agreed to by Fordham as a result of its negotiation with the Borough President. Because the Department of City Planning (Department) takes the position that the pre-existing land use controls on the Fordham site are no longer applicable, it is not clear what the appropriate amount of developable square footage on this site should be, or what, if anything, should replace the limitations on site coverage and provision for open space. It is incumbent on the Commission, in passing on this application, to formulate a reasoned approach that takes into account the background and context of the site, and not simply to assume that the C4-7 zoning, which was never intended to govern this site, is appropriate, and that controls on site coverage are not needed.

From the time of its disposition to Fordham in 1957 until the time of this application, development on the site was governed by the bulk and land use controls of the Lincoln Square Urban Renewal Plan (LSURP), and the terms of a disposition agreement with Fordham. The C4-7 zoning was enacted subsequent to the disposition to Fordham and did not affect the contemplated development of the site. As stated in the comments on the Draft Scope of Work for the EIS submitted on behalf of the Alfred Condominium

The C4-7 zoning of the site was enacted in 1961 along with the general revision of the City's zoning ordinance. In the first version of the new ordinance, the 1958 consultant report by Voorhees, Walker, Smith and Smith, the Fordham site was to be zoned R8. However, LSURP, which had been adopted in late 1957, called for buildings on the Fordham site with an effective maximum FAR of 7 (20 stories with 35% site coverage) slightly larger than would be permitted in an R8 zone. By allowing those slightly larger institutional buildings, the change to C4-7 zoning on the Fordham site was intended to effectuate, but still be subject to the limitations of, the LSURP.

*See Elliott Meisel, Esq. to City Planning Commission, September 20, 2007, pp. 5-6. The Alfred's comments further note that the most recent pronouncement of public policy with regard to the Fordham site is the Commission's 1989 report concerning the fifth amended LSURP (C 880802 HUM). At that time, the Commission re-affirmed that the appropriate land use controls for the site were a maximum FAR of 7, a maximum building height of 20 stories, and a maximum lot coverage of 35%.\**

As noted, the Department takes the position that the LSURP and disposition agreement controls expired in January 2006. Thus this Commission is presented with the anomalous situation that the previously contemplated controls on development have expired, but the project for which those controls were designed needs further development. To default to the C4-7 zoning, with its FAR of 10 and no site restriction (and then to grant special permits allowing 50-story buildings) is a very significant change. There is no rhyme or reason for making such a change, and to do so without a new articulation of policy would be a serious failure on the part of the Commission. It will also grant Fordham a windfall and set a poor precedent for Lincoln Center and other institutional grantees of City largesse that may be tempted or driven to maximize the value of their real estate holdings.

CFESD believes that there is no reason to abandon fifty years of planning policy in authorizing further development of this site. With an FAR of 7, and assuming 279,000 sq. ft. of remaining area on campus, Fordham can build slightly less than two million square feet, enough to accommodate its academic needs. A restriction on height and lot coverage is still necessary to preserve the architectural integrity of the Fordham-Lincoln Center complex.

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\* "According to the report, which approved the exclusion of site 4b from the site for disposition to a private developer, it was expected that the remaining Fordham campus, approximately 279,000 sq. ft. , would be developed with buildings having a maximum of 20 stories and covering 35% of the site. This represents a maximum FAR of 7." C 880802 HUM, quoted in Meisel to Commission, September 20, 2007, p. 6.

Hon. Amanda Burden

March 16, 2009

Page 3 of 3

Finally, CFESD has an additional comment on the air quality section of the DEIS. In the stationary source analysis, the EIS should examine the impact of Con Edison's power plant plume on the new residential buildings, and vice versa (CEQR Technical Manual, pp. 3Q-12, 15-17, 43-44). The proposed residential towers are very close to Con Edison's 59th Street generating station and their proposed heights exceed by 150 to 200 feet the height of Con Edison's 500-foot smokestack (taking into account the difference in ground elevation), making this analysis necessary.

Sincerely,

Antonia Bryson, Esq.

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 4:50 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462914766 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462914766

DATE RECEIVED: 03/03/2009 16:48:32

DATE DUE: 03/17/2009 16:50:11

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 16:47:51  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: buescher@fordham.edu (Catherine Buescher)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Catherine Buescher (buescher@fordham.edu) on Tuesday, March 3, 2009 at 16:47:51

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Ms

First Name: Catherine

Last Name: Buescher

Street Address: 603 Isham Street

Address Number: 4H

City: New York

State: NY

Postal Code: 10034

Country: United States

Email Address: buescher@fordham.edu

Message: I write to urge you to support to Fordham University development plan for the Lincoln Center Campus. As a member of the Fordham community and the Manhattan community, I have both a vested interest in the plan moving forward as well as a personal conviction that the plan will be of great value to the city of New York, particularly Manhattan. The boom that NYC has experienced in the 15 years that I have lived here (the last seven in Manhattan) has been tremendous, and one that I am very grateful to benefit from and want to see continue. Going forward in these difficult economic times, the continued development of Fordham University at Lincoln Center will undergird the basic strength of the city by providing both temporary jobs through construction and permanent jobs through the new University programming made possible by the expansion and the street level businesses that will be created. It will also grow the tax base for the city.

In addition, the expansion will support the important pro-bono work that done through the Law School's various clinics and programs. These services are life-lines to many of the city's disadvantage and by assisting them in this way, Fordham does its part in alleviating some of the social burdens of the city.

Please support the Fordham plan and allow us to continue to do the good work that benefits our students and the community.

Thank you,  
Catherine Buescher

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REMOTE\_HOST: 150.108.72.104  
HTTP\_ADDR: 150.108.72.104  
HTTP\_USER\_AGENT: Mozilla/5.0 (Windows; U; Windows NT 5.1; en-US; rv:1.9.0.6) Gecko/2009011913 Firefox/3.0.6

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## TESTIMONY BY BRIAN J BYRNE

New York City Planning Commission

March 4, 2009 Public Hearing

Fordham University/Lincoln Center Campus

Madam Chair and Honorable Commissioners:

*4/3/09*  
My name is Brian Byrne and I am the Vice President for the Lincoln Center Campus of Fordham University. Having marshaled the campus master plan's development over the past 12 years through the university's internal deliberative processes, this agency's review, multiple discussions with the Community Board and other community residents and now the public review processes, I am very familiar with the many changes the plan has undergone and the many constituencies whose interests it is expected to serve.

Today I want to highlight certain elements in the plan's evolution, including changes Fordham proposes be implemented as a result of the University's agreement with the Manhattan Borough President's office recommendations, subject of course to the review of this Commission and the City Council. These changes reflect comments received from the community and planning department and are focused on three particular issues. We believe that these changes have resulted in a much improved plan that meets the pressing needs of the University to expand the campus while addressing community concerns.

First, we were mindful of our immediate neighbors' request that the bulk and height of the two graduate schools to be constructed on Columbus Avenue be reduced. Through adjustments to the placement of dormitory and student support floor area, we were able to reduce the overall heights of the envelopes for those buildings even before the current application was certified into ULURP, by relocating dormitory floor

area and support space to Sites 3a, on Amsterdam Avenue, and 5 on West 62<sup>nd</sup> Street.

Second, we were challenged by the community and the Department to promote public use of the plaza quadrangle around which the university will be developed by enhancing public access. In a related request, we were asked to make the street presence of the University more permeable and engaging to the public.

The University responded by widening stair openings to the central plaza area, providing landscaping that carries the quadrangle's greenery to the street, gentling the rise to run, and providing "terraced" stair conditions that allow for seating at intermediate levels on the path from the street to the top of the plaza. In addition, we removed elements of the buildings on either side of each stair that would have enclosed them overhead. We also agreed not only to enhance the glazing of the buildings at street level along the avenues, beyond what is required by the special district regulations, but also to introduce new glazing through structural walls on West 60<sup>th</sup> Street and to extend the district's glazing standard along West 62<sup>nd</sup> Street.

Third, we were asked to vary the rhythm of the street walls along both Columbus Avenue and West 62<sup>nd</sup> Street by breaking up the massing of those buildings and creating visual interest, and to find ways to maximize light and air to the existing Alfred Condominium.

Fordham responded not only with changes in the plan, but also with a design for the first building it proposes to build - the new Law School and dormitory. Fordham agreed to limit the width of the street walls of buildings proposed along Columbus Avenue to a maximum of 170 feet and proposed a variety of distances between buildings on West 62<sup>nd</sup> Street ranging from 18 to 77 feet, coupled with variations in height and placement of street walls. This variety is particularly exemplified by the Law School design of Pei Cobb Fried, which places a dormitory facility above the Law School on a perpendicular to Broadway that also intersects the undulating façade of the main academic building at the

base. For the benefit of the Alfred, Fordham restricted the height of the Law School's academic component, angled the dormitory portion to preserve as much as possible views from the Alfred and pulled the entire Law School building 12 feet away from the side lot line that Fordham shares with the Alfred.

Our recent agreements with the Manhattan Borough President build upon and enhance these design modifications. The agreement requires the University to surrender a portion of the as-of-right floor area of the Lincoln Center campus - a total of 144,074 square feet of actual floor area. Some of this floor area will be placed underground, taking the place of the accessory Fordham parking garage that Fordham no longer intends to construct, under its agreement with the Borough President. Some of the floor area will simply be lost. Most of the floor area reduction will occur along Columbus Avenue, directly benefiting most of the project's critics. A mandatory 10 foot sidewalk widening along Columbus Avenue, providing a sort of funnel up into the campus through the Columbus Avenue stair for people travelling to the campus from the nearby 59<sup>th</sup> Street subway station, will also be provided. Design guidelines for the Columbus Avenue buildings are proposed to be implemented to eliminate the perception that the street walls are unrelieved and excessive in width. A mixture of program reduction and reduction in floor to floor heights will also occur in the buildings on Amsterdam Avenue.

Finally, Fordham will provide an access passageway at grade through the area between Sites 4 and 5a for the Alfred Condominium, to enable residents of that building to have direct access to West 62<sup>nd</sup> Street from their building, an amenity they have long requested from Fordham.

These and the other design elements of the agreement will be described in greater detail by Atara Margolies of Cooper Robertson and I am certain that Borough President Stringer or his representative will provide a comprehensive overview of the agreement in his testimony.

B BIRNE

We wish to thank all of those who participated in the conversations which took place over the past three years to improve the plan, especially the members of Community Board #7's Land Use Committee, the staff and Director of the Department of City Planning and Borough President Scott Stringer and his staff.

As we proceed through ULURP, Fordham is anxious to hear from the members of the Commission and looks forward to working further with the Commission and its staff in considering such modifications as will continue to improve the plan while adequately providing for the future of Fordham at Lincoln Center.

Thank you.

March 10, 2009

Amanda Burden  
Chair, City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAK 13 2009

19148

Re: Fordham Master Plan

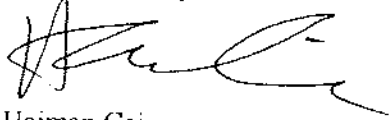
Ms Chairperson Burden,

My name is Haiman Cai and I reside in the Alfred Condominium next to the Fordham Manhattan Campus. I am writing to express my deep concern over Fordham's master plan.

Fordham has requested waivers based on the assumption that waivers will result in a superior design. I do not believe there is a justification for that. The truth is that Fordham needs waivers in order to sell the two Amsterdam Avenue sites to private developers. The two proposed luxury residential buildings are outside of the as-of-right zoning envelope. Fordham never developed an as-of-right plan beyond a schematic diagram because such a plan does not serve its financial interest. As residents in the neighborhood, we believe an as-of-right plan would result in lower densities and bulk and serve the interest of the surrounding community.

Thank you for your consideration regarding this matter.

Yours sincerely,



Haiman Cai

Haiman Co.  
161 W 66 Street  
Apt. 4A  
NY NY 10023  
Morgan Stanley

Post Broadway  
New York, NY 10018

NEW YORK, NY 10018

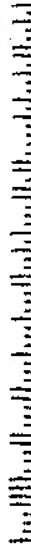
POSTAGE WILL BE PAID BY ADDRESSEE

USA FOREVER



Amanda Barden  
Chair, City Planning Commission  
22 Reade Street  
New York, NY 10007

10007+1216



**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:54 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Opposition to Fordham's Master Plan

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**From:** Haiman (IED) Cai [mailto:Haiman.Cai@morganstanley.com]  
**Sent:** Wednesday, March 11, 2009 9:40 AM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Opposition to Fordham's Master Plan

Dear Sir or Madame,

my name is Haiman Cai and I reside in the Alfred Condominium next to the Fordham Manhattan Campus. I am writing to express my deep concern over Fordham's master plan.

Fordham has requested waivers based on the assumption that waivers will result in a superior design. I do not believe there is a justification for that. The truth is that Fordham needs waivers in order to sell the two Amsterdam Avenue sites to private developers. The two proposed luxury residential buildings are outside of the as-of-right zoning envelope. Fordham never developed an as-of-right plan beyond a schematic diagram because such a plan does not serve its financial interest. As residents in the neighborhood, we believe an as-of-right plan would result in lower densities and bulk and serve the interest of the surrounding community.

I hope that in the final stages of the review, The City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus.

Thank you for your consideration regarding this matter.

Yours sincerely,

Haiman Cai

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This is not an offer (or solicitation of an offer) to buy/sell the securities/instruments mentioned or an official confirmation. Morgan Stanley may deal as principal in or own or act as market maker for securities/instruments mentioned or may advise the issuers. This is not research and is not from MS Research but it may refer to a research analyst/research report. Unless indicated, these views are the author's and may differ from those of Morgan Stanley research or others in the Firm. We do not represent this is accurate or complete and we may not update this. Past performance is not indicative of future returns. For additional information, research reports and important disclosures, contact me or see <https://secure.ms.com/servlet/cls>. You should not use e-mail to request, authorize or effect the purchase or sale of any security or instrument, to send transfer instructions, or to effect any other transactions. We cannot guarantee that any such requests received via e-mail will be processed in a timely manner. This communication is solely for the addressee(s) and may contain confidential information. We do not waive confidentiality by mistransmission. Contact me if you do not wish to receive these communications. In the UK, this communication is directed in the UK to those persons who are professional and eligible counterparties (as defined in the UK Financial Services Authority's rules).

Y CAMPBELL

Good Morning!

My name is Yvette L. Campbell, Director of The Ailey Extension, a program of dance and fitness classes for the general public and more importantly for our surrounding West Side community. As the representative for the Alvin Ailey Dance Foundation, I am speaking on behalf of our Artistic Director, Judith Jamison, Director of The Ailey School, Denise Jefferson, Co-Director of the Fordham BFA program, Ana Marie Forsythe, and the entire Ailey organization in support of Fordham University's development plan for Lincoln Center.

The Ailey School and Fordham University have been close partners for more than a decade offering a highly innovative bachelor of fine arts degree program in dance. Our B.F.A. in dance offers the best of two worlds: the artistic pre-eminence of the official school of the world-famous Alvin Ailey American Dance Theater, combined with an exceptional liberal arts education from Fordham University rooted in the Jesuit tradition of intellectual development and personal attention. Both institutions are located in the cultural heart of New York City - the epicenter of the dance world.

In November 2004, when Ailey moved into its new home at The Joan Weill Center for Dance at 55th Street & 9th Avenue, Fordham's space constraints became more and more evident as the Ailey building was forced by necessity to house academic courses like Kinesiology and Arts & Ethics, classes that really require a normal classroom setting. Also, Fordham's campus doesn't offer an adequate space for performances required for the completion of this prestigious degree and again Ailey is forced by necessity to provide space for this program limiting the availability and use of our own internal theater due to the BFA performance calendar. It is obvious that Fordham Lincoln Center is serving a growing student population it wasn't designed to handle, given Fordham's use at Ailey for classrooms. Fordham's plans for expansion would ultimately fulfill the evident need for more space for our joint BFA program and will ultimately ensure the continued success and future of the program.

It is for these reasons that Alvin Ailey Dance Foundation fully supports Fordham's development plan for the expansion of its Lincoln Center campus.

Thank you!

because of the...  
has military pro...  
currently...  
available...  
the school...  
School is...  
located at...  
the...  
to the...  
it can...  
at...  
the...

On a personal note I lived on 50th in South Park Towers  
from 1976-2006 & I know the neighborhood very well.

Performance...  
Arts

Fordham BFA



**Patrick M. Champion**  
2 Columbus Avenue, Apt. 8C  
New York, NY 10023

March 12, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

CHAIRPERSON  
MAR 13 2009

19142

**RE: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden:

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the following points:

1. **Design Integration with the Community** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
2. **Height and Bulk** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.

- c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
3. ***Design Specification*** – While locking in the envelopes and design guide lines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
4. ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. M. ...', written in a cursive style.

From: Lisa Carbonara [pooh3400@yahoo.com]  
Sent: Monday, March 16, 2009 9:08 AM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: ULURP No C050260 ZSM Fordham University Master plan

To Whom it May Concern,

I am a long time NYC dweller and am horrified at the proposal of these new structures on the Upper West Side. It would bring too much traffic, cars as well as people too close to Lincoln Center - already a crowded area and close off any sunlight to the beautiful fountain area. The proposal calls for buildings that would be far too tall for this neighborhood which would not only obstruct the view of people who still have a view but would again limit the already scarce amount of sunlight we get in the area.

Why not go further uptown past 90th and regenerate that neighborhood which could stand a face-lift and create a new community there rather than stuff more people into an already existing already overly crowded one.

I'm very much against this proposal.

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 12:49 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462833134 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462833134

DATE RECEIVED: 03/03/2009 12:46:53

DATE DUE: 03/17/2009 12:48:32

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 12:46:30  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** (Gerard Cariffe)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Gerard Cariffe () on Tuesday, March 3, 2009 at 12:46:30

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Mr.

First Name: Gerard

Middle Name: A

Last Name: Cariffe

Suffix: PhD

Street Address: 245 E25th Street

City: New York

State: NY

Postal Code: 10010

Country: United States

Message: I am writing to urge your support with the Fordham University Lincoln Center Campus Development efforts.

I am an alumnus and a resident of Manhattan. I firmly believe that the development of the university is important, not only to the university's students but in the long run to the community at-large.

With growth the university will have a positive effect on the economics of the area but I believe it will have a substantive social impact on the city.

Thank you for you kind consideration.

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REMOTE\_HOST: 150.108.5.42

HTTP\_ADDR: 150.108.5.42

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10.5; en-US; rv:1.9.0.6) Gecko/2009011912 Firefox/3.0.6

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## TESTIMONY BY DEIRDRE CARSON

Good morning Madam Chair and Commissioners. I am Deirdre Carson from Greenberg Traurig, Fordham's land use counsel in this matter.

Before you today are a series of actions intended to implement a master plan for the expansion of Fordham University's Lincoln Center Campus, a plan developed by Fordham with the assistance of its planners, Cooper Robertson & Partners, over the past decade. To be constructed in two broad phases over a period of twenty-five years, eight new buildings are contemplated by the plan. Two of these will be developed on sites that Fordham will sell or lease for development as private residential apartment buildings, in order to build the University's endowment. The other sites will be developed to serve the graduate and undergraduate programs that Father McShane has described for you, giving each of these programs, at last, a much needed and well-deserved separate physical identity with facilities adequate to its mission, as well as providing the student housing that an increasingly national student body demands. As the morning proceeds, you will be hearing from the deans of each of the schools at the Lincoln Center campus, who will lay out for you the programmatic considerations that underlie what is proposed in the master plan.

The Fordham campus is situated on a superblock, surrounded on four sides by wide streets, and entirely within a C4-7 zoning district in which residential, commercial and community facility uses are permitted as of right at a basic floor area ratio of 10. This particular C4-7 district has been the subject of Commission scrutiny on three separate occasions since the creation of the Lincoln Square Urban Renewal Area and its associated plan in 1957. The first was in connection with adoption of the 1961 Zoning Resolution, which designated not only the campus blocks, but also those north, south and east of the campus, as C4-7. The district designation was continued when the Special Lincoln Square District was mapped and its associated regulations were adopted in 1969. In 1994, the special district regulations were reexamined and substantially rewritten. Notably, both the report issued by the

Commission in support of the 1994 amendments and the report of Community Board 7 in connection with that action affirmed the propriety of continuing the C4-7 zoning district, with its R10 equivalent, in the southern portion of the special district.

As amended in 1994, the special district regulations contemplate the construction of a variety of building types, including towers, within the district. While encouraging street walls in many locations, the regulations impose no absolute building heights. In order to control height, however, the regulations include a bulkpacking requirement mandating that 60% of a development's floor area be located below 150 feet. The regulations require active uses along the Avenue frontages with minimum glazing requirements and use restrictions.

By the instant applications, Fordham is not seeking modifications of district regulations as to use, floor area ratio, bulkpacking, or glazing and use along the Avenues. In some instances, as you will hear, Fordham intends to improve upon the district standards.

The district regulations at Section 82-33 authorize the Commission to modify most bulk parameters in order to "facilitate good design." This formulation is similar to regulations contained elsewhere in the Zoning Resolution authorizing bulk modifications for large-scale developments of various types. We may infer from the purposes to be accomplished by the special district regulations set forth in Section 82-00, that the term "design," as used in the special permit section, was intended to reference urban design, or, in the words of the statute the "desirable urban design relationship of each building to its neighbors and to Broadway as the principal street," as well as to give consideration inter alia to pedestrian circulation, open space and street level uses.

The first action Fordham seeks is a special permit under Section 82-33. Specifically, Fordham is requesting height and setback modifications of varying extents with respect to each of the new buildings. Fordham is also seeking modifications of inner and outer court requirements on Sites 3, 3a and 4, of regulations concerning minimum required distances

between buildings on a single zoning lot for Sites 3 and 4 and for minimum distance between legally required windows and lot lines on Site 4. Donald Clinton of Cooper Robertson will present to you the reasons why the modifications will facilitate the good design principles articulated in the district regulations that Fordham believes are embodied in its master plan. David MacGregor of Cooper Robertson will provide greater detail as to the nature and extent of these bulk modifications.

Fordham is also asking for special permits to permit the construction of three accessory parking garages - one each in connection with the proposed residential buildings on Amsterdam Avenue and one for Fordham. No accessory parking is permitted as of right within the Lincoln Square Special District. The private residential buildings would contain 68 and 137 spaces, respectively, while 265 spaces would be committed to Fordham's use. The number of spaces for which application has been made is based on surveyed demand, in the case of the Fordham parking, or the ratio of spaces to dwelling units -- 35% -- that would be permitted in portions of CB 7 outside of the special district, in the case of the residential buildings. Mr. McGregor will provide more detailed information about these actions.

Finally, Fordham is requesting authorizations for 2 curb cuts on West 62<sup>nd</sup> Street, one to serve the 68-car accessory parking garage on Site 4 and the other for the new loading dock containing 3 bays. These authorizations are required because West 62<sup>nd</sup> Street is a wide street. As a corollary action, Fordham is requesting a clarifying text amendment of Section 82-50 of the Zoning Resolution. As currently written, the text seems to allow curb cuts as of right for permitted loading docks, but not for required loading docks. This anomalous treatment is inconsistent with the legislative history of the special district text and will be removed as a result of the text change Fordham has proposed. Mr. McGregor will also present the details of these curb cuts.

~~You will also have~~ Reps of AKRF are here to answer your questions.  
Thank you.



## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 10, 2009 12:18 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-464409195 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-464409195

DATE RECEIVED: 03/10/2009 12:16:32

DATE DUE: 03/24/2009 12:18:10

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/10/2009 12:16:01  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: chahel@law.fordham.edu (Danny Chahel)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Danny Chahel (chahel@law.fordham.edu) on Tuesday, March 10, 2009 at 12:16:01

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mr.

First Name: Danny

Last Name: Chahel

State: NY

Country: United States

Email Address: chahel@law.fordham.edu

Message: Amanda M. Burden,

I am writing to show my support for the development of Fordham University's Lincoln Center campus. As a current 2nd year law student I have found the state of the law school's campus to be the major detracting feature of the school. In fact, I myself almost decided to choose another school due to the outdated facilities here. If I understand correctly, the City Planning Commission has to approve Fordham's plans and that as Chair of the New York City Planning Commission you play a vital role in this authorization. I sincerely hope that you take into account the interests of both current and future Fordham students in addition to the positive impact this decision will have on the surrounding community. Thank you.

-----  
REMOTE\_HOST: 68.174.99.62

HTTP\_ADDR: 68.174.99.62

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows; U; Windows NT 6.0; en-US; rv:1.9.0.7) Gecko/2009021910 Firefox/3.0.7

\*\*\*\*\*

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 9:41 AM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: ULURP No C 050260 ZSM Fordham University

---

**From:** Germaine Chan [mailto:germaine4@hotmail.com]  
**Sent:** Tuesday, March 10, 2009 6:00 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No C 050260 ZSM Fordham University

Dear Chair Burden:

I am writing to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development. I am disappointed in the City and Fordham University for even considering this design. My hope is that the City Planning Commission and the City Council will improve the design, distribute the bulk more sensitively between the interior and perimeter of the campus, provide more meaningful open space, make the plan more palatable and less overwhelming to our neighborhood. Thank you very much for your attention.

Sincerely,  
Germaine Chan  
44 West 62nd Street, #24A  
New York, NY 10023

---

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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 9:25 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462759709 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462759709

DATE RECEIVED: 03/03/2009 09:23:39

DATE DUE: 03/17/2009 09:24:28

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 09:23:21  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** johncheng.jc@gmail.com (John Cheng)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by John Cheng (johncheng.jc@gmail.com) on Tuesday, March 3, 2009 at 09:23:21

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Mr.

First Name: John

Last Name: Cheng

Street Address: 4746 193rd Street

City: Flushing

State: NY

Postal Code: 11358

Country: United States

Work Phone #: 9176458724

Email Address: johncheng.jc@gmail.com

Message: I am writing to urge you to support the plans by Fordham University to expand their campus at Lincoln Center. The expansion is necessary for the survival and continued intellectual, cultural, educational, and economic development of the city.

-----  
REMOTE\_HOST: 150.108.198.166

HTTP\_ADDR: 150.108.198.166

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; InfoPath.1)

\*\*\*\*\*

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 2:04 PM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: ULURP No.C 050260 ZSM, Fordham University expansion Plan

---

**From:** bajchun@aol.com [mailto:bajchun@aol.com]  
**Sent:** Wednesday, March 11, 2009 12:45 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No.C 050260 ZSM, Fordham University expansion Plan

Dear Chair Burden,

I write to express strong opposition to the proposal by "Fordham University". This will be such a massive project in short it will destroy whole neighborhood of Lincoln center.

It will be disaster to Lincoln center also which has bit of open air feeling in the city which we need so badly in the city like New York. Lincoln center is our cultural center and oasis in the city !!!!! Please reconsider to reduce Fordham university's project

We all know need more "ARTists" and "THNIKers" in our "SOciety" then HING RISE Bulidings & More ""LAWYERS"" graduating from Fordham school!!!!

Please save the neighborhood & New York City & Lincoln Center for the Arts

Best, Angela Chun & Jennifer Chun  
Concert Violinists  
Prof. Royal Conservatory of Music

---

A Good Credit Score is 700 or Above. [See yours in just 2 easy steps!](#)



clcu

SOLUTIONS FOR NEW YORK'S FUTURE

Commission on Independent  
Colleges and Universities

# Importance of Higher Education to New York City's economy

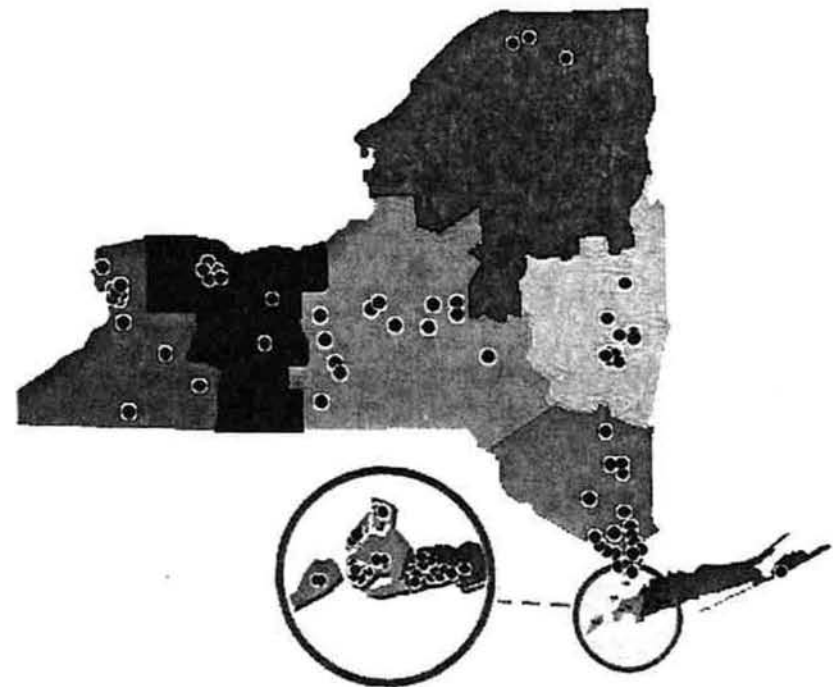
March 4, 2009

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## A Diverse System of Higher Education

- ▶ Myriad choices; 55 colleges and universities in the Independent Sector in New York City
  
- ▶ A recent study estimated the independent sector contributes \$26 billion annually to New York City's economy and employs 88,000







# Independent Sector Campuses in NYC

American Academy McAllister Institute  
 Bank Street College of Education  
*Bard Graduate Center for Studies in the  
 Decorative Arts*  
 Barnard College  
 Boricua College  
*Boricua College Brooklyn Campus*  
 Bramson ORT College  
 Brooklyn Law School  
 College of Mount Saint Vincent  
*The College of New Rochelle Brooklyn Campus*  
*The College of New Rochelle  
 Co-Op City Campus*  
*The College of New Rochelle  
 Council 37 Campus*  
*The College of New Rochelle  
 John Cardinal O'Connor Campus*  
*The College of New Rochelle  
 Rosa Parks Campus*  
 Columbia University  
 The Cooper Union  
 Fordham University  
*Fordham University Lincoln Center*  
 Helene Fuld College of Nursing  
 Institute of Design and Construction  
 Jewish Theological Seminary  
 The King's College  
 Long Island College Hospital School of Nursing  
*Long Island University Brooklyn Campus*  
*Long Island University NYU Campus*  
 Manhattan College  
 Manhattan School of Music

Marymount Manhattan College  
*Mercy College Bronx Campus*  
*Mercy College Manhattan Campus*  
 Metropolitan College of New York  
 The New School  
 New York College of Podiatric Medicine  
*New York Institute of Technology  
 Manhattan Campus*  
 New York School of Interior Design  
 New York University  
 Pace University  
 Phillips Beth Israel School of Nursing  
 Polytechnic Institute of NYU  
 Pratt Institute  
 Pratt Manhattan  
 Richard Gilder Graduate School at the  
 American Museum of Natural History  
 The Rockefeller University  
 St. Francis College  
 St. John's University  
*St. John's University Manhattan Campus*  
*St. John's University Staten Island Campus*  
 St. Joseph's College Brooklyn  
 Teachers College of Columbia University  
 Touro College  
*Touro College Lander College for Men*  
 Vaughn College of Aeronautics and  
 Technology  
 Wagner College  
 Well Medical College of Cornell University  
 Yeshiva University



## Independent Higher Education Contributes

**Economic Impact of New York's Independent Higher Education Sector**

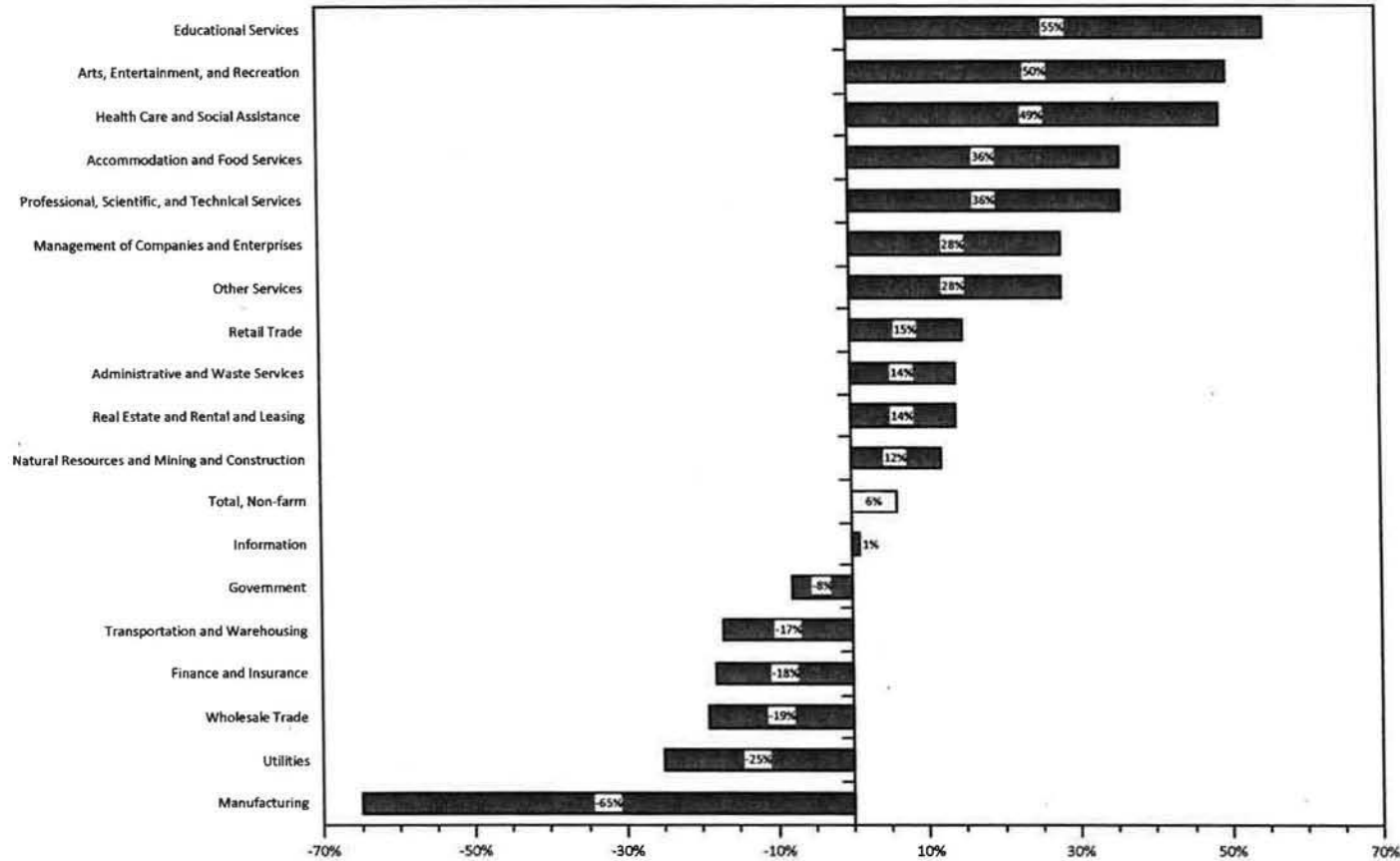
	2005 (in millions)	2007 (in millions)	Dollar change (in millions)	Percent change
<b>New York City</b>	<b>\$21,897</b>	<b>\$26,031</b>	<b>\$4,134</b>	<b>19%</b>
Capital District	\$2,486	\$2,679	\$193	8%
Central	\$6,375	\$7,001	\$626	10%
Hudson Valley	\$3,399	\$3,807	\$408	12%
Long Island	\$2,230	\$2,480	\$250	11%
Northern New York	\$511	\$521	\$10	2%
Rochester	\$3,331	\$3,728	\$397	12%
Western	\$1,125	\$1,216	\$91	8%
<b>Statewide</b>	<b>\$41,356</b>	<b>\$47,463</b>	<b>\$6,107</b>	<b>15%</b>

Source: Center for Governmental Research, November 2008.



# Shift from Manufacturing

New York City Employment Trends  
1990 to 2008



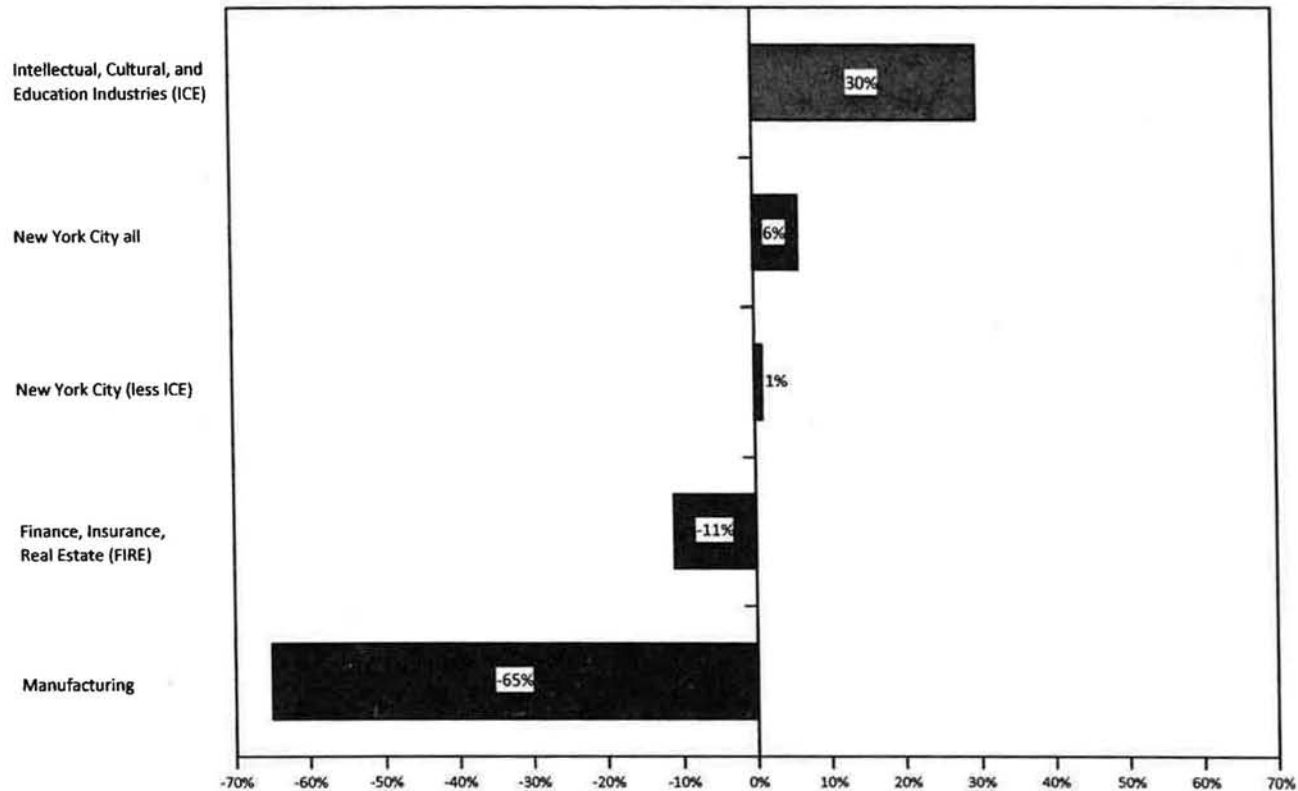
Compiled by the Commission on Independent Colleges and Universities (clcu) (518) 436-4781; based on data from the New York State Labor Department's Current Employment Statistics Survey.

2/24/09



# Shift from FIRE to ICE

New York City Employment Trends  
ICE Sector Leads Job Growth  
1990 to 2008



Compiled by the Commission on Independent Colleges and Universities (clcu) (518) 436-4781; based on data from the NYS Department of Labor, Current Employment Statistics Survey. FIRE includes the NAICS categories: Finance and Insurance and Real Estate and Rental and Leasing. ICE includes the NAICS categories: Professional, Scientific, and Technical Services; Information; Arts, Entertainment, and Recreation; and Educational Services.



## FIRE

- ▶ New York City's first economy was based on trade, as a port and gateway to the Erie Canal
  - ▶ The economy moved to more modern commerce centered on three crucial industries—finance, insurance, and real estate—**FIRE**
  - ▶ FIRE relied on being close to the economic action, the trading floor
  - ▶ Trading floor can now be accessed from anywhere
-



## New York City Moves to ICE

- ▶ As FIRE fades New York City will rely on its intellectual, cultural, and educational assets (ICE), employment in these areas is up 30 percent since 1990
- ▶ More than 100 Nobel laureates, 45 members of the National Academy of Sciences in bioscience call the city home
- ▶ It has the highest concentration of science students and post doctorate students



## ICE as Economic Engine

- ▶ A rich cultural life that includes museums and performance art
- ▶ ICE can attract and retain a talented knowledgeable workforce
- ▶ Educational institutions can function as idea generators to create path-breaking and profitable research



## The Resilience of New York City

- ▶ A March 2009 article by Richard Florida in *The Atlantic*: “How the Crash Will Reshape America” predicts that the suburbs will lose, the Sun Belt will fade, and New York City will win as the economy is reshaped by the current crisis
- ▶ *Along with the rise of mega-regions, the article emphasizes a second phenomenon is also reshaping the economic geography of the United States and the world.*





## A Transformation

- ▶ *Economic crisis tend to reinforce and accelerate the underlying, long-term trends within an economy. Our economy is in the midst of a fundamental long-term transformation—similar to that of the late 19th century, when people streamed off farms and into new and rising industrial cities.*
- ▶ *In this case, the economy is shifting away from manufacturing and toward idea-driven creative industries—and that, too, favors America's talent-rich, fast-metabolizing places.*



## Higher Education Economic Engine

- ▶ Colleges and universities help stabilize economies, particularly those hardest hit by erosion of manufacturing
- ▶ Each year, private education (mostly higher education) is the fastest growing sector of New York's economy
- ▶ Bronx and Kings counties rank in top 10 with the largest concentration of higher education employment and wages

Counties with Highest Concentration of Higher Education Employment and Wages, 2007

	Percent Share of Total Employment
Tompkins	32.8%
Madison	8.1%
Rensselaer	7.5%
Allegany	6.3%
Dutchess	5.9%
Bronx	5.9%
Monroe	5.9%
St. Lawrence	5.3%
Otsego	5.3%
Kings	4.4%

	Percent Share of Total Wages
Tompkins	45.5%
Madison	9.2%
Rensselaer	9.1%
Allegany	8.9%
Monroe	6.7%
St. Lawrence	6.0%
Bronx	6.0%
Dutchess	4.9%
Otsego	4.4%
Kings	3.5%

Source: New York State Labor Department  
10/2/08



## Fordham's Need to Grow

- ▶ The Lincoln Center campus, originally designed for 3,500 students, now serves 8,000, with a possibility for 11,000 by 2032
- ▶ The amount of space at the Lincoln Center campus is low, 106 square feet per student, compared to 388 at Columbia University, and 360 square feet on average nationally.



## Fordham's Contribution to the New Economy

- ▶ Fordham's largest undergraduate major is communications and media studies, many graduates stay to work in the entertainment industry
- ▶ Fordham's graduates, faculty, and students generate intellectual capital to enrich the city's cultural, media, educational, and arts institutions, strengthening and expanding the ICE economy
- ▶ The Lincoln Center project will vault Fordham from a great regional university to a national university
- ▶ The expansion will guarantee that New York City will continue to draw the most ambitious and talented students to study, grow, work, and live here

clcu

SOLUTIONS FOR NEW YORK'S FUTURE



Thank you!



**From:** ROBERT DOBRUSKIN  
**Sent:** Friday, March 13, 2009 11:34 AM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Objection to Fordham Proposal

---

**From:** HCOGGESHAL@aol.com [mailto:HCOGGESHAL@aol.com]  
**Sent:** Friday, March 13, 2009 7:07 AM  
**To:** YVETTE GRUEL; ROBERT DOBRUSKIN  
**Subject:** Objection to Fordham Proposal

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs

to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

*I am disappointed in the City and Fordham for having created this design.*

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Heidi Coggeshall

---

Worried about job security? [Check out the 5 safest jobs in a recession.](#)

OFFICE OF THE  
CHAIRPERSON  
MAK - 5/20/09  
19080

3.3.09

I STRONGLY OPPOSE  
FORDHAM'S EXPANSION  
PLANS

MAKILYN CONROY  
44 WEST 62ND ST.



**IMPORTANT**

**URGENT**

**NEIGHBORS TO FORDHAM:**  
**WHY WON'T YOU LISTEN AND RESPOND**  
**TO OUR CONCERNS?**

We continue to OPPOSE the Fordham Proposal even with its so-called modifications.

We still believe it means the  
planned destruction of our neighborhood.

The Fordham Proposal still has 2 more important steps of City approvals and FORDHAM NEIGHBORS UNITED continues to fight for meaningful changes.

*Now is the time to join us and speak out.*

**City Planning Commission Public Hearing**  
**Wednesday, March 4 - 9:30 AM**  
22 Reade Street (bet. Broadway and Elk St.)

Each member of the public will have 3 minutes to speak.

**You need to sign up outside the hearing room.**

If you cannot attend, you should write or call the **City Planning Commission** to let them know you oppose this plan:

The Honorable Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007  
Tel - 212-720-3508

Fordham University plans to build over 2.2 million sq. ft. of additional floor area between 60<sup>th</sup> and 62<sup>nd</sup> Sts. from Columbus Ave. to Amsterdam Ave. Roughly 1/3 of this is for private residential development. This massive project will overwhelm the surrounding community. *Please make your concerns heard at the hearing!*

Learn more about Fordham University's proposal on the CB7 website - [nyc.gov/mcb7](http://nyc.gov/mcb7).

For more information contact [tboyergroll@hotmail.com](mailto:tboyergroll@hotmail.com)

**Fordham Neighbors United**

Marilyn Corcoran  
44 West 62nd St., Apt. 14D  
New York, NY 10023

THE HON. AMANDA BYRDEN, CHAIR  
CITY PLANNING COMMISSION  
22 READE ST  
N.Y. N.Y. 10007

10007+1216



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IN THE  
UNITED STATES



Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAR 13 2009  
19146

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

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Sincerely,

  
44 W. 62ND ST.

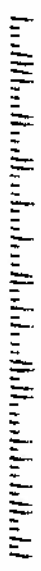
44 West 62nd St., Apt. 14D  
New York, NY 10023

NEW YORK NY 10023



MEN A MANUDA BUKDEN, CHAIR  
CITY PLANNING COMMISSION  
22 READE ST  
N.Y., N.Y. 10007

10007+1218



Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

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  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Leslie Cooper

**YVETTE GRUEL**

---

**From:** Froggycor@aol.com  
**Sent:** Thursday, March 12, 2009 4:37 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. C 050260 ZSM, Fordham University

The proposal by Fordham University to build a massive fortress like campus at its Lincoln Center location including 700,000 square feet of marker rate residential development is totally out of scale for the neighborhood and it is unfathomable that the City Planning Commission can even consider this plan in its current form.

Consider that:

there will be no meaningful open space;

marker-rate development is unnecessary and should be reevaluated;

unnecessary dormitory space for graduate students;

obsolete planning for the law library which even Forham has said would likely be converted to a study hall;

no plans have been presented that describe how the buildings will actually look;

specifics should be provided before any approvals are made;

the sale of land that was granted for education purposes to a private developer is an affront to the terms of why the "superblock" was made available to Forham in the first place.

The Commission and the City Council should require plans that reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus.

Thank you for considering these points and i look forward to a more sane and sensible plan for Fordham in its efforts to be a truly good neighbor.

Emilie Roy Corey  
2 Columbus Avenue 34A  
New York, NY 10023

\*\*\*\*\*

Worried about job security? Check out the 5 safest jobs in a recession.  
(<http://jobs.aol.com/gallery/growing-job-industries?ncid=emlcntuscare00000002>)



**From:** FraCrane@aol.com  
**Sent:** Sunday, March 15, 2009 3:19 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. C 050260 ZSM, Fordham University  
Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

I live at 44 West 62nd Street. I have lived here about 35 years and am very much into my senior years. I left your hearing last month with the uneasy feeling that an implicit suggestion is being floated that the dismay over the Fordham plan has come from a lot of rich people whining about their views. Well, I am not rich, quite the contrary, and I live on the opposite side of my building from Columbus Avenue so view is not an issue. I am still dismayed by the thought of huge developments on the Fordham site. Even at present, it is not especially unusual to hear loud honking as traffic backs up on Broadway, Columbus, or 62nd Street (or some combination thereof). Fordham's massive plans will inevitably multiply such occurrences. The worst won't happen for some years, but some effect will be quickly felt. I would like to believe that if--perhaps I should say when--I need an ambulance someday, it will be able to make its way through local traffic. I have a rather bitter mental image of some kindly soul trying to push me in a wheel chair to Roosevelt Hospital along sidewalks that hopefully will not have become too chaotic a mess by then. Come to think of it, if traffic around here gets as bad as I suspect it will, how will anyone's ambulance reach Roosevelt Hospital in a timely manner? This may sound facetious, but the worries behind it are real. I have an uneasy feeling that the grandiose Fordham plans in their present form, leading to a vastly overcrowded neighborhood, would not prove particularly friendly to senior citizens, among others.

Another of the points that bother me is that some of the most wondrous events at Lincoln Center are those outside in summer, free for everyone. To have brooding, over-tall towers looming practically overhead will, I suspect, greatly detract from the summery festival atmosphere that so many of us, with a limited entertainment budget, enjoy so much.

At the first meeting on the Fordham project that I attended, one of the speakers for Fordham said something along the lines of their wanting a "monumental" entrance, at 62nd and Columbus, that could be seen from Broadway. As I recall, it was at that point I began referring to the project, in my own mind, as "Mt. Megalomania." This particular entrance idea appears to have been discarded--thank goodness--but I'm not so sure that the impetus behind it is completely gone.

In sum, I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

(1) Design Integration with the Community - placing most of the buildings along the perimeter of the campus - with no meaningful open space - makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.

(2) Height and Bulk - The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:

- a. Reduction or removal of the market rate residential component. This amount of market-rate development is unnecessary and should be re-evaluated.
- b. Reduction of the dormitory space. Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
- c. Removal of the library. Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which - at 13 stories - sounds unnecessary.

(1) Design Specification - While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

(2) Unnecessary Sale of Property to a Residential Developer - Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

I am disappointed in the City and Fordham for having created this design.

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,  
Frances Crane  
44 West 62nd Street, Apt.8D  
New York, NY 10023

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(<http://pr.atwola.com/promoclk/100126575x1220439616x1201372437/aol?>

redir=http:%2F%2Fwww.freecreditreport.com%2Fpm%2Fdefault.aspx%3Fsc%3D668072%26hmpgID%3D62%26bcd%3DfebemailfooterNO62)

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 23, 2009 10:17 AM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham University

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**From:** Charla Genn [mailto:charlagenn@gmail.com]  
**Sent:** Thursday, March 19, 2009 5:01 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** RE: Fordham University

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

RE:ULURP No. C050260, Fordham University

Dear Chair Burden,

I am writing to display my shock with the proposal of Fordham University's plans to build huge buildings on its small campus at Lincoln Center. As they have a large campus in the Bronx they should be directed to expand their campus over there and not in the over crowded Lincoln Center area.

As a resident of this area I find it shocking that the city would allow the noise and construction in this area especially as we have been victims of the renovations at Lincoln Center for the past one and a half years. The drilling has been endless.

I understand that Fordham plays a role in the community of this area but I cannot understand why the City Planning Commission can even consider the Fordham expansion especially as Fordham wants to put commercial properties on this campus. Don't we have enough sky scrapers in this area already?

I ask that you consider the following points if reconstructing the campus is going to be approved.

**1. Design and Integration with the Community** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.

**2. Height and Bulk** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:

- a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
- b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
- c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.

**3. Design Specification** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

**4. Unnecessary Sale of Property to a Residential Developer** – Fordham must prove to the public that selling its western

property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood or disprove of the plan entirely. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Charla Genn Croitoroo

61 West 62nd Street  
New York, NY 10023

--

Charla Genn Croitoroo  
Master Ballet Teacher and Coach  
Dance Rehabilitation Specialist  
212-315-4478

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Wednesday, March 04, 2009 9:11 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463005890 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-463005890

DATE RECEIVED: 03/04/2009 09:10:16

DATE DUE: 03/18/2009 09:11:18

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/04/2009 09:09:38  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** mcuskley@fordham.edu (Margaret Cuskley)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Margaret Cuskley (mcuskley@fordham.edu) on Wednesday, March 4, 2009 at 09:09:38

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Ms

First Name: Margaret

Last Name: Cuskley

Company: Fordham University

Street Address: 113 W 60 ST

City: New York

State: NY

Postal Code: 10023

Country: United States

Work Phone #: 212-636-7461

Email Address: mcuskley@fordham.edu

Message: I hope in your review of Fordham's plan for development of its Lincoln Center campus that you will consider the following points:

Fordham's campus and schools are the educational anchor of the Lincoln Center complex, which is a shining star for the "Arts" in our great city.

Fordham currently employs more than 2,000 faculty, administrators and staff, plus more than 500 contract employees at its campus. The Lincoln Center project will bring in over 1.6 billion in additional construction and employment wages. In these economic times the value of this project cannot be ignored.

Fordham has been a good neighbor to the West Side Community and the city. The School of Law provides free legal clinics; the School of Education contributes to New York City's corps of teachers. Our student's participate in the community as Fordham senior Kelly Mowatt pointed out: "We volunteer at hospitals, schools and soup kitchens." We live here, we study here, we work here and we vote here.

-----  
REMOTE\_HOST: 150.108.216.47

HTTP\_ADDR: 150.108.216.47

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; InfoPath.1)

\*\*\*\*\*

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 9:42 AM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham Project

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**From:** jagdarr@aol.com [mailto:jagdarr@aol.com]  
**Sent:** Tuesday, March 10, 2009 3:39 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham Project

This email requests that city officials/planning board members work to modify the Fordham project.

This plan to build a huge building will destroy the whole feeling of the Lincoln Center. Living on the upper west side, I feel that the subways and buses cannot handle the traffic now.

Sincerely,

Judith Darr  
60 Riverside Drive  
NY, NY

---

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**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 6:57 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham Fortress

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**From:** elaine [mailto:bankerchick@hotmail.com]  
**Sent:** Wednesday, March 11, 2009 6:32 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham Fortress

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express extreme dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While Fordham is an important school in New York, the City Planning Commission must clearly review the size and scope of their project:

I ask that you consider the following points:

- (1) ***Tax on Community Infrastructure*** – having lived with NYU in lower Manhattan, the noise and crime brought by a transient, non-tax paying resident base in the form of students and summer rentals is very taxing on the residents. Fordham has done nothing to address how they will handle these matters and is open to subletting dorms in summer to anyone!
- (2) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (3) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (4) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been



presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

- (5) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Elaine Davis  
30 West 61<sup>st</sup> Street  
New York, NY 10023

OFFICE OF THE  
CHAIRPERSON

MAR 12 2009

19120

*Suzanne Davis*  
62 West 62<sup>nd</sup> Street - #26A  
New York, NY 10023  
212-582-0101

OFFICE OF THE  
CHAIRPERSON

MAR 12 2009

Hon. Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

March 09, 2009

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. The Fordham height and bulk would be much more reasonable if the market rate residential component was not so large because Fordham could distribute its academic buildings over the entire campus.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provides these specifics before approving the plan or provide for a subsequent design review process.

- (4) *Unnecessary Sale of Property to a Residential Developer* – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

*I am disappointed in the City and Fordham for* having created this design. My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,



Suzanne Davis

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAR 12 2009  
19/20

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. ***Reduction or removal of the market rate residential component.*** This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. ***Reduction of the dormitory space.*** Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. ***Removal of the library.*** Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
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these specifics before approving the plan or provide for a subsequent design review process.

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***I am disappointed in the City and Fordham for having created this design.***

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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Gris di Blasi  
#32 E  
Alfred C.  
161 West 61 Street  
N.Y.N.Y. 10023

**From:** ndesa@aol.com  
**Sent:** Sunday, March 15, 2009 5:58 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. C 050260 ZSM, Fordham University  
FHon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I have been a resident in the Lincoln Square area for 12 years and I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York . There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
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- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can

improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Nancy De Sa

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Worried about job security? [Check out the 5 safest jobs in a recession.](#)

**Jacqueline Deslauriers  
44 West 62<sup>nd</sup> Street, Apt. 17B  
New York, NY 10023**

March 9, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. The Fordham height and bulk would be much more reasonable if the market rate residential component was not so large because Fordham could distribute its academic buildings over the entire campus.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham either provides these specifics before approving the plan or provides for a subsequent design review process.



(4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am in disbelief and disappointed in the City and Fordham for*** having created this out-of-scale design. I dare hope that in the final stages of the ULURP review, the City Planning Commission and the City Council will improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. Also, reducing the size of the dormitory and library would allow the downsizing of other buildings to agreeable sizes. If this requires a new ULURP, there is plenty of time given the state of the economy.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:46 PM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: Fordham's Fortress Plan

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**From:** Nancy Deutsch [mailto:nrdeutsch@earthlink.net]  
**Sent:** Wednesday, March 11, 2009 3:37 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham's Fortress Plan

Dear Ms. Burden,

As a long-time Westsider, I wish to share my objection to the "master plan" submitted by Fordham which includes a series of developments within an already dense setting.

There is no "master plan" just another series of boxes going up without considering the impact these properties will have on our neighborhood and our lifestyle. The open ended time frame without commitment is a dangerous precedent to set and our community needs to be involved to ensure it's right. That requires detailed study and analysis. Not just a quick "yessir" and OK. What will these buildings look like. How high will they build. Will there be air or just a concentrated mess? Assuring that open space is available to all of us and the campus will make this project viable.

A new fortress is the last thing we want here especially after the huge Trump development nearby. Give us our light and assure us that height is reasonable.

Involve the community in the planning, give us the facts and we can be of assistance. A 50 or 60 story building or two will make the subway station nearby impossible to deal with. Let's think this out before there's a leap of faith.

Thank you for your kind consideration.

Nancy and Len Deutsch

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Brian Dlug  
Resident / Home Owner  
61 West 62<sup>nd</sup> Street Apt#9H  
New York, NY 10023

**From:** ROBERT DOBRUSKIN  
**Sent:** Tuesday, March 17, 2009 8:59 AM  
**To:** DIANE MCCARTHY; ADAM MEAGHER; Adam Wolff  
**Subject:** Fw: Opposition to Fordham University Expansion

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**From:** Sharon  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Sent:** Mon Mar 16 18:43:35 2009  
**Subject:** Opposition to Fordham University Expansion

Sharon Donaghey  
44 West 62nd Steet, Apt 12E  
New York, NY 10023

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
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  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

(4) *Unnecessary Sale of Property to a Residential Developer* – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

*I am disappointed in the City and Fordham for having created this design.*

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,  
Sharon Donaghey

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 12:01 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham Master Plan

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**From:** penny donius [mailto:pdonius@gmail.com]  
**Sent:** Friday, March 13, 2009 9:55 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham Master Plan

I am a resident of West 62nd Street and want to comment on the fortress-like Fordham campus at its Lincoln Center location. My concerns include the lack of open space and the bulk of the buildings along the public streets. The height and bulk of the buildings will change the complexion of the neighborhood as well as the campus of Fordham. Reduction of the size of these buildings is important, I request that the need be evaluated, especially the residential space, the dormitory space and the library.

Thank you for your attention to these matters.

Sincerely

Patricia Donius  
61 W 62nd Street, 9L

From: nancdowney@aol.com  
Sent: Monday, March 16, 2009 10:55 AM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: ULURP No. C 050260 ZSM, Fordham University

Re: ULURP No. C 050260 ZSM, Fordham University

NANCY A. DOWNEY  
43 West 61 Street  
New York, NY 10023

March 16, 2009

Hon. Amanda Burden

Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

(1) Design Integration with the Community – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.

(2) Height and Bulk – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:

- a. Reduction or removal of the market rate residential component. This amount of market-rate development is unnecessary and should be re-evaluated.
- b. Reduction of the dormitory space. Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
- c. Removal of the library. Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.



(3) Design Specification – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

(4) Unnecessary Sale of Property to a Residential Developer – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

I am disappointed in the City and Fordham for having created this design.

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Nancy A. Downey

LE ROY A. EHRENREICH

Hon. Amanda Burden  
Chair  
City Planning Commission  
22<sup>nd</sup> Reade St.  
New York, N.Y. 10007

March 15, 2009  
OFFICE OF THE  
CHAIRPERSON  
MAR 17 2009  
19172

RE: ULURP No. C 050260 ZSM FORDHAM  
UNIVERSITY

Dear Chair Burden:

I write as a new octogenarian who, realistically, does not expect to be around it and when Fort Fordham arises from the south end of Lincoln Center.

Will you? Who can tell?

But has it occurred to you that if you help the good holy fathers of Fordham to realize their monstrous plans, historians will almost certainly recall the name of Amanda Burden as the first American woman to play out the fantasies associated with -- when Robert Moses was afflicted with it -- what was widely recognized, and tagged, as an Edifice Complex !?!?!

Sincerely yours,

LeRoy A. Ehrenreich

P.S. - Please refrain from bringing everlasting shame on yourself and the city we love!

43 west 61st str  
new york, n.y. 10019

212-459-1590

From: John Eills [jeills@nyc.rr.com]  
Sent: Sunday, March 15, 2009 8:34 PM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: Fordham Master Plan-ULURP No. C 050260 ZSM

Madame Chair Burden,

I am writing with strong objections to the proposal by Fordham University for its master plan, as referenced above.

The tall buildings proposed in this plan would sink the Lincoln Center opera house and associated structures into a hole surrounded by skyscrapers.

The Fordham master plan in effect puts enormous walls around their superblock, as if to present their backside to the community.

Fordham has more than an adequate campus in the Bronx. This campus could more than ensure the future of this university, if properly developed.

Fordham originally acquired this superblock in eminent domain which cost hundreds of residents their houses, in support of a public policy to create a campus-like environment for the Lincoln Center. Fordham's sale of parts of its property so acquired to a private developer is an insult to the original intent of the plan.

Sincerely,

John Eills  
Two Columbus Avenue, Apt. 22B  
New York, NY 10023

John Eills  
jeills@nyc.rr.com

**From:** Nancy Eills [echonancy@nyc.rr.com]  
**Sent:** Sunday, March 15, 2009 7:46 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham Master Plan

Amanda Burden  
City Planning Chairwoman

Dear Chairwoman Burden:

I strongly request that the City Planning Commission put Fordham University's plans for its campus expansion in Manhattan up for total review and overhaul.

As planned, the design creates a fortress along the public streets in the Lincoln Center area.

It has no relation to the original intent of a campus-like environment that would blend in with Lincoln Center.

If approved, this plan would open up a real can of worms for the future as there are no actual design specifications. What Fordham would get is total control of a neighborhood with no regard for its enhancement for to the people of that neighborhood.

May I respectfully inquire why Fordham University cannot expand on its large bronx campus instead of adding a number of schools and programs, dormitories and other facilities to the Lincoln Center parcel of land? And, having received educational favoritism, why should they be allowed to enter the real estate business by selling land to a private developer?

I thank you very much for your consideration.

Sincerely yours,

Nancy B. Eills  
Two Columbus Avenue, Apt. 22B  
New York, NY 10023

Nancy B. Eills  
Phone: 212 489-9118  
E-mail: [echonancy@nyc.rr.com](mailto:echonancy@nyc.rr.com)

# CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Thursday, March 05, 2009 5:45 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463401255 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-463401255

DATE RECEIVED: 03/05/2009 17:43:02

DATE DUE: 03/19/2009 17:44:45

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/05/2009 17:42:42  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: celwood@fordham.edu (Charles Elwood)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Charles Elwood (celwood@fordham.edu) on Thursday, March 5, 2009 at 17:42:42

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
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Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mr.

First Name: Charles

Last Name: Elwood

Company: Fordham University

Street Address: 441 e fordham Road

City: Bronx

State: NY

Postal Code: 10458

Country: United States

Work Phone #: 718-817-4308

Email Address: celwood@fordham.edu

Message: Fordham University has submitted a development plan for our Lincoln Center campus and the details have been submitted for your review as Chair of the New York City Planning Commission.

The plan will position the University for the upcoming century to meet the expanding needs of our students and NYC. The plan will not only improve the schools of Law, Business, Education, and Social Service, but will improve our theatre and dance programs as well.

Our neighbors will also benefit through improved access to the campus, more accessible green space and public space. The plan will allow Fordham to offer more community services from its Law School and Graduate Schools of Social Service and Education, and more public performing arts programming and lectures.

Fordham needs to grow: The Lincoln Center campus was originally designed for 3,500 students, now has almost 8,000 students, and is projected to have slightly more than 11,000 students by 2032.

Thank you for your review.

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REMOTE\_HOST: 150.108.97.23

HTTP\_ADDR: 150.108.97.23

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; InfoPath.1)

\*\*\*\*\*

David Epstein  
Apartment 29E  
44 West 62<sup>nd</sup> Street  
New York, NY 10023

March 14, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I am writing in order to express my dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of residential development, improperly using land that was acquired by eminent domain.

While I respect the role that Fordham plays in our city and in our community, it is incomprehensible that the City Planning Commission can even consider this plan in its current form and, if the City Planning Commission does vote on the Fordham plan, then the City Planning Commission must vote to deny Fordham the waivers that it is seeking and to disapprove the plan as presented.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. ***Reduction or removal of the market rate residential component.*** This amount of market-rate development is unnecessary and should be re-evaluated.

- b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
- c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.

(3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

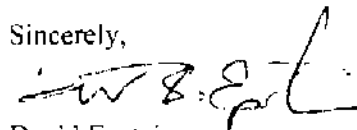
(4) ***Unnecessary (and perhaps illegal and immoral) Sale of Property to a Residential Developer*** – Fordham should not be allowed to make a monetary gain on the sale of property that was obtained through the City's use of eminent domain. The claim that Fordham needs to sell the property in order to fund the development has not been proven. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to seeing the City Planning Commission acting in the best interests of the neighborhood and not being a rubber stamp for Fordham University.

Sincerely,



David Epstein



**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 3:43 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: ULURP No. C 050260 ZSM, Fordham University

**Attachments:** Testimony In Opposition to Fordham plan.pdf

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**From:** TADNY2@aol.com [mailto:TADNY2@aol.com]  
**Sent:** Monday, March 16, 2009 3:22 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. C 050260 ZSM, Fordham University

To the City Planning Commission:

I am submitting as an attachment to this email a copy of my revised testimony that I delivered to the Commission at the hearing regarding the Fordham University plan.

Please include the attached testimony into the record on my behalf.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David Epstein

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**A Good Credit Score is 700 or Above. [See yours in just 2 easy steps!](#)**

**Testimony In Opposition**  
to Fordham University  
by  
David B. Epstein  
(Page 1 of 2)

Madam Chair and Commissioners, I rise in opposition to Fordham University's plan. My name is David Epstein and I am a shareholder at Lincoln Plaza Tenants Corporation, a co-op at 44 west 62<sup>nd</sup> Street.

Notwithstanding Borough President Stringer's attempt to create a compromise I am afraid that in his rush to appear to be the great mediator, unfortunately, he did not speak for at least a majority if not all of the Fordham Neighbors United. I for one, do not think that the changes made by Fordham have gone far enough to deal with the serious concerns about (1) bad design, (2) over crowding – density and (3) the misuse of the powers of eminent domain.

I moved into Lincoln Plaza Tower, 44 West 62<sup>nd</sup> Street in 1977. I am not against growth and development. (I see many Fordham supporters here today wearing a button stating "Let Fordham Grow"). Our neighborhood has witnessed much growth, most of it has been very positive for the area.

I am not against the Fordham plan because I will lose my view, since many years ago I lost a beautiful view of the Statue of Liberty. When one loses that view, losing some more of my view does not matter.

What I am opposed to is overdevelopment, especially by an institution who is not a friendly neighbor. Unlike Commissioner Battaglia, I am not an alum of Fordham, but I am an alum of Columbia University. Columbia's campus is much more community friendly. One can access the campus from street level and it is open for passing through to the other side. Fordham's campus is not.

Since 1977, I have been on the plaza on top of the podium at Fordham only once. In the same period, I have been to Damrosch Park and on the plaza at Lincoln Center more times than I can count. The podium and the stairs and the frequently locked gates show that Fordham is not "open" to the community as they claim. I am afraid that Fordham's contention that it is trying to be a good neighbor and open the campus to the community are statements and actions that it is taking out of duress or as required by law and **not** because it really wants to be open to the community. During one of the early meetings, Fordham said that the tennis courts that used to be on the corner of 60<sup>th</sup> and Amsterdam were open to the community. The locked gates and the sign requiring that one show a student ID certainly conveyed a different image. I do not care how many stairs and corner openings the plan incorporates, Fordham's campus will not be open to the community in any meaningful way as long as the plan provides for a plaza on top of the podium (the structure that amounts to a first floor). The plaza is really nothing more than an exclusive park for Fordham University with meaningless forced gestures to appear to be open to the public.

In **no way** can Fordham's design, even the revised design, be seen as "good design and planning." Fordham's plan reminds me of the Kremlin being placed next to Lincoln Center. If one goes back further in history one might even say that the design looks like a medieval castle with turrets on the corners and a massive wall between. Castles, were not built to invite the

**Testimony In Opposition**  
to Fordham University  
by  
David B. Epstein  
(Page 2 of 2)

community into the center, but rather to keep people out. So to with Fordham's design. I am sorry, but Fordham's actions in the past and the current design all demonstrate that Fordham is **not** a friendly neighbor and doesn't care about the neighborhood. (Look at what Lincoln Center is doing and the changes to Alice Tully Hall. These are improvements. Fordham's plan is in stark contrast with Lincoln Center's attempt to open up space make the Lincoln Center campus more inviting and friendly.)

I will not provide the Commission with a "riveting" discussion of the density problem. I think many have already spoken of this problem and suffice it to say that the Commission should take a very serious look at the over taxing of resources and the traffic problems in the Lincoln Center – Fordham neighborhood.

On a much more important note, it is entirely disingenuous for Fordham to say that they need more space for students and at the same time to propose to sell almost one-third of the new floor area. I do not believe that it is legal for Fordham to enrich itself, a private institution, from the sale of land that it acquired from the City, which used its powers of eminent domain in order to assemble the land on which Fordham now is sited. I am not a lawyer so I will leave it to the lawyers to work through the legal issues here (but I note that as controversial as was the recent case in Connecticut involving eminent domain, this situation does not even provide the positive benefits to the community that were successfully argued in that case), but even if lawyers find a loophole in order for Fordham to gain legal approval to use the city's power of eminent domain for its own enrichment, **it is wrong. It is morally wrong.** I, for one, could not sleep at night if I had evicted someone from his/her home for my personal gain. This is exactly what Fordham is proposing to do. (I note that Fordham does not even have the full backing of the Catholic Church on this matter. Many priests have also objected to the disenfranchisement of persons who lived in the area where Fordham is now located and the misuse of the City's power of eminent domain.) This fine Commission, the City Planning Commission, should not endorse the misuse of the powers of eminent domain. **If this Commission approves Fordham's plan, even as amended and endorsed by Borough President Stringer, then the Commissioners are as morally wrong as Fordham.**

Finally, I have not heard any community resident, other than those affiliated with Fordham, speak in favor of the Fordham plan. All the persons who have spoken in support of the Fordham plan are either Fordham employees, or members of firms that have been retained by Fordham. If the Commission approves the Fordham plan or the Stringer "compromise" it is simply perpetuating "politics as usual" and reaffirming that this process is just an "inside game" and the Commission will not be listening to the serious concerns raised by the neighbors surrounding Fordham who will have live with the results of your decision every day.

It is for these reasons, that I request that the City Planning Commission reject Fordham's plan and not grant any of the waivers sought by Fordham.

Thank you.

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAR 12 2009

19120

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

FRANCO ERCOLE

ALFRED CONDOMINIUM

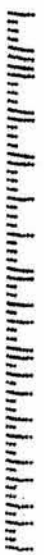
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F. E. Rcole  
Alfred Gaudin  
16, W 6, Street #29F  
NY NY 10023

City Planning Commission  
22 Rensselaer Street  
New York N.Y. 10007

How. Amanda Barden

10007+1233



NEW YORK NY 10007



Good morning.

My name is Nitza Milagros Escalera. Currently, I serve as the Assistant Dean of Student Affairs at the Fordham University School of Law, which is located at the university's Lincoln Center campus.

I am here today to talk about the critical need to implement Fordham University's Master Plan for its Lincoln Center campus. This project is of particular import and interest to me because of the Law School's desperate need for a new building to ensure it can effectively pursue its mission of providing students a learning environment that fosters the highest standards of legal education—and that encourages students to continue to pursue their strong commitment to being in the service of others.

I have been in my position at the Law School since 1994, and even early in my tenure, it was clear that the Law School needed a new building. The current building was constructed in 1961, and in 1984 a modest expansion was done. However, since then, our student body has grown, as has the number of faculty, staff and administrators. You have heard our Dean, William Treanor, point out that our major accreditation body took particular note of the inadequacy of our facility.

For example, because of the lack of classroom space, it is difficult to schedule all the courses for which there is a high student demand.

There is no space for a student lounge, nor is there space for students to study in groups. The cafeteria can only accommodate 281 students, despite the fact that we have an enrollment of over 1500.



Furthermore, our library is unable to accommodate every student in one seating, and we have lockers in bathrooms because there is insufficient space in the hallways.

Currently, there are over 50 student run groups and 6 academic journals that are edited and managed by students. None of these organizations have appropriate space for their operations. Quite a number of these student organizations contribute countless hours of pro bono service to communities throughout New York City.

For example, our Habitat for Humanity group works with local Habitat affiliates in New York City and in Yonkers to build simple, decent, affordable houses. Our Legal Education and Advocacy Project works with youth involved in the juvenile justice system by providing them practical legal knowledge and encouraging them to make healthy life decisions.

Our Asian, Black, Latino and South Asian affinity groups provide tutoring to students in the neighboring schools and engage in book and pencil drives. And this year, our Student Bar Association is working to have a day where all the law students can provide a day of service in New York City.

The commitment of the student body to be of service to members of our New York City community and to other communities throughout the world is, for me, a great source of inspiration—and it is the primary reason I am here in support of Fordham University's master plan, which will provide a new building for the Law School.

Thank you for your courtesy in listening to my remarks.

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

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Dear Chair Burden,

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  - b. ***Reduction of the dormitory space.*** Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Daniel Feder  
44 West 62 Street  
NYC NY 10023

My name is John Feerick. I have been a full-time professor at Fordham Law School for 27 years. During 20 of these years, I served as Dean of the School and placed my highest priority on the diversity of the school and its public service programs and activities that responded to the needs of communities in New York City. While I was dean, the School grew substantially in its diversity and the enormity of its public contributions, with more than one half of the students engaged in some volunteer activity that was helpful to the community, neighborhoods, and people of the City in an amount of over 75,000 hours per year.

I was born in the Bronx more than 70 years ago and have lived and worked in the City all my life. I love this City and there is little I would not do to help this City. I have had many opportunities to serve the City on a pro bono or volunteer basis, all of which I consider special blessings in my life.

These pro bono undertakings have included serving from 2003 to 2005 as special master of family homelessness in the City working with two distinguished social workers. The recommendations of our group became the blueprint for reform of the system.

I also served as a volunteer hearing officer in connection with the evaluation of various phases of the land occupied by the World Trade Center and as a member of the Ethics Committee of the Mayor's effort to bring the Olympics here. At the request of the City and its unions, I served, as well, as pro bono arbitrator of labor disputes that might have occurred with respect to the 1992 Democratic Convention and 2004 Republican Convention.

I was also privileged to serve as one of the three judicial referees appointed to hear the case involving funding for the public schools of the City. The fee I received in that matter was donated to charity.

I mention these opportunities only because they were made possible by my school and the support I received from its students, graduates, and faculty colleagues of mine.

At the present time, and since 2005, I have served as the founding director of its Social Justice Center. Our mission and intense focus is the City of New York and more particularly those who are poor, trying to stay out of poverty, and those who are in poverty, trying to escape that condition and build a future for their children. We have students involved in many projects, some for academic credit and some as a volunteer only. We have volunteer lawyers in these projects, and we have provided assistance to bar associations in the City with their community-related activities, both in the courts and outside, indeed one project has assisted over 200 low income debtors in the City in this past year.

We also have provided, and do so at the present time, assistance to the City's Department of Consumer Affairs in connection with the City's poverty initiative, including significant involvement in the area of consumer debt. We were proud to be the first academic Center outside of government, I understand, to be asked to help with the City's Empowerment Initiative.

The interest in the work of our Center by students and volunteer lawyers has grown significantly; however, we are limited in significant ways in terms of that growth because of our space. We occupy space, not at the present facility of the law school, which has no extra space, but in rented space at a building located on West 60<sup>th</sup>. Our lack of easy access to the law school, located 2 blocks away, at times is not helpful to us in developing our programs and activities.



The idea of a building for the law school began in the last years of my deanship. It was my view and the view of my colleagues and our students and alumni at the time that the promise of the School's future could be hurt by the limitations of the present building. It has served us well in the last century, but it does not permit the law school to achieve its potential in this century. An important part of that potential involves the City of New York and by that I mean its multiple communities and diverse people.

Thank you for this opportunity. I am happy to respond to any questions.

Good morning. My name is Sheila Foster. I am the Associate Dean for Academic Affairs at Fordham Law School and co-director of our Stein Center for Law & Ethics. I joined the law school in 2001, and I was named the Albert A. Walsh Chair in Real Estate, Land Use, and Property Law in 2006.

My work in Environmental Justice and Sustainable Urban Development has been supported and nurtured during my time at Fordham Law. I have worked with local, community-based organizations in New York City to support their efforts to create healthy, more livable communities. These efforts have included negotiating with the Metropolitan Transit Authority to put cleaner fuel buses on the streets and to retrofit bus depots in communities with high asthma rates.

I am not alone at Fordham in working with and supporting our most under-served communities around the city. Many of my colleagues and our students collaborate daily to provide legal advice to individuals and organizations who would otherwise forgo legal representation. There are many opportunities across our curriculum in which Fordham law students discover the myriad ways that the law can make a real difference in people's lives.

Our students are engaged in public service work on a level that is virtually without parallel in American legal education. On an annual basis, more than 200 students handle about 200 pro bono cases and mediations through our 14 legal clinics. And each year, nearly 300 Fordham Law students provide a range of legal services at more than 100 nonprofit, governmental, and non-governmental organizations, as well as in state and federal courts.

Through these opportunities, our students gain hands-on experience performing lawyering functions in the kind of problem-solving settings they will encounter throughout their professional careers.

These are not the only ways that Fordham Law serves its neighbors in New York City.

A cursory glance at the school calendar on our web site reveals the richness of public events that we offer each year. The Forum on Law, Culture & Society, for example, offers a number of programs which explore the relationship between law and culture. This year, the Forum featured influential artists and public figures—from Sam Waterston to Brooklyn DA Charles Hynes to Sidney Lumet—who spoke to a diverse audience about their work. And our amphitheater is regularly used for community events, including a high school moot court competition and an annual conference on domestic violence that we co-host with various city and state groups.

We also host a number of “pipeline” programs focused on increasing the number of minorities in the profession by outreach to junior high and high school students.

The new law school building planned for Fordham’s Lincoln Center campus will enhance all of these public service efforts. In addition to providing more space for classes and our library, it will expand the space available for our 14 legal clinics and for the superb public programming that enriches the community in which we live.

I ask that you support Fordham’s Master Plan for Lincoln Center.

**Committee For Environmentally Sound Development Inc,**  
P.O. Box 20464, Columbus Circle Station, New York, Y 10023-1492  
Telephone (212)877-4394; Facsimile (212)712-0486; Email [Elfraud@aol.com](mailto:Elfraud@aol.com)

Testimony for March 4, 2009 at the City Planning Commission

Re Fordham University Lincoln Center Expansion Plan- ULURP no. C050 260 Z5M

The request by Fordham University to expand its Lincoln Center campus should be denied. It is far too large. The 3 million ZSF of development is actually 4 million GST of bulk. Sixty story buildings defy zoning criteria as do other special permits requested in the DEIS. There is no advantage to this community to allow for the excessive changes proposed by Fordham University.

It is greatly distressing that Fordham proposes to sell off parts of the campus to private developers. The City obtained land through eminent domain and sold it to Fordham University at a bargain price. to be used for educational purposes. Is this the proper use of eminent domain, financial gain to the recipient of the City's largess? There is a legal and profound issue here on just what is the rationale for eminent domain.

A careful reading of the Transportation Section will draw the conclusion that there should be no special permits expanding garage availability. The Draft EIS analyzes existing conditions on our streets and avenues using prescribed guidelines and methodology. The data shows that there is now a failure to meet acceptable standards. The formal analysis tests the value of the ratio v/c (volume over capacity). The volume of traffic must never be greater than the capacity of the road or in numerical calculations never greater than one. Another measurement, LOS (Level of Service) is graded A, B, C, D, E, or F. Gradings of E or F are very bad and indicate traffic is barely moving. Even now there are enough Es and Fs to indicate that there are too many cars on the streets. (See page 2.) We must discourage the use of cars in the City. The analysis submitted in the DEIS must be a factor in determining the viability of the plan.

Further the analysis is incomplete. Cars do not just appear two blocks from Fordham. Additional traffic on 57<sup>th</sup>, 58<sup>th</sup>, and 59<sup>th</sup> Streets, and 9<sup>th</sup> Avenue will extend the traffic congestion all the way over to 3<sup>rd</sup> Avenue and the Queensborough Bridge. There should be no new garage parking in this area. A parking space is a magnet for more cars which means more congestion, pollution, and CO<sub>2</sub>. In this neighborhood all new parking spaces should be disapproved.

EISs should now include a section on the effect of the development on Global Warming.

*Olive Freud*  
-Olive Freud, Vice President

LEVEL OF SERVICE

Table 15-18 presents a comparison of the existing and 2014 No Build service conditions for the study area intersections. The following are the notable changes in LOS at the analyzed intersections:

Table 15-18

Comparison of 2007 Existing and 2014 No Build Conditions Level of Service Analysis

Int./App.	AM Peak				Midday Peak				PM Peak				Pre-Theater Peak				
	2007 Existing		2014 No Build		2007 Existing		2014 No Build		2007 Existing		2014 No Build		2007 Existing		2014 No Build		
	Ln Grp	V/C (spv) LOS	Ln Grp	V/C (spv) LOS	Ln Grp	V/C (spv) LOS	Ln Grp	V/C (spv) LOS	Ln Grp	V/C (spv) LOS	Ln Grp	V/C (spv) LOS	Ln Grp	V/C (spv) LOS	Ln Grp	V/C (spv) LOS	
<b>Tenth Avenue and West 57th Street</b>																	
EB	LT 1.05	75.5 E	LT 1.14	107.9 F	LT 1.00	66.7 E	LT 1.19	131.4 F	LT 0.76	33.3 C	LT 0.94	52.2 D	LT 0.88	43.3 D	LT 1.06	82.8 F	
WB	TR 0.88	35.4 D	TR 0.96	44.2 D	TR 0.87	37.0 D	TR 0.98	52.6 D	TR 0.91	40.4 D	TR 0.99	52.3 D	TR 0.99	54.8 D	TR 1.07	77.9 E	
NB	LT 0.77	18.9 B	LT 0.90	26.5 C	LTR 0.75	16.1 B	LTR 0.82	18.3 B	L 0.46	17.6 B	L 0.54	20.3 C	LTR 0.86	19.4 B	LTR 0.93	24.2 C	
	R 0.59	20.3 C	R 0.68	25.8 C					TR 0.70	14.9 B	TR 0.78	17.4 B					
INT.		34.1 C		46.4 D		31.0 C		48.9 D		24.2 C		31.7 C		32.2 C		46.9 D	
<b>Tenth Avenue and West 58th Street</b>																	
EB	LT 0.56	27.5 C	LT 0.59	28.3 C	LT 0.30	23.2 C	LT 0.39	24.5 C	LT 0.41	24.7 C	LT 0.54	27.0 C	LT 0.38	24.3 C	LT 0.50	26.3 C	
NB	T 0.50	8.9 A	T 0.55	9.4 A	TR 0.63	10.4 B	TR 0.69	11.2 B	TR 0.69	11.2 B	TR 0.76	12.4 B	TR 0.73	11.8 B	TR 0.79	13.0 B	
	R 0.53	16.8 B	R 0.58	18.2 B													
INT.		13.7 B		14.2 B		12.0 B		13.1 B		13.1 B		14.9 B		13.4 B		15.1 B	
<b>Amsterdam Avenue and West 59th Street</b>																	
EB	L 0.39	29.4 C	L 0.61	42.0 D	L 0.37	28.1 C	L 0.49	32.4 C	L 0.47	31.6 C	L 0.67	44.8 D	L 0.63	40.2 D	L 0.82	62.4 E	
WB	T 0.54	28.4 C	T 0.63	31.5 C	T 0.41	25.1 C	T 0.47	25.8 C	T 0.42	25.4 C	T 0.51	27.6 C	T 0.47	26.4 C	T 0.53	28.1 C	
NB	R 0.58	33.2 C	R 0.23	23.0 C	R 0.65	36.3 D	R 0.25	22.7 C	R 0.65	35.9 D	R 0.21	22.5 C	R 0.53	30.5 C	R 0.18	22.0 C	
	LT 0.62	11.0 B	LT 0.68	11.9 B	LT 0.56	10.2 B	LT 0.63	11.8 B	L 0.33	13.6 B	L 0.39	14.5 B	LT 0.68	11.7 B	LT 0.73	12.6 B	
INT.		15.3 B		16.1 B		15.0 B		14.8 B		T 0.56	10.1 B	T 0.61	10.7 B		15.6 B		17.2 B
<b>Amsterdam Avenue and West 60th Street</b>																	
EB	LT 0.25	22.6 C	LT 1.01	77.0 E	LT 0.21	22.1 C	LT 0.82	45.2 D	LT 0.22	22.0 C	LT 0.72	35.8 D	LT 0.19	21.7 C	LT 0.57	29.6 C	
WB			R 0.82	48.6 D			R 0.66	35.0 C			R 0.66	34.7 C			R 0.64	33.7 C	
NB	T 0.51	9.8 A	T 0.52	9.8 A	TR 0.57	10.3 B	TR 0.59	10.6 B	TR 0.65	11.2 B	TR 0.67	11.5 B	TR 0.70	12.0 B	TR 0.72	12.4 B	
	R 0.49	16.6 B	R 0.53	17.7 B													
INT.		11.3 B		26.4 C		11.0 B		18.4 B		11.8 B		16.9 B		12.4 B		16.0 B	
<b>Amsterdam Avenue and West 61st Street</b>																	
EB	LT 0.64	35.0 C	TR 0.03	20.4 C	LT 0.32	25.0 C	TR 0.09	21.0 C	LT 0.42	26.6 C	TR 0.08	20.9 C	LT 0.31	24.3 C	TR 0.10	21.1 C	
WB	R 0.03	20.4 C	TR 0.03	20.4 C	R 0.09	21.3 C	TR 0.09	21.0 C	R 0.07	20.9 C	L 0.05	9.3 A	R 0.09	21.3 C	LTR 0.70	11.3 B	
NB	T 0.51	9.0 A	TR 0.85	10.8 B	TR 0.48	8.8 A	LTR 0.61	10.0+ B	TR 0.54	9.2 A	TR 0.67	10.7 B	TR 0.59	9.8 A			
	R 0.02	9.0 A	R 0.04	9.2 A							TR 0.67	10.7 B					
INT.		12.4 B		10.7 B		10.1 B		10.3 B		11.0 B		10.9 B		10.9 B		11.5 B	
<b>Amsterdam Avenue and West 62nd Street</b>																	
WB	R 0.43	27.6 C	R 0.32	25.1 C	R 0.60	33.1 C	R 0.51	29.8 C	R 0.76	39.9 D	R 0.63	32.7 C	R 0.84	47.0 D	R 0.50	28.7 C	
NB	T 0.54	9.3 A	T 0.61	10.0+ B	TR 0.51	9.1 A	TR 0.60	10.0- A	TR 0.60	9.9 A	TR 0.68	11.0 B	TR 0.67	10.8 B	TR 0.75	12.1 B	
	R 0.26	11.6 B	R 0.32	12.4 B													
INT.		10.9 B		11.0 B		12.2 B		11.9 B		14.3 B		13.4 B		16.0 B		13.5 B	
<b>Amsterdam Avenue and West 65th Street</b>																	
EB	LT 0.50	25.2 C	LT 0.69	28.4 C	LT 0.40	22.5 C	LT 0.50	24.3 C	LT 0.44	23.0 C	LT 0.58	25.5 C	LT 0.40	22.4 C	LT 0.52	24.3 C	
NB	T 0.50	10.9 B	T 0.55	11.4 B	TR 0.66	13.0 B	TR 0.72	14.1 B	TR 0.75	14.5 B	TR 0.80	15.7 B	TR 0.79	15.5 B	TR 0.83	16.5 B	
	R 0.75	27.5 C	R 0.79	29.9 C													
INT.		17.0 B		18.7 B		14.7 B		16.2 B		16.0 B		17.7 B		16.6 B		18.0 B	
<b>Ninth Avenue and West 57th Street</b>																	
EB	T 0.93	58.0 E	T 0.99	68.3 E	T 0.73	37.8 D	T 0.81	41.7 D	T 0.73	38.8 D	T 0.83	44.2 D	T 0.74	39.5 D	T 0.83	44.2 D	
	R 0.74	58.9 E	R 0.83	72.2 E	R 0.69	52.2 D	R 0.79	62.5 E	R 0.80	46.4 D	R 0.70	53.6 D	R 0.81	66.3 E	R 0.89	79.6 E	
WB	DefL 1.05	86.2 F	DefL 1.01	74.6 E	DefL 0.95	55.8 E	DefL 1.04	79.9 E	DefL 0.85	39.2 D	DefL 0.89	44.9 D	DefL 0.77	31.9 C	DefL 0.84	39.3 D	
	T 1.05	74.9 E	T 1.18	119.2 F	T 1.05	74.7 E	T 1.20	127.1 F	T 1.05	73.3 E	T 1.15	108.4 F	T 1.05	74.8 E	T 1.14	106.9 F	
SB	L 0.24	21.6 C	L 0.40	26.8 C	LTR 1.05	67.2 E	LTR 1.21	128.3 F	L 0.50	27.4 C	L 0.64	33.6 C	LTR 1.00	50.6 D	LTR 1.12	90.0 F	
	TR 1.05	65.4 E	T 1.00	50.0 D					T 0.73	26.9 C	T 0.86	32.0 C					
			R 0.89	61.3 E					R 0.55	29.8 C	R 0.62	33.9 C					
INT.		66.3 E		68.5 E		62.4 E		107.7 F		40.1 D		51.6 D		52.9 D		81.9 F	
<b>Ninth Avenue and West 58th Street</b>																	
EB	T 1.05	84.5 F	T 1.11	104.3 F	T 0.89	51.4 D	T 0.98	67.2 E	T 0.76	37.0 D	T 0.87	46.2 D	T 0.82	41.3 D	T 0.93	54.9 D	
	R 0.39	26.9 C	R 0.47	29.4 C	R 0.27	24.0 C	R 0.42	27.7 C	R 0.35	25.5 C	R 0.57	32.3 C	R 0.27	23.8 C	R 0.46	28.3 C	
SB	L 0.58	19.2 B	LT 0.91	18.8 B	LT 0.61	14.7 B	LT 0.69	16.4 B	L 1.05	78.8 E	L 1.05	78.8 E	LT 0.93	21.0 C	LT 0.82	14.7 B	
	T 0.64	11.1 B							T 0.57	10.2 B							
INT.		26.5 C		34.8 C		21.0 C		26.5 C		26.5 C		25.2 C		18.2 B		22.2 C	

Notes: L = Left Turn, T = Through, R = Right Turn, DefL = Defacto Left Turn; LOS = Level of Service

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I would like to express my discontent regarding the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location.

Although I respect the role that Fordham plays in our city and our community, I believe that the plan should not be considered by the City Planning Commission in its current form for the following reasons:

- a) The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space.
- b) Placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense.
- c) Fordham must prove to the public that selling its western property to a private developer is a necessity.

I hope that the City Planning Commission and the City Council can improve the design of the plan to make it less overwhelming to our neighborhood. I believe that the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. Given the current state of the economy and the fact that the educational facilities being proposed will not be built for 15 years, I believe that there is no need to rush this project's approval, even if these changes require a new ULURP.

I thank you very much in advance for considering these points.

Sincerely,

Valerie Fry  
LPTC Shareholder  
44 West 62<sup>nd</sup> Street  
New York, NY 10023



**William K. Gates**  
**44 West 62<sup>nd</sup> Street, Apt. 17B**  
**New York, NY 10023**

March 9, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. The Fordham height and bulk would be much more reasonable if the market rate residential component was not so large because Fordham could distribute its academic buildings over the entire campus.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham either provides these specifics before approving the plan or provides for a subsequent design review process.

(4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am in disbelief and disappointed in the City and Fordham for*** having created this out-of-scale design. I dare hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. Also, reducing the size of the dormitory and library would allow the downsizing of other buildings to agreeable sizes. If this requires a new ULURP, there is plenty of time given the state of the economy.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

**YVETTE GRUEL**

---

**From:** Ms Jean Gerson-Greer [bootsie123@verizon.net]  
**Sent:** Thursday, March 12, 2009 4:27 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham's Master Plan

Dear Madam Chairperson:

If the basic elements of a Master Plan are missing, as they are in the Fordham Plan, how can it be properly reviewed by the City Planning Commission? Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan." If even Manhattan Borough President, Scott Stringer could not gain more masterful agreements other than widening the sidewalk on an already wide avenue, you are the only hope that is left.

The West Side (or Upper West Side, as it is called) is already overcrowded by new building and many others being built as this is being written and we, the residents need further considerations to assist us and our families in every human urban area needed for a more safe and healthy environment.

How can anything be planned and agreed upon without the actual details that would illustrate the impact on the already developed surrounding area?

Thank you for your attention to this critical matter.

Respectfully,  
Jean Gerson-Greer

## ULURP #C050260 ZSM

### WHY IS FORDHAM'S MASTER EXPANSION PLAN UNACCEPTABLE?

Sidney Goldfischer MD

**The concepts behind the Master Plan and its current execution are totally inconsistent with the vision and promises upon which the campus was based.**

Attempts to improve the Fordham Master Plan by mere modifications are destined to be inadequate and futile. The Plan must be redrawn to conform to the principles enunciated by the City Planning Commissioner, Robert Moses, whose key role in the creation of the Lincoln Center campus is universally recognized and whom Fordham honors by naming its central plaza in his honor and erecting a monument naming him the "Master Builder."

Commissioner Moses' pioneering report to Mayor Wagner in May of 1956 best described what the city intended for Fordham in Lincoln Square. **"Here, adjoining an area devoted to music, art and the opera, will be erected a harmonious group of school buildings which will ... comprise the Schools of Law, Education, Business and Social Service...With buildings of three and four stories to provide this space it will be possible to create a landscaped campus in midManhattan."**<sup>1</sup>

Moses' plan required the forced removal of 1158 poor families from their homes in Lincoln Square to make it possible to erect "school buildings." Not a single square inch of land was to be set aside and banked for future profiteering resale to private developers. Such an immoral prospect for this precious site was inconceivable.

The wall of skyscrapers and high rises that Fordham hopes to build on West 62 Street will break forever the link between the Collegiate Center and the Center for Performing Arts. This symbiotic relationship, envisioned by Moses and the city's planners, was defined and hailed in a January 21, 1959 New York Herald Tribune editorial, **"The proximity of a university to a center devoted to such arts as the theater, the opera and the symphony is no accident, for each of these in its own way contributes to the mainstream of enlightenment that flows through and gives meaning to human history."**<sup>2</sup>

The site plan for the Fordham campus drawn by Voorhies, Walker et al, Fordham University's architects, was printed in the New York Times that same day in an article reporting university president Very Rev. Laurence J. McGinley's speech at a banquet celebrating the forthcoming ground breaking and is reproduced on page 6.<sup>3</sup> **The approved plan is entirely consistent with Moses' concept of a street level urban**

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<sup>1</sup> Lincoln Square Slum Clearance Plan, May 28, 1956. Submitted to Mayor Robert Wagner, The Board of Estimate and the Slum Clearance Commission By Robert Moses, City Planning Commissioner, page 13.

<sup>2</sup> The New York HeraldTribune, Jan. 21, 1959, editorial.

<sup>3</sup> The New York Times, Jan.21, 1959, pp 1 and 33.

**campus composed of low lying academic buildings set back from the sidewalks, surrounded by landscaping and open and accessible to the community.**

**At the onset there was considerable opposition to the city's transfer to Fordham of two square blocks of midtown Manhattan.** Understandably, many citizens believed that it was in large measure a gift from the government to a religious institution and therefore violated the constitutional separation of church and state. The city paid approximately \$16.50 a square foot for the land and sold it to Fordham for \$6.50 a square foot. The land was sold to Fordham for a predetermined total price of \$2,241,600 at a public auction in 1958 at which Fordham was the only "bidder". Fordham was also given a federal grant for that amount so its cost was essentially nil.

Some Catholic clergymen who believed that, "one man's slum was another man's home" also opposed the project. Msgr. John J. Egan, executive director of Cardinal Stritch's Committee on Community Conservation, alarmed by the disruption of lower-class Catholic neighborhoods that were bulldozed by urban-renewal projects wrote, "No churchman, of whatever faith, be he pastor or bishop, can look with equanimity at this destruction of healthy social cells."<sup>4</sup>

**If Fordham had been willing to listen to its neighbors and treat their concerns with respect the current conflict would not have occurred.** The university's contemptuous attitude towards the community was expressed at our first meeting in the winter of 2005 and restated repeatedly. That meeting began with a disingenuous statement by Fordham's counsel that Fordham had purchased the land in the open market and that, "It is our land and we will build what we want to, where we want to and when we want to." Counsel's remarks were seconded by a vice president who told us that, "the University did not welcome and would not entertain any suggestions as to what it should do on its property." This was hardly the basis for a collegial and collegiate free exchange of ideas.

Alarmed that this attitude would inevitably lead to a painful, expensive and unnecessary confrontation I repeatedly requested a meeting with the president of Fordham University, Father Joseph McShane, in which I hoped to contribute to an expansion plan that would satisfy Fordham's needs and also be acceptable to the community. These solicitations began in the fall of 2005, but all of my requests were not only denied; even worse, they were ignored. It was not until February of 2008 before community representatives were permitted to meet with Father McShane and express our most critical concerns. He was attentive and cordial and promised a prompt response. The response never came.

You are probably not aware that several of our residents submitted, starting in 2005, an alternative plan for the West 62 Street condominium that was less intrusive and far more open and consonant with the Center for Performing Arts than the current proposal. **That was the proposal that the Board of Estimate had approved in 1989 because**

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<sup>4</sup> Fordham, A History and Memoir, by Raymond A. Schroth, S.J. Loyola Press. Chicago. pp 240-244.

**Fordham claimed that it was, “essential to obtain money so that Fordham could build affordable housing for students”<sup>5</sup>.** That plan is shown in the “Court” Attachments. Fordham accepted the Court proposal in 1989. Unfortunately the real estate market collapsed and the developer, Carol Management, walked away from the project.<sup>6</sup> If Fordham had accepted that proposal in 2005 it would be a lot richer and life on the West Side far calmer than it is today.

**Is it too late to achieve a reasonable compromise?** I still believe that it is possible to provide Fordham with all the expansion space it needs or thinks it might need without building the massive structures it proposes. But, this requires that the letter and spirit of the plans and contracts that created Lincoln Center and the Fordham campus and which have been totally ignored must now guide the University’s expansion. Towards that end the expansion must conform to the principles and conditions set forth in the Robert Moses’ Lincoln Square Urban Renewal Plan<sup>7</sup> and the contract approved by the Board of Estimate on November 26, 1957 regulating both the physical determinates governing bulk, height and open green space and conditions under which campus land could be sold.<sup>8</sup>

Fordham claims that the restrictions on the use of campus land have expired and this may be so. However, “use” and “ownership” are not the same. The Agreement’s prohibition of sale or conversion to a private, for-profit entity has no expiration date. Such a solution should adhere to the 1957 Agreement with the city. The requirements that 65% of the campus remain open space and that no building be more than 20 stories is appropriate for this neighborhood and will provide ample space for realistic expansion.

This compromise may require that Fordham make better use of its spacious Bronx and Westchester campuses in the future, but that is not unreasonable. Fordham in Lincoln Square was conceived as a commuter college for New York City students, massive dormitories were never contemplated and do not belong in Lincoln Center. **Incredibly, the single largest component of Fordham’s expansion is not new classrooms, laboratories or lecture halls, but rather 435,629 square feet of new dormitories creating a total 722,807 sq ft. That is three times the amount of space to be allotted to Fordham College, twice the size of the Law School and seven times the space to the School of Education (see page 7). Adding the additional 742, 449 square feet allotted to the condominiums results in the huge total of 1,465,256 square feet of residential space, or 50% of the proposed new “campus.”** That campus will have much more in common with a Trump or Extell development than a collegiate center.

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<sup>5</sup> N.Y. Times Dec 2,1989, page 35.

<sup>6</sup> “There is no new thing under the sun.” Ecclesiastes 1:2-5

<sup>7</sup> Lincoln Square Urban Renewal Project, 5<sup>th</sup> Amended Urban Renewal Plan, March 1988, pp.11 nad 13.

<sup>8</sup> Calendar No. 241. Board of Estimate; Committee on Slum Clearance; Fordham University-Approval of Contract Relating to Lincoln Square Urban Renewal Project, Manhattan. Feb. 27, 1958. pp. 1985-2004. Articles 302,304,405, 506 and 507.

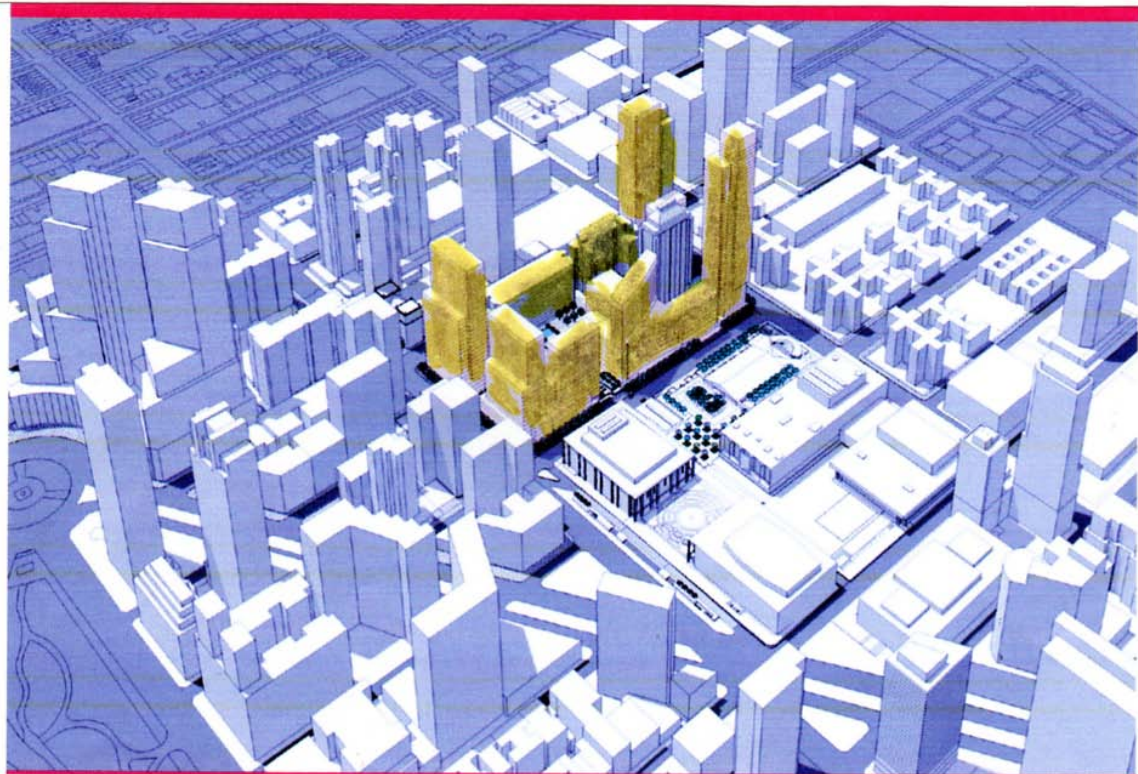
**The future of the Podium continues to be, but cannot be, ignored. The arguments for its demolition are persuasive; (1) the Podium has totally isolated the campus from the community (2) its configuration and central location severely limit an architect's ability to design an open campus that does not resemble a fortress and (3) Fordham never applied for permission, as required in its 1957 contract with the city, to build the Podium and (4) the Podium was not in the approved Site Plan (see page 6).** Fordham insists on its retention because it claims that it would cost \$300,000,000 to demolish, but it has not replied to Congressman Nadler's or our requests for an opportunity to review the engineering estimates on which this figure is based.

**The list of flaws in massive Fordham Master Plan is long.** These include:

- 1) massive bulk and height of the buildings (see page 5),
- 2) unacceptable residential density resulting from 1,465,000 sq.ft. of housing.
- 3) retention of the entire Podium that separates the campus from the community.
- 4) no provision or concern for the lack of elementary and middle school facilities.
- 5) three new garages and replacement of 35 parking spaces with over 200 new parking spaces resulting in aggravated traffic congestion.
- 6) insufferably overcrowded public transportation.
- 7) overcrowded sidewalks and dangerous crosswalks.
- 8) overburdened sewers and sanitary services.
- 9) egregious environmental insults including destruction of Saint Peter's garden and two extraordinary stands of white birch trees on Columbus.
- 10) the immoral abuse of eminent domain by the sale of land specifically assigned to desperately needed educational facilities to private developers of condominiums.
- 11) waivers to overrule elemental zoning regulations designed to enhance good design, protect public safety and the environment and access to air and light.
- 12) construction of buildings such as a new library for which there is no use and forty stories buildings on Columbus Avenue for which there are no defined educational programs.
- 13) the inappropriate isolation of the campus from Lincoln Center for Performing Arts with which it was designed to be integrated.

Rectifying the above requires far more than minor cosmetic changes. It requires a return to the fundamental principles and design that led to the creation of the collegiate center. If Fordham continues to maintain that it is free to build what it wants to, where it wants to and when it wants to it will not be possible to attain a meaningful compromise. Future generations will view the destruction of this jewel-like campus in midManhattan as shameful as the demolition of Pennsylvania Station.

Sidney Goldfischer, MD  
161 West 61 Street (24B)  
NYC, NY 10023  
[sgoldfischer@nyc.rr.com](mailto:sgoldfischer@nyc.rr.com)  
212 262 0619



The massive size of the proposed campus buildings dominates and overwhelms the neighborhood. They dwarf the Center for Performing Arts to the north and the Amsterdam Houses to the west. This will be built on a site that Robert Moses created to build a “harmonious group of school buildings....With buildings of three and four

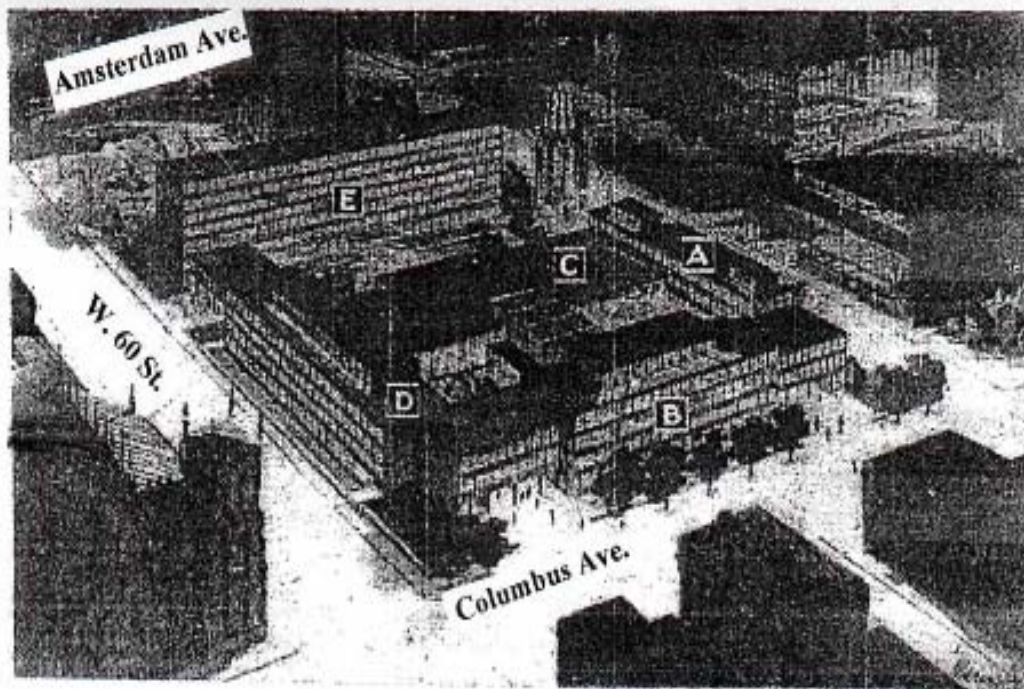


stories .... to create a landscaped campus in mid Manhattan.”<sup>9</sup>

The approved site plan for the campus, which is consistent with Moses’ vision, as drawn by Fordham’s architect, is reproduced on the next page.

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<sup>9</sup> Lincoln Square Slum Clearance Plan, May 28, 1956. Submitted to Mayor Robert Wagner, The Board of Estimate and the Slum Clearance Commission By Robert Moses, City Planning Commissioner, page 13.



Plans for buildings lettered A to E, as well as the ball tower at upper right corner, were announced yesterday by Fordham University. New Law School will be at A. Buildings B and D will house the Schools of Business, Education, Social Services and General Studies, Law and general

Studies, student lounge and auditorium are to be at C. Additional classrooms and laboratories will be in E. Design is by Voorhes, Walker, Smith, Smith & Haines. At top right will be new home of Metropolitan Opera, with dance theatre below it. At left is Church of St. Paul.

Plan of Fordham University's Lincoln Center Campus,  
N.Y. Times Jan 21, 1959, pp. 1 & 33.

A - Law School. B and D - Schools of Business, Education and Social Services.  
C - Libraries, student lounge and auditorium. E - Classrooms and laboratories



1- Fordham Center.  
2- Center for the Performing Arts.

Under the terms of its Agreement with NYC, Fordham was obliged to complete the Lincoln Center campus as shown before it would be permitted to sell any land to a for-profit entity.

NOTE:

- 1-No building is taller than 7 stories
- 2-No podium
- 3-Landscaping in front of all building
- 4-No 20 foot concrete wall on W.60 St.
- 5-No parking on Columbus Ave.
- 6-No buildings on Amsterdam Av.

### Fordham's Current Campus Space Allocations and Projected Growth

<b>Program</b> <small>(Program subtotals expressed in gsf)</small>	<b>Current</b>	<b>Growth</b>	<b>Total</b>
School of Law	159,921	229,615	389,536
Graduate School of Social Service	29,696	66,182	95,878
Graduate School of Business Administration	35,634	228,455	264,089
School of Education	49,261	53,125	102,386
Fordham College	93,444	139,315	232,759
Quinn Library	72,821	101,982	174,803
Shared Space	92,038	206,973	299,011
Dormitories	287,178	435,629	722,807
Program Contingency	—	163,799	163,799
Developer Residential (62nd Street)	—	434,089	434,089
Developer Residential (60th Street)	—	308,360	308,360
<b>Totals</b>	<b>791,075 zsf</b>	<b>2,229,405 zsf</b>	<b>3,020,480 zsf</b>

The largest component of Fordham's expansion is not new laboratories, classrooms or lecture halls, but rather 435,629 square feet of new dormitories creating a total 722,807 sq ft. That is three times the amount of space to be allotted to Fordham College, twice the size of the Law School and seven times the space to the School of Education.

Forty-eight percent of the construction will be residential, overwhelming the space allotted for academics as well as the neighborhood.

OFFICE OF THE  
CHAIRPERSON

MAR 12 2009

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LAW OFFICES OF  
**HOWARD GOLDMAN, LLC**

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[hg@hogolaw.com](mailto:hg@hogolaw.com)

March 10, 2009

Hon. Amanda Burden  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Re: Fordham University Lincoln Center  
ULURP No. C 050260 ZSM

Dear Chair Burden:

I appreciate the opportunity to have testified as zoning counsel on behalf of Fordham Neighbors United at the March 4, 2009 public hearing on the captioned matter. I am writing as a brief follow-up to my testimony.

A key issue before the Commission concerns the amount and scale of market rate residential development in the proposed project. Approximately one-third of the new floor area, 700,000 square feet, is proposed to be sold for residential use in 50-60 story towers on Amsterdam Avenue.

Fordham has never fully explained the need for this much floor area. It did not address the issue at the Commission's public hearing nor in its ULURP application. The Draft EIS discloses the following (emphasis added):

**"Fordham has stated that it intends to finance the construction of new buildings on the campus by a combination of bonded debt, aggressive fund raising, and income derived from the proceeds of the sale of the sites slated for private residential development on the Lincoln Center campus. Fordham cannot estimate the anticipated revenue from the sale of the development sites because of changing economic conditions that render the market for these sites highly volatile."**

In other words, Fordham does not know the financial impact of the sale of the residential sites and how this fits within its overall financial strategy. It is instructive that the construction of the new law school is proceeding without regard to the sale of the residential sites, indicating that other buildings could proceed on a similar basis. In the

absence of a rationale, Fordham seeks bulk waivers to develop all of the residential floor area that remains over and above its long-term academic goals.

A significant reduction in the amount of market rate residential development would have a number of positive impacts on the application from the community's perspective. First, it would substantially reduce the overall density of the project without cutting back on Fordham's institutional program. Second, it would reduce the inappropriate heights of the residential building envelopes. Third, it would alleviate the need to shoehorn institutional floor area into a smaller lot area, permitting a reduction in scale of the other campus buildings facing Columbus Avenue and the side streets.

In finding that the proposed bulk modifications "are necessary to facilitate good design" under ZR 82-33, the effects on the Lincoln Square district as well as Fordham University must be balanced. This leads to the conclusion that significant reductions in the residential bulk waivers can and should be made.

Thank you.

Very truly yours,

A handwritten signature in cursive script that reads "Howard Goldman". The signature is written in black ink and extends to the right with a long horizontal stroke.

Howard Goldman

cc: Commissioners  
Fordham Neighbors United

TESTIMONY TO CITY PLANNING COMMISSION  
FORDHAM UNIVERSITY LINCOLN CENTER CAMPUS

March 4, 2009, Cal. Nos. 24-28

My name is Howard Goldman; I am representing Fordham Neighbors United.

FNU's objective is to assure that Fordham's institutional expansion, which we all support, is appropriately integrated into the surrounding community.

FNU'S position is that the project is simply too big. While the underlying zoning allows 10 FAR, this density is not achievable without a special permit allowing extensive bulk waivers. The special permit cannot be granted unless the Commission finds that it will facilitate good design. It is hard to see how this finding can be made for this proposal.

We support a number of recommendations made by the Borough President, although many of them do not go far enough. For example, we support the following concepts:

- a. Relieving the mass of the buildings facing Columbus Avenue.
- b. Providing grade level open space on Columbus Avenue.
- c. Providing a passageway from the Alfred to W. 62<sup>nd</sup> Street.

d. Providing for future design review.

However, we would urge the Commission to impose further modifications in the following areas:

- a. Density – a total of 2.8 million square feet of floor area on this site is way too much. The proposed reduction of less than 200,000 square feet is not significant.
  
- b. Nor do we accept the notion of a reduction in “equivalent” floor area by lowering building heights. A 50 story building has the same amount of floor area with 9’ floor to floor heights as it does with 10’ floor to floor heights. Without this reduction, the actual FA reduction is more like 150,000 square feet or 5%.
  
- c. Columbus Avenue –Without the proposed height and setback waivers, Buildings 1 and 2 would be set back farther from Columbus Avenue, increasing light and air. While the BP’s recommendations are a step in the right direction, why are any waivers being approved?

- d. Open space – If the Columbus Avenue waivers are approved, additional public open space should be developed at grade level on Columbus, such as making the interim park permanent or pushing the buildings farther back, so as to mitigate the density and relate to the open space at Lincoln Center.
  
- e. The Alfred – The height of the residential building adjacent to the Alfred is probably less important than how that building relates to the Alfred at grade level. The current design essentially boxes in the Alfred with building walls. In addition, the application calls for a waiver of minimum distance between legally required windows and the lot line; there is no apparent reason for this waiver other than to allow legal windows on all four sides of the building.
  
- f. Amsterdam Avenue towers – Our group questions the appropriateness of developing 700,000 square feet of market rate housing on the Fordham campus. These buildings are grossly out of scale. Without height and setback waivers, the buildings would be in the 30-40 story range.

In conclusion, the proposed master plan needs a great deal of work. ULURP does not allow enough time to finish this work. However, given current market conditions, there is plenty of time for Fordham to take this application back to the



drawing boards and come up with a proposal that can be supported by the entire community. Fordham's immediate priority, the law school, can proceed on an as of right basis while the plan is being revised.

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:52 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Forham - lack of a plan

---

**From:** Nancy Aeschbach [mailto:naeschbach@UNIVISION.net]  
**Sent:** Wednesday, March 11, 2009 1:15 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Forham - lack of a plan

I am vehemently opposed to the City Planning Commission approving a "Master Plan" that is not a "Master Plan" but an empty shell of a plan. Fordham must submit detailed plans – which also take into account the community's concerns – to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan."

Respectfully submitted,  
Nancy Aeschbach Gold

The information contained in this e-mail and any attached documents may be privileged, confidential and protected from disclosure. If you are not the intended recipient you may not read, copy, distribute or use this information. If you have received this communication in error, please notify the sender immediately by replying to this message and then delete it from your system

**From:** ROBERT DOBRUSKIN

**Sent:** Monday, March 16, 2009 12:03 PM

**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY

**Subject:** FW: Fordham University United Student Government In Support of the Lincoln Center Development Plan

**Attachments:** USG Resolution 004-09 \_Supporting the Expansion of the Lincoln Center Campus\_.pdf

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**From:** John Gordon [mailto:johtullygordon@gmail.com]

**Sent:** Saturday, March 14, 2009 7:03 PM

**To:** YVETTE GRUEL

**Cc:** ROBERT DOBRUSKIN

**Subject:** Fordham University United Student Government In Support of the Lincoln Center Development Plan

Dear Chairwoman Burden,

As a concerned student of Fordham University, I am writing to you today to express my deep disappointment in the recent resolution adopted on January 21, 2009 by Manhattan Community Board 7 (CB7) in opposition to Fordham's "Master Plan" for the redevelopment of the Lincoln Center campus. Fordham University's ambitious plan for the development of the Lincoln Center campus will not only strengthen our present connection to the neighborhood, but propel it into the future by providing a sustainable new environment for employment, community service, public space, and entertainment not only for enrolled students but all New Yorkers.

Presently, the population of our student body at Lincoln Center is reaching a critical mass and rapidly exceeding the limits of our small space. Understand that the long term ramifications of an overcrowded institution of higher learning are severe and have the potential to undermine the very values that have made Fordham one of the preeminent Jesuit universities in the nation. Unique aspects of the Fordham education, such as small class sizes, specialized residential programming, and a closely bound community are all at risk if the plans for Fordham's future growth are stunted. With some of the smallest percentage of square footage per student in the country, Fordham University must expand its current academic facilities in order to accommodate additional students, provide new learners with opportunity to earn a college degree, and share the priceless gift of knowledge with the surrounding community.

In this fragile economic time, it is important to also recognize the many benefits that this project will bring to the surrounding area. New opportunities for economically stimulating construction, job creation, business rejuvenation, and infrastructure development will rise from the sites of this bold new proposal.

On Wednesday, February 25, after a series of successful negotiations, Manhattan Borough President Scott Stringer expressed his support for Fordham's visionary plan. Recognizing the importance of continued investment in New York City education, he invited several student representatives to join him for his historic announcement. The student body at Fordham was incredibly grateful for his efforts and hope that you will welcome his recommendation by sharing a similar view in support of Fordham University's planned development at the Lincoln Center campus.

Chairwoman Burden, you are in a unique position to influence the outcome of this decision, to be a part of the history of Fordham University, and New York City. Understand that Fordham has gone above and beyond what the normal expectations are of an academic institution to provide the surrounding neighborhood with vital information and has sought their input on numerous occasions in order to ensure that their concerns were not only heard but valued as well. Our collective desire to position this institution for the 21st Century requires positive growth while our commitment to the Jesuit values at the heart of Fordham ensures that we develop guided by the value of improving the quality of life for future students, and our neighboring community.

The attached document is a Joint-Resolution ratified by the United Student Government at both the Rose Hill and Lincoln Center campuses, with support from the Residence Halls Association and the Commuting Students

Association, effectively representing the position and beliefs of Fordham University's undergraduate population. It is with a deep commitment to the future of higher education in New York City and above all else a sense of pride for all that Fordham stands for, that I strongly urge you to consider this Resolution and support Fordham University's plan for the redevelopment of the Lincoln Center campus.

Sincerely,  
John Tully Gordon

--

John Tully Gordon  
Fordham College at Rose Hill  
President, Class of 2010  
(732) 887-3972  
[JohnTullyGordon@gmail.com](mailto:JohnTullyGordon@gmail.com)

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Thursday, March 05, 2009 6:39 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463408335 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-463408335

DATE RECEIVED: 03/05/2009 18:38:33

DATE DUE: 03/19/2009 18:39:09

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/05/2009 18:37:53  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: gosier@fordham.edu (Christopher Gosier)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Christopher Gosier (gosier@fordham.edu) on Thursday, March 5, 2009 at 18:37:53

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mr.

First Name: Christopher

Middle Name: N

Last Name: Gosier

Company: Fordham University

Street Address: 888 7th Avenue 7th floor

City: New York

State: NY

Postal Code: 10019

Country: United States

Work Phone #: 646.312.8267

Email Address: gosier@fordham.edu

Message: Amanda M. Burden, Chair  
New York City Planning Commission

Please lend your support to Fordham University's plans to develop its campus at Lincoln Center. The project will give desperately needed room for Fordham to grow, but it will also benefit New York by augmenting a university that, in the Jesuit tradition, has always given back to the city that has been its home since 1841. The city is enriched by Fordham Law School's legal clinics, the teachers the University produces, and the services contributed by the schools of Social Service and Education. Further, higher education is an economic engine that also provides cultural vitality and youthful energy to the city. This project will energize the city economy and enhance New York's standing as one of the great intellectual centers of the world.

Thank you for reading. -- Chris Gosier

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REMOTE\_HOST: 150.108.198.77  
HTTP\_ADDR: 150.108.198.77  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; GTB5; InfoPath.1)

\*\*\*\*\*

## YVETTE GRUEL

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**From:** Linda Gottesman [linda@filmmakers.com]  
**Sent:** Wednesday, March 11, 2009 2:11 PM  
**To:** YVETTE GRUEL  
**Cc:** r.dobruskin@planning.nyc.gov  
**Subject:** Fordham's plan

If the basic elements of a Master Plan are missing, as they are in the Fordham Plan, how can it be properly reviewed by the City Planning Commission? Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan."

Linda Gottesman

Filmmakers Library, Inc.  
124 E 40th Street  
NY, NY 10016  
212-808-4980  
[linda@filmmakers.com](mailto:linda@filmmakers.com)

U.S. HOUSE OF REPRESENTATIVES  
NEW YORK STATE SENATE  
NEW YORK STATE ASSEMBLY

**Sensible Plan Needed for Fordham University**

Testimony by:

U.S. Representative Jerrold Nadler

State Senator Thomas K. Duane

Assemblymember Richard N. Gottfried

Assemblymember Linda B. Rosenthal

Before the New York City Planning Commission

Regarding Fordham University's Lincoln Square Master Plan

March 4, 2009

We are the State and Federal legislators representing Fordham University's Lincoln Square Campus and the blocks surrounding it. Thank you for the opportunity to present testimony before the New York City Planning Commission on Fordham's Universal Land Use Review Procedure application (Lincoln Square Master Plan).

We understand Fordham's desire to expand its Lincoln Square Campus and appreciate the benefits that Fordham brings to our neighborhood and City. We further appreciate the modifications that Fordham has made to its proposal as a result of negotiations with Manhattan Borough President Scott Stringer, including a significant reduction in street wall height along Columbus Avenue, a widening of the corresponding sidewalk and the elimination of an employee parking garage with a maximum capacity of 265 spaces ("Garage B").

However, we oppose Fordham's proposal to construct a fortress-like campus on the superblock bordered by Lincoln Center, Amsterdam Houses, P.S. 191, and numerous residential buildings. We are concerned that the special permits for height and setback that Fordham insists are needed to accommodate the thousands of new residents, students, and employees it proposes to bring to the area would adversely impact this densely populated neighborhood. The New York City Zoning Resolution states that the New York City Planning Commission (CPC) may, by granting special permits, waive the regulations that apply in the Special Lincoln Square District only if the Commission finds that such special permits are necessary to "facilitate good design."<sup>1</sup> The University's proposed Master Plan is at odds with this criterion and other stated purposes of the Special Lincoln Square District, and would have unfavorable consequences for thousands of our constituents. We believe that if the site must be redeveloped, it should be done as-of-right within existing requirements, or with minimal zoning waivers.

**Height, Setbacks, and Bulk**

One of the general purposes of the Special Lincoln Square District is: "to encourage a desirable urban design relationship of each building to its neighbors and to Broadway as the principal street . . ."<sup>2</sup> We believe that Fordham's Master Plan is at odds with this

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<sup>1</sup> ZRCNY § 82-33, (a)

<sup>2</sup> ZRCNY § 82-00, (e)



principle. The proposed uninviting, fortress-like distribution of bulk would integrate poorly with the surrounding neighborhood.

The combination of massive heights and minimal setbacks would dwarf the vast majority of the surrounding buildings, including the New York City Housing Authority's Amsterdam Houses and Amsterdam Addition and P.S. 191, which are located directly across Amsterdam Avenue from the sites of the proposed residential towers. The low-rise character of Amsterdam Houses – each building is between six and thirteen stories – is uniquely contextual in a City that too often opted to build tower-in-the-park developments. The proposed structures on Amsterdam Avenue and West 62nd Street would drastically overwhelm these smaller buildings, and would cast looming shadows on the P.S. 191 playground and Lincoln Center. We applaud Borough President Stringer's progress in negotiating a significant redistribution of bulk along Columbus Avenue, but we are still concerned about the potential loss of light and air for neighboring residential buildings across the avenue.

~~However,~~ the non-compliant bulk would result in five new buildings with heights greatly exceeding what is permitted as-of-right. The most egregious examples are the Amsterdam Avenue towers, which would exceed zoning envelopes by several hundred feet.

Additionally, waiving the minimum 40- to 50-foot required between windows and lot lines on Amsterdam Avenue would compound the adverse impacts on light and air. This requirement is a common feature of high-density commercial and residential districts. It is a crucial design component, and should not be overlooked.

### **Infrastructure**

The significant projected influx in on-campus population, including new permanent residents, would aggravate overcrowding on local bus routes, particularly in light of proposals by the MTA to reduce or eliminate bus service on the M10 and M104 bus lines. The projected increases in pedestrian circulation and transit ridership must also be considered in combination with the other proposed and in-progress developments in the vicinity

Fordham's Lincoln Center campus is located at the southern end of Community School District 3, where there is an urgent need to address school overcrowding. Although the New York City Department of City Planning does not mandate that Environmental Impact Statements address local school capacity, the impact of the proposed private residential towers, in conjunction with the proposed Riverside Center one avenue away, on nearby public schools should be considered an essential measure of the strain of overdevelopment on infrastructure. While we sincerely appreciate Fordham's proposal to provide academically-oriented support to local public school programs, any significant residential development at this site should also include a new public school.

**Design**

The CPC may only grant special permits to waive the regulations of the Special Lincoln Square District to “facilitate good design.” At CB7’s Full Board meeting in January, a land use counsel to Fordham asserted that this criterion should be interpreted to mandate good urban design, rather than good building design. We do not share this interpretation, but should it prevail we would nonetheless argue that the proposal does not satisfy the stated requirement. As the resolution adopted by CB7 that evening rightly noted, the Master Plan is “antithetical to good urban design.” The resolution rejecting Fordham’s application further states that the proposed design “radiates hostility towards its neighbors and isolates itself within the community.” With respect to building design, CB7 finds that, “because the Master Plan does not include designs for a single building, and [because] the design of some of the buildings will not occur for decades, it is not possible to conclude that [this stipulation] has been complied with.” We therefore urge the CPC to adopt CB7’s recommendation for second-tier review of the entire project.

**Conclusion**

Fordham University is an important part of the Lincoln Square community, and we value its presence. However, we oppose this Master Plan without more revisions. We urge the University to continue to work with its neighbors, Community Board 7, and the local elected officials to develop an alternative that would more successfully integrate with the neighborhood.

We therefore urge the City Planning Commission to disapprove the current application. Thank you for the opportunity to testify today.

# Graff Law Offices

Michael P. Graff  
Attorney at Law, NY and FL

161 West 61<sup>st</sup> Street  
New York, New York 10023  
www.grafflawoffices.net

OFFICE OF THE  
CHAIRPERSON  
MAR - 9 2009

19099

Phone (917) 902-7979  
Fax (212) 246-6774  
E-mail mgraft@grafflawoffices.net

March 5, 2009

Amanda Burden, Chair, City Planning Commission,  
22 Reade Street,  
New York, NY 10007.

Refer to ULURP No. is C 050260 ZSM, Fordham University.

Dear Chair Burden:

I would appreciate your consideration of the following two points in your deliberation of the captioned project:


First: The access way from the Alfred Condominium to West 62<sup>nd</sup> Street is now part of the compromise arising from the discussions before BP Stringer. It is also a small measure to allow some openness in the otherwise fortress street line that would be created if Fordham has its way. However, it would be an illusory benefit if Fordham is permitted not to keep it open 24/7, as they do presently with the "public access" to their plaza. It would also be illusory if Fordham was permitted to exact a fee for its use. We all remember our constitutional law lesson; "the power to tax involves the power to destroy." *McCulloch v. Maryland*, 4 Wheaton 316, 407. That landmark case is still taught at Fordham Law School.

Second: West 61<sup>st</sup> Street (a/k/a "Alvin Alley Allay") is a narrow, two way street, with parking on both sides. It is the only public access to the 500 residents of the Alfred and it services as an emergency access to the dormitory of Fordham. It is the only way for emergency vehicles, moving vans, delivery trucks, taxis and other vehicles to access both of these populations. Now, there is a 28 foot curb cut on the north side of the street for the existing public parking garage (not owned by the Alfred) on this small street. Now, when cars seek to exit the street on Amsterdam Avenue, the cars trying to enter the street often must quay up on Amsterdam Avenue, even though the traffic light is green, as the street, always with cars parked on both sides, is already too narrow. The current Fordham proposal is to add an additional but even larger parking garage plus a

March 5, 2009

parking garage plus a loading dock, both with new curb cuts, on the south side of 61<sup>st</sup> Street, and directly opposite the existing one. The additional traffic and obstruction of cars and trucks that will use those two additional curb cuts to access the proposed new loading dock and public parking garage will make the street, already blocked by a cull-de-sac so that there is only one way out, probably the worse street in the West Side. They requested discretionary waivers and permits for theses can hardly contribute to good urban design. They really ought to be rejected by your Commission.

Sincerely yours,



Michael P. Graff

**From:** gailgraves@aol.com  
**Sent:** Thursday, March 12, 2009 3:46 PM  
**To:** YVETTE GRUEL; ROBERT DOBRUSKIN  
**Subject:** Fordham's "Master" Plan is really NO PLAN!!  
**TO:** AMANDA BURDEN City Planning Chair

**FROM:** GAIL GRAVES, French Professor at Baruch College and Alfred Resident

Fordham does not have a plan and none of us has any idea what this "FORTRESS" will look like in our neighborhood, We do know, however, that it will be MASSIVE and completely overwhelm the neighborhood! Lincoln Square will be ruined---the artistic community will be no more. There will be serious problems with traffic, congestion, the air we breathe, sunlight, parking, and school shortage. In short,our beautiful green community will cease to exist.

Fordham should consider utilizing their campus community in the Bronx to build their residences and dormitories. This is an inner city college, like Baruch College where I am a French professor, and the students need to commute to classes and not live next door to them! Furthermore, these stressful economic times preclude building on such a grand scale.

The Alfred Condominium will be walled in and we residents will not be able to see the light of day! Please keep the buildings low and respect the beautiful neighborhood!!! This area belongs to ALL the residents of New York City!

Thank you for your kind attention.

Sincerely,

GAIL M. GRAVES  
March 12, 2009

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**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 09, 2009 6:30 PM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: ULURP No. C 050260 ZSM, Fordham University

---

**From:** George Greene [mailto:gkgllm@aol.com]  
**Sent:** Monday, March 09, 2009 5:08 PM  
**To:** YVETTE GRUEL; ROBERT DOBRUSKIN  
**Subject:** Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. The Fordham height and bulk would be much more reasonable if the market rate residential component was not so large because Fordham could distribute its academic buildings over the entire campus.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provides these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for*** having created this design. My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

George K Greene Esq  
=

OFFICE OF THE  
CHAIRPERSON

MAK 12 2009

19/20

**George K. Greene**

44 West 62<sup>nd</sup> Street, Suite 21E,  
New York City, New York 10023

Tel: (212) 757-0770 Fax: (212) 956-3802  
E-Mail address: [gkglm@aol.com](mailto:gkglm@aol.com)

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

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**I am disappointed in the City and Fordham for** having created this design. My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Green". The signature is written in a cursive, flowing style with a large initial "J" and "G".



**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 2:03 PM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: Fordham University

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**From:** griffology@aol.com [mailto:griffology@aol.com]  
**Sent:** Wednesday, March 11, 2009 12:40 PM  
**To:** YVETTE GRUEL; ROBERT DOBRUSKIN  
**Subject:** Fordham University

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

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- (2) Height and Bulk – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. Reduction or removal of the market rate residential component. This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. Reduction of the dormitory space. Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. Removal of the library. Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) Design Specification – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

(4) Unnecessary Sale of Property to a Residential Developer – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

I am disappointed in th e City and Fordham for having created this design.

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Maureen Griffin  
303 W. 66th St.  
New York, NY 10023

---

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Testimony of Dean Robert R. Grimes S.J. of Fordham College at Lincoln Center in Support of the Fordham University Lincoln Center Master Plan before the New York City Planning Commission, March 4, 2009

---

I am Robert R. Grimes, Dean of Fordham College at Lincoln Center and a member of the Society of Jesus. I am in my 12<sup>th</sup> year serving as dean. In the public mind, the professional schools are seen as the chief occupant of the Lincoln Center campus of Fordham, but the undergraduate college is the largest unit with over 1800 students this semester, about 50% resident and 50% commuter, most of the latter NYC residents. I am very proud of our students who are active in the community, working in such places as the Lincoln Square Neighborhood Center in the Amsterdam Houses or the Momentum Aids Project on the upper West Side. Our theatre and dance departments reach out to city public schools. Recent graduates attend such schools as Harvard Medical, Yale Law School, and Rockefeller University. Our alumni are also a source of pride from author Mary Higgins Clark to actors Denzel Washington and Patricia Clarkson, to Assemblyman Michael Gianaris.

It is a strange coincidence that from 1916 to 1943 Fordham's Manhattan schools were located in the Woolworth Building, just a few blocks from here. From 1943 until Fordham's Lincoln Center campus opened in 1968, Fordham's undergraduate education in Manhattan was housed just a block away, at Broadway and Duane St. Fordham took the bold leap of signing on to the Lincoln Square Renewal Project (indeed, was the first institution to fully sign on), in part to gain greater space for its educational work and service to the city. We have much outside testimony to our great need for space.

For example, Arthur Barstow, artistic director of the NYU Drama department and Marc Robinson, Director of Theatre Studies at Yale reviewed our theatre program. They found "ample evidence of a vital and ambitious Theatre Department," yet "Every individual and group with ... [whom we] met pointed to the insufficient classroom and performance space for the Theatre Department."

A review of our Natural Science major by scientists from Boston College and The College of the Holy Cross found a strong education, hindered by "the extremely minimal research resources available to the faculty at [Fordham College at] Lincoln Center.

Faculty from Dartmouth and Holy Cross reviewed our Classical Languages department and loved the "smart, articulate, dedicated, hard working, and intellectually alive" classics students but also noted that "because of the limited facilities of the Lincoln Center campus, the students we met there were clearly starved for more opportunities to pursue their studies."

Many other examples could be cited.

R. GRIMES

Fordham College at Lincoln Center stands to benefit directly from the very early stages of the implementation of the Master Plan. After the initial stage of Phase I is completed, we will not only have already gained new undergraduate dorm space for our use, but we will also have acquired a modicum of "elbow room" as the other Professional Schools move out of Lowenstein and into the former Law Building, along with some associated programs, in sequence.

I therefore urge the Planning Commission to recognize the desperate need we have for additional space for current and future needs, and the quality of Fordham's service to society as an educational institution, and I urge you to support this Fordham Plan for the future, and our students' future as well.

Thank you.

Robert Z. Grimes

Commissioners  
Good Morning Madam Chair~~man~~ and ~~Members of the~~  
~~Board~~. I am Michael Groll, President of Lincoln Plaza  
Tower and a member of Fordham Neighbors United

In Fordham University's expansion of its West Side campus, the institution has a grand and unique opportunity to grow its campus while righting a 50-year wrong by opening up its grounds and becoming a true part of the Lincoln Center community. Unfortunately, the University seems determined to take the exact opposite tact.

By further isolating itself from its neighborhood with 50-60-story skyscrapers that would comprise a "Fordham fortress" – the University's plan would further remove its students, teachers and campus not only from its supposed partner in arts and education, Lincoln Center, but the tens of thousands of residents who desperately want to welcome Fordham into the community.

There is still time for Fordham's leaders to alter its proposal and bring the community in as a partner.

All of the changes proposed by Fordham Neighbors United, a group of thousands of concerned local residents, and outlined below would allow for a significant expansion of the University, transform the campus into a more welcoming place for students, residents and visitors to the West Side and establish a true partnership with the community. We are passionate about these changes and ask that City Planning consider our proposed changes as follows:

First

- **Increase open space on Columbus Avenue.** As a result of concessions achieved by Manhattan Borough President Scott Stringer, Fordham recently agreed to build 10 feet of open space on the West Side of Columbus Avenue from 60<sup>th</sup> street to 62<sup>nd</sup> street. While a positive development, this is little more than an expansion of the sidewalk and will do nothing to open up the campus. Fordham should instead look just a block to the north, where Lincoln Center is developing open space that runs 68 feet west from Columbus Avenue. By mimicking Lincoln Center's plans for open space on the avenue, Fordham would not only make the campus more welcoming, but would also help make its quad – which sits atop a daunting 15-foot podium and is largely unknown to the public – more accessible.

Second.

**Shrink the buildings on all <sup>the</sup> ~~four~~ corners.** The ~~four~~ buildings at ~~each~~ <sup>the</sup> corners of Fordham's proposed campus are simply too tall and dense, creating a fortress that would forever shut Fordham out of the community. Fordham can build as-of-right to an appropriate height and width that would generate more than enough revenue to finance its plans and accommodate its student housing needs. There is simply no reason to grant additional waivers to build 50- and 60-story buildings when as-of-right development would suffice and keep the buildings in the context of the neighborhood.

Third

- **Slow down and start being honest about timing.**  
While Fordham keeps talking about a “shovel-ready” master plan, the truth is that the beyond the law school, many of these projects won’t be shovel-ready for years. Furthermore, Fordham’s developer for its residential tower recently dropped out of the project, jeopardizing a host of the plan’s elements. Given the crumbling economy’s uncertain future, why not focus solely on the law school before rushing through a ULURP process for a master plan that may never come to fruition?

To be clear, the community understands that Fordham must expand to continue to compete for top-tier students and improve its academic programming. And we support Fordham in that quest.

The community is also fully aware that the freefalling economy has put nearly every major New York City real estate development project in jeopardy, and that lawmakers, construction unions and developers themselves are absolutely correct to be pushing for viable projects that will create capital and jobs amid an ever-worsening situation for our city.

M. Green

It's time for Fordham to start acting like a good neighbor; it's time for Fordham to open its public spaces to the community; it's time for Fordham to make its neighbors part of the solution and not the problem; it's time for Fordham to build relationships, not fortresses. We all believe in Fordham, but now it's time to do the right thing.



March 10, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I am writing to express my objection to the proposal by Fordham University to build a massive fortress-like campus at its Lincoln Square location.

When Fordham initially built their Lincoln Square campus over forty years ago they were allowed to build on top of a fifteen foot podium which has totally separated the university from the community. Today, City Planning has the opportunity to correct that problem. Let Fordham build its law school as of right and make them go back to the drawing board to design a future campus that is open to the community, cohesive with the design and openness of the Lincoln Center campus, and a vibrant part of the Upper West Side.

I ask that you consider the following points:

(1) **Height and Bulk** - The height and bulk of the buildings is unreasonable and unnecessary. I found it extremely interesting that while Fordham had dean after dean testify at City Planning's hearing last week about their dire need for space, Fordham has only immediate plans to relieve crowding in their law school. Therefore, I am not convinced of Fordham's need for the massive bulk they propose and suggest the following:

- a. Reduce dormitory space by fifty percent and reduce bulk of buildings on Columbus Avenue. Most of Fordham's Lincoln Square students are graduate students who certainly don't need on campus housing.
- b. Transfer classroom space from Columbus Avenue to the law library. By Fordham's own admission at your hearing, they intend to use the law library primarily as a study hall for its students. Instead of building a law library, let this be a multi use building for study purposes and classroom and other educational purposes, which will reduce the bulk on Columbus Avenue
- c. Remove the residential component – It is unconscionable that Fordham will be allowed to so grossly profit from land that was basically gifted to them by the city to be an educational center. The entire super block should be used for educational purposes which would further allow bulk to be reduced.

(2) **Design** – Fordham should be required to redesign its Master Plan to provide a design that is cohesive with the Lincoln Center for the Performing Arts. Fordham's current

design will overwhelm Lincoln Center and cast shadows throughout the day. Fordham's design team should attempt to design a campus that incorporates design features of the newly renovated Avery Fisher Hall and provide for openness to the Community with additional public green space and wider entrances into the campus.

I urge the City Planning Commission and the City Council to make Fordham University go back to the drawing board on every aspect of their Master Plan except for the Law School.

Sincerely,

Terry L. Groll  
44 W. 62<sup>nd</sup> St.  
Apt. 24B  
New York, NY 10023

From: ROBERT DOBRUSKIN  
Sent: Wednesday, March 18, 2009 9:41 AM  
To: Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
Subject: FW:

-----Original Message-----

From: hgrunstein@rcn.com [mailto:hgrunstein@rcn.com]  
Sent: Friday, March 13, 2009 10:51 AM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject:

How can the City Planning Commission approve Fordham's so-called Master Plan which omits specified height, bulk, volume, density, scale, siting, architectural materials, residential and commercial overlays, and general look, access, and use.

Is it City Planning policy to approve "a pig in a poke"? Fordham must submit detailed plans to the City Planning Commission and Community Board 7, plans which also take into account the community's concerns: the gigantic scale that would dwarf the surroundings, the congestion (people and traffic), the pollution (air, noise), schools, in short, the quality of life in the surrounding community.

The community must have a new opportunity to comment on the "real plan."

Sincerely,  
Hirsch Grunstein,  
30W60St

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAR 12 2009  
19/20

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** - placing most of the buildings along the perimeter of the campus - with no meaningful open space - makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** - The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which -- at 13 stories -- sounds unnecessary.
- (3) ***Design Specification*** - While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

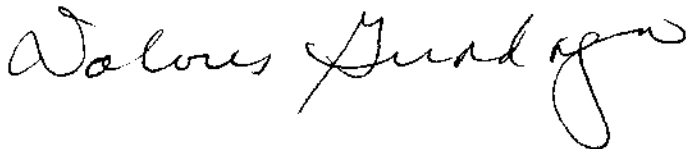
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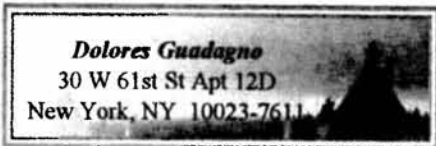
*I am disappointed in the City and Fordham for having created this design.*

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

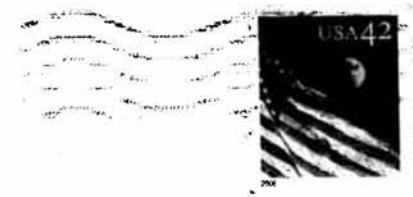
I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A handwritten signature in cursive script, appearing to read "Valour Anderson". The signature is written in dark ink on a white background.



NEW YORK NY 100  
NY 10007



HON. AMANDA BURDEN  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

10007+1239



Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAR 13 2009

19/10

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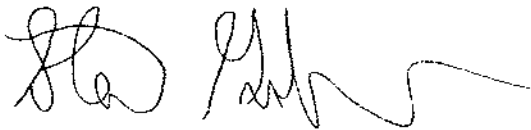
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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

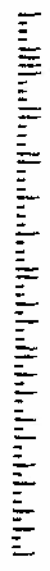
A handwritten signature in black ink, appearing to be a stylized name with a long horizontal flourish extending to the right.



Steven Guadagno  
235 West End Ave  
Apt. 6H  
New York, NY 10007

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, 10007

10007+1233



*Ernst Gudloff*  
30 West 60 Street # 9X  
New York, NY 10023-7617

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAR 13 2009

19146

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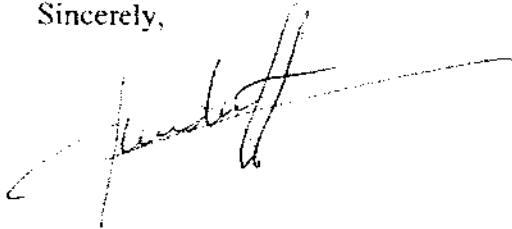
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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A handwritten signature in black ink, appearing to be "Fordham", written over a horizontal line.

*Mr. & Mrs. Marcel Guélaff*  
*43 West 61 Street # 21N*  
*New York, NY 10023-7617*

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAK 13 2009

*(signature)*

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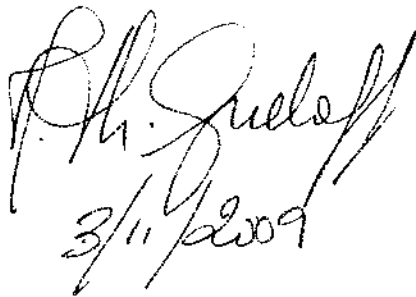
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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,



R. H. Gueloff  
3/11/2009

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 10:41 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462781779 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462781779

DATE RECEIVED: 03/03/2009 10:39:28

DATE DUE: 03/17/2009 10:40:44

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 10:38:58  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** dhaber@fordham.edu (Dympna Haber)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Dympna Haber (dhaber@fordham.edu) on Tuesday, March 3, 2009 at 10:38:58

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Dr.

First Name: Dympna

Last Name: Haber

Company: Fordham Westchester Library

Street Address: 400 Westchester Ave

City: West Harrison

State: NY

Postal Code: 10604

Country: United States

Work Phone #: 914-367-3056

Email Address: dhaber@fordham.edu

Message: To: Amanda M. Burden, Chair NYC Planning Commission

Fordham needs to grow: The Lincoln Center campus was originally designed for 3,500 students, now has almost 8,000 students, and is projected to have slightly more than 11,000 students by 2032.

Fordham is part of the community: As FCLC senior Kelley Mowatt said at the borough president's press conference, "We volunteer at hospitals, schools and soup kitchens. We serve your coffee and bake your muffins. We live here, we study here, we work here and we vote here."

The plan means jobs: the development will create 4,500 to 5,000 construction jobs over the term of the plan, and about 520 permanent and 200 contract jobs.

The plan means more revenue for the city: The residential buildings built by private developers will generate about 13 million a year in tax revenue for the City, given the current tax rates.

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REMOTE\_HOST: 150.108.154.51

HTTP\_ADDR: 150.108.154.51

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; .NET CLR 1.1.4322; .NET CLR 2.0.50727; InfoPath.2; Zune 3.0; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729)

\*\*\*\*\*

New York City

Saturday, March 14, 2009

Dear Chair Burden:

Utter dismay can be the only reaction to Fordham University's proposal to build this completely out of proportion, massive development at its Lincoln Center location. It would dwarf completely the low, small scale buildings of the Lincoln Center for the Arts. Why? The plan is to place massive commercial developments along the perimeter along with very tall apartment buildings above, all in the name of developing the university. Supposedly it needs a library which fast is becoming obsolete owing to new technology. The current one could be recycled to other uses, thus obviating the need for much money. Allegedly it needs dorms for graduate students who probably, being supposedly grown up, would rather live off-campus. A study hall? Surely that is old-fashioned, something that was set up for children but these being graduate students very likely they will take their laptops and study wherever.

For these co-called reasons they would like to sell off all corner blocks of the land which they received at a derisive price and put up enormous light blocking and intimidating buildings around the perimeter and a very messy interior. These buildings would overshadow and crowd a nice little church on West 60<sup>th</sup> Street and loom over the Lincoln Center complex.

The design lacks coherence, integrity and harmony and surely all this was not in the master plan for the area which was devised back in the 50's. Tall, 40 to 50 storey apartments buildings on the corners of 62<sup>nd</sup> Street, right on top of Lincoln Center? With a mess of smaller buildings at odd angles crowded in between?

If I have understood correctly all this unpleasantness is proposed to take place in about 15 to 20 years from now and it highly unlikely that I will see this, nevertheless I would like to think successors will be able to enjoy these apartments as much as I have.

Yours truly,

Diana Curiel Haber



**YVETTE GRUEL**

---

**From:** Michael Hannan [michaethannan1@verizon.net]  
**Sent:** Thursday, March 12, 2009 4:00 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. 50260 ZSM, Fordam University

Dear Chair Burden,

I write to express my dismay with the proposal by Fordham University to build a massive, fortress like campus at its Lincoln Center location, which includes 700,000 square feet of market rate residential development.

My hope is the City Planning Commission and the City Council can improve the design to make it less overwhelming to our neighborhood.

I thank you for considering these points in addressing this matters.

Sincerely,

Michael & Loretta Hannan  
44 W 62nd Street - Apt 9A  
New York, NY 10023

3/12/2009

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 12:01 PM  
**To:** Adam Wolff; DIANE MCCARTHY; ADAM MEAGHER  
**Subject:** FW: ULURP No. C 050260 ZSM, Fordham University

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**From:** DanOHauser@aol.com [mailto:DanOHauser@aol.com]  
**Sent:** Saturday, March 14, 2009 2:44 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. C 050260 ZSM, Fordham University

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

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*I am disappointed in the City and Fordham for having created this design.*

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Daniel O. Hauser  
Sofia Building

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A Good Credit Score is 700 or Above. [See yours in just 2 easy steps!](#)

**Testimony of Dr. James Hennessy, Dean of Fordham's Graduate School of Education, to City Planning Commission 3/4/09**

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**My name is James Hennessy, Dean of the Graduate School of Education. I joined the faculty of the School in 1974 and have served as the Dean since 2004. The Graduate School of Education was founded in 1916 in Manhattan, when education programs were first offered by Fordham in space leased in the Woolworth Building. Since then we have prepared students to be leaders in scholarship and service; especially in the schools of the City.**

**After having leased space in Manhattan office buildings, in 1968 we were finally able to get space in the Lowenstein building, when it was first built as part of an integrated developing Fordham Campus, sharing space with our other graduate professional schools and the undergraduate college. The Law School had already built its own building that opened in 1961, the first arrival not only on the Fordham Campus, but the first structure completed at the developing Lincoln Center Complex as a whole.**

**Our education programs are led by a distinguished faculty who are committed to developing well-educated professional teachers, administrators and pupil support personnel. They also make tremendous contributions areas in such as multicultural and urban education, K-12 partnerships and cutting edge research. Fordham is one of the largest – and most reliable—contributors to the corps of professional teachers serving in New York’s public schools. We placed 200 student teachers in CitySchools, who provided over 100,000 hours of student teaching over the past year in the City.**

**GSE provides psycho-educational assessment and psychological treatment to the community at our Early Childhood/School Consultation Centers and the Psychological Services Institute, both of which are housed in leased space at 33 West 60<sup>th</sup> St.**

**We also are the only school of education in the City to have a contract with DOE to serve as a Partnership Support Organization under the new school management structure at DOE. We serve as the “district office” to 10 schools, including 4 in Manhattan, 4 in the Bronx, and 1 each in Brooklyn and Queens. Our PSO office is located adjacent to our Bronx campus because we had no space here at Lowenstein. We**

**provide coaching services to teachers in more than 20 City schools, with 14 members of our faculty working in school buildings helping to improve instruction.**

**Over 40 years we have certainly outstripped our space resources due to the tremendous demand for our programs and services. This Spring we have 1,400 students registered in the various programs within our School. The build-out of Fordham's Master Plan is essential for us to continue to deliver the quality programs that are necessary to prepare the current and future generations of educators. Even during the initial part of the Phase 1 development our School will gain more "elbow room" as either we or one of our sister schools is moved to the current Law School, along with other program space that will become available there.**

**I therefore strongly urge you to endorse Fordham University's Master Plan. Thank you.**

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:52 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham University proposed development

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**From:** Karen Horwitz [mailto:kh101344@nyc.rr.com]  
**Sent:** Monday, January 03, 2000 7:10 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham University proposed development

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission

did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,  
Karen Horwitz  
Paul Horwitz  
Sofia Condominium  
43 West 61<sup>st</sup> Street  
New York, NY 10023



## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Thursday, March 05, 2009 12:57 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463314676 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-463314676

DATE RECEIVED: 03/05/2009 12:55:52

DATE DUE: 03/19/2009 12:56:40

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/05/2009 12:55:41  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** howe@fordham.edu (Bob Howe)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Bob Howe (howe@fordham.edu) on Thursday, March 5, 2009 at 12:55:40

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/mailedcp.html>  
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Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Mr.

First Name: Bob

Last Name: Howe

Company: Fordham University

Street Address: 888 7th Avenue

Address Number: 8th Fl

City: New York

State: NY

Postal Code: 10019

Country: United States

Work Phone #: 212-636-6538

Email Address: howe@fordham.edu

Message: Full disclosure here, I am the communications director for Fordham. You already know the facts supporting Fordham's plan for Lincoln Center: I'd rather tell you why I work here.

I'm an alumnus of Brooklyn College, CUNY. Many of the students at Fordham remind me of my younger self: they come from working-class parents and are the first members of their family to attend college, and more that 90 percent of them receive some kind of financial aid. Fordham offers these students real mobility. I know first-hand the difference a college education makes--my father was a truck driver with a sixth-grade education. I have a very different life than he did, not least because I was able to attend college.

I urge you to approve Fordham's plans and make it possible for more students to have the kinds of opportunities a college education brings.

Respectfully yours,  
Bob Howe

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REMOTE\_HOST: 150.108.198.28

HTTP\_ADDR: 150.108.198.28

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10.5; en-US; rv:1.9.0.7) Gecko/2009021906 Firefox/3.0.7

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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 5:58 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462925299 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462925299

DATE RECEIVED: 03/03/2009 17:57:14

DATE DUE: 03/17/2009 17:58:15

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 17:56:22  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** irw86@earthlink.net (Robert Isabella)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Robert Isabella (irw86@earthlink.net) on Tuesday, March 3, 2009 at 17:56:21

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Mr.

First Name: Robert

Middle Name: L

Last Name: Isabella

Street Address: 351 West 24th Street

Address Number: 11J

City: New York

State: NY

Postal Code: 10011

Country: United States

Work Phone #: 646-486-9116

Email Address: irw86@earthlink.net

Message: As a current student at Fordham College at Lincoln Center (FCLC), I am writing to voice my strong support of Fordham University's Master Plan to redevelop its Lincoln Center campus.

Fordham badly needs more space at its Lincoln Center campus in order to be able to give future classes the capability to grow intellectually, morally, and socially in the same ways that I and my friends have grown during our time at this school.

If allowed to come to fruition, the Master Plan will also result in an increase in the number of students attending the Lincoln Center campus, with a commensurate increase in the number of faculty, administrators, and staff employed there as well. This will represent a permanent expansion in the number of people who may potentially shop and dine in local businesses, which will greatly benefit the economy of the surrounding neighborhood.

It is for all of the above reasons that I urge you to support Fordham University's Master Plan.

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REMOTE\_HOST: 69.86.154.229

HTTP\_ADDR: 69.86.154.229

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET CLR 1.1.4322)

\*\*\*\*\*

Raymond Joe

30 WEST 61<sup>ST</sup> ST., APT. 8F ♦ NEW YORK, NY 10023

(212) 582 - 7320 ♦ rkjoe3@yahoo.com

March 15, 2009

Amanda M. Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

Please, the City Planning Commission cannot consider Fordham University's plan to dwarf Lincoln Center and render the entire neighborhood in permanent shadow beneath Fordham's proposed mammoth concrete fortress structure.

When it acquired the land for its Lincoln Center campus, Fordham paid only one third of the land's then estimated value because the land included a covenant restricting the use of the land to non - profit educational and community purposes with Lincoln Center as the core.

Lincoln Center is an international, iconic, New York City treasure but it will be engulfed, drowned, and suffocated by Fordham's plans. This is exactly what the original land covenant was meant to prevent.

Fordham's current proposals before the City Planning Commission have nothing to do with Lincoln Center and little to do with the surrounding community. In fact, even in its existing configuration, Fordham has never honored the original covenant to which it had agreed and under which it acquired the land.

Please uphold the original covenant and enforce it against Fordham's private interests. Fordham should not be allowed to sell part of this land to a residential condominium developer – Fordham's capital/profit-raising component of its proposals. Similarly, the public and community will only suffer from the car parking structures that Fordham wishes to include for its own, private convenience. The last thing this community needs is parking garages inviting even more vehicles in the already very heavily traffic congested area, whether or not they have Fordham parking stickers.

A small few in the community are concerned that Fordham will not contribute to the community if its plans are not allowed. But will Fordham really stop playing positive roles in the existing community even if its Lincoln Center campus proposal is outright rejected? Fordham's students gain valuable experience and outside-the-classroom educational opportunities through its community involvement.

The community will lose more than it will gain by Fordham's plan. The costs to the city and especially to the community far outweigh any additional community or public educational benefit Fordham's proposals could bring.

Is there any question that Fordham's proposal is to benefit itself and impose upon the community? Consider the height and bulk of the proposed buildings, which would eclipse the Time Warner Center and dwarf Lincoln Center, not to mention that Fordham's plan includes no effective open space and the placing of most of the towering buildings along the perimeter of the campus.

Some have suggested that there are ways for Fordham to expand in this space but really the scale of Fordham's expansion is simply too large. And surely there is another site, another neighborhood between its Bronx and Lincoln Center campuses that would actually benefit from the scale of development Fordham is trying to stack onto its Lincoln Center campus footprint.

Please do not allow Fordham to swallow up our neighborhood here in the Lincoln Center area.

I hope that in the final stages of the ULURP review, the City Planning Commission and the City Council will reject the Fordham proposal for overwhelming our neighborhood. Starting over with a new ULURP would be practicable and prudent, especially in the current economy.

Thank you for your consideration. I look forward to good news for our community.

Sincerely,

Raymond Joe

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 1:39 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: ULURP No C050260 ZSM Fordham University Master plan

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**From:** Scott and Julia Johnson [mailto:jjsjshop@yahoo.com]  
**Sent:** Monday, March 16, 2009 12:39 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No C050260 ZSM Fordham University Master plan

To Whom It May Concern:

As a patron of Lincoln Center and UWS, I object to the Fordham development plans which would completely change the neighborhood. The 40 to 65 story buildings (of which four are slated to be) at the very edges of Columbus and Amsterdam is very unappealing to me.

This project is inconsistent with the current attractiveness to the area.

Please seriously consider this input as you make your decision.

Regards,  
Julia Johnson

**Denis Johnston**  
**Associate Director, Commercial & Security Division**  
**SEIU Local 32 BJ**  
**New York City Department of City Planning Public Hearing**  
**March 4, 2009**

My Name is Denis Johnston and I am the Associate Director for the Commercial & Security Division for local 32BJ.

Local 32BJ is the largest property services union in the Country. Our union represents over 100,000 members across seven states, including 70,000 here in New York. Our members are janitors, doormen, custodial workers, porters and security officers.

I am here today to support Fordham's effort to expand its campus to include new towers for the Columbus Avenue area on the west side. During a time when need it the most, Fordham has shown commitment and dedication to support good jobs as well as invest in the surrounding community. Fordham's goal for this development is not only to provide a future for its students but to also support working people during a time when our economy continues to fall and jobs become more and more scarce.

For example Fordham's commitment to support our security officers campaign by working with us to provide real raises and health care benefits for our members , has already improved the lives of our members .

Security officers can now go to the doctor and do not have to worry about high costs of health insurance, get better training to protect Fordham students and their staff as well as provide a decent wage that allows them to raise a family. They are committed to making sure that they professionalize the security industry and allow an opportunity to establish a real career for the future .

Fordham has been responsive to all aspects of this process and has been honest and open with Labor, Community and elected officials about its willingness to work with every one during this process. There ability to agree and scale back their projects to meet the needs of the neighborhood is another example of their commitment to the west side.

I ask the department of city planning to approve this rezoning and provide another avenue of good jobs in a time when we need it the most

Thank you



# CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 4:04 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462896677 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462896677

DATE RECEIVED: 03/03/2009 16:02:03

DATE DUE: 03/17/2009 16:03:57

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 16:01:36  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** kainen@rcn.com (James Kainen)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by James Kainen (kainen@rcn.com) on Tuesday, March 3, 2009 at 16:01:36

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mr.

First Name: James

Middle Name: L

Last Name: Kainen

Street Address: 170 West End Ave

Address Number: 12D

City: New York

State: NY

Postal Code: 10023

Country: United States

Work Phone #: 212-636-6866

Email Address: kainen@rcn.com

Message: I write to support Fordham University's plans to expand its Lincoln Center Campus. I have lived in the area (Lincoln Towers) for more than 20 years. Fordham proposes two relatively small footprint buildings to help finance several modest educational buildings, without which Fordham has no chance to achieve the excellence central to its contribution to New York City. The density of the project is consistent with the surrounding area. The central plaza is consistent with retaining a campus feel while having open, yet protected, public space. One can hardly expect support from local politicians whose constituents will lose views or are disappointed that the development was not drawn primarily to benefit them. We can only rely on officeholders like you who, representing a wider constituency, speak for the many whose enormous, though diffuse, benefits dramatically outweigh the concentrated, largely imagined, costs to the few. I hope we can rely on your leadership to ap!  
prove the project.

-----  
REMOTE\_HOST: 150.108.60.179

HTTP\_ADDR: 150.108.60.179

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; InfoPath.1; .NET CLR 2.0.50727; .NET CLR 3.0.04506.30; .NET CLR 3.0.04506.648; .NET CLR 1.1.4322)

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From: ROBERT DOBRUSKIN  
Sent: Wednesday, March 11, 2009 4:46 PM  
To: Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
Subject: FW: Fordham's Master Plan

-----Original Message-----

From: James Kainen [mailto:jkainen@law.fordham.edu]  
Sent: Wednesday, March 11, 2009 4:04 PM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: Fordham's Master Plan

The Honorable Amanda Burden, Chair of the New York City Planning Commission and Director of the Department of City Planning:

I write to support Fordham University's plans to expand its Lincoln Center Campus. You may think I am obviously biased in favor because I teach at the law school. Nevertheless, I also live in the area (in Lincoln Towers) and will be affected more as a neighbor than as an employee.

First-rate educational and arts facilities have dramatically changed the west side of Manhattan. We have become a cultural Mecca first for the young and now for people of all ages. I am constantly delighted to see how many older people move back to Lincoln Towers to be near Lincoln Center (and increasingly Fordham's "College at Sixty"), joining the influx of young families who come here to take the educational and cultural jobs that drive growth in the immediate neighborhood.

Fordham proposes two relatively small footprint commercial buildings to help finance several modest educational buildings, without which Fordham has little chance to achieve the excellence demanded by its location and overall contribution to New York City. The density of the project is consistent with the surrounding area. The decision to maintain a central plaza is consistent with retaining a campus feel and, moreover, with having an open, yet protected, place that the public can enjoy. The steps up to the podium were certainly no impediment to my children playing on the plaza and enjoying Fordham's other amenities.

We can hardly expect support from those who will lose views or are disappointed that the development was not drawn to benefit them. We can only rely on officeholders like you who, because representing a wider constituency and informed by professional expertise, can speak for the many whose enormous, though diffuse, benefits will dramatically outweigh the concentrated, though largely imagined, costs to the few. I hope we can rely on your leadership to get the proposal approved.

Thank you.

James L. Kainen  
Brendan Moore Professor of Advocacy  
Director of Trial Competitions  
Fordham University School of Law  
140 W. 62nd St.  
New York, NY 10023  
Voice: (212) 636-6866  
Fax: (212) 636-7873  
Cell: (646) 319-6984  
JKainen@law.fordham.edu

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 3:34 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462887850 Message to Agency Head, DCP - Special Agency Projects/Initiatives

Your City of New York - CRM Correspondence Number is 1-1-462887850

DATE RECEIVED: 03/03/2009 15:32:43

DATE DUE: 03/17/2009 15:33:58

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 15:32:05  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** catharinrosemary@yahoo.com (Catharine Kane)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Catharine Kane (catharinrosemary@yahoo.com) on Tuesday, March 3, 2009 at 15:32:05

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Special Agency Projects/Initiatives

Contact Info: Yes

M/M: Ms

First Name: Catharine

Middle Name: r

Last Name: Kane

Company: Fordham University

Street Address: Fordham University

City: Bronx

State: NY

Postal Code: 10458

Country: United States

Work Phone #: 443 4659583

Email Address: catharinerosemary@yahoo.com

Message: Hi Ms. Burden, my name is Catharine Kane and I am a freshman at Fordham University. I would like to state my support of Fordham's expansion project for its Lincoln Center Campus. Although I have been attending the school for less than a year, I already know that this university is an essential part of New York City. Please allow them the opportunity to grow and bring their message of education, responsibility, and service to others. I know you and the city won't regret it. Thank You.

-----

REMOTE\_HOST: 150.108.232.71

HTTP\_ADDR: 150.108.232.71

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10\_5\_5; en-us) AppleWebKit/525.27.1 (KHTML, like Gecko) Version/3.2.1 Safari/525.27.1

\*\*\*\*\*

**From:** ROBERT DOBRUSKIN  
**Sent:** Friday, March 13, 2009 11:33 AM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham"master plan"

---

**From:** Judy Kass [mailto:mkass4@nyc.rr.com]  
**Sent:** Friday, March 13, 2009 9:05 AM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham"master plan"

There are no designs for actual buildings. City Planning is being asked to approve a 'Master Plan' when there is no plan. Fordham must submit detailed plans for specific buildings on specific sites - which take into account the community's concerns - to the City Planning Commission and Community Board 7. The community must have a new opportunity to comment on the "real plan."

--

Judith M. Kass and Milton Kass

mkass4@nyc.rr.com

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 9:38 AM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: Fordham Project

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**From:** jay katz [mailto:jkatz43@yahoo.com]  
**Sent:** Tuesday, March 10, 2009 3:57 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham Project

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express my dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission would even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings are unreasonable and unnecessary. The design of the campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture and feeling to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious placement of the academic buildings throughout the proposed campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. I am informed that even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – appears entirely unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process. I urge the Commission to do so.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its

western property to a private developer is a necessity. It has, I understand, studiously avoided this issue and I am told the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to the neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

Although I no longer live in the Lincoln Center area, I have spend a good many years living there (at 62nd and Broadway and 65th and West End) and would hate to see the neighborhood, which has been so beautifully developed, spoiled by poor planning decisions. Even now, as I live on the Upper West Side and so often come to Lincoln Center and visit friends in the neighborhood, I feel a part of the community and hope this plea has its effect.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Jay A. Katz  
175 W. 93rd Street, Apt#9A  
New York, NY 10025



**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:53 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: ULURP No. C 050260 ZSM Fordham University

---

**From:** Mskatz6@aol.com [mailto:Mskatz6@aol.com]  
**Sent:** Wednesday, March 11, 2009 10:23 AM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. C 050260 ZSM Fordham University

I want to express my outrage with the proposal by Fordham University to build a massive, overly dense, fortress-like hodgepodge of structures at their Lincoln Center location. I ask that you very seriously consider the significant design flaws they present, the height, bulk and density. It is all overwhelming in a community of this sort or any for that matter. In addition, I am appalled at the unnecessary sale of property to a residential developer.

I am beyond extremely disappointed in the City and Fordham University for having created this design and for continuing to move it forward without regard to the neighborhood and its neighbors. Fordham's neighbors have often reached out to discuss these issues and those offers have fallen on deaf ears.

I thank you for considering these issues and hope to see your leadership in dealing with these matters in a manner that best serves the neighborhood and the City.

Michael Katz  
43 West 61 Street

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OFFICE OF THE  
CHAIRPERSON  
MAR 12 2009

161 West 61<sup>st</sup> St  
New York, NY 1002  
March 6, 2009

19134

Amanda Burden  
Chair, City Planning Commission  
22 Reade St.  
New York, NY 10007

RE: Fordam Master Plan – Please do not grant waivers

Dear Chairperson Burden,

Fordam has requested waivers to build their master plan. The waivers that they request are not to enhance the design or improve the plan but simply to make the proposed sale of Amsterdam Avenue sites more appealing to private developers.

The two proposed luxury residential buildings are more than 50% outside the as-of-right zoning envelope. An as-of-right plan would be a better alternative, resulting in lower densities and bulk. Most importantly it demonstrates consideration for the best interests of the surrounding community and more directly adheres to the original vision of Robert Moses regarding the property.

I strongly believe that Fordam should explore an as-of-right plan. There is no justification for granting waivers.

Thank you for your consideration.

Very truly yours,



Susan Koepfel

Amanda Burden, Chair  
City Planning Commission  
22 Reade St.  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MARK - 5 2009

19079

Mar. 4, 2009

Dear Amanda Burden:

The revised plans for Fordham University's expansion plans represent a small modification to a fundamentally flawed plan.

I am opposed to the variances requested, especially those concerning set back requirements.

Here are some reasons:

1. The mass of the project is significantly greater than the total of all the square footage for the entire Time Warner complex in a mix of existing buildings, new buildings, and private luxury towers with unspecified architectural design. In other words, just approve it, and we will design it later.
2. Requests for set back variances are to enable Fordham to sell off about 1/3<sup>rd</sup> of the proposed square footage being developed for luxury apartments, and not for the purpose of higher education.
3. Lincoln Center is a 5 story complex, and it will be overshadowed by the towers being proposed.
4. The land Fordham now occupies was gained through the right of eminent domain under Title I. It is unconscionable to allow Fordham to "warehouse" this land for the past 40 years, so that it could now be sold for profit to private developers for luxury apartments. Title I enabled the government to condemn this property and evict thousands of citizens to build "middle income" housing.

But these reasons pale in comparison to my greatest concern. It is **Light and air**. Combining a breach in Egbert Viele's grid pattern in which Fordham closes off a street (they are on one of the few city "superblocks") to obtain more building square footage without the light and air that a street with sidewalks provides offends my view of "good design." Let me be more accurate. It is **poor design**.

What they are doing is combining two requested exceptions. First is the greater density when a street is closed down and Fordham is allowed to build on what would otherwise be a street. Second, is to build sheer slab sided towers without set-backs that cast shadows and block the light. This second exception is predicated by their desire to maintain an internal landscaped "podium" that is not visible from any street, so they may have what amounts to a private landscaped

courtyard which is invisible to the neighborhood. If they want a podium, then so be it, but don't give them this private amenity and allow a fortress type series of buildings around the perimeter of their property which violates the current set-back requirements and reduces the light and air so dear to our Lincoln Center neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Koval". The signature is fluid and cursive, with a large initial "G" and a long, sweeping tail.

Geoffrey Koval,  
Board of Directors for Coliseum Apartments.  
e-mail: [gkoval@golfmaxUSA.com](mailto:gkoval@golfmaxUSA.com)

Mr. & Mrs. Geoffrey S. Kovall  
234 Palmer Court  
Ridgewood, NJ 07450

NEW YORK NY 100

ON MAY 20 2000 PM 9 1



Amade Burden, Chair  
City Planning Comm.  
22 Rade Ste  
New York, NY 10007

10007+1218

\*\*\*\*\*

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 1:08 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462841142 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462841142

DATE RECEIVED: 03/03/2009 13:07:06

DATE DUE: 03/17/2009 13:08:04

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 13:06:28  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: kueny@fordham.edu (Kathryn Kueny)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Kathryn Kueny (kueny@fordham.edu) on Tuesday, March 3, 2009 at 13:06:28

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Dr.

First Name: Kathryn

Last Name: Kueny

Company: Fordham University

Street Address: 113 W 60th Street

City: New York

State: NY

Postal Code: 10023

Country: United States

Work Phone #: (212) 636-7143

Email Address: kueny@fordham.edu

Message: I am writing in support of Fordham's plan for the redevelopment of the Lincoln Center Campus.

As it currently stands, the Lincoln Center campus does not have enough space for its students. With almost 8,000 students, the campus has less than one-third the square feet per student than at universities nationwide.

I understand the redevelopment project will help support financial growth in New York City, especially during a time of great crisis. For example, the project and will roughly translate into 4,500 to 5,000 construction jobs over the term of the plan, and about 520 permanent and 200 contract jobs. The project will help stimulate the local economy.

In addition, Fordham has provided a number of social services to the West Side community and the entire city. Fordham Law provides free legal clinics; the School of Education contributes greatly to the corps of teachers in New York's public schools; students from the Schools of Social Service and Education provide 184,100 hours of professional service a year across the city, and 94,500 just in Manhattan.

I hope you will consider supporting Fordham's redevelopment plan.

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REMOTE\_HOST: 150.108.216.54

HTTP\_ADDR: 150.108.216.54

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10\_5\_6; en-us) AppleWebKit/525.27.1 (KHTML, like Gecko) Version/3.2.1 Safari/525.27.1

\*\*\*\*\*

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 3:07 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham Expansion

---

**From:** Doug Ladden [mailto:doug.ladden@credit-suisse.com]  
**Sent:** Monday, March 16, 2009 2:09 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham Expansion

Dear Chair Burden,

As a resident who will be affected by Fordham's plans, I hope that your Commission finds a way to reduce the scale and scope of the expansion. Although few of us are qualified to know exactly what Fordham really needs, it seems that they are sponsoring a project that has all they could possibly ask. Please refer to the letter below and thank you for your consideration.

Doug Ladden  
Managing Director  
[DLJ Investment Partners](#)

[CREDIT](#) | Alternative  
[SUISSE](#) | Investments

One Madison Avenue  
11th Floor  
New York, NY 10010  
ph: (212) 538-3892  
fax: (212) 448-3461  
doug.ladden@credit-suisse.com

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

1. ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.



(2) **Height and Bulk** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:

- a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
- b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
- c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.

(3) **Design Specification** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

(4) **Unnecessary Sale of Property to a Residential Developer** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Doug and Dana Ladden

=====  
Please access the attached hyperlink for an important electronic communications disclaimer:  
[http://www.credit-suisse.com/legal/en/disclaimer\\_email\\_ib.html](http://www.credit-suisse.com/legal/en/disclaimer_email_ib.html)  
=====

**From:** susanlahnink@aol.com  
**Sent:** Sunday, March 15, 2009 9:35 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham plans  
March 15, 2009

Honorable Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 1007

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden:

As a very concerned citizen and Fordham neighbor, I am writing to the City Planning Commission to express my strong feeling that the Fordham University expansion plan is too massive for this Lincoln Center Neighborhood. This is a feeling that is shared by a great many of my neighbors and area residents with whom I've spoken about this project.

I understand that Fordham has a right to build on this campus, but I would not like to see the City Planning Commission consider any concessions (variances) beyond what its right to build.

### **Staying More True to Fordham's Mandate**

I would like the project to be more in line with Fordham's original mandate. I have an original copy of the slum clearance report from the 1950's that states that Fordham will be an educational center that will integrate with Lincoln Center. This report also states that the buildings will not be built more than 4 stories high! Fordham has an opportunity, at this time, to more closely honor the thesis of the original prospectus, that is, to be an educational center that will be part of the community and that will integrate with Lincoln Center. The original agreement also mandated that the campus will be a public space. I would have preferred that Fordham use its very uniquely carved out space for more educational purposes, more community events and seminars – perhaps a place for education along the lines of the programs at the 92<sup>nd</sup> Street Y and those of Lincoln Center outdoors. In general the neighborhood does not realize that there is a public space in the center of the campus. The campus has been closed off from the community – in particular on the Lincoln Center (north side of the campus) – not integrating with Lincoln Center in any way. In the past I have encountered locked gates at the 62<sup>nd</sup> street entrances. Fordham's current plan will separate them from the neighborhood even more.

### **Proposed Building Sizes Much too Large**

It is true that there are other very tall buildings in the neighborhood. However, the Fordham plan includes buildings that rival even the tallest and largest of these buildings. Given its mammoth proposed size, the plan should not be approved as presented. Please note that this project is more massive in square feet than the largest projects in the city, including the Time Warner Center (its neighbor) and the new Freedom Tower project in Battery Park City that will replace the World Trade Center. Moreover, in the current plan, the largest of the buildings are placed along the avenues, creating what will be a massive "Walled Off" campus.

I believe Fordham further oversteps its mandate when it tries to turn the campus into a New York City residence for housing of its students. The Fordham campus in the Lincoln Center neighborhood has a wonderful location, with very good transportation that would allow its students, who might be housed on its original campus, to come into Manhattan to enjoy what can be an open, airy campus for their education and outreach program.

I would also note that it is upsetting to hear that Fordham will have to sell its valuable land – that was set aside for education – to private developers. They may wish in the future that they had preserved this space for classrooms and perhaps an event space.

### **A Larger Setback of Buildings Can Also Help**

I am requesting that the City Planning Commission include in the Fordham plans a larger set-back on Columbus Avenue. That set back is currently in place and is being used for parking of cars. The current Fordham plan includes a temporary park like space, for this very purpose, where the students and the neighbors might meet to talk, work on a computer or have a cup of coffee or listen to a speaker. It would be great if the space might accommodate a speaker's platform, as is done in Hyde Park in England. However, I understand that this park like space will be eliminated in the final phase of the construction, which will be replaced by a massive tower on 60th and Columbus. Again, this would create a walled off campus, that I, and I'm sure the vast majority of Fordham's neighbors, would like to avoid. This land is public in its core and came from slum clearance grants and is obligated to pay back to the city with an inviting public space.

Thank you for hearing and considering my point of view. I hope that in the future, the community will actually be invited to events at the Fordham campus.

Sincerely,

Susan Lahn  
Apartment 4E  
345 West 58<sup>th</sup> Street  
New York, New York 10019

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**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 10:13 AM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: ULURP No.C050260 ZSM, Fordham University

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**From:** Jack51@aol.com [mailto:Jack51@aol.com]  
**Sent:** Tuesday, March 10, 2009 11:12 AM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Re: ULURP No.C050260 ZSM, Fordham University

I want to express my dismay with the proposal by Fordham U. to build a massive, fortress-like campus in its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role Fordham plays in our city it is unfathomable that the City Planning Commission can consider this plan in its current form.

I am concerned about the height and bulk of this plan as well as its integration with the community and Lincoln Center.

I would like to see a reduction or removal of the market rate residential component as well as a reduction of dormitory space for graduate students. Most graduate students are older and not interested in campus living.

I hope the City Planning Commission will understand our community's concerns and improve the design of the plan as it exists today.

Thank you for your consideration and I look forward to witnessing your leadership in addressing these matters..

Sincerely,  
Leona and Jack Landau  
44 W. 62nd St. Apt. 7F  
New York, N.Y. 10023

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John J. Langsdorf

61 West 62 Street, 11E ♦ New York, NY 10023  
Phone: (212) 333-7878 ♦ Fax: (212) 333-7677 ♦ Email: john.langsdorf@gmail.com

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March 10, 2009

OFFICE OF THE  
CHAIRPERSON

MAR 12 2009

19124

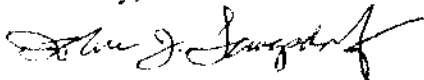
Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Dear Chair Burden:

I write to you as a resident of the Harmony apartment building located just across the street from Fordham University and as a member of Fordham Neighbors United (against the massive development plans Fordham has that would if approved negatively impact the area).

Unlike Lincoln Center and its cultural jewels there is virtually nothing in Fordham's plans that will enhance the area and the lives of the many residents like myself who live in their increasing shadows. I urge you and your fellow commissioners to require Fordham to drastically scale back its expansion plans. The "cosmetic" changes it has offered leave me cold.

Sincerely,



John J. Langsdorf

# CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Wednesday, March 11, 2009 9:15 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-464585599 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-464585599

DATE RECEIVED: 03/11/2009 09:13:59

DATE DUE: 03/25/2009 09:15:01

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/11/2009 09:13:19  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: jlatham@fordham.edu (Jennifer Latham)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Jennifer Latham (jlatham@fordham.edu) on Wednesday, March 11, 2009 at 09:13:18

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Ms

First Name: Jennifer

Last Name: Latham

Company: Fordham University

Street Address: 441 E Fordham Road

City: Bronx

State: NY

Postal Code: 10458

Country: United States

Work Phone #: 718-817-4410

Email Address: jlatham@fordham.edu

Message: I urge you to support Fordham's Lincoln Center development plans. As a member of the Fordham community and in my position of Director for Academic Programs for the Graduate School of Arts and Sciences, I each term when struggling to find classroom space at our Lincoln Center Campus of how much Fordham needs to improve and develop its facilities on that campus. At the GSAS we attract students from as far away as China and the Philippines and at the same time from as close as Manhattan and the Bronx. Our students want to have the "New York experience" and our campus at Lincoln Center is one way that Fordham gives them that experience, whether by taking courses there, by finding internships in the neighborhoods nearby, or by using it as a safe starting point for exploring the city.

Development at the LC Campus will also be one small way to stimulate the local economy by creating jobs and bringing business to the area.

-----  
REMOTE\_HOST: 150.108.93.36  
HTTP\_ADDR: 150.108.93.36  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; GTB5; InfoPath.1; .NET CLR 2.0.50727)

\*\*\*\*\*

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Wednesday, March 04, 2009 9:15 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463006128 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-463006128

DATE RECEIVED: 03/04/2009 09:13:18

DATE DUE: 03/18/2009 09:14:35

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/04/2009 09:13:07  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** latham@fordham.edu (Michael Latham)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Michael Latham (latham@fordham.edu) on Wednesday, March 4, 2009 at 09:13:07

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Dr.



First Name: Michael

Middle Name: E

Last Name: Latham

Company: Fordham University

Street Address: 441 E Fordham Road

City: Bronx

State: NY

Postal Code: 10458

Country: United States

Work Phone #: 718-817-3935

Email Address: latham@fordham.edu

Message: I am writing to urge your support for the proposed plan for Fordham's Lincoln Center campus. The plan will provide much needed space for the University and strongly benefit the wider community of which Fordham is a valuable part. Fordham students devote much of their time to community service, and many graduates of the professional schools of law, business, education, and social work pursue lifelong careers in public service to the City. The plan will also benefit New York City economically and financially, creating new jobs and greater tax revenue as well. Thank you.

-----

REMOTE\_HOST: 96.250.87.222

HTTP\_ADDR: 96.250.87.222

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET CLR 1.0.3705; .NET CLR 2.0.50727)

\*\*\*\*\*

From: Mmorttt@aol.com  
Sent: Sunday, March 15, 2009 6:06 PM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: ULURP No. C 050260 ZSM, Fordham University  
Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

March 15, 2009

Dear Chair Burden,

I have lived at 44 West 62nd Street (Lincoln Plaza) for 10 years. I am writing to express my deep concern about the proposal by Fordham University to build a huge educational/residential complex on its present site.

It may be quite likely that Fordham, commendably, needs to enlarge its facilities. As I look out over the super-block they occupy outside my window, I see ample space (and air space) to expand considerably without imposing a massive "Rockefeller Center" on the Lincoln Center neighborhood.

At this time of economic uncertainty, it appears quite imprudent and unnecessary to add the enormous residential structures they propose to sell/develop on Amsterdam Avenue. Medium-rise dormitories in that space could adequately serve the needs of an urban campus with a largely graduate student body.

The City Planning Commission and the City Council should require Fordham to scale down their project to meet the needs of the neighborhood, and their own realistic outlook, before this disaster goes any further.

Please do not destroy one of New York's great neighborhoods.

Sincerely,

Mortimer B. Leavitt  
44 West 62nd Street (15 F)  
New York, NY 10023

---

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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Monday, March 09, 2009 10:32 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-464045852 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-464045852

DATE RECEIVED: 03/09/2009 10:31:17

DATE DUE: 03/23/2009 10:31:49

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

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All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/09/2009 10:30:41  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** legnini@fordham.edu (Susan Legnini)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Susan Legnini (legnini@fordham.edu) on Monday, March 9, 2009 at 10:30:41

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Ms

First Name: Susan

Middle Name: J

Last Name: Legnini

Company: Fordham University

Street Address: 441 East Fordham Road

City: Bronx

State: NY

Postal Code: 10461

Country: United States

Work Phone #: 718-817-3804

Email Address: legnini@fordham.edu

Message: Hon. Gale A. Brewer:

I implore you to review the Fordham University Lincoln Center plans in a favorable light. This is a much needed project, both for our university as well as for the economy of New York City.

Fordham University needs to grow. We have extremely limited space for our Lincoln Center students. However, even more important at this time, we need to consider our economy and the fact that this project will create approximately 5,000 jobs for construction. Furthermore, once the job is completed, approximately 500 permanent jobs will need to be filled. Surely in this stricken economic time, the benefit of employment should be weighed heavily.

Fordham University is a magnet for intellectual individuals who strive to prosper. Once these individuals graduate, many will remain in New York City to benefit our great borough.

Please approve the Fordham University Lincoln Center plan. You will not regret it.

Sincerely,  
Susan Legnini

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REMOTE\_HOST: 150.108.103.84  
HTTP\_ADDR: 150.108.103.84  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; InfoPath.1; .NET CLR 2.0.50727; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729)

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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Wednesday, March 04, 2009 10:55 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463037972 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-463037972

DATE RECEIVED: 03/04/2009 10:53:24

DATE DUE: 03/18/2009 10:54:29

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

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All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/04/2009 10:52:33  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** leistikow@fordham.edu (Dean Leistikow)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Dean Leistikow (leistikow@fordham.edu) on Wednesday, March 4, 2009 at 10:52:33

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

First Name: Dean

Last Name: Leistikow

State: NY

Country: United States

Email Address: leistikow@fordham.edu

Message: Please look favorably on Fordham's plan for development of the Lincoln Center campus.

1. Fordham Needs to Grow: The Lincoln Center campus was originally designed to handle 3,500 students, now handles almost 8,000 students, and will have more than 11,000 students by 2032. The campus has less than one-third the square feet per student than at universities nationwide.

2. Financial Impact: Fordham employs more than 2,000 faculty, administrators and staff and at least another 500 contract employees. The Lincoln Center project will mean 1.6 billion in construction over the life of the project and will translate into 4,500 to 5,000 construction jobs over the term of the plan, and about 520 permanent and 200 contract jobs.

3. Cultural and Economic Impact: New York is one of the five or six intellectual capitals of the world. Fordham students come from all over the country and the world, and a high percentage of them stay in the city when they graduate. Fordham is an incubator for new talent and ideas and its alumni, faculty and students generate a tremendous amount of intellectual capital for the city's cultural, media, financial, educational and arts institutions.

4. Fordham is a Good Neighbor: Fordham matters to the West Side community and the entire city: the Law School provides free legal clinics; the School of Education is one of the largest and most reliable contributors to the corps of teachers in New York's public schools; students from the Schools of Social Service and Education provide 184,100 hours of professional service a year across the city, and 94,500 just in Manhattan.

Sincerely,

Dean Leistikow

-----  
REMOTE\_HOST: 150.108.63.143  
HTTP\_ADDR: 150.108.63.143  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; GTB5; InfoPath.1)

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March 12, 2009

Hon. Amanda S. Burden, FAICP, Chair  
NYC City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: Fordham University Lincoln Center Campus**  
**(C050260ZSM;C050271ZSM;C090173ZSM;N090170ZRM;N090171ZAM;N090172ZAM)**

Dear Chair Burden:

My name is Jeffrey Levine and I am Chairman of Douglaston Development. On behalf of Douglaston Development, I am submitting this written testimony in connection with the above referenced ULURP application by Fordham University for the expansion of its Manhattan Campus. We are submitting this testimony to advise the City Planning Commission ("CPC") that, despite testimony at last week's public hearing speculating to the contrary, we continue to be involved in developing the residential tower to be built at the corner of Amsterdam Avenue and West 62<sup>nd</sup> Street, called Site 4 in the ULURP application (the "North Residential Site"). The excellent relationship with Fordham we have forged over the past four years gives us every confidence that we will be able to reach agreement with Fordham so as to proceed with the development of the North Residential Site using the Pelli building design, following final ULURP approval and the return to normalcy of the lending markets.

Douglaston Development has been in business for over 25 years. Our focus is primarily on developing rental and for sale residential housing in New York City. We are currently one of the largest residential developers in New York City. Douglaston Development has been involved with the development of the North Residential Site since the summer of 2005, when we entered into a contract of sale with Fordham to acquire the North Residential Site. Anticipating a more rapid approval process than ultimately occurred, we assembled a complete design and development team, each of whose members is a leader in the field.

In particular, we hired the architectural firm of Pelli Clarke Pelli, spent considerable time and money developing the design of the North Residential Tower and, with Rafael Pelli, presented our design to both high level CPC staff in late 2005 and to a subcommittee of Community Board 7 in early 2006. Those presentations were received very favorably, and the design was complimented as an excellent example of the design quality that both CPC and the community were looking for as part of the expansion of the Fordham superblock.

42-09 235th Street  
Douglaston, NY 11363  
Tel. 212-400-9292  
Fax. 212-400-9294

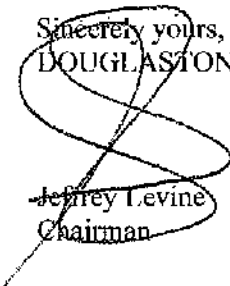
555 Fifth Avenue  
New York, NY 10017  
Tel. 212-991-4545  
Fax. 212-991-5656

[www.douglastondevelopment.com](http://www.douglastondevelopment.com)

Page 2  
March 12, 2009  
Hon. Amanda S. Burden, FAICP, Chair

Since then we have continued to work with Fordham as it moved through the pre-certification process with your staff. As we stated above, we remain optimistic that the Pelli building will be built. Thank you for this opportunity to comment.

Sincerely yours,  
DOUGLASTON DEVELOPMENT



Jeffrey Levine  
Chairman

cc: Commissioners Kenneth Knuckles, Esq., Vice Chairman; Angela M. Battaglia; Angela R. Cavaluzzi; Irwin G. Cantor, PE; Alfred Cerullo III; Betty Y. Chen; Maria M. Del Toro; Richard W. Eaddy; Shirley McRae; John Merolo; Karen A. Philips; Ms. Edith Hsu Chen; Mr. Adam Wolf; Mr. Adam Meagher; Dr. Brian J. Byrne, Mr. Steven Charno; Ms. Yvette Gruel (CPC)



**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 09, 2009 1:10 PM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW:

---

**From:** Jack B. Levitt [mailto:jlevitt@sonnenschein.com]  
**Sent:** Monday, March 09, 2009 12:11 PM  
**To:** YVETTE GRUEL; ROBERT DOBRUSKIN  
**Cc:** jacklevitt1@gmail.com  
**Subject:**

March 9, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form. PLEASE REFER TO MY CONCLUDING COMMENTS AT THE FOOT OF THIS LETTER..

I ask that you consider the following points:

1. ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. The Fordham height and bulk would be much more reasonable if the market rate residential component was not so large because Fordham could distribute its academic buildings over the entire campus.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provides these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's

word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.


*I am disappointed in the City and Fordham for* having created this design. My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.


Sincerely,

Jack B. Levitt,

**a lifetime West Side resident, rarely if ever a protester, who is both immediately affected (I live at 61 West 62 Street) and deeply concerned that in its present form the Fordham project will overwhelm the neighborhood including Lincoln Center, in terms of light, air, traffic, pollution and even a minimum respect for the aesthetics of the area (so well respected by Time Warner), all disproportionate to the realistic and understandable interests of Fordham for more facilities and students.**

Jack B. Levitt   
Sonnenschein Nath & Rosenthal LLP  
Direct: 212.768.6986  
jlevitt@sonnenschein.com  
www.sonnenschein.com



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[livablenewyork@erols.com](mailto:livablenewyork@erols.com)  
212-580-9319

Testimony March 4, 2009,  
CPC - Fordham DEIS  
Batya Lewton, VP – Coalition for a Livable West Side

Dear Commissioners:

The Coalition for a Livable West Side respectfully submits the analysis of the Fordham DEIS. We ask two basic questions: (1) Why develop a project that negatively impacts a neighborhood under every scenario and offers no benefit? (2) In turn, what percentage of mitigation measures described in this DEIS ever come to fruition? We respectfully urge you to ask Fordham to fully address the issues raised by the community and Community Board 7 and modify their Proposal accordingly.

**Fordham Lincoln Center**  
**Response to Draft Environmental Impact Statement**

The DEIS for the Fordham University Lincoln Center Master Plan describes build and no-build scenarios that negatively impact the public health and well being of the neighborhood. After careful review, it was the traffic, parking and pedestrian sections that warranted the most environmental concerns.

The EIS describes a build scenario where three intersections will have significant adverse traffic impacts and no-build scenario where five intersections become more congested for motor vehicles by 2014. By 2032, if this project is built, the EIS predicts there will be 10 intersections with significant adverse traffic impacts. The mitigation section describes adding several seconds of additional time to the signals to make these scenarios better for motorists.

The EIS describes the need to build new parking for current <sup>faculty</sup> ~~facility~~ and to attract better candidates for faculty positions, while stating there is an abundance of under-utilized parking. The stated preference surveys of existing Fordham University personnel to determine the likelihood of Fordham University personnel changing their current travel patterns given various parking incentive levels does not account for "candidates who would otherwise be less likely to take positions at the University" (i.e., candidates considering relocating to New York and likely unfamiliar with transit options). The result is that the auto mode share is too low for this category, as long as disincentives to drive (requiring drivers to pay the full cost for parking) are reduced by the University.

Page 15-19 and 15-29, "Based on this survey, there are 37 public garages and lots in the area with a combined capacity of 11,217 spaces. Currently, these facilities are 39, 74, 50, and 32 percent utilized, with 6,798, 2,930, 5,660, and 7,667 available spaces during the morning, midday, pre-theater and overnight time periods, respectively... Based on field observations, on-street parking conditions in the area are at or near capacity during most of the day." "the overall parking capacity in the area would decrease to 10,227 spaces. The corresponding peak period utilization rates would increase to approximately 47, 83, 59, and 39 percent (with 5,468, 1,760, 4,158, and 6,245 available spaces) during the AM, midday, pre-theater, and overnight hours, respectively.

Because the majority of the residential uses will be for students, who would walk to class, there seems to be a direct disconnect between the stated goal of the project: to provide for a growing student population, and the stated need to provide accessory parking.

As stated, page 15-5- "As part of the proposed action, additional dormitory space would be constructed to provide more beds for enrolled students and thereby reduce the overall need for traveling to the campus from afar. By 2014, the total number of dorm beds is expected to increase from the current 850 to 1,545. The construction of the new underground accessory garage would also be underway by 2014. This garage would provide parking for University faculty, administrators, and staff, as well as visitors".

In fact, Tables 15-2 and 15-5, on pages 15-3 and 15-6 respectively, show the travel patterns for 2006 and 2014. While the modal shift for students remains almost identical, the percentage of faculty members driving to work jumps from 15.3% to 24.2%. This is a direct result of adding additional parking. In the "Traffic and Safety" section, page 15-48, Table 15-26 details the 97 crashes between pedestrians, bicyclists and motorists occurring in the study area between 2004-2007. The *CEQR Technical Manual*, a high pedestrian/bicycle accident location is one where there were five or more pedestrian and bicycle-related accidents in any year of the most recent three-year period for which data is available. In the study area, there are seven intersections that exceed this standard. However, only Columbus Avenue and West 60<sup>th</sup> street is proposed to get an additional three seconds for pedestrians to cross the street because there were nine pedestrian related accidents (page 15-48). What about Tenth Avenue at West 57<sup>th</sup> Street where there were 23 crashes? The EIS states, "most of the pedestrian activity generated by the proposed action would not traverse the intersection on West 57<sup>th</sup> street".

So while the no-build and build scenarios deteriorate the environment for pedestrians, cyclists and motorists, especially at intersections that already exceed the level of standard put forward by the CEQR manual to indicate a high crash

area, the answer is to add several seconds of time for motorists at several locations and at one crosswalk? The "Public Health" section of the EIS talks about the rate at which children on the Upper West Side suffer from asthma (page 20-14). What about the rate at which children on the Upper West Side will potentially be hit by cars given these scenarios? Does the EIS reflect the fact that the Upper West Side has a large aging population? What should they do about getting across the street, if only one of these intersections is improved by three seconds? Keep in mind, the average senior citizens walks at a rate of two feet per second; so this safety improvement would allow a senior citizen to get one and a half feet closer to the next curb. Also keep in mind that West 60<sup>th</sup> street is over 50 feet wide and Columbus Avenue is 60 and 67 feet wide. Therefore the mitigation measure will have little if no influence on the ability to get across this street more easily.

Finally, the mitigation section of the EIS is directed at solving the problems created by a project. Why develop a project that negatively impacts a neighborhood under every scenario and offers no benefit? In turn, what percentage of mitigation measures described in these EISs ever come to fruition?

## **Additional Concerns:**

### **1. Traffic**

- Definition of Impacts: *The CEQR Technical Manual* establishes a minimum threshold of 50 vehicle trips before a potential impact can be determined. At the same time, impacts are considered significant and require examination of mitigation if they result in an increase of a certain amount of time based on a sliding scale.
  - Page 15-22: "While the numerical analysis results for the AM and pre-theater peak hours would meet the CEQR criteria for significant impacts, the impacts identified are not considered significant since, as stated above, the peak hour trip generation estimates for these time periods are below the CEQR minimum threshold of 50 vehicle trips. In addition, midday impacts at one lane group are not considered significant because the project generated peak hour traffic volumes at the affected lane group are fewer than five vehicles."
  - Although these impacts are declared "not significant" because they do not meet minimum trip generation thresholds, impacts should be considered based on the additional delay."

### **2. Parking**

#### Mitigation

- Page 21-6: The proposed mitigation of traffic impacts at Ninth Avenue and West 57<sup>th</sup> Street involves daylighting the west curb lane for 50 feet to create an exclusive right turn lane. This

measure is not factored into parking patterns or pedestrian crossing.

### **3. Pedestrians**

Implementing demand responsive parking policies will also reduce the number of auto trips in the area, while increasing the number of pedestrian trips. These assumptions are not accommodated in the analysis of potential impacts to the pedestrian network. These adjustments are anticipated to result in impacts greater than the CEQR threshold of 1 SFP at key locations, with mitigation required to protect the pedestrian environment.

Coalition for a Livable West Side • PO Box 230078 • New York, New York 10023  
[livablenewyork@erols.com](mailto:livablenewyork@erols.com) • 212-580-9319

Testimony – CPC - Fordham DEIS  
Batya Lewton, VP – Coalition for a Livable West Side

The Fordham DEIS not address these critical issues. There must be full disclosure.

**Wastewater Issues:**

1. What is the total hydraulic capacity in gallons per day?
2. What is the total organic and solids loading capacity in pounds per day?
3. What is the current reserve capacity for the plant (the difference between what it is designed to handle and what it is currently actually recording as flow and loading)?
4. Is any part of the existing reserve capacity already allocated to other projects?
5. What are the variations in average daily flow (ADF) and peak hourly flows (PHF)?
6. What is the design capacity of the existing west Manhattan interceptor sewer?
7. Does the city have recent inspection records for the sewer showing its current condition?
8. What does the historic monitoring of existing Combined Sewer Overflows (CSOs) indicate in terms of frequency and duration of discharges into the Hudson River?
9. Are there any current restrictions on the existing CSOs that may be impacted by the change in use for the property (i.e. changing parking facilities into mixed use residential/commercial building use)?
10. Are there any water quality issues or limitations in the Hudson River Basin that will be impacted by the proposed project?
11. Is the North River WTP under any regulatory enforcement orders from the New York City Department of Environmental Protection?
12. Will the proposed project affect the ability of the WTP to treat and dispose of biosolids?
13. What hydraulic and organic/solids loading will the proposed project add to the current interceptor sewer?
14. What is the loading from domestic/residential uses?
15. What is the loading from projected commercial uses?
16. What is the loading from projected institutional uses?
17. What is the combined ADF and PHF from the proposed project?
18. Based on the answers to the preceding questions, what is the overall impact of the proposed project loadings and special wastes on the existing reserve capacity and current operating limitations for the North River WTP?
19. What is the potential for further impacts to water quality in the Hudson River Basin caused by implementing the project?

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Fordham DEIS, CPC  
Batya Lewton, VP Coalition for a Livable West Side

Sewage Issue continued

In Chapter 13: Solid and Sanitation Services, the EIS says that the CEQR technical manual "states that projects with a generation rate of less than 10,000 pounds per week are not considered large and do not require detailed analysis".

Table 13-1 predicts an estimated solid waste generation of 14,115 pounds of solid waste produced per week for the build year 2014 and 2032 predictions of 29,414 pounds.

This is the equivalent of 2-8 additional sanitation vehicles depending on recycling; which is not considered as part of the traffic analysis.

Additionally, neither Chapter 13, nor the Mitigation or Alternative section say that this additional solid waste would pose any problem. In fact, the alternative section says that "no adverse impacts are anticipated".

**So while the EIS states that the CEQR manual requires no analysis for projects less than 10,000 pounds per week, this project is 50% and 200% over that weight, but there is no analysis on how this will impact the overall per day sanitation and waste water treatment systems as they currently exist.**



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[livablenewyork@erols.com](mailto:livablenewyork@erols.com) • 212-580-9319

Testimony – CPC - Fordham DEIS  
Batya Lewton, VP – Coalition for a Livable West Side

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**Wastewater Issues:**

1. What is the total hydraulic capacity in gallons per day? ✓ *infra*
2. What is the total organic and solids loading capacity in pounds per day? ✓ *solid waste*
3. What is the current reserve capacity for the plant (the difference between what it is designed to handle and what it is currently actually recording as flow and loading)?
4. Is any part of the existing reserve capacity already allocated to other projects?
5. What are the variations in average daily flow (ADF) and peak hourly flows (PHF)?
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17. What is the combined ADF and PHF from the proposed project?
18. Based on the answers to the preceding questions, what is the overall impact of the proposed project loadings and special wastes on the existing reserve capacity and current operating limitations for the North River WTP?
19. What is the potential for further impacts to water quality in the Hudson River Basin caused by implementing the project?

Coalition for a Livable West Side  
PO Box 230078  
New York, New York 10023  
[livablenewyork@erols.com](mailto:livablenewyork@erols.com)  
212-580-9319

Fordham DEIS, CPC  
Batya Lewton, VP Coalition for a Livable West Side

Sewage Issue continued

In Chapter 13: Solid and Sanitation Services, the EIS says that the CEQR technical manual "states that projects with a generation rate of less than 10,000 pounds per week are not considered large and do not require detailed analysis".

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**From:** blindheim@biocompartners.com

**Sent:** Wednesday, March 11, 2009 8:41 PM

**To:** YVETTE GRUEL

**Cc:** ROBERT DOBRUSKIN

**Subject:** Fordham must not be allowed to proceed without a real Master Plan

As a long-time West Side resident, I implore you to put on the breaks and stop the rush to judgement on this development that will have such a detrimental impact on the quality of life for tens of thousands of Lincoln Center area residents. Here are some of my thoughts about this horrendously overly tall and dense project that is being railroaded down our throats.

Increase open space on Columbus Avenue. As a result of concessions achieved by Manhattan Borough President Scott Stringer, Fordham recently agreed to build 10 feet of open space on the West Side of Columbus Avenue from 60th street to 62nd street. While a positive development, this is little more than an expansion of the sidewalk and will do nothing to open up the campus. Fordham should instead look just a block to the north, where Lincoln Center is developing open space that runs 68 feet west from Columbus Avenue. By mimicking Lincoln Center's plans for open space on the avenue, Fordham would not only make the campus more welcoming, but would also help make its quad - which sits atop a daunting 15-foot podium and is largely unknown to the public - more accessible. Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan."

Shrink the buildings on all four corners. The four buildings at each corner of Fordham's proposed campus are simply too tall and dense, creating a fortress that would forever shut Fordham out of the community. Fordham can build as-of-right to an appropriate height and width that would generate more than enough revenue to finance its plans and accommodate its student housing needs. There is simply no reason to grant additional waivers to build 50- and 60-story buildings when as-of-right development would suffice and keep the buildings in the context of the neighborhood. Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan."

We the NYC taxpayers gave Fordham their land for their campus---and look at how they are now going to repay our generosity. This development flouts everything we have learned in the past 50 years about urban planning...for once, can't the citizens win???

**Barbara Lindheim**

**142 West End Ave, 27P**

**New York, NY 10023**

**917.355.9234 (mobile)**

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 9:53 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462766769 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462766769

DATE RECEIVED: 03/03/2009 09:50:56

DATE DUE: 03/17/2009 09:52:24

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 09:50:43  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: longarino@fordham.edu (Sal Longarino)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Sal Longarino (longarino@fordham.edu) on Tuesday, March 3, 2009 at 09:50:43

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Mr.

First Name: Sal

Last Name: Longarino

Company: Fordham Univ

Street Address: 33 W 60th St

Address Number: 306

City: New York

State: NY

Postal Code: 10023

Country: United States

Work Phone #: 212-636-6517

Email Address: longarino@fordham.edu

Message:

My wife was appointed by Mr. Carrion to Bronx Community Board. 10 and I was acquainted how CB's work and its mission. Seldom, its vision is not "city-wide" - only local. It would be terrible if Manhattan's CB7 myopic and restrictive act precludes Fordham to enhance the cultural, economic and, of course, academic lives in our beloved City.

My personal feeling is that our City has three great University's (Columbia, NYU and ours) and if we are not allowed to "grow" with them, we will shortly have two great, urban Universities. I spent 25 yrs at NYU while that school "grew" threw the 70s and 80s - - and my colleagues at our Uptown Ivy School - communities are not hurt by their growth and expansion but was benefited.

I hope with your positive and sagacious attention to our request, we will continue with our plans to contribute to the greatness of our City rather than victim of failure.

Allow me to reiterate our itemized points which I hope all of us at Fordham has forwarded

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REMOTE\_HOST: 150.108.90.123

HTTP\_ADDR: 150.108.90.123

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET CLR 1.1.4322; .NET CLR 2.0.50727)

\*\*\*\*\*

Joan Lurie  
30 West 61<sup>st</sup> Street – apt 9A  
New York, NY 10023  
[drjoan@gte.net](mailto:drjoan@gte.net)  
212 757 1660

12 March, 2009

Hon. Amanda Burden  
Chair, City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I am writing to express my disappointment in the progress to date to in the effort to persuade Fordham University to modify its plan to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community and would welcome some modifications to the current campus, it is unfathomable that the City Planning Commission can even consider this plan in its current form. Furthermore, with most of the construction planned for 5 to 10 years hence, the arguments concerning jobs in the community during this recession are specious.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets. The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York.
- (2) ***Sale of Property to a Residential Developer*** – Fordham’s plan to sell its western property to a private developer is merely an attempt to raise funds at the public’s expense. The University originally acquired the land through eminent domain causing many to lose their homes and paying virtually nothing. Now Fordham proposes to sell, have a private developer build huge condominiums and use the proceeds to build an out-of-neighborhood scale, fortress-like campus. Note that the main reason Fordham cannot build its campus “as of right” is to enable the

private development of huge buildings whose design falls far outside the permitted heights. Further, Fordham has never proved this sale is necessary and the Commission did not so much as raise this issue at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

***I am disappointed in the City and Fordham for having created this design. After four years of pointing out the incompatibility of this design with sound urban planning, it is appalling that only minor cosmetic changes have been made.***

In the final stages of the ULURP review, it is essential that the City Planning Commission and the City Council improve the design of the plan and, at the same time, require more detailed designs before any approval is given. The campus must be modified to ameliorate the stress on our transportation systems and other neighborhood infrastructure. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Joan Lurie, Ph.D.  
President, the Beaumont Condominium  
Member, Fordham Neighbors United

**From:** ROBERT DOBRUSKIN  
**Sent:** Friday, March 13, 2009 11:34 AM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW:

---

**From:** Betty Lynd [mailto:blynd@optonline.net]  
**Sent:** Friday, March 13, 2009 12:55 AM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:**

The Fordham "master plan" revisions are not nearly broad enough to prevent the overwhelming negative impact Fordham's proposed design will have on our neighborhood. One of the features of Fordham is the landscaping with the lovely birch trees on Columbus Ave. I would hope more open space could be included in any plans and not just the huge buildings that are currently planned.

The four buildings at each corner of Fordham's proposed campus are simply too tall and dense, creating a fortress that would forever shut Fordham out of the community. Fordham can build as-of-right to an appropriate height and width that would generate more than enough revenue to finance its plans and accommodate its student housing needs. There is simply no reason to grant additional waivers to build 50- and 60-story buildings when as-of-right development would suffice and keep the buildings in the context of the neighborhood. Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan." If the basic elements of a Master Plan are missing, as they are in the Fordham Plan, how can it be properly reviewed by the City Planning Commission?

Sincerely,  
Betty Lynd  
330 West 58th St.  
NYC, NY  
917-886-8845



**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 12:03 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham Master Plan

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**From:** bglyons28@aol.com [mailto:bglyons28@aol.com]  
**Sent:** Saturday, March 14, 2009 5:54 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham Master Plan

We write to you not only as residents of West 60th Street, but as retired college professors and administrators who have much sympathy for collegiate needs for expansion. However, we have to agree with Councilwoman Brewer's objections to the Fordham plan as it is now formulated. The plan, especially for the residential towers which require significant waivers and variances for their enormous proposed height, is simply too ambitious for an area which is already overcrowded. Fordham's lawyers, at two community board meetings we attended, like to flaunt the phrase "by right" as many times as possible in each sentence they use. But there is no reason therefore to go beyond what they are claiming "by right," by permitting further expansions upward and outward. We urge further negotiations that would modify the current plan.

Sincerely yours,  
Bridget G and Robert B Lyons

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## **The Fordham Theatre Program Needs Space to Grow**

Fordham Theatre has a faculty of working Theatre professionals including such luminaries as two-time Academy Award winning actress Dianne Wiest teaching Advanced Acting and OBIE Award winning actor Steven Skybell teaching Acting Shakespeare.

We mount a season of four mainstage productions directed by the full-time faculty and other professionals from the NY theatre, as well as fifteen studio productions written, directed, designed, and produced by individually mentored Theatre majors.

We conduct national auditions/interviews in New York, Chicago, San Francisco, and Los Angeles with over 500 applicants and an acceptance rate of 10% for four pre-professional tracks: performance, playwriting, directing, and design and production.

Our goal is to make Fordham synonymous with Theatre training in New York and to advance our recognition as the pre-eminent undergraduate Theatre training program in the country.

However, we face serious obstacles in our severe space constraints.

There is no dedicated theatre space—The Theatre Program shares Pope Auditorium with all other departments and programs in the University and is often displaced on little or no notice.

We suffer from a lack of rehearsal space. Students push desks aside in classrooms or rehearse their scene work for class in the student lounges.

There is a lack of adequate scene, prop, and costume shop facilities to support current production needs.

There is a lack of office space for new and current faculty. Our newest faculty member, Daniel Alexander Jones has an office that is so small that if a guest is sitting in the single chair, the professor must sit on top of the desk.

There is a lack of proper design classrooms for teaching. There is no light lab. There is no room for drafting tables. There is no room for computers for Vectorworks. There is no model making room.

There is a lack of adequate storage space for production resources.

Matthew Maguire  
Director, Theatre Program  
Fordham College at Lincoln Center  
March 3, 2009

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 12:00 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: FORDHAM EXPANSION

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**From:** Joan Mannion [mailto:ourchelseany@gmail.com]  
**Sent:** Friday, March 13, 2009 3:18 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** FORDHAM EXPANSION

I am writing to oppose the design of the Fordham expansion. Their first design was an obvious ploy and now they seem to be gloating that they put one over on Scott Stringer by compromising just a tiny bit. I am sure they have six or seven other continuously smaller plans up their sleeves. Please keep pushing them. Sorry to waste your time by going on further than that point, but I was astounded at how narrow, with lack of foresight site, the thinking was on both sides at the meeting last week.

**Most important is WHY Fordham cannot have the right to get approval without major restrictions to their plan: *Their present campus is architecturally a mess!!***

1. Their original buildings are unattractive and hostile to the community: the most egregious flaw being the twenty-foot high wall down most of sixtieth street (they only added lighting after the new dorm students were hassled on their dark street!)
2. A ten-foot fence parking lot/sculpture garden fronting Columbus Avenue!!!???
3. A completely drab new dorm.
4. Completely undistinguished law buildings.
5. A closed (90percent of the time), elevated joke of a "quad." Why is it elevated??? As a former grad student and now a neighbor --- I know it is entirely unused and useless. Too much stress was put on opening up the quad. This is such a poor idea. **A quad doesn't work with building higher than three stories.**
6. A particularly tiny and unfriendly entry for students on the corner of 60th. (IT IS CRITICAL TO KEEP IN MIND FOR DESIGN THAT NEARLY ALL ARRIVE AT FORDHAM FROM THE TRAINS ON 60TH SO THAT ENTRY SHOULD BE HUGE AND FRIENDLY AND ATTRACTIVE!!) Commissioner Burden's questioning about the art gallery, cafe size, and public walking room was right on!! Except the need is at 60th Street corner. Spread those sculptures around inside and out where people can see them and get close to them. And get rid of the elevator no one uses and the stairway too!

**To reiterate: Fordham cannot be trusted to do the right thing. Please make sure they are under severe controlled restrictions.**

**FRANKLY I AM WILDLY DISAPPOINTED AT MY LOCAL PLANNING COMMISSION FOR NOT INSISTING ON SOME OF THE FOLLOWING:**

Those Amsterdam plots should be incorporated in a scheme that provides a new version of the school across the street (which is dated, small, and has more wasted space including a massive parking that should be a delightful play area!!!) plus the new schools needed for the burgeoning population of children in the neighborhood. It could be the best thing for the kids of the Amsterdam houses and could be architecturally integrated with Fordham classrooms and housing on higher (not more than 20) floors. Then tear down the school and put up another high-rise. Maybe a playground between the Alfred and the new school buildings would quiet those people down a bit. They seem to feel as entitled to those plots as FU does!

**BRING DAMROSCH PARK INTO THE SCHEME**

The Damrosch Park area could be brilliantly used by FU students and neighbors if the new buildings on 62 St. were built at street-level with many openings. It is such a waste now. . But a flow of life OUT toward Damrosch Park would be so good for LC. The street could be narrowed to allow for keeping the building lines and widening the sidewalk so it becomes a great way to access the Met and library and theatres and for students to sit in an area that actually had SUN.

The reduced quad can be mostly developed with very wide attractive, planted walkways that students and neighbors can use simply to get from here to there and let some light and air surround the new buildings. The Alfred residents themselves have now a hideous, locked access path they "won" to retain. Ridiculous! Let them put a gate if they want near their building, but open all the pathways from FU buildings and city streets. FU is loaded with security personnel, they could handle any potential trouble makers. LC campus does alright.

Thanks, the neighborhood is counting on you not to let your guard down.

Joan Mannion  
Two Columbus Ave. 39A  
212 586 6394

March 16, 2009

Galit Sharon Marcus  
Sofia Condominium  
43 W.61<sup>st</sup> St. #18-K  
New York, NY 10023

Hon. Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would

likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.

- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Galit Sharon Marcus

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Wednesday, March 04, 2009 12:54 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463079408 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-463079408

DATE RECEIVED: 03/04/2009 12:52:44

DATE DUE: 03/18/2009 12:53:36

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/04/2009 12:52:38  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: mwmartin@law.fordham.edu (Michael Martin)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Michael Martin (mwmartin@law.fordham.edu) on Wednesday, March 4, 2009 at 12:52:38

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

First Name: Michael

Middle Name: W

Last Name: Martin

State: NY

Country: United States

Email Address: mwmartin@law.fordham.edu

Message: I write in favor of the City's approving the plans for the new Fordham University building at Lincoln Center. I am a professor in Fordham Law School's Clinical Program, ranked 10th in the nation, and know first hand the extraordinary work my colleagues, our students, and I perform for the City of New York, and more specifically for the Upper West Side. We are a good neighbor in many respects, and take our commitment to this City and its wonderful neighborhoods seriously.

We must expand, and are doing so on our own property in a manner that respects the neighborhood and creates jobs for thousands.

I am also a former Village resident, and thus know the effects that academic expansion can have on a community. Unlike NYU, we are not buying up parcels in areas that few would have ever expected to see an NYU presence. Instead, we seek to raise a beautiful, modern building on our own, entirely under-utilized land.

Please allow this to proceed.

-----  
REMOTE\_HOST: 150.108.197.118  
HTTP\_ADDR: 150.108.197.118  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; InfoPath.1; .NET CLR 2.0.50727)

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**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 1:39 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Oppose: Fordham Master Plan

**Attachments:** CPCLetter TMc.doc

---

**From:** Teresa McCanlies [mailto:[tjmccanlies@verizon.net](mailto:tjmccanlies@verizon.net)]  
**Sent:** Monday, March 16, 2009 12:16 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Oppose: Fordham Master Plan

My letter OPPOSING Fordham's revised Master Plan is attached. The plan in its current state exacerbates Fordham's already enclave-like so-called "public space" and overwhelms our neighborhood with its massive density.

Teresa McCanlies  
161 West 61st Street  
New York, NY 10023  
(212) 582-0991  
[tjmccanlies@verizon.net](mailto:tjmccanlies@verizon.net)

Hon. Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I urge you to REJECT the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

It is unconscionable that the City Planning Commission even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students. Incredibly, Fordham's current plan includes approximately one square foot of dorm space for every two square feet of academic space!
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am dismayed that the City and Fordham have created this proposed design.***

I pray that in the final stages of the ULURP review, the City Planning Commission and the City Council improve the design of the plan to make it less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

Thank you for considering these points and I look forward to witnessing your good judgment in addressing these matters.

Sincerely,

Teresa McCanlies  
161 West 61st Street  
New York, NY 10023  
(212) 582-0991  
tjmccanlies@verizon.net

## CLAUDIA FILOMENA

---

**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 9:42 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462765713 Message to Agency Head, DCP - Special Agency Projects/Initiatives

Your City of New York - CRM Correspondence Number is 1-1-462765713

DATE RECEIVED: 03/03/2009 09:40:50

DATE DUE: 03/17/2009 09:41:49

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 09:40:27  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** mccarthy@fordham.edu (E Doyle McCarthy)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by E Doyle McCarthy (mccarthy@fordham.edu) on Tuesday, March 3, 2009 at 09:40:27

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Special Agency Projects/Initiatives

Contact Info: Yes

M/M: Dr.

First Name: E Doyle

Last Name: McCarthy

Company: Fordham University Dept Sociology

Street Address: 441 East Fordham Rd

City: Bronx

State: NY

Postal Code: 10458

Country: United States

Work Phone #: 7188173855

Email Address: mccarthy@fordham.edu

Message: Please support the development of Fordham University's Lincoln Center campus. This development is necessary because of the growth of all of our schools from 3000 to 11000 students. This development will help our school and its city because of the jobs and vital cultural activities that Fordham brings to this great city and city neighborhood. It will also bring increased revenue to NYC in the form of taxes. Please help us by supporting Fordham's development plan at this time when growth will help many in this city. Thank you.

-----  
REMOTE\_HOST: 72.80.235.157

HTTP\_ADDR: 72.80.235.157

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; .NET CLR 1.0.3705; .NET CLR 2.0.50727; .NET CLR 3.0.04506.30)

\*\*\*\*\*

**From:** Brigid K McMahon [brigid.k.mcmahon@us.ibm.com]  
**Sent:** Monday, March 16, 2009 9:57 AM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** OBJECTION to ULURP No C050260 ZSM Fordham University Master plan

Hello,

I am writing express my strong objection to the Fordham University development plans on the Upper West Side of Manhattan. This neighborhood already absorbs the Lincoln Center campus and all the congestion that comes with it, in addition to the overflow of congestion from the Time Warner Center in relative proximity. To tax this neighborhood with yet another development - 12 new buildings, 4 of which would be 40--65 stories high and located on the edges of Columbus and Amsterdam - would be an unreasonable and unbearable reality. As the chair of NYC Planning Commission, I implore you to reject Fordham's plans to over develop and responsibly preserve the finite amount of space we have left.

Sincerely,  
Brigid McMahan

Brigid McMahan  
Recruiting Leader - Strategy & Change  
IBM Global Business Services  
11 Madison Ave . Suite 1800 . NY, NY 10010

BRILL & MEISEL  
ATTORNEYS AT LAW

ALLEN H. BRILL  
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OFFICE OF THE  
CHAIRPERSON  
MAR 12 2009

19125

March 12, 2009

Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, New York 10013

**ULURP #C050260 ZSM**  
**Fordham University Master Plan**

Ladies and Gentlemen:

This firm represents The Alfred Condominium on West 61<sup>st</sup> Street embedded in the middle of the Fordham superblock which is the subject of this application. As such, it is the property most directly adversely affected by the proposed development, but the concerns of its residents, many of whom are long term members of the community, are those of most other residents and users of the neighborhood.

As others have addressed the many adverse social and environmental impacts of Fordham's proposal, including its overwhelming size, effect on light and air, open space, public transportation, pedestrian movement, local schools and other quality of life issues, I wish to address certain legal and urban planning issues pertaining to the Special Lincoln Square District.

As you know, pursuant to Section 82-33 of the New York City Zoning Resolution, to grant the waivers sought by Fordham in its application, the Commission must find that they facilitate good design. Though some of the concessions extracted from Fordham by the Borough President's Office have improved upon an otherwise stunningly bad design, they do little to compensate for or mitigate the worst design components of the project that the waivers would permit.

Fordham's application is not even about expansion of academic facilities for its own academic needs, let alone good design. It is solely about generating, by gross manipulation of the City's land use process, a source of revenue to subsidize its needs. Phase II of the project, which consists of substantially all of Fordham's proposed new academic buildings, is neither designed nor intended to be completed until 2032, more than twenty years from now and, other

March 12, 2009  
Page 2 of 4

than the private luxury condominiums which are now not likely to be built for many years in any event, most of Phase I, of which only the Law School has been designed, consists of replacing the existing law school and student center and building new dormitories and garages.

Whether or not the Lincoln Square Urban Renewal Plan ("LSURP") remains legally binding, which we adamantly assert it is for reasons already and to be in the record, LSURP clearly articulated a vision of good design consisting of three major components, Lincoln Towers housing, Lincoln Center Performing Arts Center and a Fordham collegiate campus intended to complement and enhance the arts campus which, as The City Planning Commission testified to the Board of Estimate in 1957, would be "on a landscaped campus, with architectural treatment suitably related to the adjacent performing arts center" which was to "dominantly mark and stamp the character of the proposed development".

Accordingly, Fordham's campus was required to consist of buildings no more than 20 stories in height (or 200 feet, whichever was less) covering no more than 35% of the land. Interestingly enough, on Fordham's 300,000 square foot parcel (including a demapped street for which it should not be entitled to additional FAR), that would accommodate its own currently stated academic needs of approximately 2,100,000 square feet of floor area. Virtually, all of the additional square footage Fordham now claims "as of right" (another contention we challenge as ignoring legal authority to the contrary) is only obtainable by very substantial waivers of good planning and design regulations and solely to generate additional square footage, at premium elevations, to finance it. That would not constitute a land use waiver for good design but tolerance of indisputably bad design consisting of massive skyplane encroachments, diminished open space, and crowded siting solely to provide an illegal public subsidy by New York City and its citizens for private gain of a religious institution.

That very illegality was addressed at the time of the original acquisition of the site by Fordham in 1957 through eminent domain. Objections to the apparent subsidy of Fordham's acquisition of the site were satisfied by the imposition of restrictive covenants running with the land and strictly limiting its future use to what LSURP required, as testified to by the City's then Corporation Counsel, who stated that the transaction avoided violation of the US and NY State Constitutions pertaining to condemnation and governmental subsidies to religious organizations because Fordham would "relinquish to the public the valuable right to use the property for any purpose other than that described in the Plan...thus the expenditure of public funds...is an expenditure of funds for a public purpose, ...and no subsidy or aid to Fordham University...can possibly result." Thus was Fordham required to devote the land solely to uses specified in LSURP. Furthermore, Fordham was required to promptly begin and complete development for that purpose well within the term of the restrictions and was prohibited from selling it before completion or for a profit.



March 12, 2009  
Page 3 of 4

Whether or not LSURP expired, the deeded restrictions imposed on Fordham and prohibition on its receiving a subsidy in the form of massively excessive floor area solely for sale to a private developer for a huge profit, with utter disregard for the good design articulated in LSURP and never supplanted by contrary design standards, survives and mandates a rejection of the requested waivers. Fordham cannot evade its contractual obligations by having defaulted in its duty to complete the project within the term of the restrictions and then benefit from its default by alleging expiration of the restrictions. If anything, good design in Lincoln Square mandates less density, less height, and more and more accessible open space. It also requires acknowledgment that an FAR of 10 is the maximum for a typical block on which ownership is fragmented, full development of all sites is unlikely, and the aggregate FAR for the block may be 7, certainly not a superblock in single ownership in the Lincoln Square Special District where a far smaller FAR was mandated for the Site.

For the record, in addition to my prior correspondence to the Commission, I incorporate by reference herein additional documents evidencing Fordham's and the City's continuing legal obligations as summarized below:

1. Board of Estimate Transcript of October 2, 1957: Collegiate center to accommodate 4,000 students; architectural treatment suitably related to adjacent performing arts center; SITE PLAN (nowhere to be found); FU campus to complement Lincoln Center; low building's with public parks for attractive open development; relocation justified by public benefit; 35% land coverage; and 20 story or 200 feet height.
2. Board of Estimate Transcript of August 22, 1957: Legality of sponsorship requiring particular uses; constitutionally of religious organization acquiring NYC property dependant upon restrictive covenants limiting future use and relinquishment to the public of valuable rights to use the property for other purpose; no subsidy to FU can result.
3. Board of Estimate Transcript of November 26, 1957: FU to acquire site and develop in accordance with Conditions of Sale and Site Plan (nowhere to be found); federal assistance for health and welfare of NY residents; required reconveyance to NYC if FU fails to complete project.
4. Lincoln Square Urban Renewal Plan, as amended through 1988: Conflict between ZR and Plan requires application of stricter provision; permitted only collegiate uses; limited ground coverage and height; 61<sup>st</sup> Street closing;

March 12, 2009  
Page 4 of 4

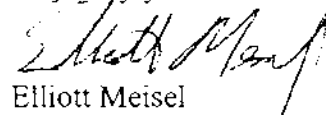
developer obligations; completion required by March 1992 – Five years before expiration of LSURP.

5. Disposition Agreement of December 24, 1957: Subject to Conditions of Sale; must use all land for educational purposes per LSURP and Site Plan Schedule F (nowhere to be found); must complete project within 5 years (well within term of restrictions) as evidenced by certificates of occupancy for all buildings in Site Plan; City zoning required to be consistent with LSURP (maximum of 2 million square feet of FAR); no lease or sale prior to completion; no sale for profit; restrictive covenants extend 40 years from completion.
6. Deed to Fordham of February 28, 1958: Containing restrictive covenants.
7. Disposition Agreement to FU of August 7, 1966: Reiterating restrictions and requiring completion by March 31, 1968, again well in advance of expiration of LSURP extended to January 27, 2006; no lease or sale or violation of anti-speculation requirements; after completion, sale only to qualified institution; covenants in favor of City and United States.
8. Deed to Fordham of May 6, 1966: Reiterating restrictions.

Unfortunately, many pages and absolutely critical exhibits are missing from our copies of those documents as well as the City's which was unable to produce the missing items pursuant to our FOIL application. This is yet another reason Fordham's Master Plan is illegal. Without the LSURP Site Plan and the missing pages, Department of City Planning could not legally certify the Fordham Application as complete to begin ULURP, nor can one determine whether Fordham complied with its contractual obligation under LSURP, nor can one determine the "as of right" scenario for purposes of determining the projects adverse impacts.

For all of the foregoing reasons, we demand that the City Planning Commission deny the requested waivers.

Very truly yours,



Elliott Meisel

EM/dg

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 10:12 AM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: Fordham's Master Plan

---

**From:** Phylhado@aol.com [mailto:Phylhado@aol.com]  
**Sent:** Tuesday, March 10, 2009 1:31 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham's Master Plan

**Hon. Amanda Burden**  
**Chair**  
**City Planning Commission**  
**22 Reade Street**  
**New York, NY 10007**

**Re: ULURP No. C 050260 ZSM, Fordham University**

**Dear Chair Burden,**

**While I respect the role Fordham University plays as an institution of higher learning with roots in New York, please know how upset the people in our community are by the prospect of Fordham being permitted to build a massive, fortress-like campus at its Lincoln Center location --- including 700,000 square feet of market rate residential development.**

**The plans remind me of a state penitentiary. All that's missing is a moat!!**

**How could the City Planning Commission even consider this plan in its current form?**

**In reviewing the situation, please consider the follow points:**

- (1) *Design Integration with the Community* – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.**
- (2) *Height and Bulk* – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.**
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.**
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.****
- (3) *Design Specification* – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must**

require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

- (4) *Unnecessary Sale of Property to a Residential Developer* – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

*I am disappointed in the City and Fordham for having created this design.*

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Phyllis Melhado  
44 West 62nd Street  
New York, NY 10023

---

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Hon. Amanda Burden

Chair

City Planning Commission

22 Reade Street

New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAY 12 2009  
1920

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

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The plans remind me of a state penitentiary. All that's missing is a moat!!

How could the City Planning Commission even consider this plan in its current form?

In reviewing the situation, please consider the follow points:

(1) Design Integration with the Community --- placing most of the buildings along the perimeter of the campus --- with no meaningful open space --- makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.

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b. Reduction of the dormitory space. Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.

c. Removal of the library. Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which --- at 13 stories --- sounds unnecessary.

(3) Design Specification --- While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving

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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A handwritten signature in black ink, appearing to read "Phyllis Melhado". The signature is fluid and cursive, with a large initial "P" and "M".

Phyllis Melhado

44 West 62nd Street

New York, NY 10023

March 10, 2009

MEMORANDUM  
CHAIRPERSON

MAK 12 2009

19132

TO: Amanda Burden, Chair  
City Planning Commission

FROM: Jolinda Menendez

DATE: March 6, 2009

RE: Fordham Master Plan

The plans submitted by Fordham University for the Lincoln Center development are a brazen attempt by an institution of higher education to use its superior influence to ram through a project that would never be passed otherwise. While I applaud the educational standards that Fordham has carried forth over almost 170 years and respect the charitable character of its Board, I think it would be appalling if we let them destroy the goodwill they have spent generations building to exploit a public trust - for this is not primarily an educational initiative but a financial one.

The plans for this massive development are not only contrary to the open-space terms of use for the land which was granted to Fordham, but it would create an overwhelming monstrosity that will ruin the neighborhood, disrupt natural light, overcrowd the streets and strain already over-crowded parking. These project plans call for a massively overbuilt "super-block" that was intended by the city to provide open space. Little land and light can be found there today and this plan intends to expand the footprint of each building and create many new ones, all at heights not suitable to the purpose and character of the neighborhood. It is surprising how far a bad idea can go when an august institution uses all its resources - high-powered board members, lawyers, public relations firms and lobbyists - against a neighborhood of individuals.

**This is a developers dream - piggybacking on Fordham and creating massive profits while destroying a neighborhood. This is not about constructive development or expanding needs for higher education but rather obscene greed and undue political influence.** Luxurious apartments and amenities have nothing to do with imparting knowledge to our youth that Fordham's mission espouses and this travesty calls into question the ethical platform it seeks to promote.

Further, I hope a challenging economy doesn't provide the impetus for the City Council to lower its standards and compromise its commitment to all the members of this community. I urge the City to deny this plan, review the premise on which it is created and scale it back considerably to enhance, or at least maintain, that area's beauty and recognize the artistic and economic role of the area as the cultural center of the City.

**Jolinda Menendez**

44 West 62<sup>nd</sup> Street, 8F ♦ New York, NY 10023

44 West 62<sup>nd</sup> Street  
New York, New York 10023

March 16, 2009

Hon. Amanda Burden  
Chair, City Planning Commission  
22 Reade Street  
New York, New York 10017

Dear Ms. Burden:

In Fordham University's expansion of its West Side campus, the institution has a grand and unique opportunity to grow its campus while righting a 50-year wrong by opening up its now inaccessible grounds and truly becoming an integral part of the Lincoln Center community. Unfortunately, the University seems determined to take the exact opposite tack.

By further isolating itself from its neighborhood, both literally and figuratively, by replacing imposing, eight-foot tall wrought iron gates that currently surround the campus with 50-60-story skyscrapers that would create a "Fordham fortress", the University's plan would further isolate its students, teachers and campus from its purported partner in arts and education, Lincoln Center, and would also cut off Fordham from the tens of thousands of residents who desperately want to see Fordham expand its role as an intrinsic, positive presence in the community.

As Fordham's misconceived plans wend their way through the city's ULURP process, there is still time for Fordham's leaders to alter its proposal and bring the community in as a partner.

All of the changes, outlined below, proposed by Fordham Neighbors United, a group of thousands of concerned local residents, would allow for a significant expansion of the University, transform the campus into a more welcoming place for students, residents and visitors to the West Side and establish a true partnership with the community. We are passionate about these changes and ask that City Planning consider our proposed changes as follows:

- **Increase open space on Columbus Avenue.** As a result of concessions achieved by Manhattan Borough President Scott Stringer, Fordham recently agreed to build 10 feet of open space on the West Side of Columbus Avenue from 60<sup>th</sup> street to 62<sup>nd</sup> street. While a positive development, this is little more than an expansion of the sidewalk and will do nothing to open up the campus. Fordham should instead look just a block to the north, where Lincoln Center is developing open space that runs 68 feet west from Columbus Avenue. By mimicking Lincoln Center's plans for open space on the avenue, Fordham would not only make the campus more



welcoming, but would also help make its quad – which sits atop a daunting podium which is 15 feet above street level and is largely unknown to the public – more accessible.

- **Shrink the buildings on all four corners.** The four buildings at each corner of Fordham’s proposed campus are simply too tall and dense, creating a fortress that would forever shut Fordham out of the community. Fordham can build as-of-right to an appropriate height and width that would generate more than enough revenue to finance its plans and accommodate its student housing needs. There is simply no reason to grant additional waivers to build 50- and 60-story buildings when as-of-right development would suffice and keep the scale of the buildings in the context of the neighborhood.
- **Slow down and start being honest about timing.** While Fordham keeps talking about a “shovel-ready” master plan, the truth is that aside from the law school – for which Fordham will need to fund raise and get Dormitory Authority of New York State (DASNY) approval before proceeding – many of these projects will not be shovel-ready for years. Furthermore, Fordham’s developer for its residential tower recently dropped out of the project, jeopardizing a host of the plan’s elements. Given the crumbling economy’s uncertain future, why not focus solely on the law school, which could be financed by a capital campaign and DASNY funding, before rushing through a ULURP process for a master plan that may never come to fruition?

To be clear, the community understands that Fordham must expand to continue to compete for top-tier students and improve its academic programming. And we support Fordham in that quest.

The community is also fully aware that the freefalling economy has put nearly every major New York City real estate development project in jeopardy, and that lawmakers, construction unions and developers themselves are absolutely correct to be pushing for viable projects that will create capital and jobs amid an ever-worsening situation for our city.

It is time for Fordham to start acting like a good neighbor; it is time for Fordham to open its public spaces to the community; it is time for Fordham to see its neighbors as part of the solution and not part of the problem; it is time for Fordham to build relationships, not fortresses. We all believe in Fordham, and now it is time to do the right thing.

Sincerely,

Michael Groll  
Fordham Neighbors United

**From:** Alex Micic [alex\_micic@yahoo.com]  
**Sent:** Sunday, March 15, 2009 9:12 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Re: ULURP No. C 050260 ZSM, Fordham University  
Alex Micic  
62 West 62<sup>nd</sup> ST. 12F  
New York, NY 10023

March 15, 2009

Hon. Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning can even consider this plan in its current form.

I ask that you consider the following plans:

(1) Design Integration with the Community - placing most of the buildings along the perimeter of the campus - with no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.

(2) Height and Bulk - The height and bulk of the buildings is unreasonable and unnecessary. The design of the campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus.

- Reduction or removal of the market rate residential component. This amount of market-rate development is unnecessary and should be re-evaluated.
- Reduction of the dormitory space. Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
- Removal of the library. Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which - at 13 stories – sounds unnecessary.

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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Alex Micic

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Wednesday, March 04, 2009 2:28 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463109137 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-463109137

DATE RECEIVED: 03/04/2009 14:26:47

DATE DUE: 03/18/2009 14:28:15

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/04/2009 14:26:26  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: angelamilner@att.net (angela milner)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by angela milner (angelamilner@att.net) on Wednesday, March 4, 2009 at 14:26:25

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Complaint

Topic: Other

Contact Info: Yes

M/M: Mrs.

First Name: angela

Last Name: milner

Street Address: 161 west 61 street

Address Number: 35C

City: new york

State: NY

Postal Code: 10023

Country: United States

Work Phone #: 212-307-1385

Email Address: angelamilner@att.net

Message: Dear Ms Burden, I was in attendance at the meeting concerning Fordham expansion. I greatly oppose Fordham's conspicous consumption of tearing down good buildings to build a fortress around the blocks of W62- W60Street. To allow them to sell off 2 small lots to put up 2 towers, 2-3 times the height of 28 stories allowed for,"as right" would be a travesty. No one at the meeting addressed the shade lines our good neighbors in the affordable housing will have to withstand on Amsterdam and 62nd street, should those building be built.No one spoke of the impact of shade on Damarosch Park or even the beautiful fountains being put in at Lincoln Center. One look west of Amsterdam and we find new unfilled apartment buildings. And no one is addressing the over crowding of public schools in the area of all this new housing. I would ask you to please reconsider this huge and unnecessary plan of Fordham's. Thank you for your consideration. Angela Milner

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REMOTE\_HOST: 69.203.73.73

HTTP\_ADDR: 69.203.73.73

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10.5; en-US; rv:1.9.0.6) Gecko/2009011912 Firefox/3.0.6

\*\*\*\*\*

From: Gabriella Mirabelli (ANATOMY) [gabriella@anatomymedia.com]  
Sent: Monday, March 16, 2009 9:52 AM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: Fordham Development Plans

To Whom it may concern:

I am writing to object to Fordham University's development plans. As a former resident of the Upper West Side and a current business owner in mid-town who frequently goes to the Upper West Side socially - - I would like to add my voice to the many people who are objecting to the proposed development.

Despite the current economic climate, I urge you to prevent this project from moving forward. The short term gain in construction jobs will be more than off set by the permanent destruction and fundamental change to the character of one of New York City's most lovely neighborhoods.

The open space proposed will be functionally useless. It will be built on a quadrangle at least 15 feet above grade on all sides. Accessible only by stair or elevator, the reality is that anything created in this manner will not be used by the public. Additionally, the buildings proposed are massive and will change the character of the neighborhood into the canyon landscape found in mid-town. This significant concern is magnified because no design plans have been submitted - so without any guarantees as to a design that might, in some manner, mitigate the oppressive proposed heights - one can only assume the worst.

Lastly, it is my feeling that Fordam has failed to demonstrate a true and compelling need for the plan they have put forward. Fordam asserts that they need the additional space and facilities, but if this is true, then why have they have gone about closing their Marrymount Campus in Tarrytown New York? Could not a simple reorganization of how they distributed their resources allowed the city campus and the Tarrytown campus to remain vital?  
How irresponsible and wasteful to abandon existing infrastructure and neighborhood economies.

Best Regards,  
Gabriella Mirabelli

From: ROBERT DOBRUSKIN  
Sent: Wednesday, March 11, 2009 3:49 PM  
To: Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
Subject: FW: Fordham Development

-----Original Message-----

From: kpmirk@yahoo.com [mailto:kpmirk@yahoo.com]  
Sent: Wednesday, March 11, 2009 2:19 PM  
To: YVETTE GRUEL; ROBERT DOBRUSKIN  
Subject: Fordham Development

In regard to Fordham's development plan, please increase open space on Columbus Avenue. As a result of concessions achieved by Manhattan Borough President Scott Stringer, Fordham recently agreed to build 10 feet of open space on the West Side of Columbus Avenue from 60th street to 62nd street. While a positive development, this is little more than an expansion of the sidewalk and will do nothing to open up the campus. Fordham should instead look just a block to the north, where Lincoln Center is developing open space that runs 68 feet west from Columbus Avenue. By mimicking Lincoln Center's plans for open space on the avenue, Fordham would not only make the campus more welcoming, but would also help make its quad - which sits atop a daunting 15-foot podium and is largely unknown to the public - more accessible. Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board

7 and the community must have a new opportunity to comment on the "real plan."

Thank you,  
Kenneth Mirkin

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:56 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham University – Lincoln Center – Master plan – ULURP No. C 050260 ZSM

---

**From:** Dominick Montalbano [mailto:emontalbano@msn.com]  
**Sent:** Wednesday, March 11, 2009 9:08 AM  
**To:** mgroll@deweyleboeuf.com; mclasher@gmail.com; hg@hogolaw.com; tboyergroll@hotmail.com; emeisel@msn.com; Sidney Goldfischer; YVETTE GRUEL; ROBERT DOBRUSKIN  
**Subject:** Fordham University – Lincoln Center – Master plan – ULURP No. C 050260 ZSM

Dominick Montalbano

Hon. Amanda Burden  
Chair  
City Planning Commission

Dear Chair Burden:

I was not planning to speak at the March 4th Fordham University Hearing and did not have a written copy of my remarks to leave with your secretary. The following is a written copy of my remarks as best I remember them the next day. I did intend to sit through the entire Hearing; and, as the Hearing progressed well into the afternoon I noted that there was a continuing procession of well spoken speakers in favor of the Plan while those not in favor were minimal. I felt an impression was being left that the community was against Fordham being in the area and against their community initiatives. I felt it was necessary to try to dispel this impression

It was now late in the afternoon so I decided that I should reply to Fordham's comments in some way. I asked for a speaker slot and received one of the last ones (Speaker 56).

I introduced myself and stated that I was responding to affirm that the community group did not object to Fordham's presence but in fact welcomed them as their presence added to increased activity at the street level. The community's concern was how the increased population and buildings would affect their daily lives.

I told them how The Alfred Condominium was first briefed on this Project. A meeting time was setup and then thought to be canceled. As a result, Dr. Goldfischer, our Condo President, received an unexpected visit of four individuals from Fordham. He was only able to get two other Condo Board members that could attend the meeting that evening. That was almost exactly four years ago.

Subsequently, the Alfred had several meetings with Fordham at which it was made clear that Fordham was not accepting comments from the Alfred. I also stated that if we had received cooperation in providing input as to how the Fordham Expansion Plan was negatively affecting the Alfred, there would not have been delays in moving forward with the Project. I mentioned that in my experience as an Engineer I always found that if you do not deal with the input of all parties that have a stake in the project, the Project will be a disaster.

I have worked for 35 years for The Port Authority of NY & NJ rising to the level of Assistant Chief Engineer of Construction, and we handled some major projects. Notably were the conversion of a swamp land in Newark, NJ into a major international airport; The World Trade Center; LaGuardia Airport's pile supported concrete deck to land large aircraft above the waters of Flushing Bay.



I was raised on the lower east side of Manhattan Island and received my Engineering degree from N.Y.U. at their University Heights Campus in the Bronx. This was your typical suburban campus with its central quadrangle and Domed Roof Library providing facilities for pre-Law, pre-Med and Engineering. It required a daily commute on the Lexington Avenue Subway Line (Jerome Ave.) to Burnside Ave. The Fordham Campus is nearby.

Dominick Montalbano  
The Alfred Condominium  
161 West 61<sup>st</sup> Street Apt. 3E  
New York NY 100023

[emontalbano@msn.com](mailto:emontalbano@msn.com)

**From:** Dominick Montalbano [emontalbano@msn.com]

**Sent:** Sunday, March 15, 2009 2:20 PM

**To:** mgroll@deweyleboeuf.com; mclasher@gmail.com; hg@hogolaw.com; tboyergroll@hotmail.com; emeisel@msn.com; Sidney Goldfischer; YVETTE GRUEL; ROBERT DOBRUSKIN

**Subject:** RE: Fordham University – Lincoln Center – Master plan – ULURP No. C 050260 ZSM

---

Hon. Amanda Burden  
Chair  
City Planning Commission

Dear Chair Burden:

I am writing to you to express my disappointment with the Master Plan developed by Fordham University. The Plan has been developed in secret under the disguise of building educational facilities; but, is actually an effort to develop every square foot possible for selling off land to Real Estate Developers. This 20 year plan for development should have been put together 40 years ago.

Selling off property that is needed for school facilities; requesting waivers of the Code inconsistent with "good design"; planning for a major building as a Library, to be built 20 years from now, when Libraries are already becoming obsolete, makes no sense.

Fordham should not be granted any waivers from the Code as this will detract from the quality of the design. Considering the current setback in the Real Estate Industry, there is time to redo the Plan with the optimization of school facilities as the goal and not the sale of land; and thought has to be given as to how to integrate Lincoln Center and the Community in the Fordham Plan.

Dominick Montalbano  
The Alfred Condominium  
161 West 61st Street #3E  
NY NY 10023  
[emontalbano@msn.com](mailto:emontalbano@msn.com)

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City Planning Commission

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**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:46 PM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW: ULURP No. C 050260 ZSM, Fordham University

---

**From:** Anand More [mailto:amore@baincapital.com]  
**Sent:** Wednesday, March 11, 2009 3:02 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Re: ULURP No. C 050260 ZSM, Fordham University

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission

did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

My hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Anand More  
Resident – 30 West 61 Street, Apt 26A, New York, NY 10023

-----  
The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

Bain Capital, LLC  
New York, NY USA  
+1 (212) 326 9420

OFFICE OF THE  
CHAIRPERSON

MAR 12 2009

19/20

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

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***I am disappointed in the City and Fordham for having created this design.***

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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

*Guillermo M. Maresca*

*161 West 61 Street*

*#15 + #1N*

*N.Y. N.Y. 10023*

*Alfred Condorn.*

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAR 12 2009  
19/20

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Sincerely,

*Gertrude Mroseo - Uls*  
*Alfred Cardo*  
*161 W. 61 St. #31B*

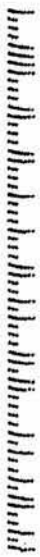
2  
Dorothea Vis  
161 W 61st St Apt 31B  
New York, NY 10023

POSTAGE WILL BE PAID BY ADDRESSEE



Sen. Amanda Burden  
City Planning Commission  
22 Reade Street  
New York N.Y. 10007

10007+1214



**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:56 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: planned building

---

**From:** amy moses [mailto:amoses3@nyc.rr.com]  
**Sent:** Wednesday, March 11, 2009 12:09 AM  
**To:** ROBERT DOBRUSKIN  
**Subject:** FW: planned building

Hon. Amanda Burden

Chair

City Planning Commission

22 Reade Street

New York, NY 10007

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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

*Amy R. Moses*

President and Founder  
(O) and (F): 212-362-6968  
(C): 917-881-8990

## CLAUDIA FILOMENA

---

**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 10, 2009 12:55 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-464418127 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-464418127

DATE RECEIVED: 03/10/2009 12:53:55

DATE DUE: 03/24/2009 12:54:43

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/10/2009 12:53:00  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** kkm27@verizon.net (Kevin Muller)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Kevin Muller (kkm27@verizon.net) on Tuesday, March 10, 2009 at 12:53:00

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

First Name: Kevin

Last Name: Muller

State: NY

Country: United States

Email Address: kkm27@verizon.net

Message: Dear Ms. Burden,

I am writing to you in support of Fordham University's plan for developing its Lincoln Center campus.

When Fordham initially extended its campus into Manhattan, the student community was around 3,000 or so. However, the success of quality education provided at that midtown location has caused the student body to increase to exceed over 7,000. Besides the direct positive impact to all those many new students, Fordham's presence generates solid jobs, and the expansion plan would provide many, many new construction jobs during the project duration.

Living in these days of unemployment and uncertainty, I would consider that a tremendous plus. I hope that you do, too.

Therefore, I respectfully urge you to complete your thorough review of the development plan, and decide in favour of supporting Fordham University's well-conceived plan for development and expansion of its valuable presence at Lincoln Center. I eagerly await your decision.

Respectfully,  
Kevin Muller

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REMOTE\_HOST: 150.108.6.193  
HTTP\_ADDR: 150.108.6.193  
HTTP\_USER\_AGENT: Mozilla/5.0 (Windows; U; Windows NT 5.1; en-US; rv:1.8.1.20) Gecko/20081217 Firefox/2.0.0.20

\*\*\*\*\*

ROBERT NEMO  
43 W. 61<sup>st</sup> Street Apt. 21M  
New York, NY 10023

OFFICE OF THE  
CHAIRPERSON

MAR - 9 2009

19092

March 5, 2009

The Honorable Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Dear Chairperson Burden:

As homeowners in the Lincoln Center neighborhood, my wife Carol and I would like to express our strong opposition to Fordham University's planned expansion of their Lincoln Center campus, as proposed and "modified". The modifications they proposed do not begin to address the outrageous nature of their plan.

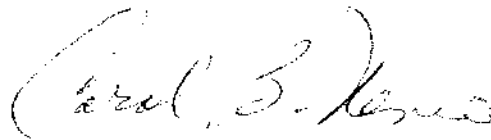
Commercial development projects all over the city easily find viability staying within the existing design restrictions of the City and there is no reason, outside of greed, arrogance, and a total disregard for the neighborhood they occupy, for them to exceed those restrictions in such gross degree as they propose. The project as proposed would create a huge two-block long canyon directly across from Lincoln Center, and would produce monstrous and unnecessary private residential buildings along Amsterdam, which would throw shadows for blocks and blocks to the west, north, and south of them, creating a midtown commercial atmosphere to a largely cultural and residential neighborhood.

It is our hope that the Planning Commission will do the right thing by requiring Fordham to stay within the current city design restrictions, for all the reasons that the restrictions were developed in the first place – the preservation of light and air corridors so that all citizens and visitors to the area may enjoy the ambiance of the natural elements.

Thank you for your attention.

Sincerely,

  
Robert Nemo

  
Carol B. Nemo

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAR 16 2009

19167

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

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  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide



these specifics before approving the plan or provide for a subsequent design review process.

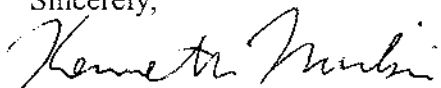
- (4) *Unnecessary Sale of Property to a Residential Developer* – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

*I am disappointed in the City and Fordham for having created this design.*

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,



2 Columbus Ave #16A  
New York, N.Y. 10023

**From:** Jacqui O'Brien [jacqui.obrien@hotmail.com]

**Sent:** Sunday, March 15, 2009 1:38 PM

**To:** YVETTE GRUEL

**Cc:** ROBERT DOBRUSKIN

**Subject:** Fordham Master Plan

As a resident of the Lincoln Square district I would like to register my complete opposition to the Fordham Master Plan development. I am appalled at the plan currently being entertained in the planning process. While I agree with the general arguments against the development which have been articulated by local residents and community associations such as Fordham Neighbours United regarding the scope and scale being vastly beyond any upgrade to the facility which would overwhelm the area, I also offer the following points:

- Having worked in midtown for many years (and fortunately no longer do) I would hate to live in a similar type of environment, which I believe this plan would create. We currently enjoy relatively clear skies and a small amount of open, green space. Removing this would be intolerable for many residents and would permanently degrade the area

- New York is unique and part of its uniqueness lies in the character of its neighbourhoods. By so dramatically changing the character of this neighbourhood we would be permanently harming the attractiveness of the city, at precisely one of the most attractive spots in the city! No one would chose to locate close to this

- Fordham's argument that it needs to expand its Lincoln Centre campus to attract the students that the city will need in future to provide the talent needed for our economy is completely without merit. Over the years, New York has demonstrated the ability to attract people to live and work here like nowhere else on the planet. The existence of Fordham has no bearing on this. In my professional life I am responsible for hiring 450 students a year from 50 schools around the country in to well paid jobs for one of the top companies in the world. I can assure you we will not hire one extra person from Fordham by virtue of their having been schooled at Lincoln Centre. In fact, our best schools in terms of both quality are mostly located in rural or suburban areas such as Penn State, State of Michigan, or even Clarkson in upstate New York

- New York does not compete for residents and ultimately revenues with any other US city. At the high end of the job market, it competes with London -a development of this scale, is environs such as this would NEVER be tolerated by any major European city

-As private citizens we are expected to take responsibility for our own space -- we are not allowed to expand our homes at the expense of our neighbours if we quadruple the size of our family. We have to move. If Fordham can no longer work with the space it was given, it should look elsewhere to develop. They could move to the rail sidelines or outside of the city. It's completely irresponsible for them to negatively impact the lives of so many people living in or visiting the area

I have very happily spent the last 15 years leaving within 200 yards of Fordham - - I cannot imagine that I would remain here if this development would take place and I believe many other people with families would reach the same conclusion.

I urge you to refuse this planning application.

Thank you for your consideration.

Jacqueline O'Brien

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 2:26 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462858766 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462858766

DATE RECEIVED: 03/03/2009 14:24:58

DATE DUE: 03/17/2009 14:25:51

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 14:23:57  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** aoelkers@sarahlawrence.edu ( )  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by  
(aoelkers@sarahlawrence.edu) on Tuesday, March 3, 2009 at 14:23:57

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>

-----  
Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

State: NY

Country: United States

Email Address: aoelkers@sarahlawrence.edu

Message: Fordham University's development plan for the Lincoln Center campus is vital to so many constituencies in the New York Metro area. As an alumna of Fordham's Graduate School of Education and an educational administrator, I understand the many ways that institutions of higher education impact New York and its citizens. Fordham students and alumnae/i are important members of the community. Fordham's many prominent alums in business, law, and education contribute so much to the city and surrounding areas. Fordham students and alums live, teach, study, work, pay taxes and vote in New York. During these troubling economic times, when so many Colleges and Universities are looking to private donors, foundations, and government to offer solutions, Fordham has a plan to build its own future. Please support Fordham University in this well-conceived and important effort.

Sincerely,

Anita Ytuarte Oelkers

Associate Director, Donor Relations and Advancement Communications Sarah Lawrence College

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REMOTE\_HOST: 167.206.19.130

HTTP\_ADDR: 167.206.19.130

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; .NET CLR 1.1.4322; .NET CLR 2.0.50727; .NET CLR 3.0.04506.30; .NET CLR 3.0.04506.648; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; MS-RTC LM 8)

\*\*\*\*\*

OFFICE OF THE  
CHAIRPERSON

MAR - 9 2009

19/00

Rolf Ohlhausen, FAIA  
62 West 62<sup>nd</sup> Street  
New York City, NY 10023

March 6, 2009

Amanda Burden,  
Chair, City Planning Commission  
22 Reade Street, NY NY 10007

Re: Fordham Master Plan -- **ULURP # CO50260ZSM**

Dear Chairperson Burden,

I am writing as an architect and campus planner who questions the fundamental premise of Fordham's master plan.

Fordham has requested waivers to build their plan, based on the assumption that waivers will result in a superior design. The fact is that Fordham needs waivers in order to sell Amsterdam Avenue sites to private developers. The two proposed luxury residential buildings are more than fifty percent outside the as-of-right zoning envelope. Fordham's architects and planners have never developed an as-of-right plan beyond a schematic diagram because it does not serve Fordham's financial interest. An as-of-right plan would be a demonstrably better alternative and would result in lower densities and bulk, which would be in the best interests of the surrounding community.

Once Community Board 7 supported a waiver for residential parking, they signaled their willingness to negotiate the proposed plan. They, Scott Stringer, and others are now committed to a "compromise" which will give Fordham exactly what they want. The inflated 3 million square feet Fordham plan can easily be reduced (by Fordham) by an insignificant 5 to 10 percent, as is being discussed, as long as their development "rights" are assured.

I am on the Condominium Board of 62 West 62<sup>nd</sup> Street and am a member of Fordham Neighbors United (FNU), who have made a detailed and compelling case opposing the proposed plan.

I believe that Fordham should explore an as-of-right plan; there is no justification for granting waivers.

I appreciate your considering my opinion on this matter,

Sincerely,



Rolf Ohlhausen, FAIA

March 11, 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.

- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

One of the greatest aspects of our neighborhood is the amount of light available and the sense of space provided by the Fordham campus. We greatly appreciate the sculpture garden, grassy areas and other spaces open to the public. I know my five year old son appreciates this space as he calls it his “backyard.” It would be a shame to lose this public space and access to natural light for present and future residents.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,



Brooks Olbrys  
The Harmony  
61 West 62<sup>nd</sup> St. Apt. 20J  
New York, NY 10023  
(Former Harmony Board Member)

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:46 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: against Fordham University Master Plan

**Importance:** High

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**From:** Jan Opalach [mailto:bassocantante@earthlink.net]  
**Sent:** Wednesday, March 11, 2009 2:47 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** against Fordham University Master Plan  
**Importance:** High

To quote Councilmember Brewer,  
"Every key element of what comprises good planning, let alone master planning, is vague.  
Fordham also has an open-ended time frame, and makes no actual commitment to build upon the site as its proposed plan suggest."

Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7.  
The community must have a new opportunity to comment on the "real plan."

respectfully submitted,

Mr. Jan Opalach  
209 West 97th Street  
New York, NY 10025





OFFICE OF THE  
CHAIRPERSON  
MAR 13 2009  
19141

Oppenheimer Brady & Vogelstein•AIA•Architects•505 Eighth Avenue, NY,NY 10018

March 11<sup>th</sup>, 2009

Hon. Amanda Burden, Chair  
City Planning Commission  
22 Read Street  
New York, NY 10007

**Re; ULURP No. C, 050260 ZSM,Fordham University**

Dear Chair Burden,


The recent proposal to expand the Fordham campus at Lincoln Center seems badly conceived and would continue the abuse of our Zoning laws which are meant to protect the light, air and sun in our intense urban world.

The designers have apparently looked to the courtyards of Oxford or Yale, forgetting that they were creating streetwalls of twenty and thirty floors which will darken our streets and provide a dismal interior court.

They could instead look to Rockerfellar Center where Raymond Hood kept low buildings on Fifth Avenue and brought his high building to the center of the block. This brilliant urban solution maintained the light, air and sun which makes Fifth Avenue special. It also made his main building far more visible, the same devise Mies used at Seagrams.

The fathers at Fordham might also be reminded that Hood with his urban solution also kept the sun shining on St. Patrick's Cathedral. Now they can return the favor and keep the sun shining on Lincoln Center and our surrounding community.

Sincerely,

  
Herbert Oppenheimer FAIA

PS; Thirty four years ago the writer had the honor of serving as President of the NYC/AIA

Tele: 212-967-2490  
Fax: 212-967-2197

# CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 5:46 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462923538 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462923538

DATE RECEIVED: 03/03/2009 17:45:07

DATE DUE: 03/17/2009 17:45:46

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 17:44:16  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** jp.oreilly@hotmail.com (Joseph OReilly)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Joseph OReilly (jp.oreilly@hotmail.com) on Tuesday, March 3, 2009 at 17:44:16

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
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Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mr.

First Name: Joseph

Last Name: O'Reilly

Company: Verizon Communications Inc

Street Address: 2203 McConnel Court

City: Bellmore

State: NY

Postal Code: 11710

Country: United States

Work Phone #: 646-246-0750

Email Address: jp.oreilly@hotmail.com

Message: Dear Ms. Burden,

I am writing you in support of the expansion of the Fordham University Lincoln Center campus expansion. As a current student that commutes to campus from Long Island, I find access to a world class and highly responsible university an invaluable resource.

Please create the opportunity for future students from the tri-state area to achieve their goals and expand their future(s) by approving the expansion project. Allowing the expansion will not only create needed jobs, but also allow for world class research to be performed in the heart of New York City.

Thank you in advance for your consideration and support.

Sincerely,

Joseph O'Reilly  
Executive MBA '08

-----  
REMOTE\_HOST: 98.113.134.210  
HTTP\_ADDR: 98.113.134.210  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 6.0; SLCC1; .NET CLR 2.0.50727; .NET CLR 3.0.04506)

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Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAR 17 2009

19173

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus -- with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

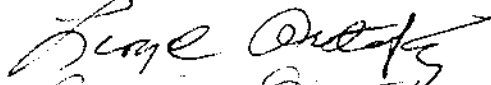
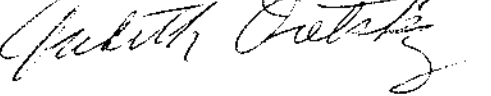
- (4) *Unnecessary Sale of Property to a Residential Developer* – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

*I am disappointed in the City and Fordham for having created this design.*

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

JH O. Two Columbus Ave.  
N.Y. N.Y. 10023

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 12:09 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462818138 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462818138

DATE RECEIVED: 03/03/2009 12:08:28

DATE DUE: 03/17/2009 12:09:08

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 12:07:58  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: (Conor Parks)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Conor Parks () on Tuesday, March 3, 2009 at 12:07:58

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

First Name: Conor

Last Name: Parks

State: NY

Country: United States

Message: Dear Amanda M. Burden

As chair of the NYC planning commission, please support Fordham University's plan to develop at the Lincoln Center campus. The plan will not only provide critical updates and expansion in infrastructure, but also increase higher education opportunities in NYC. In addition to 5,000 construction jobs, the plan will create 500 permanent jobs for the people of NYC. This plan will revitalize the area and add 13 million in additional tax revenue for the city. Thank you for taking the time to read my letter. As a resident of NYC I urge you to support this plan; not only in the interest of Fordham, but for the whole community.

Sincerely,  
Conor Parks

-----  
REMOTE\_HOST: 150.108.232.21

HTTP\_ADDR: 150.108.232.21

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10.4; en-US; rv:1.9.0.6) Gecko/2009011912 Firefox/3.0.6

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Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAY 12 2009  
19/20

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

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- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide



these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

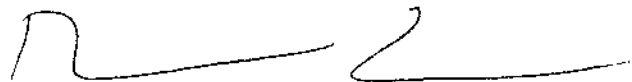
I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Dr. Romil Y Patel

30 West 61<sup>st</sup> St, Apt 9B

New York, NY 10023



# CLAUDIA FILOMENA

---

**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 9:07 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462752723 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462752723

DATE RECEIVED: 03/03/2009 09:05:28

DATE DUE: 03/17/2009 09:06:27

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

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All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 09:04:59  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** (Sarah Penry)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Sarah Penry () on Tuesday, March 3, 2009 at 09:04:59

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Dr.

First Name: Sarah

Middle Name: E

Last Name: Penry

Company: Fordham University

City: New York

State: NY

Country: United States

Message: Please support Fordham University's initiative at the Lincoln Center campus. Fordham needs to grow. Fordham is a active and positive part of the community. This will created jobs for the city.

-----  
REMOTE\_HOST: 69.203.122.161

HTTP\_ADDR: 69.203.122.161

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; GTB5; .NET CLR 1.1.4322)

\*\*\*\*\*

From: ROBERT DOBRUSKIN  
Sent: Wednesday, March 11, 2009 5:06 PM  
To: Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
Subject: FW: Fordham University

-----Original Message-----

From: Dr. Hyman Perkin [mailto:hsperkin@nyc.rr.com]  
Sent: Tuesday, March 10, 2009 9:56 AM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: Fordham University

Hon Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

RE: ULURP No. C 050260 ZSM. Fordham University

Dear Chair Burden

I write to express dismay with the proposal by Fordham University to build a massive fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development. While I respect the role that Fordham plays in our community, it is unfathomable that the city planning commission can even consider this plan in its current form.

I ask you to consider the following points:

1. Design integration with the Community,
  - placing most of the buildings along the perimeter of the campus- with no meaningful open space makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
2. Height and bulk.

The height and bulk of the building is unreasonable and unnecessary . The design of this campus should be more more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are 3 obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus.

  - a. Reduction or removal of the market rate component - this amount of market rate development is unnecessary and should be re-evaluated.
  - b. Reduction of the dormitory space. Most of the people on the campus are graduate students and most universities do not even provide housing for graduate students.
  - c. Removal of the library. Law libraries are obsolete and when this is built in 20 years it will be even more so. Even Fordham has said that it would likely convert the library to a study hall which- at 13 stories - sounds unnecessary.

3. Design Specification - While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the building will actually look. The city planning commission must require that Fordham provide these specifics before approving for a subsequent design review process.

4. Unnecessary sale of property to a Residential Developer - Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the commission did not so much raise it at the public hearing. The commission should not take Fordham's word that it needs to sell 700,000 square feet of floor space for market rate development to "let Fordham grow" . In fact, the Law School is proceeding in the absence of these funds.

I am disappointed in the City and Fordham for having created this design.

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely

H, Perkin

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 12:00 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordam Master Plan - ULURP No C 050260

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**From:** Paul H. Phaneuf [mailto:paul-phaneuf@nyc.rr.com]  
**Sent:** Friday, March 13, 2009 6:15 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordam Master Plan - ULURP No C 050260

Dear Chair Burden

As a resident of the area that will be impacted by the Fordam University Development Plan, I am writing to request that more substantive changes be made to the plan. The overly tall buildings running width-wise along Columbus Avenue will create an overwhelmingly dense wall negatively impacting the neighborhood and detracting from the elegant and graceful beauty of the historic Church of Saint Paul the Apostle at the SW corner of 60th St and Columbus Avenue. The height and width of the proposed Fordham building at the NW corner of 60th St and Columbus Avenue is so out of character with the neighborhood as well as an entrance to a university. A university should welcome its students as well as, in this case, its neighbors. Good architecture like good ideas unfold before us and allow us to see the beauty both within the structure and beyond its confines. Fordam's 60th St architecture is a wall of isolation, blocking the neighborhood from its community, of which Fordam is a part, and isolating Fordam from its neighborhood.

Please consider lowering the height and width of the buildings running along Columbus Avenue. It's a change that is necessary to keep the neighborhood vital.

Respectfully,

Paul H. Phaneuf  
Two Columbus Avenue  
New York, NY

Sandra Pine, Ph.D.  
30 West 60<sup>th</sup> St.  
New York, NY 10023

March 6, 2009

Amanda Burden,  
Chair, City Planning Commission  
22 Reade Street, NY NY 10007

OFFICE OF THE  
CHAIRPERSON

MAR - 9 2009

19091

Re: Fordham Master Plan

Dear Chairperson Burden,

I am writing as a community resident and am appalled at the right that is being granted Fordham to build a dense fortress in a community which savored openness and light and air, an object that Mayor Bloomberg is seeking to get for New Yorkers. The students at Fordham would also savour some light and air in their inner space.

Fordham has requested waivers to build their plan, based on the assumption that waivers will result in a superior design. The fact is that Fordham needs waivers in order to sell Amsterdam Avenue sites to private developers. The two proposed luxury residential buildings are more than fifty percent outside the as-of-right zoning envelope. Fordham's architects and planners seem to have no regard for the community and only wish to expand their university at the expense of a **slap in the face** to the surrounding community. Why have they not acquired property west of Amsterdam and south to add to their campus, as John Jay has done and focused on building a campus that is community friendly (within the community), which would be a great asset to the student body as well as all us people who reside across the street that they will wall off from their high fortress and seem to matter not at all.

A concerned resident of 30 West 60<sup>th</sup> Street with 9 double and triple windows facing the Fordham projected dense towers on Columbus Ave.

Sincerely,  
S. Pine

From: JJPohlman@aol.com  
Sent: Monday, March 16, 2009 9:02 AM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: ULURP No. C 050260 ZSM, Fordham University  
Dear Chair Burden:

I write to express my concern with the proposal by Fordham University for its development plans at its Lincoln Center Campus.

I am a Fordham graduate (Class of 1966) and I attended classes at the Lincoln Center venue. I understand Fordham's desire and need to expand its presence at this site but I find it very troubling that the University would propose and the City Planning Commission would even consider the plan in its current state.

I ask that you consider several points:

1. Integration of the design with the remainder of the community -- placing most of the buildings along the perimeter of the campus, with no meaningful open space, makes no design sense. The buildings should be distributed more evenly between the interior and perimeter to avoid massing along the public streets.
2. The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should conform more to that of Lincoln Center and the present Fordham campus with allowance for meaningful open space.
3. Fordham has not presented any actual plans that depict the way the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
4. Fordham must prove to the public that selling its western property to a private developer is necessary. Fordham has avoided this issue and the Commission did not raise it at the public hearings. The Commission can not allow Fordham to assert without investigation that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow". The Law School, in fact, is proceeding without this funding.

Again, this proposal from Fordham is troubling and the Planning commission's review not encouraging.

I request that in the final stages of the ULURP review the City Planning Commission and the City Council make every effort to make the plan more palatable and less overwhelming to the neighborhood. The Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly across the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities proposed will not be built for 15 years.

I thank you for considering these points and I look forward to your leadership in addressing these matters.

Sincerely,

James J Pohlman  
61 West 62nd Street  
New York, New York

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A Good Credit Score is 700 or Above. [See yours in just 2 easy steps!](#)



**From:** Coalition for a Livable West Side [livablenewyork@erols.com]

**Sent:** Sunday, March 15, 2009 10:26 AM

**To:** YVETTE GRUEL

**Cc:** ROBERT DOBRUSKIN

**Subject:** Re: Fordham's "Master Plan"

The Coalition for a Livable West Side is vehemently opposed to the City Planning Commission approving a "Master Plan" that is not a "Master Plan" but an empty shell of a plan.

How can the City Planning Commission approve Fordham's so-called Master Plan which omits specified height, bulk, volume, density, scale, siting, architectural materials, residential and commercial overlays, and general look, access, and use.

Is it City Planning policy to approve "a pig in a poke"? Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan."

Respectfully,

Madeleine Polayes, President

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 23, 2009 10:11 AM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: the scale of Fordham's Fortress plan.

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**From:** HRabinovit@aol.com [mailto:HRabinovit@aol.com]  
**Sent:** Saturday, March 21, 2009 7:52 PM  
**To:** YVETTE GRUEL; ROBERT DOBRUSKIN  
**Subject:** the scale of Fordham's Fortress plan.

To quote Councilmember Brewer, "Š Every key element of what comprises good planning, let alone master planning, is vague. Fordham also has an open-ended time frame, and makes no actual commitment to build upon the site as its proposed plan suggest." Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan."

Thank you for your attention to this protest against a most faulty plan.

Helene Rabinovitz

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A Good Credit Score is 700 or Above. [See yours in just 2 easy steps!](#)

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 11:47 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462809062 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462809062

DATE RECEIVED: 03/03/2009 11:45:12

DATE DUE: 03/17/2009 11:47:00

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 11:44:25  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** palomarahner@gmail.com (Paloma Rahner)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Paloma Rahner (palomarahner@gmail.com) on Tuesday, March 3, 2009 at 11:44:25

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Ms

First Name: Paloma

Middle Name: Y

Last Name: Rahner

Street Address: 7 Keller Lane

Address Number: 6

City: Dobbs Ferry

State: NY

Postal Code: 10522

Country: United States

Work Phone #: 917-846-0587

Email Address: palomarahner@gmail.com

Message: I urge you to support the expansion of Fordham Lincoln Center's campus. As a recent graduate of Fordham College of Lincoln Center (FCLC) in May 2008, I know how desperate the student body is for community and educational space. As the co-president of the Global Outreach Board, a service immersion group I was constantly scrambling to find adequate space to meet with my peers, plan events, and tell the stories of our service work domestically and abroad.

Many of my friends and colleagues chose to stay in New York City after graduation, working at non-profits like myself, contributing to the great theater and arts culture of the city, and even teaching in public schools throughout the five boroughs. This is a testament to Fordham's drive to create leaders who serve the community during and after graduation.

-----  
REMOTE\_HOST: 216.194.18.74

HTTP\_ADDR: 216.194.18.74

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows; U; Windows NT 5.1; en-US; rv:1.9.0.6) Gecko/2009011913 Firefox/3.0.6

\*\*\*\*\*

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 4:59 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW:

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**From:** Julie Ratner [mailto:jhratner1120@yahoo.com]  
**Sent:** Wednesday, March 11, 2009 10:36 AM  
**To:** ROBERT DOBRUSKIN  
**Subject:**

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs

to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

*I am disappointed in the City and Fordham for having created this design.*

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Julie Ratner

**TESTIMONY OF THE REAL ESTATE BOARD OF NEW YORK  
INC. CONCERNING THE PROPOSED FORDHAM UNIVERSITY  
LINCOLN CENTER CAMPUS PLAN**

March 4, 2009

The Real Estate Board of New York, Inc. is a broadly based trade association of almost 12,000 owners, developers, brokers and real estate professionals active throughout New York City. We support the plan to build out the Fordham campus in a phased development that will better accommodate the existing number of students being served and will allow continued growth.

New York City's diverse colleges and universities are part of what makes us such an attractive place. The proposed plans will generate jobs in the construction field as well as a number of permanent jobs. The private residential buildings to be built will also contribute to the tax base. Fordham is to be commended for undertaking this long-term planning and we applaud Fordham's commitment to invest in New York and its people.

All of the development proposed by Fordham University is within the floor area ratio for which its property is zoned. The waivers requested, such as those related to setbacks and curb cuts, are intended to enhance the overall design. A site in this central location must have a positive impact and engagement with the surrounding communities in terms of its building forms, land uses and open spaces. Working with the community and the Borough President, Fordham has created a campus plan that will complement the surrounding area and provide public access to the open space.

We urge you to approve the Fordham campus plan. Thank you.

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 12:48 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462833035 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462833035

DATE RECEIVED: 03/03/2009 12:45:52

DATE DUE: 03/17/2009 12:47:28

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

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All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 12:45:45  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: babygrl24601@yahoo.com (Keyne Rice)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Keyne Rice (babygrl24601@yahoo.com) on Tuesday, March 3, 2009 at 12:45:45

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This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Invitation

Topic: Other

Contact Info: Yes

M/M: Ms

First Name: Keyne



Middle Name: E

Last Name: Rice

State: NY

Country: United States

Work Phone #: 6463512915

Email Address: babygrl24601@yahoo.com

Message: Ms. Burden:

I am writing to urge you to support the Fordham University Lincoln Center development plan. It'll be good for the community, for the students, for the faculty, and for everyone else involved.  
The plan means jobs: the development will create 4,500 to 5,000 construction jobs over the term of the plan, and about 520 permanent and 200 contract jobs.  
The plan also means more revenue for the city: The residential buildings built by private developers will generate about 13 million a year in tax revenue for the City, given the current tax rates.  
Please consider supporting this plan.  
Thank you!  
- A student at Fordham

-----  
REMOTE\_HOST: 150.108.232.71  
HTTP\_ADDR: 150.108.232.71  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 6.0; SLCC1; .NET CLR 2.0.50727; .NET CLR 3.0.04506)

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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 12:49 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462833330 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462833330

DATE RECEIVED: 03/03/2009 12:47:54

DATE DUE: 03/17/2009 12:48:39

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 12:47:05  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** richards.daniel.a@gmail.com (Daniel Richards)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Daniel Richards (richards.daniel.a@gmail.com) on Tuesday, March 3, 2009 at 12:47:05

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Mr.

First Name: Daniel

Middle Name: A

Last Name: Richards

Street Address: 301 W 53rd St

City: New York

State: NY

Postal Code: 10019

Country: United States

Work Phone #: 330-730-9346

Email Address: richards.daniel.a@gmail.com

Message: Dear Amanda M. Burden,

I am writing you to express my support for Fordham's plan to develop its Lincoln Center Campus. Fordham will become a better educational institution if it is permitted to continue with its building plans.

As a Hell's Kitchen resident, I recognize that improving the quality of an educational institution in my neighborhood will benefit the entire community. Please do not let the plan be scuttled by a select few whose self-interested opposition to the plan is rooted more in their own property values than in the well-being of the Upper West Side and Hell's Kitchen.

Thank you for your attention.

Sincerely,

Dan Richards

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REMOTE\_HOST: 150.108.62.1

HTTP\_ADDR: 150.108.62.1

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 6.0; GTB5; SLCC1; .NET CLR 2.0.50727; Media Center PC 5.0; .NET CLR 3.0.04506)

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**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:52 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham's "Master Plan"??

---

**From:** DeAnna D. Rieber [mailto:DRieber@Halstead.com]  
**Sent:** Wednesday, March 11, 2009 1:35 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham's "Master Plan"??

Dear City Planning Commission:

I am a long standing resident of the Upper West Side and the President of the West 75<sup>th</sup> Street Block Association. I am baffled as to how the City Planning Commission can approve Fordham's so-called Master Plan which omits specified height, bulk, volume, density, scale, siting, architectural materials, residential and commercial overlays, and general look, access, and use.

Is it City Planning policy to approve "a pig in a poke"? Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan."

What is being allowed to happen in our community is foolish. Who is building the infrastructure to accommodate the increased demand? Who is even talking about the establishment of new schools? People have in recent years gravitated to the Upper West Side to raise families. Are we assuming that all of these new residents to our community are childless? We are not midtown and yet we are beginning to look more and more like midtown.

Enough is enough. At what point does the planning commission say "no". It is wise to say "no" to these institutions. The health of our community depends upon the good/bad judgment of the City Planning Commission.

Please, do not approve this foolish idea. Where does it make sense?

Best Regards,

Dee Rieber, President , West 75<sup>th</sup> Street Block Association



[Click here to see me in my Halstead Proper TV debut!](#)

## ***Dee Rieber***

*Associate Broker*

*175-177 Lenox Avenue*

*New York, NY 10026*

*(212) 381-2586*

*C: 646-327-1572*

**[drieber@halstead.com](mailto:drieber@halstead.com)**



***“Dee Rieber’s standing in Real Estate is of the highest ethics and expertise and is second to none!” Upper West  
Side Coop Buyer***

---

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[DRieber@Halstead.com](mailto:DRieber@Halstead.com)

Herbert Roberts  
Apt. 20N  
61 W 62nd St.  
New York, NY 10023

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAK 17 2009

19173

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

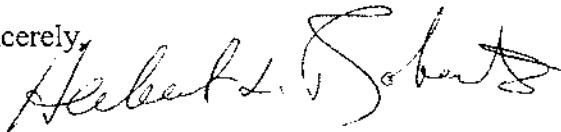
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,



61 W 62nd St  
apt 20N  
NYC, NY 10023



**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 12:00 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham University Master Plan

---

**From:** Mario Rodenstein [mailto:mariorodenstein@yahoo.com]  
**Sent:** Friday, March 13, 2009 7:37 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham University Master Plan

As a resident of Lincoln Center neighborhood, I want to express my opposition to Fordham University Master Plan under the current form.

The design of this plan must be improved to make it less overwhelming for our neighborhood.

Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points. Sincerely,  
Mario Rodenstein PhD

## 3-3-3009 Planning Commission Statement

I would like to thank the Planning Commission for giving me an opportunity to express my concerns about Fordham's proposal to develop their Lincoln Center Campus. My name is Michael Roos. I live at and am board president of 61 West 62<sup>nd</sup> Street.

Although we are resolute in our opposition to Fordham's current plans, we would support a smaller development that would be harmonious and in scale with Lincoln Center for the Performing Arts to the north of Fordham's campus. We would also favor buildings whose height and bulk would be harmonious with neighboring buildings to the east, south and west of the super block. More open space would earn our support, however, Fordham's current plans, which are essentially unchanged by the Borough President's compromise, call for a mega structure too big, too bloated, and completely out of step with their neighbors.

We are aware of the compromise that is the subject of Borough President Stringer's March 3<sup>rd</sup> letter. Without belaboring the specifics which are available elsewhere, we do think the significance of the compromise can be adequately demonstrated by the following. I am holding an unsharpened lead pencil from Staples. I've given one to each member of the commission here today. The eraser of my pencil is pointing at the ceiling. The pencil is an excellent scale model for the tall buildings Fordham wants to pack on the super block. The Stringer letter cites as significant the reduction of floor space from 3 million square feet to 2, 794,000 square feet, or a reduction of 9.3%. This reduction is the equivalent of cutting off the eraser and its metal ring from our scale model. This is not a significant reduction to the length of the pencil,

nor is the proportional reduction significant to the heights of the buildings called for by the compromise.

The reason Fordham is delighted by the compromise is because it has given up nothing in the process. So, the compromise is a good beginning, but there is a long way to go before Fordham's proposal can approach acceptability. We know Fordham is out for everything it can get and more. The "and more" relates to the zoning waivers Fordham is demanding. The regulations Fordham is seeking waivers to circumvent are on the books precisely to prevent the type of violence to the neighborhood Fordham is determined to inflict.

Fordham's demands for all of these waivers should be rejected unequivocally and without exception.

As a matter of public policy I urge the Planning Commission to review a letter signed by most of our elected officials who called Fordham's plan an architectural and urban policy disaster.

At the moment Fordham has the opportunity to create an architectural and urban policy masterpiece, but for reasons few of us know, Fordham clings to its huge, bloated proposal. Instead of open space we have concrete and shadows.

Without truly significant revisions, Fordham's proposal will result in darkness at noon for our neighborhood. Therefore, we oppose it, and we urge the Planning Commission to send Fordham back to the drawing board. Thank you.

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

**Comment [dmm1]:** From email transmitting this letter to DCP -- Due to the Word format, I was unable to sign the attached letter. Please consider it "signed" by:  
Mrs. Kathleen Rosenebrg  
44 W. 62nd Street #7-B  
NYC 10023  
212-581-6546

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 18, 2009 9:39 AM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: (no subject)

---

**From:** AlmaudeR@aol.com [mailto:AlmaudeR@aol.com]  
**Sent:** Monday, March 16, 2009 9:56 PM  
**To:** YVETTE GRUEL; ROBERT DOBRUSKIN  
**Subject:** (no subject)

To whom it may concern,

As a resident of 44 W. 62nd. St, I strongly urge the City Planning Commision Urge Fordham to drastically reduce the size of their expansion. It is too massive for this neighborhood. It will block the light from every building from 59th St. to 63rd St. We will have not sunlight at all.

It is necessary to reduce or remove the the market rate residential component and reduce the amount of dormitory space. This is a graduate school and most graduate students prefer to live off campus.

We also have no idea as to what these buildings will look like when finally built.

Thank you for taking these ideas into consideration. I hope you will act on them for the betterment of the community.

Sincerely,

Alice Rothblum

---

A Good Credit Score is 700 or Above. [See yours in just 2 easy steps!](#)

**From:** renierut@aol.com  
**Sent:** Sunday, March 15, 2009 2:29 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham building plan  
Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

The Lincoln Center area is a treasure for all in the neighborhood.

With that in mind, I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
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***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Irene Rutchick  
315 W 70th St. apt 10K  
New York, NY, 10023

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Access 350+ FREE radio stations anytime from anywhere on the web. [Get the Radio Toolbar!](#)



**From:** Toni M Sacconaghi [sacconaghi@bernstein.com]  
**Sent:** Sunday, March 15, 2009 3:46 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Opposition to Fordham plan

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, imposed campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is incredulous to me that the City Planning Commission can even consider this plan in its current form for several reasons:

1. ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.

- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York.

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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A.M. (Toni) Sacconaghi, Jr.

Sanford C. Bernstein & Co.

phone 212-407-5843

fax 212-848-2332

sacconaghi@bernstein.com

The comments herein are part of a larger body of investment analysis. For our research reports, which contain information that may be used to support investment decisions and appropriate disclosures, please see our website at <http://www.bernsteinresearch.com>

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The information contained in the linked e-mail transmission and any attachments may be privileged and confidential and is intended only for the use of the person(s) named in the linked e-mail transmission. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you should not review, disseminate, distribute or duplicate this e-mail transmission or any attachments. If you are not the intended recipient, please contact the sender immediately by reply e-mail and destroy all copies of the original message. We do not accept account orders and/or instructions related to AllianceBernstein products or services by e-mail, and therefore will not be responsible for carrying out such orders and/or instructions. The linked e-mail transmission and any attachments are provided for informational purposes only and should not be construed in any manner as any solicitation or offer to buy or sell any investment opportunities or any related financial instruments and should not be construed in any manner as a public offer of any investment opportunities or any related financial instruments. If you, as the intended recipient of the linked e-mail transmission, the purpose of which is to inform and update our clients, prospects and consultants of developments relating to our services and products, would not like to receive further e-mail correspondence from the sender, please "reply" to the sender indicating your wishes. Although we attempt to sweep e-mail and attachments for viruses, we will not be liable for any damages arising from the alteration of the contents of this linked e-mail transmission and any attachments by a third party or as a result of any virus being passed on. Please note: Trading instructions sent electronically to Bernstein shall not be deemed accepted until a representative of Bernstein acknowledges receipt electronically or by telephone. Comments in the linked e-mail transmission and any attachments are part of a larger body of investment analysis. For our research reports, which contain information that may be used to support investment decisions, and disclosures, see our website at [www.bernsteinresearch.com](http://www.bernsteinresearch.com).

From: msacsonaghi@gmail.com  
Sent: Sunday, March 15, 2009 8:48 PM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: Opposition to Fordham Plan

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Re: ULURP No. C 050260 ZSM, Fordham University Dear Chair Burden, I write to express dismay with the proposal by Fordham University to build a massive, imposed campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,  
Michele Sacconaghi  
30 W 61st St  
NY, NY

Sent from my Verizon Wireless BlackBerry

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 12:17 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462822407 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462822407

DATE RECEIVED: 03/03/2009 12:15:33

DATE DUE: 03/17/2009 12:16:52

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 12:14:36  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: dianas82@aol.com (Diana Santos)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Diana Santos (dianas82@aol.com) on Tuesday, March 3, 2009 at 12:14:36

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Compliment

Topic: Other

Contact Info: Yes

M/M: Ms

First Name: Diana

Last Name: Santos

Street Address: 330 West 56th Street

Address Number: 3F

City: New York

State: NY

Postal Code: 11416

Country: United States

Work Phone #: 347-693-0088

Email Address: dianas82@aol.com

Message: Hi.

This message is for Amanda M. Burden. I am writing in support of the expansion plans of Fordham University's Lincoln campus.

Thanks.  
Diana

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REMOTE\_HOST: 74.64.120.84

HTTP\_ADDR: 74.64.120.84

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows; U; Windows NT 6.0; en-US; rv:1.9.0.6) Gecko/2009011913 Firefox/3.0.6

\*\*\*\*\*

From: ROBERT DOBRUSKIN  
Sent: Wednesday, March 11, 2009 10:13 AM  
To: DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
Subject: FW: Objection to current Fordham University Master Plan

-----Original Message-----

From: Joy Sardinsky [mailto:jsardinsky@mindspring.com]  
Sent: Tuesday, March 10, 2009 12:28 PM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: Objection to current Fordham University Master Plan

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

(1) Design Integration with the Community placing most of the buildings along the perimeter of the campus with no meaningful open space makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.

(2) Height and Bulk The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:

- a. Reduction or removal of the market rate residential component. This amount of market-rate development is unnecessary and should be re-evaluated.
- b. Reduction of the dormitory space. Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
- c. Removal of the library. Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which at 13 stories sounds unnecessary.

(3) Design Specification While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.

(4) Unnecessary Sale of Property to a Residential Developer Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to <sup>3</sup>let Fordham grow.<sup>2</sup> In fact, the Law School is proceeding in the absence of these funds.

I am disappointed in the City and Fordham for having created this design.

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood.

Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus.

If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Joy Sardinsky  
44 W. 62nd St.  
NYC

--

From: CHARLES SARNOFF <CDRSARNOFF@NYC.RR.COM>  
Subject: **Fordham**  
Date: February 25, 2009 5:56:28 PM EST  
To: bp@manhattanbp.org  
Cc: CHARLES SARNOFF <cdrsarnoff@nyc.rr.com>

From: CHARLES A. SARNOFF  
161 W61ST ST  
NY, NY 10023  
IDENTIFIED AS SEMI-RETIRED PHYSICIAN, PSYCHIATRIST, FLIGHT

SURGEON, ***ARCHIVIST***

I AM EIGHTY YEARS OLD. FORDHAM'S PLANS WILL LITTLE EFFECT ME.

MY ADVICE IS THAT WHATEVER YOU DO, YOU SHOULD APPOINT A WATCHDOG COMMITTEE TO BE SURE THAT AGREEMENTS AND PERMISSIONS BE RECORDED, KEPT, AND REMEMBERED TO CARRY INTO THE FUTURE YOUR INTENT.

WHEN FORDHAM FIRST INTRODUCED ITS CURRENT PLANS, THEY SAID THAT THE AGREEMENTS AND IMAGES AND PLANS THAT LED TO THE PURCHASE OF THEIR MANHATTAN PROPERTY WERE LOST. THESE ITEMS REQUIRED COMPLETION OF THE THEN PROJECTED UNIVERSITY. NO CHANGE IN THE PLAN WOULD BE POSSIBLE. ANY SALE OF REMAINING PROPERTY REQUIRED COMPLETION OF THE PROJECT.

I BEGAN AN ARCHIVALSEARCH. I FOUND ARTICLES, PLANS AND PICTURES IN THEN CONTEMPORARY ISSUES OF THE NEW YORK TIMES, WHICH DELINEATED IN DETAIL THAT TO WHICH THEY HAD COMMITTED THEMSELVES AS A MEANS OF JUSTIFYING THEIR PURCHASE OF THE PROPERTY.

THE PLANS WERE NOT LOST.



THE LEAST THAT ONE CAN CONCLUDE IS THAT THE POWERS THAT BE, OF WHICH FORDHAM IS A PART, HAVE POOR MEMORY FOR, OR A FAULTY MEANS FOR THE TRANSMISSION TO THEIR SUCCESSORS, OF OBLIGATIONS AND PROMISES MADE TO OTHERS.

AS I X/CAME UPON THIS DATA, WHICH I WILL SEND YOU AT YOUR REQUEST, I HAD A *DEJA VU* FEELING THAT DREW ME TO THE FOLLOWING PARAGRAPH FROM PAGE 252 OF J.C.H AVELING'S BOOK "THE JESUITS"

(HIGHLIGHTS ARE MINE.)

" The Society of Jesus by its very nature is inadmissible in any properly ordered State as contrary to natural law, attacking all temporal and spiritual authority, and tending to introduce(s) into Church and State, under the specious veil of a religious Institute, not an Order truly aspiring towards evangelical perfection, but rather a political organization whose essence consists in a continual activity, by all sorts of ways, direct and indirect, secret and public, to gain absolute independence and then the usurpation of all authority. . . . "

(Decree of the *Parlement* of Paris, 1762)

This is not an isolated example. In

1773 the Jesuit Order was suppressed by Pope Clement with the publication of the brief ***Dominus ac Redemptor***. Restoration occurred after about 75 years.

I am not sufficiently wise to know if this commonality is a sign of a centuries old system or an accidental similarity.

Draw your own conclusions.

Think about forming a watchdog group.

Could it be that the granting of an approval for the abrogation of all existing rules and agreements might become a blank check for the Gesu that permits riding over the expectations and hopes of those who in good faith enter into agreements with them, and of those whom the latter represent?

charles sarnoff  
[cdrsarnoff@nyc.rr.com](mailto:cdrsarnoff@nyc.rr.com)  
212 262 0275

FROM: CHARLES A. SARNOFF, M.D.  
161 W61st ST. (Apt 33B)  
New York, N.Y. 10023

OFFICE OF THE  
CHAIRPERSON

TO: Amanda Burden  
Chair, City Planning Commission  
22 Reade Street  
New York, N.Y. 10007

MAK 12 2009

19/28

RE: Fordham Master Plan

I write as an independent private citizen. I have paid attention to the attempt of Fordham to recreate itself. Their communications seem to be contradictory and at cross purposes. Commitments fade like "Albion's shrinking shores" as they change course in fulfilling their hopes and ambitions. Giving them development rights could become a blank check to do as they please, as whims propel them over the next twenty years.

1. They say they need more room for teaching.

YET, their latest ground plan takes about 14 feet off the Lowenstein building on the 60th st. side.

YET, they propose to sell the land that borders Amsterdam Ave. to private developers for the construction of 60 story towers.

Why give up land that is needed for teaching?.

2. They propose the selling of land in order to obtain funds for building high multistory structures for teaching and domicile of students. The profit projected will be enormous. This is business not teaching. I have not heard that they, as businessmen, will be giving up their tax free status.

3. They proudly describe themselves as an entryway school: opening the way for poor minority and recent immigrant students to become lawyers, and social workers etc.

YET, their plan is to become a national university that will use their nearness to Lincoln Center as bait to attract students from America and the World. The new source of students must consist of those who can afford tuition, board and transportation. Have they given thought to the disadvantaged students they currently serve. Will they preserve a place for them in their admissions process, through a quota system that will make sure that New York's impoverished can hope for entrance.

4. They speak of the enhancing influence of Lincoln Center and its contribution to the education of their students.

YET, There is no mention of any plan to join with Lincoln Center in a system for providing tickets for concerts, operas, performances, and ballets. I've lived here for over twenty years. I attend as many as four performances a week. I

have never seen a young person enter Fordham after leaving a performance. If Lincoln Center is so much a part of their future, why are they building high walled buildings that suppress that relationship.

5. They have a park in their current center. I love to read poetry there. They plan to destroy this place. How does the replacement of green trees with decorated boxes and automobile exhaust serve humankind..

6. Why ask what Fordham wants? Why not ask what will be lost if they succeed? They ask for many many waivers. Why were restrictions placed in the first place? Are the protections provided no longer necessary? If they are or were needed, why were they needed? Are they needed no longer because of the cupidity of people who have recently arrived?

There is more to a city than buildings that maul the plans of their creative visionaries. A city is not just a place for people from New Jersey to make fortunes. A city is also a place for everyday people to live in fresh air, health, space, and beauty. .

Let's all rethink the Fordham plan.

Thank you.

CHARLES A. SARNOFF, M.D.

From: ROBERT DOBRUSKIN  
Sent: Wednesday, March 11, 2009 3:53 PM  
To: Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
Subject: FW: Fordham University Proposal

-----Original Message-----

From: Schachter Joseph [mailto:jschachter2@nyc.rr.com]  
Sent: Wednesday, March 11, 2009 10:04 AM  
To: ROBERT DOBRUSKIN  
Subject: Fordham University Proposal

Hon. Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, N.Y. 10007

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden:

I am a retired physician and live at 160 West 66th Street. I am writing to object to Fordham University's proposal to build a huge, fortress-like campus at its Lincoln Center Location. The project will be very inhospitable to the neighbors in the area. It will fail to connect with Lincoln Center. It will bring additional children to the area where current schools are overcrowded and there are no plans for additional schools. Several large parking garages will bring additional cars to an area already burdened with excess traffic. And it is using land that the City gave to it to make a real estate investment in order to increase the University's endowment, which is inappropriate.

I think the plan is so fundamentally misconceived that it should be discarded, and a new plan developed. Thank you very much for considering my criticisms.

Sincerely,

Jospeh Schachter, M.D., PhD.  
212 787 4270

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 3:53 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Forham University proposal

---

**From:** judith s schachter [mailto:judithsschachter@hotmail.com]  
**Sent:** Wednesday, March 11, 2009 10:41 AM  
**To:** ROBERT DOBRUSKIN  
**Subject:** Forham University proposal

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I am a retired physician and live at 160 West 66 street in Manhattan. I am writing to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location. I am also questioning whether the current economic climate and the proliferation of high rise rentals in this neighborhood without proper school construction or planning won't make the 700,000 square feet of market rate residential development a significant community liability.

While I respect the role that Fordham plays in our city and in our community, I have attended several community board meetings and heard the Fordham architects and lawyers and have come away with the strong feeling that this effort should not go forward.

I ask that you consider the follow points which have been made repeatedly to Fordham itself:

most of the buildings are placed along the perimeter of the campus – with no meaningful open space and without a sense of design or actual projections of what the buildings would look like. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets. I have lived through the redesign of Lincoln center which is opening the campus to the community and I appreciate the change in our views of our institutions. Fordham's designs run entirely counter to these new efforts because the height and bulk will not be inviting and instead will further close off the space that was provided by NYC years ago.

I particularly object to the sale of the western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There

is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Judith S. Schachter, MD  
212-787-1068



**YVETTE GRUEL**

---

**From:** Sybschacht@aol.com  
**Sent:** Wednesday, March 11, 2009 9:40 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** FORDHAM "MASTER PLAN"

Chairman Amanda Burden,

The Fordham "Master Plan" does not appear to be a specific, detailed plan. Community Board 7 and the West Side community must have an opportunity to respond to a real plan. It is undemocratic, to say the least, for Fordham to be granted massive waivers to build a mammoth fortress while the community stands by without information and a serious opportunity to study and weigh in on the details.

A plan without details is not a plan at all. It is a gift to Fordham and a back of the hand to the community. I urge you to require Fordham to work more cooperatively with the community and, ultimately, to do a far better job than they have done with their existing space.

Sincerely yours,

Sybil Schacht

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**A Good Credit Score is 700 or Above. See yours in just 2 easy steps!**

Brenda Scher

61 West 62<sup>nd</sup> Street #24M

New York, N.Y. 10023

March 13, 2009

Hon. Amanda Burden

Chair

City Planning Commission

22 Reade Street

New York N.Y. 10007

Re: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

I am writing to express my dismay and disappointment at the proposal by Fordham University to build a massive fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

I know that Fordham plays an important educational role in our community and city, but the plan it proposes in its current form should not be seriously considered. Living in the area with all the new residential construction that has occurred in the very small surrounding area, it is so congested that the intended massive construction will aggravate this further to the extent that it will have a negative impact on everyday living.

Please exercise the vision that will protect us and our children from eventual urban overcrowding and decay.

Sincerely

Brenda Scher

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAK 12 2009

Nancy Schloss  
44 W 62 St 4B  
New York, NY  
10023

19120

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Schloss". The signature is written in black ink on a white background.

**From:** ROBERT DOBRUSKIN  
**Sent:** Friday, March 13, 2009 11:32 AM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham proposal

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**From:** Karen Schulman [mailto:kschulman@worldnet.att.net]  
**Sent:** Friday, March 13, 2009 11:04 AM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham proposal

The Fordham proposal is huge and vague.

It would be outrageous for The Planning Commission to shirk its duty. The Commission needs to require from Fordham detailed planning documents before giving any approval to this proposal.

With concern,

Karen Schulman  
160 West End Ave

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 1:38 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Reject Fordham's Master Plan

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**From:** Fritz (COMMODO) Schulz [mailto:Fritz.Schulz@morganstanley.com]  
**Sent:** Monday, March 16, 2009 12:58 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Reject Fordham's Master Plan

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission

did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Fritz Schulz

61 W 62nd St. Apt 4J

New York, NY 10023

Phone: +1 212 977-7089

[Fritz.Schulz@morganstanley.com](mailto:Fritz.Schulz@morganstanley.com)

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This is not an offer (or solicitation of an offer) to buy/sell the securities/instruments mentioned or an official confirmation. Morgan Stanley may deal as principal in or own or act as market maker for securities/instruments mentioned or may advise the issuers. This is not research and is not from MS Research but it may refer to a research analyst/research report. Unless indicated, these views are the author's and may differ from those of Morgan Stanley research or others in the Firm. We do not represent this is accurate or complete and we may not update this. Past performance is not indicative of future returns. For additional information, research reports and important disclosures, contact me or see <https://secure.ms.com/servlet/cls>. You should not use e-mail to request, authorize or effect the purchase or sale of any security or instrument, to send transfer instructions, or to effect any other transactions. We cannot guarantee that any such requests received via e-mail will be processed in a timely manner. This communication is solely for the addressee(s) and may contain confidential information. We do not waive confidentiality by mistransmission. Contact me if you do not wish to receive these communications. In the UK, this communication is directed in the UK to those persons who are professional and eligible counterparties (as defined in the UK Financial Services Authority's rules).

Ms. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAR 13 2009  
19149

Ms. Burden,

My name is Lilli Schussler, and I am 12 years old. Earlier this year, I heard about how Fordham was going to "build up". I didn't quite realize that it was to this extent. I moved to this neighborhood about 2 years ago, and my family and I loved it. We loved the vibrancy of the community, being near the park, and we loved our view.

When I look out the dining room window, I see the church, I see Lincoln Center, I see Fordham, and I see New Jersey, right across the river. Slowly, our view has gotten more and more limited. There is now a building 2 blocks ahead of us that is 25 stories high.

***Fordham will be even worse.***

The proposal you are considering to let happen is to make an enormous, hugely exclusive, light-blocking obscenity.

Maybe I wouldn't be so upset if Fordham was going to be more open, more welcoming. Instead, what has been proposed is a fortress.

I really want to be able to see New Jersey from my window. I really want that when I go for a walk I am not walking in the shadows of the massive structure that Fordham will be. I want our neighborhood to stay as it is-- how everyone has come to love it. But if Fordham builds, I think our community will be affected. It will be dark, it will feel exclusive, and it will feel absolutely oppressive.

Consider how the plan to expand Fordham will impact not only Fordham, but the neighborhood surrounding Fordham and the people that live in this neighborhood. Make what changes you can if not rejecting the proposal entirely.

Thank you.

Lilli Schussler



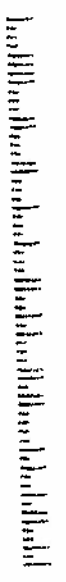
WILL SCHUSSER  
61 W 62ND ST, Apt. 7J  
NY, NY  
10023

NEW YORK NY 10001  
FIRST CLASS PERMIT NO. 10001



Amanda Buden  
City Planning Commission  
22 Beate Street  
NY, NY  
10007

10007+1218



## CLAUDIA FILOMENA

---

**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 9:28 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462760246 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462760246

DATE RECEIVED: 03/03/2009 09:26:41

DATE DUE: 03/17/2009 09:27:48

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 09:25:56  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** schwalbenber@fordham.edu (Henry Schwalbenberg)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Henry Schwalbenberg (schwalbenber@fordham.edu) on Tuesday, March 3, 2009 at 09:25:56

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mr.

First Name: Henry

Last Name: Schwalbenberg

Street Address: 2519 Kingsland Avenue

City: Bronx

State: NY

Postal Code: 10469

Country: United States

Work Phone #: 718 405-2860

Email Address: schwalbenber@fordham.edu

Message: As a resident of NYC and an employee of Fordham, I support Fordham expansion plans at Lincoln Center.

-----

REMOTE\_HOST: 150.108.71.195

HTTP\_ADDR: 150.108.71.195

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; GTB5; .NET CLR 1.1.4322; InfoPath.1)

\*\*\*\*\*

To: The Honorable Amanda Burden, Chair  
City Planning Commission

We continue to oppose the Fordham Proposal  
with its so-called modifications.

We still believe <sup>it means</sup> the planned destruction of  
our neighborhood.

This massive project will overwhelm the  
surrounding community.

The beautiful gardens will be taken away  
from us, also the light will be taken  
away. The traffic will be increasingly  
dangerous to us and our children.

Elaine and Mike Schwebel  
ELAINE and MIKE SCHWEBEL  
43 WEST 61<sup>st</sup> ST #16K  
NEW YORK, N.Y. 10023.

OFFICE OF THE  
CHAIRPERSON  
MAR - 3 2009  
19071

**YVETTE GRUEL**

---

**From:** Zeke Seligsohn [selig@verizon.net]  
**Sent:** Thursday, March 12, 2009 2:13 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham's Master Plan

To City Planning Commission:

Fordham says it needs to sell 700,000 sqft of floor area for market rate development to let Fordham grow.

But there is no proof that selling that huge amount of space to a developer is a necessity.

The community and the City should have an opportunity to review all details of the so-called necessity before approval is granted.

I. J. and Joy Seligsohn  
315 West 70th St.,  
NYC 10023

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
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  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

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***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

James Sheldon

From: ROBERT DOBRUSKIN  
Sent: Monday, March 16, 2009 3:06 PM  
To: Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
Subject: FW: ULURP No. C 050260 ZSM, Fordham University

-----Original Message-----

From: Yana SHend [mailto:yshend@yahoo.com]  
Sent: Monday, March 16, 2009 2:17 PM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: ULURP No. C 050260 ZSM, Fordham University

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

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I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Yana Shend  
61 West 62nd Street

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 11:40 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462804977 Message to Agency Head, DCP - Special Agency Projects/Initiatives

Your City of New York - CRM Correspondence Number is 1-1-462804977

DATE RECEIVED: 03/03/2009 11:39:08

DATE DUE: 03/17/2009 11:40:19

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 11:38:25  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** sogno@fordham.edu (Cristiana Sogno)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Cristiana Sogno (sogno@fordham.edu) on Tuesday, March 3, 2009 at 11:38:25

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Special Agency Projects/Initiatives

Contact Info: Yes

M/M: Dr.

First Name: Cristiana

Last Name: Sogno

Company: Fordham University Dept of Classics

Street Address: 113 W 60th St

City: New York

State: NY

Postal Code: 10023

Country: United States

Email Address: sogno@fordham.edu

Message: My name is Cristiana Sogno, and I am a new Assistant Professor in the Department of Classics at Fordham University. I write to ask you to support Fordham's plan for the following reasons (given the word limit I will simply list the points):

1. Fordham Needs to Grow: The Lincoln Center campus was originally designed to handle 3,500 students, now handles almost 8,000 students, and will have more than 11,000 students by 2032.
2. Financial Impact: Fordham employs more than 2,000 faculty, administrators and staff and at least another 500 contract employees. The Lincoln Center project will mean 1.6 billion in construction - that means 4,500 to 5,000 construction jobs, and about 520 permanent and 200 contract jobs. A most important consideration in a time of crisis!
3. Fordham is a good neighbor and matters to the West Side community and to NYC
4. Last but not least, one must consider the cultural and economic impact of Fordham as a University.

Sincerely

-----  
REMOTE\_HOST: 96.224.1.121

HTTP\_ADDR: 96.224.1.121

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10\_4\_11; en) AppleWebKit/525.27.1 (KHTML, like Gecko) Version/3.2.1 Safari/525.27.1

\*\*\*\*\*

# CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 11:25 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462800526 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-462800526

DATE RECEIVED: 03/03/2009 11:24:58

DATE DUE: 03/17/2009 11:25:05

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 11:24:19  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: (Lori Sonenblum)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Lori Sonenblum () on Tuesday, March 3, 2009 at 11:24:19

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Ms

First Name: Lori

Last Name: Sonenblum

Street Address: 15 Middlesex Blvd

City: Monroe Twp

State: NJ

Postal Code: 08831

Country: United States

Work Phone #: 732-754-6612

Message: I would like to support the initiative for the expansion of Fordham University's Lincoln Campus. The School is excellent in its academic performance and has excellent staff. Expanding the facility will attract more to the school and bring about needed additions for its students.

-----

REMOTE\_HOST: 146.145.144.178

HTTP\_ADDR: 146.145.144.178

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; GTB5)

\*\*\*\*\*

**YVETTE GRUEL**

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**From:** Joe Sticca [joesticca@hotmail.com]  
**Sent:** Tuesday, March 10, 2009 9:51 PM  
**To:** YVETTE GRUEL  
**Subject:** FW: Urgent: Express Your Concerns to the CPC

I am not one to disagree with what Fordham is trying to do , I am in full agreement and support. Just wanted to let you know and I do not know how I got on this email. I live in the area and look forward to construction.

Thank you  
Joe

---

**From:** Fordham\_Neighbors\_United@mail.vresp.com  
**To:** joesticca@hotmail.com  
**Subject:** Urgent: Express Your Concerns to the CPC  
**Date:** Wed, 11 Mar 2009 01:39:25 +0000

## **FORDHAM NEIGHBORS UNITED**

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### **Urgent: Express Your Concerns to the City Planning Commission**

Dear Friend:

Our fight against Fordham University is entering a critical stage and we need your support more than ever. Fordham's Master Plan is currently being reviewed by the City Planning Commission. Although Fordham made some revisions to its plan as a result of pressure from the Manhattan Borough President, the revisions are not nearly broad enough to prevent the overwhelming negative impact that Fordham's proposed design will have on our neighborhood.

**It is vitally important that the community weigh in and continue to express its concern over the scale of Fordham's Fortress plan.**

#### **HOW TO HELP**

Please write or email City Planning Chair Amanda Burden urging the Commission to make additional changes in the plan. Emails should be sent to [ygruel@planning.nyc.gov](mailto:ygruel@planning.nyc.gov) with a copy to [rdobruskin@planning.nyc.gov](mailto:rdobruskin@planning.nyc.gov). The City Planning Commission will hold the record open until March 15. They must receive your correspondence by that date for it to be taken into consideration.

A sample letter is available [here](#). This letter may be used in whole or in part to assist you in


communicating your opposition to Fordham's Master Plan.


Thank you in advance for your continued support.

Best,  
Fordham Neighbors United

If you no longer wish to receive these emails, please reply to this message with "Unsubscribe" in the subject line or simply click on the following link:  
[Unsubscribe](#)

Fordham  
Neighbors United  
233 Broadway,  
New York 10279  
Read the  
VerticalResponse  
marketing policy.

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture. Try Email Marketing with VerticalResponse!

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

Hotmail® is up to 70% faster. Now good news travels really fast. [Find out more.](#)

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Wednesday, March 04, 2009 7:37 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-463179382 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-463179382

DATE RECEIVED: 03/04/2009 19:35:59

DATE DUE: 03/18/2009 19:36:53

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/04/2009 19:35:37  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: newyorkstout@yahoo.com (Nancy Stout)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Nancy Stout (newyorkstout@yahoo.com) on Wednesday, March 4, 2009 at 19:35:37

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Compliment

Topic: Other

Contact Info: Yes

M/M: Ms

First Name: Nancy



Last Name: Stout

Company: Fordham University

Street Address: 419 East 64 Street

Address Number: 3D

City: New York

State: NY

Postal Code: 10065

Country: United States

Work Phone #: 212 249 3589

Email Address: newyorkstout@yahoo.com

Message: I'd like to take this opportunity tell you how I have admired your contribution to the state of our city over the years. I hope that the Planning Commission will lead the way in facilitating the development plans for the Lincoln Center campus at Fordham University: to house (their very wonderful) students and let their librarians finally rise up from the basement and see the light of day.

-----

REMOTE\_HOST: 150.108.156.80

HTTP\_ADDR: 150.108.156.80

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; GTB5; .NET CLR 1.1.4322; .NET CLR 2.0.50727; .NET CLR 3.0.04506.30)

\*\*\*\*\*

March 11, 09

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

Re: ULURP No. C 050260 ZSM, Fordham University

MAR 13 2009

19146

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. ***Reduction or removal of the market rate residential component.*** This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. ***Reduction of the dormitory space.*** Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. ***Removal of the library.*** Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Barbel Stubenrauch

44 W 62nd Street Apt 28 B

New York, NY 10023

**From:** ROBERT DOBRUSKIN  
**Sent:** Monday, March 16, 2009 12:03 PM  
**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
**Subject:** FW: Fordham plan

---

**From:** Ses161@aol.com [mailto:Ses161@aol.com]  
**Sent:** Sunday, March 15, 2009 8:11 AM  
**To:** YVETTE GRUEL; ROBERT DOBRUSKIN  
**Cc:** livablenewyork@erols.com  
**Subject:** Fordham plan

To The Planning Commission

As a long time resident of the Upper West Side I am unequivocally opposed to the City Planning Commission approving a "Master Plan" proposed by Fordham.

This "Master Plan" is an insult to the original intention of the Lincoln center development going back to the 1960's.

Apart for the fact, that it is a skeleton of a plan, completely lacking in specificity, it is also a ruse to the community. Fordham is proposing a fortress that will further cut it off from the community.

It's open space plan . Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan."

sincerely,

susan e sullivan

President, 151-161 Owners Corp

Co-President, Friends of West Park

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Worried about job security? [Check out the 5 safest jobs in a recession.](#)

**YVETTE GRUEL**

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**From:** mattman42@optonline.net  
**Sent:** Wednesday, March 11, 2009 11:37 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** Fordham University's "Master Plan"

To Whom it May Concern:

How can the City Planning Commission approve Fordham's so-called Master Plan which omits specified height, bulk, volume, density, scale, siting, architectural materials, residential and commercial overlays, and general look, access, and use. Is it City Planning policy to approve "a pig in a poke"? Fordham must submit detailed plans - which also take into account the community's concerns - to the City Planning Commission and Community Board 7 and the community must have a new opportunity to comment on the "real plan." As an undergrad student at Fordham College at Lincoln Center, I will be directly affected by the construction on my campus. As of yet, the Fordham administration has not made me or a number of other students feel too confident about the sustainability or accountability of the plan. The plans for residential luxury apartments on the Lincoln Center campus will have a profound effect on the community and as students we would like to know how these developments will be helping our educational studies. Thank you for your time.

Sincerely,

Matthew Surrusco  
FCLC '11

OFFICE OF THE  
CHAIRPERSON

MAK - 6/2009

19/08

Roger Szajngarten  
161 West 61<sup>st</sup> Street Apt 3G  
New York, New York 10023

March 5, 2009

The Honorable Amanda Burden  
Chair City Planning Commission  
22 Reade Street  
New York, NY 10007

Dear Ms. Burden,

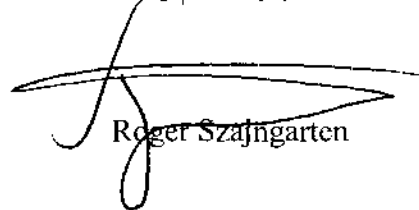
Thank you for giving me the opportunity to testify on March 4<sup>th</sup> 2009, in front of the City Planning Commission.

As I mentioned during my testimony, I am a resident of the Alfred Condominium and reside on the lower floor. Unfortunately, I believe I may have stated that I reside on the North side instead of the **East** side. As you may recall I was not feeling very well during my testimony and I sincerely apologize for any confusion this may have created.

To restate the facts, it is my understanding that Fordham intends to build a huge Library 15 feet from their property line and therefore about 23 feet from my windows (as I believe I am 8 feet from their property line). This as I stated will mean darkness during the daytime and I therefore respectfully request that the Planning Commission demands that Fordham be requested to have a greater minimum distance from their property line. A greater distance will mitigate the impact for all the families living on the **East** side of the Alfred.

I realize that you have to balance the interest of various groups and it is not always easy but I would be very grateful for whatever you can do to alleviate what is a major concern for my family and certain residents of the Alfred.

Respectfully yours,



Roger Szajngarten

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 9:26 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462759924 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462759924

DATE RECEIVED: 03/03/2009 09:24:40

DATE DUE: 03/17/2009 09:25:35

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

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All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/03/2009 09:23:47  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: tampio@fordham.edupresident (Nicholas Tampio)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Nicholas Tampio (tampio@fordham.edupresident) on Tuesday, March 3, 2009 at 09:23:47

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Dr.

First Name: Nicholas

Last Name: Tampio

Company: Fordham University

Street Address: 441 E Fordham Rd

City: Bronx

State: NY

Postal Code: 10458

Country: United States

Work Phone #: (718) 817-3962

Email Address: tampio@fordham.edupresident

Message: Dear Ms. Burden,

My name is Nicholas Tampio, and I teach political science at Fordham University. I am writing to respectfully ask you to support Fordham's plan for development of the Lincoln Center campus. We are working hard to make Fordham a premier international university, and we would greatly benefit by having more space for students, classes, and lectures. Fordham is also a good presence in the city and draws prestige, money, and culture to its neighborhood.

Best,  
Nicholas Tampio

-----  
REMOTE\_HOST: 69.119.77.162  
HTTP\_ADDR: 69.119.77.162  
HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10.5; en-US; rv:1.9.0.6) Gecko/2009011912 Firefox/3.0.6

\*\*\*\*\*



**From:** Jennelyn Tanchua [jtanchua@gmail.com]  
**Sent:** Sunday, March 15, 2009 12:16 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. C 050260 ZSM, Fordham University  
Dear Chair Burden,

I am writing to express my dismay with Fordham University's plan to build a massive, fortress-like campus at its Lincoln Center location, which will include 700,000 square feet of market-rate residential buildings.

I am well aware of the institution's role in our city. Still, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I urge that you consider the following factors:

1. Most of the buildings will be build along the perimeter of the campus, rather than more evenly distributed across the campus, which would help reduce massing around public streets.
2. The height and bulk of the buildings are unreasonable and unnecessary. The design should be substantially more open - along the lines of Lincoln Center - which would provide a more welcoming gesture to the citizens of New York. I specifically request that you remove or sharply reduce the market-rate residential component of the development, reduce dormitory space for a mostly commuting student population, and remove the law library that would be obsolete in the future.
3. The City Planning Commission must require Fordham to provide specific design plans.
4. Fordham needs to prove that it needs to sell its western property to a private developer, and the Commission should not take its word for it.

I am deeply disappointed in the City and Fordham for having created this design.

It is my hope that the City Planning Commission and City Council are able to improve the design, by significantly reducing the amount of new residential development and spreading the academic bulk more evenly over the campus. There is no need to rush this project, given current economic and financial conditions.

Thank you very much for considering these points. I look forward to witnessing your leadership and good judgment in addressing this issue.

Respectfully Yours,  
Jennelyn Tanchua

# CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Monday, March 16, 2009 10:01 AM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-465574932 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-465574932

DATE RECEIVED: 03/16/2009 09:59:27

DATE DUE: 03/30/2009 10:01:18

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/16/2009 09:58:44  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: arothomas@law.fordham.edu (Ronald Thomas)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Ronald Thomas (arothomas@law.fordham.edu) on Monday, March 16, 2009 at 09:58:44

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Other

Contact Info: Yes

M/M: Mr.

First Name: Ronald

Middle Name: L

Last Name: Thomas

Street Address: 125 E 74 St

Address Number: 2A

City: New York

State: NY

Postal Code: 10021

Country: United States

Work Phone #: 212-522-3633

Email Address: arothomas@law.fordham.edu

Message: You know better than I the benefits that the Fordham development plan will bring to New York and the Lincoln Center neighborhood. What I can add is that the impressive resource of professors and students deserves the investment and nurturing that this plan represents. In a time when so much seems to be in decline, attracting these community builders and future leaders is an important investment.

The development plan also represents important short- and long-term economic growth. I will repeat here some of the facts that others have undoubtedly sent you:

The Lincoln Center campus, originally designed for 3,500 students, now has almost 8,000, projected to have 11,000 by 2032.

The development will create 4,500 to 5,000 construction jobs over the term of the plan, and about 520 permanent and 200 contract jobs.

The residential buildings will generate about 13 million a year in tax revenue for the City.

-----

REMOTE\_HOST: 64.236.245.243

HTTP\_ADDR: 64.236.245.243

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; GTB5; .NET CLR 2.0.50727; .NET CLR 3.0.04506.30; .NET CLR 3.0.04506.648; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729)

\*\*\*\*\*

March 12, 2009

OFFICE OF THE  
CHAIRPERSON  
MAR 16 2009

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

19167

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. ***Reduction or removal of the market rate residential component.*** This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. ***Reduction of the dormitory space.*** Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. ***Removal of the library.*** Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.

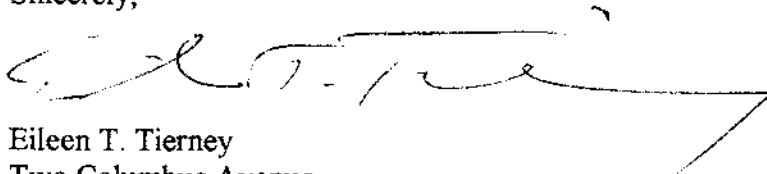
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide these specifics before approving the plan or provide for a subsequent design review process.
- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,



Eileen T. Tierney  
Two Columbus Avenue  
Apt. #23A  
New York, NY 10023

**From:** ROBERT DOBRUSKIN  
**Sent:** Friday, March 13, 2009 5:17 PM  
**To:** Adam Wolff; Adam Wolff; DIANE MCCARTHY  
**Subject:** FW: ULURP N. C050260ZSM, Fordham University

---

**From:** Dori Tilles [mailto:doritilles@hotmail.com]  
**Sent:** Friday, March 13, 2009 4:52 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP N. C050260ZSM, Fordham University

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Dear Chair Burden,

I would like to express my unhappiness with Fordham University's expansion proposal. I believe that the placement of enormous buildings on the perimeter of the campus will overwhelm neighbors and pedestrians and make the neighborhood feel significantly less welcoming while doing very little to create a meaningful interior space. I believe that the overall square footage of the expansion should be significantly reduced by removing the market rate residential component, reducing the dormitory space and rethinking the need for a law library.

I sincerely hope that in the final stages of the ULURP review, the City Council and the City Planning Commission will insist on redesign of the plan to make it more palatable and less of a burden to the community.

Thank you for considering these issues.

Sincerely,

Doris M. Tilles

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Windows Live™ Contacts: Organize your contact list. [Check it out.](#)

Good morning. My name is Bill Treanor. I am the Dean of Fordham Law School. I joined the law school's faculty in 1991 and have lived on the Upper West Side since that time, except for the years from 1998 until 2001 when I worked in the Clinton Justice Department as a Deputy Assistant Attorney General in the Office of Legal Counsel.

I would like to speak to you this morning about the mission of Fordham Law School and about how the planned law school building is essential to that mission.

Fordham Law has earned widespread acclaim as a leader in American legal education.

- *U.S. News and World Report* ranks us in its top tier.
- We have eight specialty programs ranked in the top 20 nationally.

- We are one of the top 15 most selective schools in the nation, measured in terms of the LSAT scores of our most recent graduating class.
- We also have more graduates working at the nation’s 30 most successful law firms than all but four other schools.

But I believe it is our commitment to be “In the Service of Others”—which is our motto—that truly captures who we are.

This commitment is reflected in our admissions process. For more than 100 years, Fordham has prided itself on being a gateway law school. We are, for example, one of the few top-rated law schools to have an evening program—and this has helped so many people make their dreams of becoming lawyers a reality. We also are a diverse school, with students from varied racial, ethnic and religious backgrounds. Generally, more than a quarter of our entering classes are minority students from the top schools around the country.



Our commitment to service is also reflected in the ways our students help others while in law school. Our graduating classes contribute, on average, more than 100,000 hours of public service work—an achievement that earned the American Bar Association's national pro bono award this past year, only the second time in history that the award has gone to a law school.

But even as Fordham Law is recognized as one of the nation's top law schools, our educational mission is undermined by space limitations. Of the almost 200 law schools in the country, only a handful have so little space per student. The space constraints are so severe that it has become an issue with our accrediting authorities.

In our most recent accreditation report, the Association of American Law Schools expressed “concerns” about our “compliance with specific membership requirements . . . relat[ing] to physical facilities.” They stated that the “lack of space [is] . . . stifling what is otherwise a vibrant academic community”—and they required us to document our plans to address this issue.

Our plans, put simply, are centered on the new law school building that is part of Fordham University's master plan for the Lincoln Center campus.

The new building will provide us with an adequate number of classrooms for our students. It will allow us to have a library where students will have the space they need to study. And it will enable us to give our clinical programs the room they need to serve the underserved.

The new law school building is critical to our important work, and so I ask that you support Fordham's Master Plan for Lincoln Center.

161 W. 61st St. #14C  
New York, NY 10023  
March 1, 2009

The Honorable Amanda Burden  
Chair, City Planning Commission  
22 Rcade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON  
MAR - 3 2009  
19070

Re: Fordham Master Plan

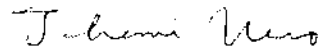
Dear Ms. Burden:

Unfortunately, I cannot attend the March 4 public hearing on Fordham's master plan because it is during the work day. I am therefore writing this letter to express my opposition to the plan.

I live at The Alfred, which is the building that will be most directly affected by the first phase of Fordham's planned expansion. I urge the City Planning Commission ("CPC") not to waive long-standing regulations that were meant to protect public health, such as the requirement for a 50-foot separation between neighboring windowed walls. I understand that the purpose of this regulation is to make sure that city dwellers receive adequate air and light.

If the CPC permits Fordham to build new garages (which I hope it will not), I urge the CPC, at a minimum, not to allow Fordham to create two new curb cuts on West 61st Street. West 61st Street east of Amsterdam Avenue is a narrow cul-de-sac, and it already has one curb cut for a garage. I am afraid that the sidewalks will become unsafe if two new curb cuts (one for another garage; another for a loading dock) are permitted.

Sincerely,



Takemi Ueno

# Fordham University UNITED STUDENT GOVERNMENT

## In Support of New Development at the Lincoln Center Campus

*Recognizing* that the United Student Government, serving as the elected representatives for the student body of Fordham University's Rose Hill and Lincoln Center campuses, is charged with the responsibility of addressing complex issues, providing for the needs of our students, and advocating on behalf of our peers as a means of enhancing our university community,

*Opposing* the most recent resolution passed on January 21, 2009 by Manhattan Community Board 7 (CB7) which disapproves of Fordham University's ambitious efforts to take the necessary and appropriate steps required in order to expand its overpopulated Lincoln Center campus and further rejuvenate the surrounding area,

*Acknowledging* the important recommendation made by Manhattan Borough President Scott Stringer on February 25, 2009, in support of Fordham University's visionary plan for the future development of the Lincoln Center campus,

*Rejecting* the unjust and ill informed accusation by Manhattan Community Board 7 which wrongly states that Fordham University will "be creating a campus which, in most of its particulars, radiates hostility towards its neighbors and isolates itself within the community.",

*Calling to mind* the fact that Fordham University has called Manhattan's West Side its home since 1961 and that since its establishment, the University always has and will continue to contribute to the intellectual vibrancy, social service, and cultural enrichment of the Lincoln Center community,

*Affirming* that as part of Fordham University's "Master Plan" for the Lincoln Center campus, there are a large number of substantial improvements, which will immediately enhance the quality of life for our neighbors including additional areas for public green space, continued resources for community service initiatives, and new venues for publicly accessible high quality events,

*Understanding* that the severely weakened state of the job market coupled with the current national recession further underlines the necessity of the new opportunities for economically stimulating construction, specialized job creation, local business rejuvenation, and infrastructure development that will undoubtedly arise as a direct result of Fordham's planned expansion,

*Bearing in mind* the reality that as foreign countries become more competitive and rise in the global economy, increased investment in American educational projects and the intelligence of the future becomes increasingly more important not only to our continued financial prosperity, but to our intellectual base and, most importantly, our national security,

The United Student Government of Fordham University's Rose Hill and Lincoln Center campuses see a great opportunity for Fordham University to develop its Lincoln Center campus in order to meet the educational and structural needs of its growing population, while providing numerous benefits to the local community, New Yorkers of all 5 boroughs, and the scores of visitors who find joy in their travels to Lincoln Center. We, the assembled members, committed to the advancement of our university and the improved prosperity of our West Side neighbors ask the Chair of the New York City Planning Commission Amanda M. Burden to recognize this; and hereby implore her to:

1. Understand that the future of the very features that make Fordham University unique, including small class sizes, close knit communities, highly accessible faculty are all linked to the approval of this project;
2. Recognize that vital services to the Fordham community, such as increased health center capacity and an improved student center, necessitate the approval of the Fordham University "Master Plan";
3. Approve of the Fordham University "Master Plan" for the redevelopment of the Lincoln Center campus;
4. Support the future of Fordham University and the continued revitalization of Lincoln Center by recommending that the development plans be approved by the New York City Planning Commission.

*This joint resolution was authorized on February 26, 2009 by the United Student Government of Fordham University's Rose Hill and Lincoln Center Campuses, with the support of the Residence Halls Association and the Commuting Students Association at Rose Hill.*

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

MAR 18 2009

1917 7

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is **unfathomable** that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. ***Reduction or removal of the market rate residential component.*** This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. ***Reduction of the dormitory space.*** Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. ***Removal of the library.*** Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** - Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop that starts at the bottom left, goes up and over, and then loops back down to the bottom left. The signature is written over the word "Sincerely,".

OFFICE OF THE  
CHAIRPERSON  
MAR 19 2009

3/16/09

19182

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

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Sincerely,

David A. Maguire  
2 Columbus Avenue - 8B  
NY, NY 10023

OFFICE OF THE  
CHAIRPERSON

MAR 19 2009

1 9182

3

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City Planning Commission  
22 Reade Street  
New York, NY 10007

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Sincerely,

  
 Joan & Larry Habu  
 61 West 62<sup>nd</sup> Street  
 N.Y.N.Y. 10023

OFFICE OF THE  
CHAIRPERSON  
MAR 19 2009

3/16/09

19182

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

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Sincerely,

David A. Mazza  
2 Columbus Avenue - 8B  
NY, NY 10023

## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 8:12 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462946047 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462946047

DATE RECEIVED: 03/03/2009 20:11:28

DATE DUE: 03/17/2009 20:12:22

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 20:10:29  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** vilchez@fordham.edu (Ricardo Vilchez)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Ricardo Vilchez (vilchez@fordham.edu) on Tuesday, March 3, 2009 at 20:10:29

-----  
This form resides at  
<http://nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

First Name: Ricardo

Middle Name: S

Last Name: Vilchez

Company: Fordham University

Street Address: 113 West 60th St

City: New York

State: NY

Postal Code: 10023

Country: United States

Work Phone #: 212-636-6000

Extension: 6062

Email Address: vilchez@fordham.edu

Message: As a staff member of Fordham University, I support Fordham's plan for development of the lincoln Center campus. I would ask for you support to this plan that will be good for the Fordham;s community, good for Fordham, its students, faculty, employees and the Fordham s neighbors will also benefit from the plan, through improved access to the campus, more accessible greenspace amd more street-level window area and public space. My thanks to your support for Fordham's plan for development of the Lincoln Center Campus.

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REMOTE\_HOST: 150.108.160.48

HTTP\_ADDR: 150.108.160.48

HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET CLR 1.1.4322; .NET CLR 2.0.50727; InfoPath.1; .NET CLR 3.0.04506.30)

\*\*\*\*\*

Fordham Master Plan is not only a "BIG and UGLY" Plan but they've turned into UNFRIENDLY NEIGHBORS.

**From:** ROBERT DOBRUSKIN

**Sent:** Friday, March 20, 2009 5:51 PM

**To:** Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY

**Subject:** FW: Fordham Master Plan is not only a "BIG and UGLY" Plan but they've turned into UNFRIENDLY NEIGHBORS.

**Attachments:** Fordham Building.doc

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**From:** Dorothea E Vouyiouklis [mailto:dorothea.e.vouyiouklis@smithbarney.com]

**Sent:** Friday, March 20, 2009 5:50 PM

**To:** YVETTE GRUEL

**Cc:** Dorothea Vouyiouklis; tboyergroll@hotmail.com; ROBERT DOBRUSKIN

**Subject:** Fordham Master Plan is not only a "BIG and UGLY" Plan but they've turned into UNFRIENDLY NEIGHBORS.

<<Fordham Building.doc>>

Dear Ms. Burden,

I'm a Co-op owner since 1992, at 44 West 62nd Street Apt 7A, NYC 10023, facing Fordham, and since that time I have seen the sun and landscape of the West side change around me and not necessarily for the better.

I'm presently writing to implore you and all NYC Agencies to strongly withhold permits for this horrific MASTER PLAN which FORDHAM UNIVERSITY has embarked upon.

Fordham's lack of respect for its neighbors and its neighborhood and the life's which will be forever impacted by the strain in our infrastructure, streets, roads, traffic, air and noise pollution, as well as, the additional loss of sun, light and landscape is egregious.

I've always felt their plan was overblown; because it is so big and so bad, so that they're hoping they will win as many concessions as possible. Therefore, anything more than one quarter of what is proposed, if permitted at all, will be a disaster for our community.

From the many meetings which I have attended, the lack of GOOD WILL and APPART ARROGENCE is obvious to me.

My objection really lies as to the quality of life or lack thereof for all of Fordham's neighbors who live there unlike the faculty and students who only show up on a temporary basis to work there, and are not concerned about SUN, AIR, NOISE, POLLUTION, and TRAFFIC.

Let's help maintain New York a Happy place live and work at.

Thank you for your consideration, I remain

Dorothea Vouyiouklis

citi **smith barney**

[Dorothea E. Vouyiouklis](#)

Senior Portfolio Manager

Financial Planning Specialist

787 Seventh Avenue, 36th Fl.



New York, NY 10019

Tel 212 492 6307

Tel 800 917 9662

Fax 212 492 6341

[dorothea.e.vouyiouklis@smithbarney.com](mailto:dorothea.e.vouyiouklis@smithbarney.com)

[www.fa.smithbarney.com/vouyiouklis](http://www.fa.smithbarney.com/vouyiouklis)

Citigroup Global Markets Inc.

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Reminder: E-mail sent through the Internet is not secure.  
Do not use e-mail to send us confidential information  
such as credit card numbers, changes of address, PIN  
numbers, passwords, or other important information.  
Do not e-mail orders to buy or sell securities, transfer  
funds, or send time sensitive instructions. We will not  
accept such orders or instructions. This e-mail is not  
an official trade confirmation for transactions executed  
for your account. Your e-mail message is not private in  
that it is subject to review by the Firm, its officers,  
agents and employees.  
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## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Tuesday, March 03, 2009 4:58 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-462915584 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-462915584

DATE RECEIVED: 03/03/2009 16:56:38

DATE DUE: 03/17/2009 16:57:49

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

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If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/03/2009 16:56:27  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** pawalters@fordham.edu (Patricia Walters)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by Patricia Walters (pawalters@fordham.edu) on Tuesday, March 3, 2009 at 16:56:27

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Dr.

First Name: Patricia

Middle Name: D

Last Name: Walters

Company: Fordham University Graduate School of Business

Street Address: 113 W 60th Street

City: New York

State: NY

Postal Code: 10023

Country: United States

Email Address: pawalters@fordham.edu

Message: Ms. Amanda Burden:

I am writing to urge you to approve Fordham University's Lincoln Center Campus Development Plan. I am a clinical associate professor in accounting at Fordham's Graduate School of Business. Since I use the Lincoln Center buildings regularly, I can assure you that we need larger, improved facilities if we are to serve our students and to compete effectively with other universities in NYC that offer similar degree programs. Another important consequence of Fordham's plan is the creation of new jobs during the construction phase of this plan and, with room to grow, new jobs for instructional faculty and support staff when the project is complete. I urge you to support this plan which meets both Fordham's and the community's needs.

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REMOTE\_HOST: 69.253.104.249

HTTP\_ADDR: 69.253.104.249

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10.5; en-US; rv:1.9.0.6) Gecko/2009011912 Firefox/3.0.6

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March 10, 2009

OFFICE OF THE  
CHAIRPERSON

MAR 12 2009

19140

Hon. Amanda Burden, Chair,  
NYC Planning Commission  
22 Reade Street  
New York, NY 10007

Re: Fordham University – Lincoln Center Campus

Dear Honorable Burden:

I am writing in support of Fordham University's plan to build additional buildings on its Lincoln Center campus.

The Cornerstone Learning Center is a grassroots, educational non-profit organization, with a primary program of providing one-to-one tutoring in reading and math skills to struggling adolescents in this community. Most of our students have come from Community Action School, MS44, Manhattan School for Children, Hudson Honors, Mott Hall II, MS 256, Computer School, West Side Collaborative, and others. Our volunteer tutors come from the community, here in CB7 and beyond, from Beacon, Trinity, and Calhoun High Schools, CB7 residents attending other high schools, local working and retired adults, and many students attending Fordham University.

**Fordham University is a great neighbor and fantastic partner to Cornerstone.**

- Volunteers – Since the fall of 2000, Fordham students have been volunteering to help our students. Most volunteer in our Tutoring program, providing weekly private tutoring to at-risk 6<sup>th</sup>-12<sup>th</sup> graders. Some have led weekly clubs in our AfterSchool. Fordham volunteers are students seeking to give back to the community in which they live and students fulfilling service requirements in courses. Several volunteers have participated for their full four years in college. They are helping youngsters living and going to school in CB7.

*Literacy is the Cornerstone of Life*

- Space – For the third year, Fordham is providing space to Cornerstone for its weekly Tutoring program. This is FREE space for our program to continue after the church in which we were located wanted its space back for its own programs. For the second year, we also have FREE space for our high school discussion program helping at-risk high school students to graduate, continue on to college, and live healthy lives.

However, space at Fordham-Lincoln Center campus is becoming very tight. The hours for our Tutoring program were cut this fall because a Fordham group needed the space, with a possibility of losing the space altogether in January. Fortunately a way was found for us to continue using the lounge in the dormitory building so that our services to adolescents in our community can continue.

I work in the CB7 community, serve students and schools of this community, and live in this community. Fordham University has proved itself as a friend and neighbor to Cornerstone, and through Cornerstone to this community. I urge you to consider Fordham's request to the Land Use & Zoning Committee.

Thank you.

Sincerely,



Linda L. Watrous  
Executive Director

**YVETTE GRUEL**

---

**From:** Mina Weiner [weiner190@optonline.net]  
**Sent:** Wednesday, March 11, 2009 10:56 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:** ULURP No. C050260 ZSM, Fordham University

Dear Chair Burden

I am surprised, disappointed, and, indeed, angry that the City Planning Commission is even considering allowing a fortress-like campus to intrude on the character of the Lincoln Center neighborhood.

Because I am a part-time resident of the area and a frequent attendee of Lincoln Center events, I went to one of the local community board hearings. I saw the plans for Fordham's massing of buildings along the perimeter which, in essence, cuts off the campus from the community. I saw the height of the planned buildings that would forever darken the surrounding neighborhood and shut out a view of the sky for many. I saw a university seeking to make money on land it acquired at low urban renewal rates for education purposes turning around and trying to sell it off for market-rate development. I saw a Master Plan by Fordham that did not recognize or seem to care about its impact on the surrounding community. In addition, Fordham's enormously ambitious and bulky concept had missing elements. For example, there were no specific descriptions of the proposed buildings

The City Planning Commission should consider Manhattan's dwindling open space and growing congestion. It should consider protecting the beauty and integrity of the city's premier cultural campus at Lincoln Center, that contains low rise buildings and welcoming public spaces including Damrosch Park that would be in the shadow of the looming towers. It should consider that not every part of Manhattan has to look like midtown.

The City Planning Commission must scrutinize Fordham's plan in light of its impact on the local cultural and residential communities and the compelling concerns of its neighbors. We look forward to your leadership in considering the overwhelmingly negative effect of Fordham's grandiose plans on its neighborhood's and the City's future.

Sincerely,

Mina R. Weiner  
44 West 62 Street

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: ULURP No. C 050260 ZSM, Fordham University**

Dear Chair Burden,

I write to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development.

While I respect the role that Fordham plays in our city and in our community, it is unfathomable that the City Planning Commission can even consider this plan in its current form.

I ask that you consider the follow points:

- (1) ***Design Integration with the Community*** – placing most of the buildings along the perimeter of the campus – with no meaningful open space – makes no design sense. The bulk should be distributed more sensitively between the interior and the perimeter of the campus. This would reduce the massing along the public streets.
- (2) ***Height and Bulk*** – The height and bulk of the buildings is unreasonable and unnecessary. The design of this campus should be more like the neighboring Lincoln Center, with significant open space providing a welcoming gesture to the citizens of New York. There are three obvious ways to reduce the bulk to allow for a more harmonious spread of the academic buildings throughout its campus:
  - a. *Reduction or removal of the market rate residential component.* This amount of market-rate development is unnecessary and should be re-evaluated.
  - b. *Reduction of the dormitory space.* Most of the people on the campus are graduate students and most universities do not even provide housing to graduate students.
  - c. *Removal of the library.* Law libraries are obsolete and when this is built in 20 years, it will be even more so. Even Fordham has said that it would likely convert the library to a Study Hall which – at 13 stories – sounds unnecessary.
- (3) ***Design Specification*** – While locking in the envelopes and design guidelines is essential, no plans have been presented that describe how the buildings will actually look. The City Planning Commission must require that Fordham provide

these specifics before approving the plan or provide for a subsequent design review process.

- (4) ***Unnecessary Sale of Property to a Residential Developer*** – Fordham must prove to the public that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham’s word that it needs to sell 700,000 square feet of floor area for market rate development to “let Fordham grow.” In fact, the Law School is proceeding in the absence of these funds.

***I am disappointed in the City and Fordham for having created this design.***

My only hope is that in the final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Commission should reduce the amount of new residential development and spread Fordham’s academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

I thank you for considering these points and I look forward to witnessing your leadership in addressing these matters.

Sincerely,

Lisa Weitzman  
30 West 63<sup>rd</sup> Street  
New York, NY 10023



## CLAUDIA FILOMENA

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**From:** outgoingagency@customerservice.nyc.gov  
**Sent:** Monday, March 09, 2009 12:51 PM  
**To:** CLAUDIA FILOMENA  
**Subject:** City of New York - Correspondence #1-1-464100072 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-464100072

DATE RECEIVED: 03/09/2009 12:49:49

DATE DUE: 03/23/2009 12:50:55

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

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-----Original Message-----

**From:** PortalAdmin@doitt.nyc.gov  
**Sent:** 03/09/2009 12:49:04  
**To:** sbladmp@customerservice.nyc.gov  
**Subject:** < No Subject >

**From:** james@rsage.org (James Wilson)  
**Subject:** Message to Director, DCP

Below is the result of your feedback form. It was submitted by James Wilson (james@rsage.org) on Monday, March 9, 2009 at 12:49:04

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>  
-----

Message Type: Misc. Comments

Topic: Zoning and Land Use Questions/Information

Contact Info: Yes

M/M: Dr.

First Name: James

Middle Name: A

Last Name: Wilson

Company: Russell Sage Foundation

Street Address: 112 East 64th Street

City: New York

State: NY

Postal Code: 10065

Country: United States

Work Phone #: 212-750-6014

Email Address: james@rsage.org

Message: Amanda M. Burden, Chair  
New York City Planning Commission

I am sending this message in support of Fordham University's proposed Lincoln Center Development. A diverse and strong set of educational institutions is central to New York City's social, economic and cultural stature among the world's elite cities. Fordham's presence and continued growth is without question, a positive contribution to the long-term future of this city.

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REMOTE\_HOST: 65.213.70.116  
HTTP\_ADDR: 65.213.70.116  
HTTP\_USER\_AGENT: Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; .NET CLR 1.1.4322)

\*\*\*\*\*

**From:** ROBERT DOBRUSKIN  
**Sent:** Wednesday, March 11, 2009 9:41 AM  
**To:** DIANE MCCARTHY; Adam Wolff; ADAM MEAGHER  
**Subject:** FW:

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**From:** Mabel Wong [mailto:mabel1122@hotmail.com]  
**Sent:** Tuesday, March 10, 2009 6:03 PM  
**To:** YVETTE GRUEL  
**Cc:** ROBERT DOBRUSKIN  
**Subject:**

Dear Chair Burden:

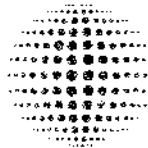
I am writing to express dismay with the proposal by Fordham University to build a massive, fortress-like campus at its Lincoln Center location, including 700,000 square feet of market rate residential development. I am disappointed in the City and Fordham University for even considering this design. My hope is that the City Planning Commission and the City Council will improve the design, distribute the bulk more sensitively between the interior and perimeter of the campus, provide more meaningful open space, make the plan more palatable and less overwhelming to our neighborhood. Thank you very much for your attention.

Sincerely,  
Mabel Wong  
44 West 62nd Street, #24A  
New York, NY 10023

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OFFICE OF THE  
CHAIRPERSON  
MAY 12 2009



Partnership for New York City

March 10, 2009

19137

Ms. Amanda Burden  
Director  
Department of City Planning  
22 Reade Street  
New York, NY 10007

Dear Amanda,

I am writing on behalf of the Partnership for New York City in support of Fordham University's ULURP application for its Lincoln Center Development Plan.

During this time of economic duress, the Partnership regards the expansion of private educational institutions as particularly important to the city's economic recovery and future growth. We recently joined with Price Waterhouse Coopers to publish a study of the relative strengths of twenty world cities operating in the global economy. This study found that the presence of a large number of thriving institutions of higher education, along with the talent they attract and nourish, is critical to New York's competitive advantage. The city's overall prosperity and continued growth requires that we help these institutions succeed with their development plans, as you have certainly done in a number of cases over the past seven years.

Fordham is recognized as a world class university, but is very much constrained by its current Manhattan campus. Expansion will permit the university to add services, students, jobs and revenues that are badly needed and will contribute in many positive ways to the city and the local community. At Lincoln Center, Fordham intends to build out the legally allowed additional 2.36 million square feet of residential and academic buildings over the next two decades. They are not seeking city approval for additional development rights, but only for modest adjustments in height, setback and curb-cut requirements. This seems pretty straightforward, so hopefully the plan will receive unqualified approval by the Commission.

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Robert W. ...  
Outstanding ...  
For ...  
Michael B. ...  
  
**Founding Chairman**  
David ...  
  
**Ex-Officio Members**  
David ...  
Michael ...

Ms. Amanda Burden  
March 10, 2009  
Page 2

As you are aware, the Lincoln Center URA has a somewhat tortured development history, going back to the original condemnation and relocation that created the site for this important center of culture and education. While development is never without controversy, especially on the West Side of Manhattan, the case for approval of Fordham's plan to realize the potential of this site is overwhelming. The public investment made in assembling and preparing the site was significant. These development rights were hard won. That certainly makes it all the more important that the City Planning Commission and the City Council should endorse Fordham's plan to build out their plan and enable the city to capture all the public benefits that were intended for this location.

If the Partnership can be helpful in advancing the approval of this project, please let us know.

Sincerely,



Kathryn S. Wylde  
President & CEO

cc: Deputy Mayor Robert Lieber  
EDC President Seth Pinsky  
Rev. Joseph M. McShane, SJ

**From:** sterbs@aol.com

**Sent:** Monday, March 16, 2009 7:46 AM

**To:** YVETTE GRUEL

**Cc:** ROBERT DOBRUSKIN

**Subject:** Fordham

I am writing to express my opposition to the construction at Fordham University as it is being presented.

I live at 44 West 62nd Street and I agree with much of what has been said in opposition to the plan that Fordham has presented to the community. It is too large, too out of synch in its dimensions for the neighborhood surrounding it, not design specific enough, but most of all, I abhor the idea that they are selling off land that they got at a very cheap rate to private developers with little consideration for the surrounding community. In my way of thinking, the way Fordham attained this land and the covenant they signed should be enough for you to deny their request on legal grounds.

Fordham is telling us that it is being considerate of the community, but still plans to build a fortress-like structure with walls facing the community and the more open quad for only its students. For Fordham to say they want to be part of the community, they would have had to have started long ago. I do not feel that Fordham is part of this community and I live across the street.

Fordham has the audacity to stand before you and applaud themselves for their dedication to education and community service, but yet not once did I hear any plan or even concern from Fordham about the impact the residential towers will have on the already overcrowded public schools in our area. Local residents were told by Mr. Trump (when his apartment buildings went up along the river) that children living in those towers would all go to private school. Alas, one hundred of them did not--leading to the local schools being greatly overcrowded. Mr. Trump didn't care!! Neither will Fordham once it gets the money it needs from the sale of the property. How many children in the residences on Fordham's property will also fill our schools. Fordham is interested in education, but just not everyone's.

I have lived in my apartment for twelve years. In those twelve years I have seen our local streets become more crowded with both pedestrian and vehicular traffic. I can no longer sit on my balcony and enjoy breakfast or dinner because it is so noisy I can't even converse with my husband. My apartment gets dirtier than it used to. I don't need studies that cost thousands of dollars to tell me that things have changed--or that they will change even more as we build more and more. Common sense tells us these things. You need a study to determine that changes will take place? Nowadays we all talk about changing America--caring about our environment and, of course, we all care about education. How can you, in good conscience, keep adding living space with no consideration for the environment and the schools? Does Fordham have any interest in that??? Do you, city planners, or is it all about the money?

The Upper West Side is different from a lot of neighborhoods in the city. It is more open, more cultural, more neighborhood-like. If we continue to constantly allow all this building, we are going to look just like the east side with one high-rise after another and the "culture" and what makes us special will be gone.

Fordham has other property to expand in other parts of the city. Why must it cram so much in one superblock in an area that is already becoming immensely overcrowded. Is City Planning going to continue to allow one big construction project after another until what makes us attractive to tourists and visitors from all over the world becomes so overextended and unpleasant as to ruin what makes it what it is?

I understand progress, and I understand the city needs revenue to keep the economy going, but at what cost??? When does progress cross the line to turn in on itself and become self-destructive. Look at the stock market and the greed and the need to expand and expand. When it imploded we all looked back and asked ourselves "Didn't we see it coming?!" I believe the West Side is reaching that point in its

expansion. Please don't let this wonderful part of town implode in on itself.

Thank you for your consideration in this matter.

Mary Wytko

---

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From: ROBERT DOBRUSKIN  
Sent: Wednesday, March 11, 2009 5:06 PM  
To: Adam Wolff; ADAM MEAGHER; DIANE MCCARTHY  
Subject: FW: ULURP No. C 050260 ZSM, Fordham University

-----Original Message-----

From: Joel Zimmer [mailto:joelzimmer@yahoo.com]  
Sent: Tuesday, March 10, 2009 8:09 AM  
To: YVETTE GRUEL  
Cc: ROBERT DOBRUSKIN  
Subject: ULURP No. C 050260 ZSM, Fordham University

attn. Hon. Amanda Burden

As long time residents of the Lincoln Center area, my wife and I are saddened and dismayed by the monstrous plans for the Fordham U. site directly across the street from our home. We are disappointed in the City and Fordham for having created this design.

Would your commission consider this type of project in Central Park or Washington Square Park?? Well, to us, the Lincoln Center area is just as important and beautiful and should not be ruined by Fordham's intentions.

The height and bulk of the buildings is unreasonable and in our opinion, unnecessary. The traffic congestion will ultimately discourage visitors and make our lives unbearable.

The selling of property for market rate residential use is disgusting- this property was originally condemned and GIVEN to Fordham at virtually no cost. What right does this so-called non-profit institution have to reap hundreds of millions of dollars, at our expense??

Our only hope is that in these final stages of the ULURP review, the City Planning Commission and the City Council can improve the design of the plan and make it more palatable and less overwhelming to our neighborhood. Please do not allow any residential development and spread the academic bulk over the campus.

Thank you for considering these points and we hope for favorable changes to this grotesque Fordham U. scheme.

Sincerely  
Joel Zimmer  
44 W. 62nd st.  
NY 10023

Joel J. Zimmer joelzimmer@yahoo.com