

Good afternoon,

My name is George Janes. I am a planner and my firm produced the photosimulations showing the impact of the proposed Spence School rear yard enlargement from 15 E. 90th Street. These simulations can be found in the materials submitted on behalf of Roger Levin, and two of them appear on these boards.

The rear yard of 15 E. 90th Street at less than 15 feet deep on grade, and less than 11 at the first floor, is already an impaired space. Its tiny dimensions are enclosed to the north by the Spence School cafeteria, which was allowed by a 1987 variance, and partially by buildings to the east and west. Much of the light this space receives is from access to the sky from the east. The Simulations from the yard show that the Spence School enlargement will block a portion of that sky, and darken this space.

Additionally, the windows that allow habitable rooms on the ground floor, the first floor and the second floor will be further impaired by the addition, which will block natural light, impede the flow of air and potentially create noise and nighttime lighting nuisances.

To be clear, just because a space is already impaired doesn't mean that it is acceptable to impair it further. In fact, if this interior space had, and adjoined, conforming rear yards, the Spence proposal might not, "substantially impair the appropriate use of adjacent property." But the fact is, considering its current degraded state, the proposal will significantly impact the building's access to light and air, which impairs the use of the building as a residence. In short, 15 E. 90th Street has no light or air it can spare.

There are practical, modest alternatives that will connect the main Spence building on 91st Street to its annex on 90th Street that will allow Spence to achieve its programmatic goals without significantly impairing the adjacent property. The current proposal is far larger than it needs to be to connect their buildings, and is clearly "not the minimum necessary to afford relief." Consequently, this Board should not grant the requested variance.

Thank you.