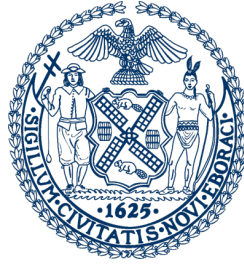


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**Statement from Council Member Ben Kallos
Land Use Committee – Zoning Subcommittee
Wednesday, February 7, 2018
Re: LU 0006-2018 Application No. C 17
Advantage Testing**

Thank you to Chair Moya for holding this hearing and to the representatives of the applicant for coming to testify today. Over the past year, I have had the pleasure of conducting a series of conversations with Advantage Testing, led by Founder and President Arun Alagappan and Church of the Holy Trinity, led by its rector, Rev. John Beddingfield.

Advantage Testing, a for-profit test prep and tutoring company is seeking a special permit under section 74-711 of the Zoning Resolution to operate in an R8B district where under the status quo only a non-profit educational use would be permitted. In exchange, Advantage Testing will provide significant funding to rehabilitate the rectory at the neighboring Church of the Holy Trinity, which has suffered severe flood damage and is at risk of further damage.

The Church is a well-established center of our community, open always to the community as a whole. If you have been to a Community Board 8 meeting or similar function on the Upper East Side, you have probably seen the beautiful inside of the Church of the Holy Trinity, which the Landmarks Preservation Commission granted landmark status in 1967, calling it "an outstanding example of the French Gothic spirit adapted to a late Nineteenth Century brick and terra-cotta religious structure." I am confident that Advantage Testing is providing meaningful, substantial support for the Church to maintain this status, which will be appreciated by its parishioners and all New Yorkers who visit the landmark.

Beyond its preservation commitments, Advantage Testing, which already provides scholarships to students in need, has made a series of commitments to me, outlined in a letter that has been submitted for the record, to open its top-of-the line test prep and training to local community members who may not be able to afford their services, both through events held at the church and through an ongoing partnership with the nearby Stanley Isaacs Neighborhood Association.

Because of its commitment to preserving the beloved Church of the Holy Trinity and to creating an educational space that is open to the whole community, I support the application in front of us today.



ADVANTAGE TESTING *Tutoring and Test Preparation*

February 7, 2018

The Honorable Ben Kallos
New York City Council Member
244 East 93rd Street
New York, New York 10128

Re: ULURP No. C180023 ZSM
350 East 88th Street, New York, New York
Block 1550, Lot 31 (the "Rhineland Building")

Dear Council Member Kallos:

The above referenced Special Permit application, which was approved by the City Planning Commission on January 8, 2018, allows Advantage Testing, Inc., a commercial educational use (a "Commercial Educational Use") (i) to be located in the Rhineland Building, which is in a residential zoning district, and (ii) to enclose the Rhineland Building's existing second story terrace, which is within the required rear yard (the "Rear Enclosure").

The Special Permit requires a Restrictive Declaration to be recorded against the Rhineland Building property (and the tax lot of the adjacent Rectory of the Church of the Holy Trinity). We asked the Department of City Planning ("DCP") to allow the Restrictive Declaration to include a provision that would require the removal of the Rear Enclosure should the Rhineland Building cease to be occupied by a Commercial Educational Use. DCP did not allow us to include such a provision in the Restrictive Declaration and, we have been informed, has concluded it would not be within scope for the Council to direct that the provision be added to the Restrictive Declaration.

Consequently, on behalf of Advantage Testing, Inc., I give you our commitment that if Advantage Testing were to cease to occupy the Rhineland Building, and the successor occupant were not another Commercial Educational Use, Advantage Testing will remove the Rear Enclosure.

We appreciate the time you have spent reviewing our Special Permit application and your thoughtfulness regarding the issues presented.

Sincerely yours,

Arun Alagappan, President

Cc: Jesse Townsen
Jay A. Segal, Esq.
Father John F. Beddingfield
Christopher Rizzo, Esq.

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ADVANTAGE TESTING *Tutoring and Test Preparation*

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