



ENVIRONMENTAL ASSESSMENT STATEMENT

PART I, GENERAL INFORMATION

Reference Numbers

1. **07-BSA-071M**
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

74-07-BZ
BSA REFERENCE NO. IF APPLICABLE

ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO. (S) IF APPLICABLE
(e.g., Legislative Intro, CAPA, etc.)

Lead Agency & Applicant Information

2a. **LEAD AGENCY**
New York City Board of Standards and Appeals
NAME OF LEAD AGENCY

2b. **APPLICANT INFORMATION**
Congregation Shearith Israel ("CSI")
NAME OF APPLICANT

PROVIDE APPLICABLE INFORMATION

Rory Levy
NAME OF LEAD AGENCY CONTACT PERSON

**Friedman & Gotbaum, LLP/
Shelly S. Friedman, Esq.**
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

40 Rector Street – 9th Floor
ADDRESS

568 Broadway – Suite 505
ADDRESS

New York NY 10006-1705
CITY STATE ZIP

New York NY 10012
CITY STATE ZIP

212-788-8749 212-788-8769
TELEPHONE FAX

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sfriedman@frigot.com; lcuisinier@frigot.com
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Action Description

SEE CEQR MANUAL SECTIONS 2A & 2B

3a. **NAME OF PROPOSAL** CSI/New Building

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):
Applicant proposes to construct new 8-story (plus PH) mixed-use community facility/residential building. Zoning Lot consists of two tax lots: Lot 36 (improved with an existing CSI Synagogue Building) and Lot 37 (the Project Site).

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):
Applicant proposes to replace an existing obsolete and inefficient community house with an 8-story plus Penthouse mixed-use New Building, which will accommodate CSI's educational, religious and cultural programs and provide a critical tie into the Synagogue's circulation system.

Required Action or Approvals

4. **CITY PLANNING COMMISSION** Yes No
 Change in City Map Zoning Certification Site Selection – Public Facility
 Zoning Map Amendment Zoning Authorization Disposition – Real Property Franchise
 Zoning Text Amendment Housing Plan & Project UDAAP Revocable Consent Concession
 Charter 197-a Plan
 Zoning Special Permit, specify type: _____
 Modification of: _____
 Renewal of: _____
 Other: _____

5. **UNIFORM LAND USE PROCEDURE (ULURP)** Yes No

6. **BOARD OF STANDARDS AND APPEALS** Yes No
 Special Permit New Renewal Expiration Date
 Variance Use Bulk
Specify affected section(s) of Zoning Resolution Z.R. §§ 24-11/77-24; 24-36; 23-633; 23-663

7. **DEPARTMENT OF ENVIRONMENT PROTECTION** Yes No
 Title V Facility Power Generation Facility Medical Waste Treatment Facility

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

8. OTHER CITY APPROVALS Yes No

Legislation Rulemaking; specify agency: _____

Construction of Public Facilities Funding of Construction, Specify _____ Funding of Programs, Specify _____

Policy or plan Permits, Specify: **Landmarks Preservation Commission Certificate of Appropriateness # 07-6281 issued 3/21/07, approving the demolition of the existing 4-story community house and construction of a new 8-story plus penthouse building**

Other; explain: _____

9. STATE ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify _____

10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify _____

Action Type

11a. Unlisted; or Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **617.4(9)**
Project Site is within the Upper West Side/Central Park West Historic District and adjacent to NYC Landmark

11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: **2009/2010**

Would the proposal be implemented in a single phase? Yes No NA.

Anticipated period of construction: **18 months**

Anticipated completion date: **Winter 2009 / Spring 2010**

Would the proposal be implemented in multiple phases? Yes No NA.

Number of phases: _____

Describe phases and construction schedule: _____

Directly

Affected Area
INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE
10 West 70th Street, New York, NY 10023

STREET ADDRESS **Premises is situated on the south side of West 70th Street, 108 feet west of the corner formed by the intersection of Central Park West and West 70th Street**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
R8B/R10A

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY Block 1122, Lots 37 & 36	Manhattan	ZONING SECTIONAL MAP NO. CB7
TAX BLOCK AND LOT NUMBERS	BOROUGH	COMMUNITY DISTRICT NO.

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: **17,286** SQ. FT.

PROJECT SQUARE FEET TO BE DEVELOPED: **55,689.55 gsf (New Building)*** SQ. FT.

GROSS FLOOR AREA OF PROJECT: **95,338.93 (New Building & Synagogue)*** SQ. FT.

*** Includes cellars**

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED _____

IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE **N/A** % OF _____

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: **105.8'** HEIGHT **64'** WIDTH **100.50'** LENGTH

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: **172' along West 70th Street; 105.5 along Central Park West**

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:
N/A

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No
IF 'YES,' IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a. & 13b. ABOVE.

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8 1/2 x 14 inches in size.

See Figures 1 through 3.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)
 Total directly affected area (sq. ft.): 17,286 sq. ft. Water surface area (sq. ft.): N/A
 Roads, building and other paved surfaces (sq. ft.): N/A Other, describe (sq. ft.): N/A

3. **PRESENT LAND USE**
Residential N/A

Total no. of dwelling units _____ No. of low-to-moderate income units _____
 No. of stories _____ Gross floor area (sq. ft.) _____

Describe type of residential structures:
Commercial N/A
 Retail: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 Office: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 Other: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 Specify type(s): _____ No. of stories and height of each building: _____

Manufacturing/Industrial N/A
 No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 No. of stories and height of each building: _____
 Types of use(s): _____ Open storage area (sq. ft.) _____

If any unenclosed activities, specify:
Community facility
 Type of community facility:
 No. of bldgs. 2 Gross floor area of each building (sq. ft.): Synagogue: 39,649.38*
Community House: 11,078.90 gsf
 No. of stories and height of each building: Synagogue: 4-story + attic, 75 ft high; Community House: 4-story, 52.81 ft high

* Includes cellars

Vacant Land
 Is there any vacant land in the directly affected area? Yes No
 If yes, describe briefly:

Publicly accessible open space
 Is there any existing publicly accessible open space in the directly affected area? Yes No
 If yes, describe briefly:

Does the directly affected area include any mapped City, State or Federal parkland? Yes No
 If yes, describe briefly:

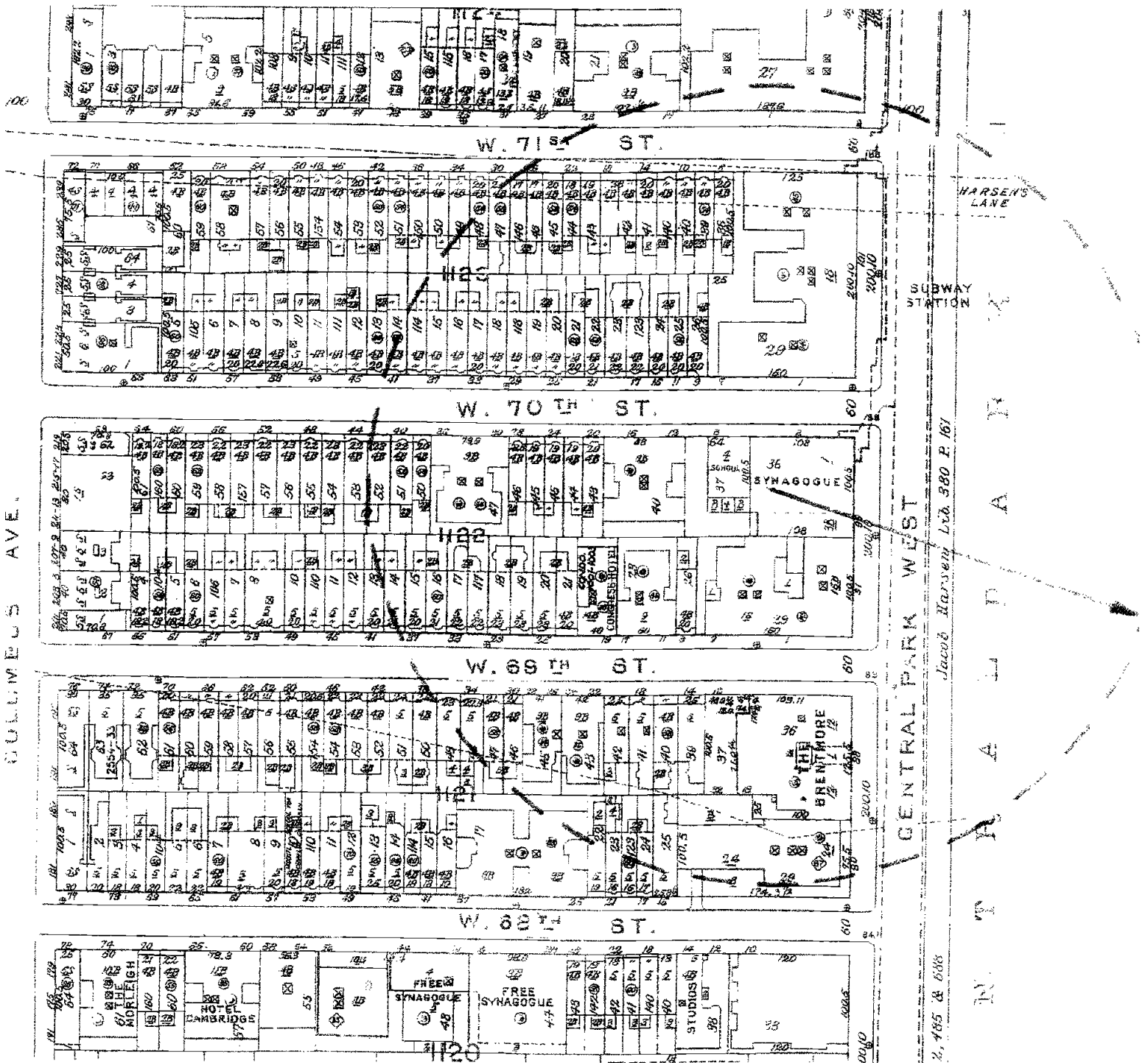
Does the directly affected area include any mapped or otherwise known wetland? Yes No
 If yes, describe briefly:

Other Land Use N/A
 No. of stories _____ Gross floor area (sq. ft.): _____
 Type of use(s): _____

4. **EXISTING PARKING**
Garages None
 No. of public spaces: _____ No. of accessory spaces: _____
 Operating hours: _____ Attended or non-attended? _____


Lots None
 No. of public spaces: _____ No. of accessory spaces: _____
 Operating hours: _____ Attended or non-attended? _____


Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.



0 400 FEET



 Project Site

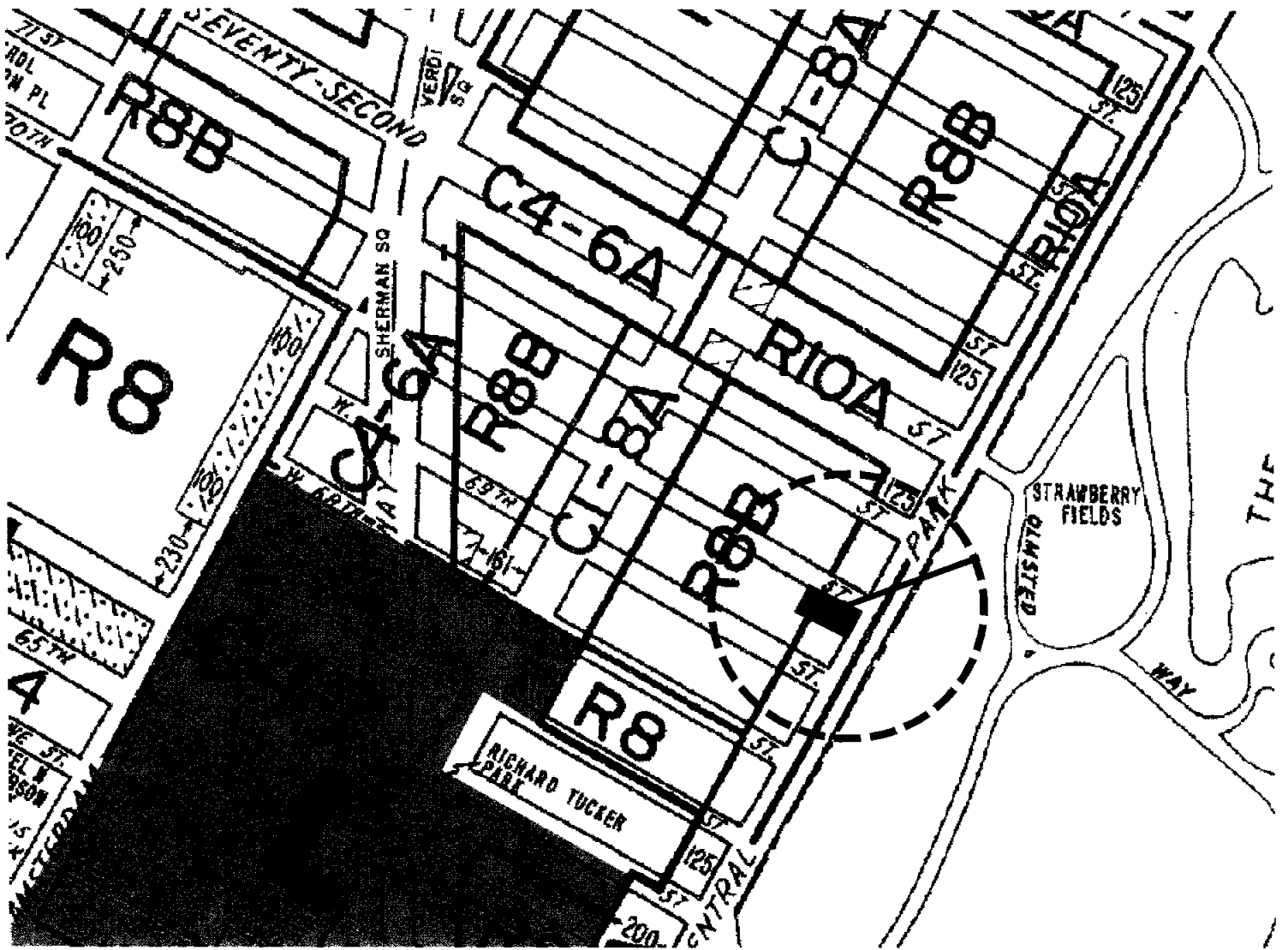
 400 Foot Perimeter

SCALE

6-10 West 70th Street Congregation Shearith Israel

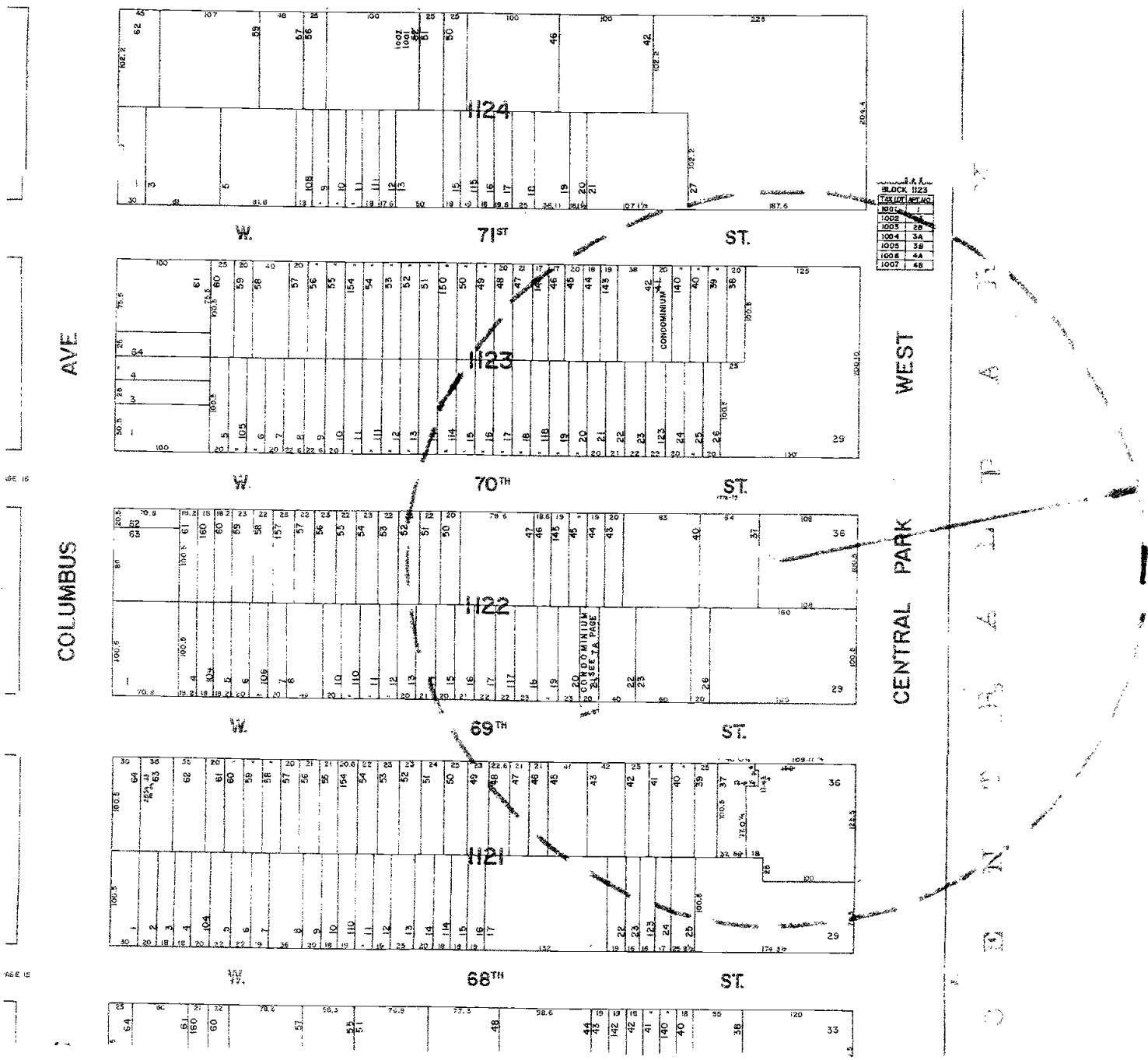
Sanborn Map

Figure 1



6-10 West 70th Street Congregation Shearith Israel

Zoning Map
Figure 2



BLOCK	TAX LOT	STAD
1000	1	
1001	2	
1002	3	
1003	4	
1004	5	
1005	6	
1006	7	
1007	8	



Project Site



400 Foot Perimeter



SCALE



6-10 West 70th Street Congregation Shearith Israel

Tax Map
Figure 3

5. EXISTING STORAGE TANKS

Gas or service station? Yes No Oil storage facility? Yes No Other? Yes No

If yes, specify:

Number and size of tanks: _____ Last NYFD inspection date: _____

Location and depth of tanks: _____

6. CURRENT USERS

SEE CEQR TECHNICAL MANUAL CHAPTER III F, HISTORIC RESOURCES

No. of residents: 0 No. and type of businesses: 1 community facility/community house for adjacent synagogue (also used for religious/ cultural/ educational facility and toddler program)

No. and type of workers by business: 25 No. and type of non-residents who are not workers: 165 students; 20 toddlers

In addition, other users at the site include attendees at religious services as well as weddings and other life-cycle events

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected areas, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape of landscape features, or archaeological resource that:

- (a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; **Yes**
- (b) is within a designated New York City Historic District; **Yes**
- (c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; **Yes**
- (d) is within a New York State or National Register Historic District; or **Yes**
- (e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **No**

Identify any resource: **CSI Synagogue on lot 36 is a designated New York City Landmark; the Synagogue is within the Upper West Side/Central Park West Historic District (a NYC Historic District) and the Central Park West Historic District (listed on the State/National Registers); the Project Site is a non-contributing building in the NYC Historic District and in the Upper West Side / Central Park West Historic District that has been determined eligible for the State and National Registers.**

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource.

No.

8. WATERFRONT REVITALIZATION PROGRAM

SEE CEQR TECHNICAL MANUAL CHAPTER III K, WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? Yes No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

9. CONSTRUCTION

Project Description
THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

Will the action result in demolition of or significant physical alteration to any improvement? Yes No

If yes, describe briefly:

Demolition of existing Community House on Lot 37

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? Yes No

If yes, describe briefly:

Excavation for new cellar and subcellar, as well as structural underpinning and reinforcing of the adjacent buildings' foundations: Synagogue's (Lot 36) and 18 West 70th Street (Lot 40).

10. PROPOSED LAND USE

Residential

Total no. of dwelling units 5 No. of low-to-moderate income units 0 Gross floor area (sq. ft.) 24,007.73 gsf

No. of stories Floors 5-8 (plus penthouse) in the New Building

Describe type of residential structures: One new 8-story plus penthouse building with floors 5 through 8 and the penthouse used for residences

Commercial

None

Retail: No. of bldgs. 0 Gross floor area of each building (sq. ft.):

Office: No. of bldgs. 0 Gross floor area of each building (sq. ft.):

Other: No. of bldgs. 0 Gross floor area of each building (sq. ft.):

No. of stories and height of each building:

Manufacturing/Industrial

None

No. of bldgs. 0 Gross floor area of each building (sq. ft.):

No. of stories and height of each building:

Type of use(s): Open storage area (sq. ft.):

If any unenclosed activities, specify:

Community facility

Type of community facility: Synagogue and Community House for adjacent Synagogue

No. of bldgs. 2 Gross floor area of each building (sq. ft.): Synagogue: 39,649.38 gsf New Building (floor 1-4): 31,681.82 gsf

No. of stories and height of each building: Synagogue: 4-stories + attic, 75 feet high New Building: 8-stories + Penthouse, 105.8 ft high

Vacant land

Is there any vacant land in the directly affected area? [] Yes [x] No

If yes, describe briefly:

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? [] Yes [x] No

If yes, describe briefly:

Does the directly affected area include any mapped City, State, or Federal Parkland? [] Yes [x] No

If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland? [] Yes [x] No

If yes, describe briefly:

Other Land Use N/A

No. of stories Gross floor area (sq. ft.):

Type of use(s):

11. PROPOSED PARKING

Garages N/A

No. of public spaces: No. of accessory spaces:

Operating hours: Attended or non-attended?

Lots N/A

No. of public spaces: No. of accessory spaces:

Operating hours: Attended or non-attended?

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

No. and location of proposed curb cuts:

12. **PROPOSED STORAGE TANKS**
 Gas or storage stations? Yes No Oil storage facility? Yes No
 Other? Yes No
 If yes, specify:
 Number and size of tanks: _____ Location and depth of tanks: _____

13. **PROPOSED USERS**
 No. of residents: **13 (5 units)** No. and type of businesses? **1 community facility/community house for adjacent synagogue**
 No. and type of workers by businesses: **50** No. and type of non-residents who are not workers: **165 students; 60 toddlers**
In addition, other users at the site will continue to include attendees at religious services as well as weddings and other life-cycle events

14. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**
 Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No
 If yes, describe briefly:
See "Historic Resources" on page 7c.

SEE CEQR
 TECHNICAL MANUAL
 CHAPTER III B.,
 SOCIOECONOMIC
 CONDITIONS

15. **DIRECT DISPLACEMENT**
 Will the action directly displace specific businesses or affordable and/or low income residential units? Yes No
 If yes, describe briefly:

SEE CEQR
 TECHNICAL MANUAL
 CHAPTER III C.,
 COMMUNITY
 FACILITIES & SERVICES

16. **COMMUNITY FACILITIES**
 Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals, and other health care facilities, day care centers, police stations, or fire stations? Yes No
 If yes, describe briefly:

**Zoning
 Information**

17. What is the zoning classification(s) of the directly affected area?
R8B/R10A
18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.
R8B portion of Zoning Lot: 4,723.5 sq.ft @ 4 FAR = 18,894 sq.ft.
R10A portion of Zoning Lot: 12,562.5 sq.ft. @ 10 FAR = 125,625 sq.ft.
Max. on Zoning Lot: 17,286 sq.ft. @ 8.38 adj.max. FAR = 144,856.68 sq.ft.

19. What is the proposed zoning of the directly affected area?
No zoning change is proposed; the proposed action is variance.

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.
See above, #18.

21. What are the predominant land uses and zoning classifications within a ¼-mile radius of the proposed action?
Predominant Land Use: UG2 (Residential); UG3A (School); UG4 (Ambulatory diagnostic or treatment or health care facilities, Houses of worship); UG6A (restaurants, grocery stores, etc.); UG 6C (clothing stores)
Zoning classification: R8;R8B;R10A;C1-8A;C4-7;C4-6A

**Additional
 Information**

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable): See page 7a

a.	LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b.	SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B..
c.	COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C..
d.	OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e.	SHADOWS	See CEQR Technical Manual Chapter III.E..
f.	HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F. .
g.	URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G..
h.	NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i.	NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I..
j.	HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k.	WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K
l.	INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m.	SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M
n.	ENERGY	See CEQR Technical Manual Chapter III.N.
o.	TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O
p.	TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P
q.	AIR QUALITY	See CEQR Technical Manual Chapter III.Q
r.	NOISE	See CEQR Technical Manual Chapter III.R.
s.	CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t.	PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are independent or occur within a discrete geographical area or time frame.

A. PROJECT DESCRIPTION

The applicant proposes to construct an 8-story (plus penthouse) mixed use building at 6-10 West 70th Street (Block 1122, Lot 37) in the Borough of Manhattan (the New Building). The New Building would replace the current 11,079 square-foot (sf) Community House, a support building connected to the adjacent Congregation Shearith Israel (CSI) Synagogue located on the southwest corner of Central Park West and West 70th Street (Block 1122, Lot 36).

The existing Community House on the Lot 37 (the Project Site) would be demolished and replaced by the New Building. The New Building would include a new "Community House" on two lower level (cellar) floors and the first four floors providing offices and specialized rooms supporting religious, educational and cultural uses that are essential to CSI's mission. The New Building's circulation system would be linked to that of the adjacent CSI Synagogue building. Above the community facility space, floors five through eight and the penthouse would house five residential units.

The New Building would include a multi-purpose room that could accommodate up to 360 people in the sub-cellar in the new building. It would also include facilities to house educational space for adults and children and space for an expanded Toddler Program. More information on the multi-function room and expanded Toddler Program is provided below.

MULTI-FUNCTION ROOM

Today, the sub-grade Levy Auditorium at CSI is used for certain celebrations where large groups gather. These include *Kiddush* festivities following each Saturday and holiday services; life cycle events (Bar or Bat Mitzvahs, baby namings, and bris); and weddings. Today, the Levy Auditorium can house approximately 150 people.

The proposed multi-function room, to be located in the sub-cellar of the New Building, would be larger than Levy Auditorium, with a maximum occupancy of 360 people, and would have upgraded facilities, such as better access and new kitchens. The addition of this room would allow CSI greater scheduling flexibility and would allow events with larger groups, which must be turned away today. As a result, the number of events at CSI would increase, as explained below.

- **Life Cycle Events:** In the existing condition, approximately two to three life cycle events are held each month (24 to 36 per year) in the Synagogue's Main Sanctuary, with a ritual meal and communal gathering afterward in the Levy Auditorium. These events are typically held during the Sabbath, which occurs from just before sundown on Friday to after sundown on Saturday. The small size of Levy Auditorium limits the number of guests who can attend to 150; some congregants who wish to invite larger groups therefore choose to hold their life-cycle events elsewhere. With the larger multi-function room, the number of life cycle events per month would be expected to increase. Representatives of CSI estimate that approximately one additional life cycle event would occur each month with the New Building (an estimated 10 to 15 additional life cycle events per year).
- **Weddings:** Approximately eight to ten weddings are held each year in the Main Sanctuary at CSI. Approximately 12 to 15 weddings each year are not accommodated, however, because of the size limits of Levy Auditorium and because of schedule conflicts with life cycle events. Weddings are typically held on Sundays, although a small number are held on Saturday nights or weeknights. The New Building's multi-function room would accommodate larger wedding parties and would eliminate the scheduling conflicts with the Levy Auditorium. Thus, the New Building would allow an increase of an estimated one wedding per month (an estimated 12 to 15 weddings per year), of which some would be larger than 150 guests.

In total, therefore, it is estimated that 22 to 30 additional life-cycle events and weddings would occur at CSI each year (two per month) in addition to the 32 to 51 such events currently held each year (three to

four per month). The 10 to 15 additional life-cycle events (one per month) would typically be held on Saturdays during the Sabbath. The 12 to 15 additional weddings (one per month) would not occur during the Sabbath. They would typically be on Sundays, with a smaller number potentially on Saturday evenings or weekdays.

TODDLER PROGRAM

CSI's Toddler Program currently operates two mornings each week, Mondays and Wednesdays, from approximately 9:30 to 11:30. A total of 20 children and their caregivers attend. A separate program serves toddlers on Saturday mornings, "Tot Shabbat." With the proposed New Building, the number of children served by the Toddler Program would increase, as would the number of days per week and the hours of the program. With the New Building, the Toddler Program would operate on Mondays through Thursdays from 8 AM to 6 PM and on Fridays from 8 AM to 4 PM and would serve approximately 60 toddlers. Caregivers would attend only as required for younger children; other caregivers would drop off the children and pick them up at the ends of their sessions. In addition, the Saturday morning program for toddlers would also continue.

REQUESTED ACTIONS

The proposed New Building Site, which has a 64-foot frontage on West 70th Street, and the landmarked CSI Synagogue to its east on Lot 36 constitute a single Zoning Lot and are located in the Upper West Side/Central Park West Historic District. The Zoning Lot is divided by zoning district boundaries: its eastern portion (12,562.5 sf, or 72.7 percent) is located within an R10A zoning district and the remainder of the Zoning Lot (4,723.5, or 27.3 percent) is located within an R8B zoning district. The Zoning Lot has a total square footage of 17,286 sf (Lot 36 contains 10,854 sf and is located entirely within an R10A-zoned portion of the Zoning Lot; Lot 37 contains 6,432 sf and is located partially within an R10A portion [1,708.5 sf] and partially within an R8B portion [4,723.5 sf] of the Zoning Lot). Lot 36, which is located on the southwest corner of West 70th Street and Central Park West, is developed with the CSI Synagogue building containing 27,759.20 zsf. The Zoning Lot's adjusted maximum permitted FAR for both community facility and residential use is 8.36. The New Building would be within the allowable FAR on the Zoning Lot.

The New Building requires a variance from the Board of Standards and Appeals to waive the following sections of the Zoning Resolution of the City of New York ("ZR"): ZR 24/11/77 24 (lot coverage/R8B & R10A portion); ZR 24 36 (rear yard interior lot/R8B & R10A portion); 23 633 (building and base height & setback/R8B portion); and ZR 23 663 (rear setback/R8B portion).

B. ANALYSES

LAND USE, ZONING, AND PUBLIC POLICY

See Attachment A.

SOCIOECONOMIC CONDITIONS

The proposed action would introduce a New Building with four floors of community facility use, including administrative offices, educational space, and a multi-function room, and five residential units on floors five through eight and the penthouse. This proposal would not create substantial socioeconomic changes within the surrounding area. The action would not directly displace any businesses. There would be no displacement of any residents. The proposed action would result in a mixed-use building of less than 200,000 square feet, the *CEQR Technical Manual* threshold for more detailed evaluation of socioeconomic conditions and, therefore, it would not have significant adverse socioeconomic impacts and a detailed assessment is not necessary.

COMMUNITY FACILITIES AND SERVICES

The proposed New Building would replace an existing community facility with an expanded community facility serving the same function on the Project Site. The New Building would house educational and administrative space serving CSI. It would also include a multi-function room that would better serve the needs of CSI's congregation. The proposed action would not displace or otherwise alter any additional community facilities. The New Building would also house five new residential units, which would not result in substantial new demands for community facilities in the surrounding area. A detailed assessment of community facilities is not warranted and no significant adverse impact would occur.

OPEN SPACE

The proposed action would not displace or alter any public or private open space, nor would it be adjacent to any public or private open space. The increase in workers and residents at the New Building would not result in noticeable increases in demands for public open spaces in the surrounding area. The proposed action's population would be substantially smaller than 200 residents or 500 employees, the *CEQR Technical Manual* thresholds for detailed evaluations of demands on open space.

The presence of the multi-function room and expanded Toddler Program within the New Building, as part of the proposed community facility use, would not have a significant adverse impact on open space. The guests attending the increased number of life-cycle events and weddings would not be expected to overburden any of the nearby public open spaces, because 1) it is unlikely that many such guests would spend time in nearby parks before, during, or after the events; and 2) even if guests were to visit the nearest open space, Central Park, the addition of these new park users would not overburden this large, regional park. The increase in the size and frequency of the Toddler Program would bring more children to the New Building on a daily basis, but the total number of children served would remain small (approximately 60), and those children and the Toddler Program teachers would also not result in an overburdening of the open space at Central Park.

Therefore, pursuant to the *CEQR Technical Manual*, the proposed action would not have any significant adverse open space impacts and a detailed assessment is not necessary.

SHADOWS

See Attachment B.

HISTORIC RESOURCES

The Congregation Shearith Israel Synagogue on Lot 36 is a designated New York City Landmark; the Synagogue is within the Upper West Side/Central Park West Historic District (a New York City Historic District) and the Central Park West Historic District (listed on the State and National Registers of Historic Places). The adjacent Project Site on Lot 37 is a non-contributing building in the New York City Historic District and in the Upper West Side/Central Park West Historic District that has been determined eligible for the State and National Registers.

It is not expected that the proposed action would result in a significant adverse impact on archaeological resources. On March 21, 2007, Landmarks Preservation Commission (LPC) issued a Certificate of Appropriateness # 07 6281 approving the demolition of the existing Community House on Lot 37 and construction of an eight-story (plus penthouse) community facility/residential building (see Attachment C).

The proposed action would not result in significant adverse impacts to architectural resources. The Certificate of Appropriateness issued by LPC concluded that the existing four-story Community House does not contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District, and that the New Building's design would be appropriate to and compatible with the historic district. In addition, the Certificate of Appropriateness requires the applicant to strictly adhere

to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings, to protect those buildings from accidental damage during construction. Overall, therefore, no significant adverse impacts would occur to architectural resources as a result of the proposed action.

URBAN DESIGN AND VISUAL RESOURCES

The applicant has worked extensively with the LPC to ensure that the New Building is an appropriate addition to the zoning lot and the Upper West Side/Central Park West Historic District with respect to its height, bulk, form, setbacks, size, scale, use, and building arrangement. The New Building, with eight stories plus a penthouse, would be a total of 105' 10" high, taller than the four-story Community House on the Project Site today. Several other buildings of similar size are present in the midblock: these include 18 West 70th Street, which is 9 stories, and 30-36 West 70th Street, also 9 stories. In addition, the 205-foot-tall building at One West 69th Street extends behind (south of) the Project Site on West 69th Street, and another two other mid-rise buildings are to its west on West 69th Street. The New Building would not result in a building substantially different from its surroundings in its height, bulk, form, setbacks, size, scale, use, or arrangements. The New Building also would not adversely affect any visual resources, such as historic resources, important view corridors, or natural resources. Therefore, pursuant to the *CEQR Technical Manual*, no detailed assessment of urban design and visual resources is necessary and no significant adverse impact would occur.

NEIGHBORHOOD CHARACTER

The Project Site is located just west of the existing historic Congregation Shearith Israel building, at the eastern end of the West 70th Street block between Central Park West and Columbus Avenue. As described in Attachment A, the surrounding block and surrounding neighborhood are predominantly residential, with some institutions interspersed. Buildings along Central Park West are generally mid-rise apartment buildings, typically 15 to 20 stories; the CSI building is 75 feet tall. The midblocks are typically lined with four- to five-story brownstones. However, as noted above, the project block includes several mid-rise buildings in the midblock.

As also noted earlier, the Congregation Shearith Israel Synagogue on Lot 36 is a designated New York City Landmark; the Synagogue is within the Upper West Side/Central Park West Historic District (a New York City Historic District) and the Central Park West Historic District (listed on the State and National Registers of Historic Places). The adjacent Project Site on Lot 37 is a non-contributing building in the New York City Historic District and in the Upper West Side/Central Park West Historic District that has been determined eligible for the State and National Registers.

The proposed action would replace an existing four-story Community House with a new community facility on the Project Site. The New Building's community facility space would be consistent in use and character with the existing use on the block and with the adjacent Synagogue. In addition, the multi-function room and expanded Toddler Program within the community facility space in the New Building would not alter neighborhood character. The increase in life-cycle events and weddings held at CSI with the new multi-function room would not result in significant adverse traffic impacts (see the discussion below). The increase in the size and frequency of the Toddler Program would bring more children to CSI on a daily basis, but the total number of children served would remain small (approximately 60, rather than the 20 children served today).

The residential component of the New Building would be in keeping with the character of the surrounding residential neighborhood.

The New Building would be compatible in terms of height and scale with other buildings on the West 70th Street block, and would be similar in height to several other midblock buildings on the project block. The New Building would not adversely affect the historic character of the adjacent Synagogue building or of the Upper West Side/Central Park West Historic District.

As discussed in Attachment B, "Shadows," the New Building would cast very small incremental shadows on the project block. These would consist predominantly of small incremental shadows on the street and sidewalk on the project block, consistent in length with the shadows cast by the adjacent building at 18 West 70th Street.

As an expansion of an existing community facility already present on the block, the New Building would not add significant traffic or pedestrian activity on the project block.

Overall, therefore, the proposed action would not have any significant neighborhood character impacts and a detailed assessment is not necessary.

NATURAL RESOURCES

There are no natural resources on the Project Site. As noted in Attachment B, "Shadows," the small incremental shadows cast by the Proposed Building on Central Park would not adversely affect the vegetation there. Therefore, pursuant to the *CEQR Technical Manual*, the proposed action would not have any significant natural resources impacts and a detailed assessment is not necessary.

HAZARDOUS MATERIALS

There are no existing fuel oil storage tanks currently being used at the Project Site or within the Synagogue and no new tanks are proposed as part of the proposed action. Plans include the removal of a non-working storage tank located in a vault below the sidewalk. The tank would be closed and removed properly during the construction.

Prior to its current use as a Community House for the adjacent Synagogue, Lot 37 was developed with four row houses. None of the former uses (or the Synagogue use) raise concerns related to hazardous materials.

A review of information obtained from USEPA and NYSDEC indicated no reported incidents concerning hazardous materials or wastes, major spills, or existing landfills at the subject property. The site is not listed as a CERCLIS, NPL or NYSDEC Inactive Hazardous Waste Disposal site and did not appear within the NYSDEC Spills Report.

There are no elevated levels of hazardous materials present at the project site; the proposed action would not introduce new activities or processes using hazardous materials, therefore there would be no risk of increase of human or environmental exposure. During demolition of the existing Community House building, all applicable regulations would be followed related to abatement of asbestos and treatment of lead-based paint. Overall, no significant adverse impacts related to hazardous materials would be expected and no further analysis is required.

WATERFRONT REVITALIZATION PROGRAM

The area of proposed action is located outside of the coastal zone boundary; therefore, an analysis of the project's consistency with the policies of the New York City Waterfront Revitalization Program is not required.

INFRASTRUCTURE

WATER SUPPLY AND SEWAGE GENERATION

The proposed action would not result in an exceptionally large demand for water, nor is the Project Site located at the end of the water system. Therefore, pursuant to *CEQR Technical Manual*, no assessment of water supply or sewage is required.

SOLID WASTE AND SANITATION SERVICES

The proposed action would result in a New Building with approximately 50 employees, 165 students, 60 toddlers enrolled in the expanded Toddler Program, and approximately 180 individuals attending weekly

events in the Multi-Function Room, in addition to five apartments housing an estimated 13 residents. Table 1 provides an estimate of the solid waste demand that would result at the New Building. The increment generated by the New Building would actually be smaller, since the solid waste generated by the existing Community House would no longer be present.

**Table 1
Solid Waste Generation**

New Use	Rate (lbs./week/ person)	People (per Week)	Solid Waste (lbs/week)
Residential	17	13	221
Community Facility Employees	13	50	650
Private School Students	4	165	660
Expanded Toddler Program	4	60	240
Multi-Function Room: Increased Events	2	180	360
TOTAL			2,131
Note: Rates from <i>CEQR Technical Manual</i> , Table 3M-1. For the Toddler Program, the rate for elementary schools was used. For the events in the multi-function room, no rate is available in the <i>CEQR Technical Manual</i> ; the solid waste rates used are those provided for catered events in the <i>American Museum of Natural History, Planetarium and North Side Project, Final Environmental Impact Statement</i> , 1996.			

For the multi-function room, the estimates in Table 1 are based on an additional two events per month at the Synagogue (or 0.5 additional events per week). To be conservative, this estimate assumes full occupancy of the multi-function room (360 people), although attendance at the new events could be smaller.

New residents would generate approximately 221 pounds of solid waste per week, while the solid waste generation by community facility use would be approximately 1,830 pounds per week. It is anticipated that waste generated by such uses (approximately 2,131 pounds per week, see Table 1) would be collected and disposed of by the New York City Department of Sanitation. This amount of waste represents a very small amount relative to the amounts of solid waste collected weekly on a given route for the Department of Sanitation and would not affect the City's ability to provide trash collection services. Accordingly, the proposed action would have no significant adverse impacts on solid waste management and, pursuant to *CEQR Technical Manual*, no further analysis is necessary.

CSI is sensitive to concerns raised regarding trash removal following weddings and life cycle events at the Synagogue. To address these concerns, two alternatives for trash removal are being considered by CSI: (1) refrigerated storage of trash in the New Building's trash room; and/or (2) removal of garbage by a private carter on the morning following each event.

ENERGY

The proposed action would result in new construction on Lot 37; all new structures requiring heating and cooling are subject to the New York State Energy Conservative Code, which reflects State and City energy policy. Therefore, no adverse energy impacts will be created and, pursuant to the *CEQR Technical Manual*, no detailed energy assessment is necessary.

TRAFFIC AND PARKING

The proposed action would result in a mixed-use building with five residential units and new community facility space, including a multi-function room and an expanded Toddler Program. The residential units

and the administrative and educational facilities in the New Building would be too small to result in significant adverse traffic impacts, based on the screening criteria of the *CEQR Technical Manual*.

As described above, the new multi-function room would result in an anticipated increase in events held at CSI. In total, an estimated 22 to 30 additional life-cycle events and weddings would occur at CSI each year (two per month) in addition to the 32 to 51 such events currently held each year (three to four per month). The 10 to 15 additional life-cycle events (one per month) would typically be held on Saturdays during the Sabbath. Weddings would not occur during the Sabbath. The 12 to 15 additional weddings (one per month) would not occur during the Sabbath. They would typically be on Sundays, with a smaller number potentially on Saturday evenings or weekdays.

CSI is an Orthodox Synagogue; following the religious practices of an Orthodox Jews, people attending life-cycle events would not drive or ride in motor vehicles during the Sabbath, which occurs from just before sundown on Friday to after sundown on Saturday. Therefore, these life-cycle events would not be expected to result in increased vehicle traffic on Saturdays during any peak periods. For the one additional wedding per month, most would occur on Sundays, with a small number on Saturday nights or weekdays. When these additional events, the existing travel patterns in the immediate vicinity of CSI for events held today would occur more frequently. Since these trips would generally occur on weekends during off-peak periods when traffic is typically lighter, no significant adverse traffic impacts would be expected.

For the expanded Toddler Program, the increased frequency (from two weekdays days plus Tot Shabbat each week to five weekdays plus Tot Shabbat), expanded hours (from morning-only to whole day), and increase in number of children served (from 20 to 60) would not result in significant increases to vehicular traffic or parking demand in the area. Most children who attend the program would be anticipated to either live in the area or have parents who work in the area. Most parents or caregivers would therefore drop off the children on foot, and only a small increase in vehicular traffic, if any, would be expected during the peak hour.

In addition, the proposed action would result in less than 200 dwelling units or an increase of 25,000 gsf of community facility use, the CEQR Technical Manual threshold (see Table 30-1) for a detailed traffic analysis. Therefore, no further analysis of traffic and parking is necessary.

TRANSIT AND PEDESTRIANS

The *CEQR Technical Manual* calls for an assessment of a project's effects on transit if 200 or more transit trips can be expected to occur during the peak hour as a result of a proposed action. This level of transit ridership during a peak hour would not be expected as a result of the residential component of the proposed action, or from the expanded community facility space in the New Building. It also would not be expected as a result of new events at the multi-function room or the expansion to the Toddler Program. For pedestrians, while there could be more than 200 event patrons an hour arriving at and departing from CSI, this level of activities exists currently and is limited to short durations and adjacent to the project site. Furthermore, these trips would generally occur on weekends when background pedestrian levels are typically lighter. Therefore, no significant adverse pedestrian impacts would be expected and no further analysis of transit and pedestrians is necessary.

AIR QUALITY

The New Building would not result in enough vehicle trips during the peak hour to warrant evaluation of mobile source air quality. The New Building would not significantly alter traffic conditions, as the maximum hourly traffic generated by the proposed development would not exceed the *CEQR Technical Manual* air quality screening threshold of 100 peak hour trips at any intersection.

The boiler at the New Building Site would be fueled by natural gas. A screening analysis of a 55,690-gsf mixed-use building with an exhaust stack located approximately 108 feet above grade was conducted

based on Figure 3Q-9 of the *CEQR Technical Manual*. The proposed exhaust stack is anticipated to be located approximately in the center of the New Building's roof, or beyond 35 feet distance from the nearest building of similar or greater height, therefore the action would have no significant impacts and no further analysis is necessary.

NOISE

The proposed action would potentially result in only a minimal number of new vehicle trips to the Site; it will not reroute vehicular traffic and would not have the potential for a significant noise impact from vehicular traffic. It is not and would not be located near a heavily trafficked thoroughfare. West 70th Street (eastbound) is a one way street. The New Building would provide double-glazed windows and alternate sources of ventilation (i.e., air conditioning). Therefore, noise from mobile sources is not a concern for the proposed action.

There are substantial stationary source noise generators within 1,500 feet of the proposed action. Total power of unenclosed mechanical equipment proposed on the roof of the New Building would be 11.03 HP, which is substantially less than 100 HP, the *CEQR Technical Manual* threshold. Therefore, pursuant to the *CEQR Technical Manual*, the proposed action would not result in significant adverse noise impacts and no further analysis is necessary.

CONSTRUCTION IMPACTS

The proposed project would result in demolition and construction activities. Like all construction projects, work at the project site would result in temporary disruptions to the surrounding community. These activities would occur over approximately 18 months. Thus, these disruptions would be considered temporary.

Construction activities for the proposed project would normally take place Monday through Friday, although the delivery or installation of certain critical equipment could occur on weekend days. The permitted hours of construction are regulated by the New York City Department of Buildings, apply in all areas of the city, and are reflected in the collective bargaining agreements with major construction trade unions. In accordance with those regulations, work would begin at 7 AM on weekdays, although some workers would arrive and begin the prepare work areas between 6 and 7 AM. Normally, work would end by 6 PM.

As noted earlier, the Certificate of Appropriateness issued for the proposed action requires the applicant to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings, to protect those buildings from accidental damage during construction.

The construction of the proposed project would be required to comply with applicable control measures for construction noise. Construction noise is regulated by the New York City Noise Control Code and by noise emission standards for construction equipment issued by the U.S. Environmental Protection Agency. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7 AM and 6 PM; and that construction material be handled and transported in such a manner as to not create unnecessary noise. Compliance with those noise control measures would be ensured by including them in the contract documents as materials specification and by directives to the construction contractors. No significant noise impacts are expected to occur as a result of the construction.

Dust emissions can occur from hauling debris and traffic over unpaved areas. All necessary measures would be implemented to ensure that the New York City Air Pollution Control Code regulating construction-related dust emissions is followed. As a result, no significant air quality impacts from dust emissions would be expected.

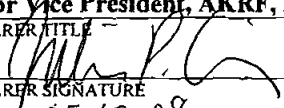
Overall, the construction effects of the project would be temporary, and are not considered significant.

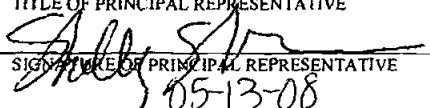
PUBLIC HEALTH

According to the *CEQR Technical Manual*, public health comprises the activities that society undertakes to create and promote a community's wellness. Public health may be jeopardized by poor air quality resulting from traffic or stationary sources, hazardous materials in soil or groundwater used for drinking water, significant adverse impacts related to noise or odors, solid waste management practices that attract vermin and pest populations, and actions that result in exceedances in city, state, or federal standards.

As described previously, the proposed action would not result in significant adverse impacts to air quality or noise. No exceedances of city, state, or federal standards would occur. The project would not involve solid waste management practices that would attract vermin or pest populations. Therefore, the proposed action would not result in any significant adverse impacts to public health, and no further analysis is necessary.

**Applicant
Certification**

24. **Julia P. Cowing, AICP**
PREPARER NAME
Senior Vice President, AKRF, Inc.
PREPARER TITLE

PREPARER SIGNATURE
05-13-08
DATE

Congregation Shearith Israel
PRINCIPAL
Shelly S. Friedman, Esq.
NAME OF PRINCIPAL REPRESENTATIVE
Counsel
TITLE OF PRINCIPAL REPRESENTATIVE

SIGNATURE OF PRINCIPAL REPRESENTATIVE
05-13-08
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING AND PUBLIC POLICY	
SOCIOECONOMIC CONDITIONS	
COMMUNITY FACILITIES AND SERVICES	
OPEN SPACE	
SHADOWS	
HISTORIC RESOURCES	
URBAN DESIGN/VISUAL RESOURCES	
NEIGHBORHOOD CHARACTER	
NATURAL RESOURCES	
HAZARDOUS MATERIALS	
WATERFRONT REVITALIZATION PROGRAM	
INFRASTRUCTURE	
SOLID WASTE AND SANITATION SERVICES	
ENERGY	
TRAFFIC AND PARKING	
TRANSIT AND PEDESTRIANS	
AIR QUALITY	
NOISE	
CONSTRUCTION IMPACTS	
PUBLIC HEALTH	

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the actions may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

**Lead Agency
Certification**

PREPARER NAME	NAME OF LEAD AGENCY REPRESENTATIVE
PREPARER TITLE	TITLE OF LEAD AGENCY REPRESENTATIVE
PREPARER SIGNATURE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE
DATE	DATE

A. INTRODUCTION

This analysis of land use, zoning, and public policy follows the guidelines set forth in the 2001 *City Environmental Quality Review (CEQR) Technical Manual*. It characterizes the existing conditions in the area surrounding the Project Site and addresses any potential impacts to land use, zoning, and public policy that would be associated with the proposed action. The land use study area is defined as the area within 400 feet of the Project Site and is generally bounded by West 71st Street to the north, Central Park to the east, West 68th Street to the south, and the middle of the block between Central Park West and Columbus Avenue on the west. This is the area in which the proposed action would be most likely to have effects in terms of land use, zoning, or public policy.

Sources used to conduct this analysis of the land use and zoning characteristics of the study area include field surveys; evaluation of land use and zoning maps; and consultation of other sources, such as the *Zoning Resolution of the City of New York*.

B. EXISTING CONDITIONS

LAND USE

PROJECT SITE

The Project Site is located at 8-10 West 70th Street (Block 1122, Lots 36 and 37), on the southwest corner of West 70th Street and Central Park West. The Project Site consists of two buildings: the Congregation Shearith Israel (CSI) Synagogue (Lot 36) located on Central Park West and the adjacent four-story Community House (Lot 37), located to the west of Synagogue on West 70th Street. The CSI Synagogue provides daily religious services to the community. The Community House includes the administrative offices that support the Synagogue, multi-purpose space, and a religious day school.

STUDY AREA

The 400-foot study area is characterized by residential uses and Central Park (see attached land use map). The residential buildings along the midblocks of West 68th, 69th, 70th, and 71st Streets are typically 4 to 14 stories tall, while the tallest buildings within the study area, typically between 12 to 29 stories tall, are large apartment buildings along Central Park West. None of these buildings house retail space.

The two exceptions to this residential pattern are two institutional uses and a hotel (in addition to the applicant's property) all on West 71st Street. The two institutional uses are the Catholic Daughters of America, located in the ground floor of a residential building, and the Vendata Society, a religious organization.

Central Park occupies the remaining portion of the study area. The portion of the park within the study area consists primarily of lawn areas with mature trees, and walking paths lined with seating. There is an entrance to Central Park at the intersection of Central Park West and West 69th Street.

ZONING AND PUBLIC POLICY

ZONING

In the 400-foot study area, two zoning districts are mapped: R10A is mapped along Central Park West, covering the area within 125 feet of Central Park West, and R8B is mapped on the midblocks between Central Park West and Columbus Avenue. The Project Site falls into both of these zoning districts. The area of the Project Site within 125 feet of Central Park West (including the entire Synagogue on Lot 36 and the eastern 17 feet of the Synagogue's adjacent building on Lot 37) falls within the R10A district and the remainder of the site falls within the R8B district.

Lots 36 and 37 are a single zoning lot, and the allowable FAR on the Project Site is calculated across the entire zoning lot. As described below, the maximum floor area ratio (FAR) permitted on the site's R10A portion (which constitutes 73 percent of the zoning lot area) is 10.0 and the maximum FAR permitted on the R8B portion (the remaining 27 percent of the zoning lot) is 4.0. Therefore, the maximum FAR permitted on the project zoning lot is 8.36.

The specific regulations applying to the two zoning districts on the Project Site are as follows.

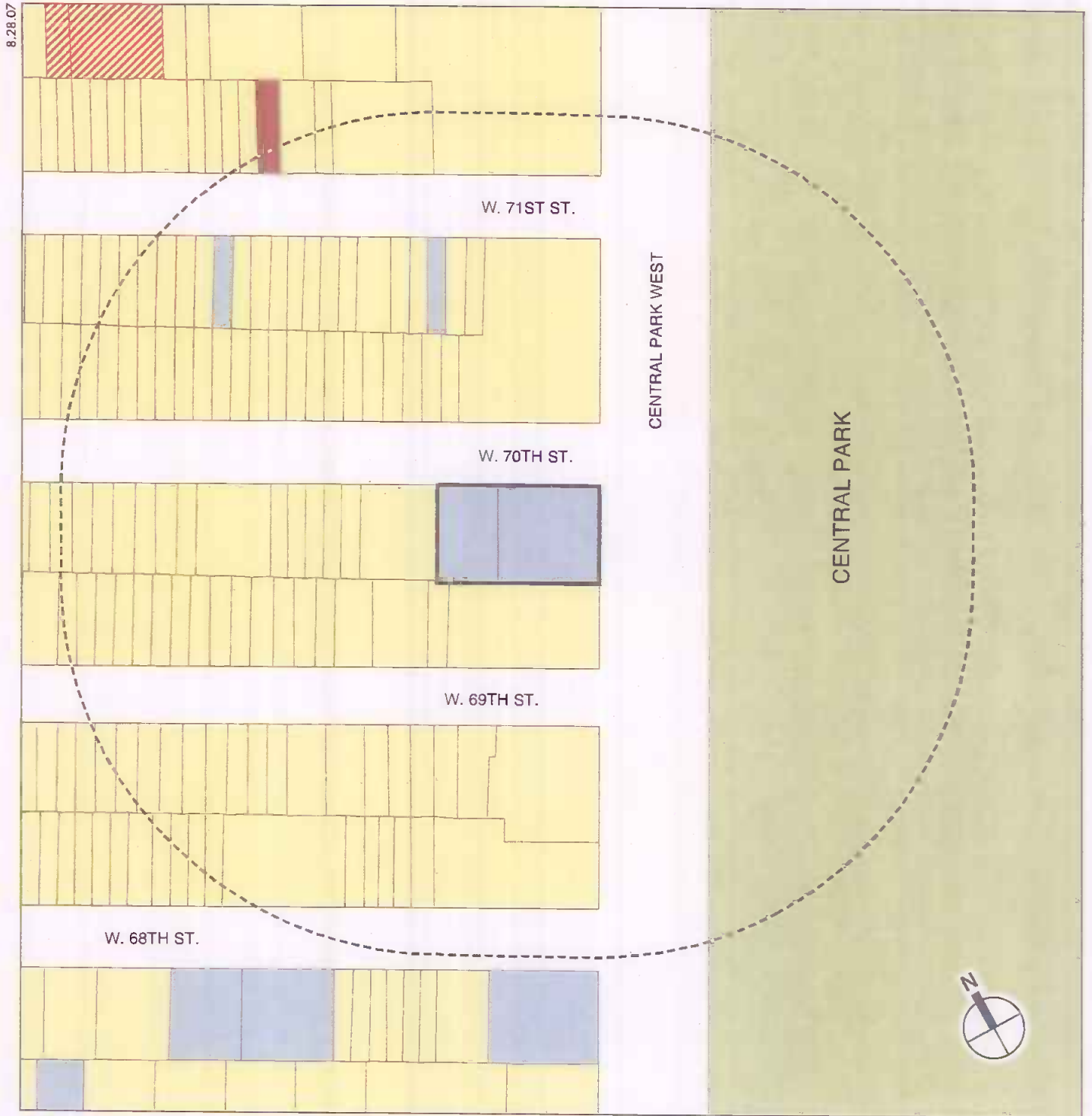
R10A Districts

R10A residential districts permit general residences (Use Groups 1 and 2) and community facilities (Use Groups 3 and 4). Commercial uses are not permitted. R10A districts allow a maximum residential FAR of 10.0 (12.0 if inclusionary housing is provided). The maximum FAR for community facilities in R10A districts is 10.0.

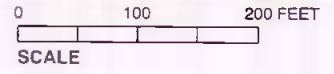
The bulk and massing requirements for residential and community facility buildings in R10A districts are summarized in Table A-1. As shown there, R10A districts encourage streetwall buildings with frontage along the streetline and a mandatory building base that rises up from the street line and then sets back. Setbacks are required for portions of a building that rise above the base height. Additional regulations related to the minimum and maximum base heights and streetwalls apply in historic districts, allowing adjustments to the mandatory limits to provide contextual development. (ZRCNY, Sec. 23-633)

Quality Housing regulations are mandatory in R10A districts. The bulk regulations of Quality housing as set forth in the Zoning Resolution encourage lower height, high lot coverage buildings that are near or at the streetline. The Quality Housing regulations also require certain landscaping, street trees, and recreation space for new developments.

Accessory off-street parking is not required in Manhattan Community District 7 (the district in which the Project Site is located). Accessory off-street parking may be provided as set forth in ZRCNY, Article I, Chapter 3. For new residential developments and enlargements, accessory parking spaces are permitted for no more than 35 percent of the dwelling units or 200 spaces, whichever is less. (ZRCNY, Sec. 13-12) Accessory parking for community facilities shall not exceed one space per 4,000 square feet of floor area or 100 spaces, whichever is less. Public parking lots are not permitted except by special permit from the City Planning Commission.



-  Project Site
-  Study Area Boundary (400-Foot Perimeter)
-  Residential
-  Residential with Commercial Below
-  Hotels
-  Public Facilities and Institutions
-  Open Space and Outdoor Recreation



**Table A-1
Summary of Zoning Requirements**

Zoning Requirement	District	
	R10A	R8B
Maximum FAR		
Residential	10.0 (12.0 with Inclusionary Housing)	4.0
Community Facility	10.0	4.0
Maximum Lot Coverage		
Corner Lot	100%	80%
Interior Lot	70%	70%
Streetwall Requirements: Minimum and Maximum Base Heights Before Mandatory Setback		
Wide Street	55 - 60 feet	125 - 150 feet
Narrow Street	55 - 60 feet	60 - 125 feet
Maximum Building Height		
Wide Street	75 feet	210 feet
Narrow Street	75 feet	185 feet
Minimum Rear Yard Depth	30 feet (Not required for corner lots)	30 feet (Not required for corner lots)
Quality Housing	Required	Required

Source: Zoning Resolution of the City of New York.

R8B Districts

R8B residential districts permit the same residential and community facility uses as R10A districts, and commercial uses are not permitted. R10A districts permit a maximum FAR for residential and community facility uses of 4.0. The bulk and massing requirements for residential and community facility buildings in R8B districts are summarized in Table 1. R8B districts are intended to result in “contextual” development that is compatible with existing neighborhoods. Buildings with streetwalls are encouraged and setbacks are required for portions of a building that rise above the base height. Quality Housing is mandatory in R8B districts.

The parking regulations for the R8B district are the same as those described above for the R10A district.

Other Nearby Zoning Districts

As shown on the zoning map included as Figure 2 of the EAS, the only zoning districts in the study area are the R10A and R8B zoning districts. Outside of the immediate study area, the R10A district is also mapped along West 72nd Street between Central Park West and Columbus Avenue, with a C1-5 overlay on the two eastern corners at Columbus Avenue. The C1-5 overlay in the underlying R10A district allows a maximum commercial FAR of 2.0 and allows retail uses such as typically serve a local neighborhood. South of West 72nd Street, a commercial district (C1-8A) is mapped along Columbus Avenue. The C1-8A district allows commercial (FAR of 2.0), residential (7.52 FAR), and community facility (7.5 FAR) uses. C1-8A commercial districts are mapped in areas that

are predominantly residential in character and typically house local retail uses. To the south, the midblock between Central Park West and Columbus Avenue on the south side of West 68th Street and the north side of West 67th Street is mapped R8, which allows taller buildings than the R8B district. These districts allow a maximum residential FAR of 6.02, and a maximum community facility FAR of 6.5, and do not limit the lot coverage or base height. The parking regulations for the R8 and C1-8 districts are the same as those for the R10A and R8B districts.

PUBLIC POLICY

The Project Site and study area are not located within New York City's Coastal Zone Boundary, a 197-a Community Development Plan area, or an Urban Renewal Area. The Project Site and study area both fall within the Upper West Side/Central Park West Historic District, which covers the area from West 96th Street on the north, Central Park West on the east, West 62nd Street on the south, and approximately mid-block between Amsterdam Avenue and Broadway Avenue.

C. PROBABLE IMPACTS OF THE PROPOSED PROJECT

LAND USE

The proposed action would allow the CSI Synagogue to construct an eight-story mixed-use building on the site of the current four-story Community House. The existing Synagogue would not be altered and would continue to be used as a religious facility. The New Building would improve barrier free access to the Synagogue's sanctuary. Additionally, the first four floors of the New Building would continue to include offices and educational facilities that would support the CSI's religious mission. The fifth through eighth floors would include five residential uses. The institutional portion of the building would continue the existing use on the site, which is compatible with the surrounding residential uses. The proposed building's residential component would be compatible with surrounding land use, which is entirely residential. Overall, the proposed project would be consistent with existing and anticipated land uses in the area and therefore would not have a significant adverse impact on land use.

ZONING AND PUBLIC POLICY

The proposed project would require a variance from the New York City Board of Standards and Appeals to waive some of the bulk regulations of the R10A and R8B zoning districts that govern the Project Site. These include the following:

- Lot coverage (ZRNYS Sec. 24-11/77-24): proposed interior portion lot coverage is 80 percent.
- Rear yard for R10A interior portion and for R8B portion (ZRNYS Sec.24-36): proposed rear yard in R10A interior portion is 20 feet instead of 30 feet and proposed rear yard in R8B portion is 12 feet instead of 15 feet.
- Initial setback in R8B (ZRNYS Sec. 23-633): proposed setback is 12 feet rather than 15 feet.
- Base height in R8B (ZRNYS Sec. 23-633): proposed base height is 94.80 feet rather than 60 feet.
- Maximum building height in R8B (ZRNYS Sec. 23-633): proposed height is 113.70 feet rather than 75 feet.
- Rear setback in R8B (ZRNYS Sec. 23-663): proposed rear setback is 6.67 feet rather than 10 feet.

Congregation Shearith Israel: Land Use, Zoning, and Public Policy

The proposed building would comply with all other aspects of the site's R10A and R8B zoning districts, including the proposed use and the proposed floor area. The requested waivers are required to allow development of appropriate floor plans that meet the programmatic requirements of the CSI's needs. The requested bulk waivers would result in a building that would overall be consistent with the diverse bulk and massing of buildings in the surrounding area and would remain much smaller in scale and massing than many of the large apartment buildings nearby. Overall, therefore, the proposed waivers would not result in significant adverse impacts with respect to zoning.

The Project Site's location in the Upper West Side/Central Park West Historic District requires that approval from the New York City Landmarks Preservation Commission (LPC) be obtained for new buildings as well as demolition or renovation. The proposed project has received a Certificate of Appropriateness from LPC and therefore is consistent with this public policy. *

A. INTRODUCTION

The *City Environmental Quality Review Technical Manual* requires a shadow assessment if a proposed building is tall enough to cast new shadow on a publicly accessible open space.

B. METHODOLOGY

This analysis considers the effects of incremental shadow; that is, new shadow that would be cast by the project as an increment beyond the shadows cast by existing buildings. Following *CEQR Technical Manual* guidelines, this analysis considers shadows on four representative days of the year:

- December 21, the winter solstice, shortest day of the year, when shadows are longest;
- March 21, the vernal equinox (which is equivalent to September 21, the autumnal equinox);
- May 6, midpoint between the equinox and summer solstice (which is equivalent to August 6);
- June 21, the summer solstice, shortest longest day of the year, when shadows are shortest.

The *CEQR Technical Manual* methodology does not generally consider shadows and incremental increases in shadows within 1½ hours of sunrise or sunset.

The *CEQR Technical Manual* identifies the following situations when a proposed project may result in a significant shadow impact:

- Substantial reduction in sunlight where a sensitive use is already subject to substandard sunlight (i.e., less than the minimum time necessary for survival);
- Reduction in sunlight available to a sensitive use from more to less than the minimum time necessary for its survival;
- Substantial reduction in sunlight to a sun-sensitive use or feature; and
- Substantial reduction in the usability of the open space.

The determination of impact significance is based on an assessment of how a project's shadows specifically affect individual open space resources or historic resources with sunlight-dependent features; that is, the analysis focuses on the incremental shadow sweep on open space resources, and assesses the potential impact for each resource. The analysis begins with an initial screening analysis to identify sun-sensitive resources close enough to the proposed New Building that shadows might reach them. The initial screening analysis conducted for the proposed New Building is presented in section C.

For any sun-sensitive resources identified in the screening analysis, a detailed shadow analysis is conducted. For the proposed New Building, consistent with the methodologies of the *CEQR Technical Manual*, a detailed shadow analysis was conducted for one sun-sensitive resource, Central Park. This is described below in section D. In addition, although not required by the methodology set

forth in the *CEQR Technical Manual*, a detailed analysis was also conducted of the new shadows that would be cast on streets, sidewalks, and buildings near the Project Site to identify the potential for those shadows to affect neighborhood character. This analysis is presented in section E.

C. INITIAL SCREENING ANALYSIS

Following the methodology for assessing shadows provided in the *CEQR Technical Manual*, a screening analysis was performed to determine whether shadow cast by the proposed New Building could be long enough to reach any nearby sun-sensitive resources at any time of year. According to the *CEQR Technical Manual*, such resources include publicly accessible open spaces, architectural resources with sunlight-dependent features (such as stained glass windows on a church or synagogue), and important natural features and scenic landscapes.

The screening analysis compared the possible shadows cast by the existing building to those cast by the proposed New Building to identify incremental shadows that would be cast by the New Building that are not cast today (i.e., shadows cast by the portion of the proposed building above the roof height of the existing building). For purposes of the screening analysis, shadows that are cast by other existing buildings in the surrounding area are disregarded. A street map of the Project Site and surrounding area was prepared, and all open spaces and historic resources were denoted on the map. Using the heights of the proposed building and the existing building, the full extent of the area that could be shaded by the project was calculated for the full year.

This analysis shows that, disregarding shadows attributable to existing buildings, the incremental shadows from the New Building could fall as far away as about one block south of the Project Site, onto the project block, and in a small area on the block immediately to the north. The project could also cast some incremental shadows on Central Park, which is a sun-sensitive resource as defined by the *CEQR Technical Manual*. However, many of those shadows would fall in locations that are already being shaded by other buildings, so the actual incremental shadow cast by the New Building would not be this large.

Within the area on which the New Building could cast incremental shadows, the only sun-sensitive resource as defined by the *CEQR Technical Manual* is Central Park. Therefore, a detailed assessment of new shadows on the park was conducted for four representative days of the year: March 21 (equivalent to September 21, the equinoxes); June 21, the summer solstice; May 6 (equivalent to August 6, midway between solstice and equinoxes); and December 21. This is presented below in section D.

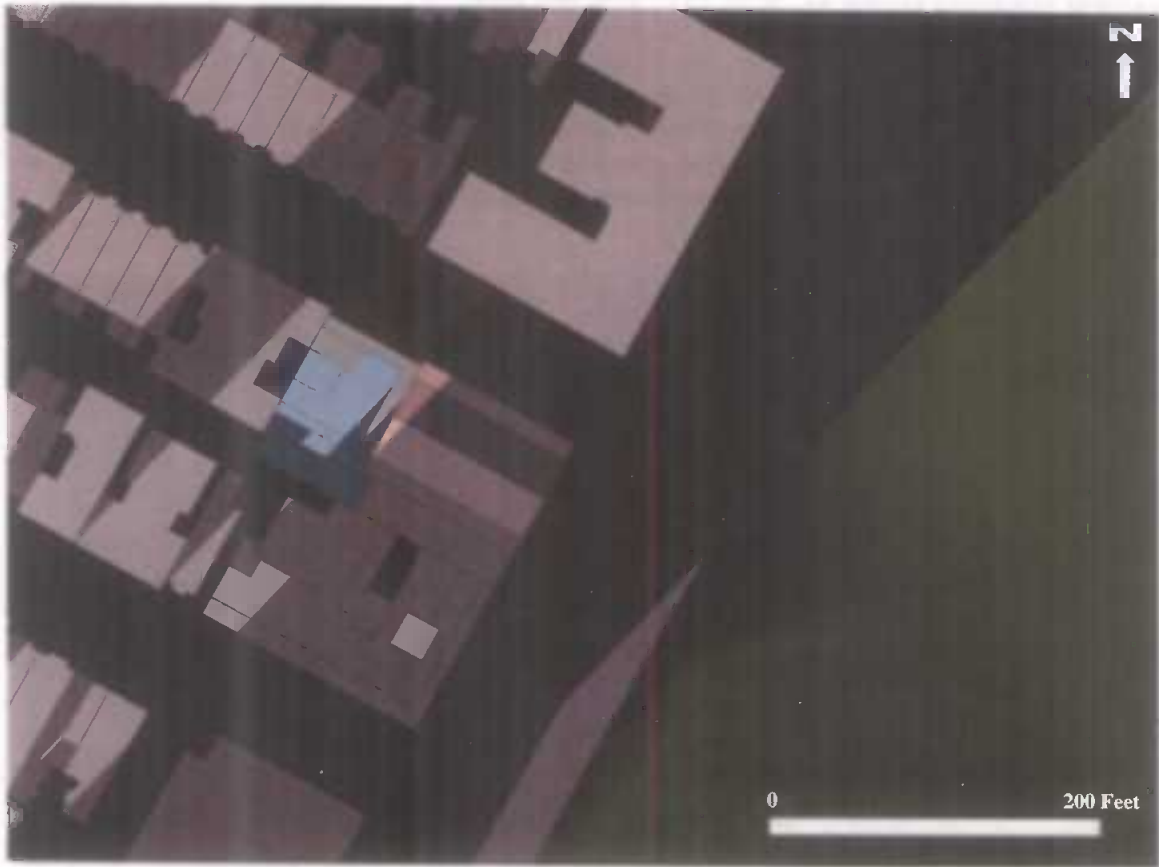
D. DETAILED ANALYSIS OF SHADOWS ON CENTRAL PARK

The only publicly accessible open space which incremental shadow from the proposed building could reach is Central Park. At its closest point, the western edge of the park is approximately 208 feet east-southeast of the proposed building. Shadows are cast westward in the morning as the sun rises in the eastern sky, and then gradually move northward through midday, and finally are cast eastward near sunset (when the sun is in the eastern sky).

DECEMBER 21: 8:51 AM–2:53 PM EST

At the end of the analysis day, the shadow that would be cast by the proposed building would not fall westward enough to reach Central Park (see Figure B-1). Therefore, the proposed building would not cast any incremental shadow on Central Park on December 21.

Figure B-1



December 21 – 3:01 PM EST (8 minutes after the end of the analysis period)

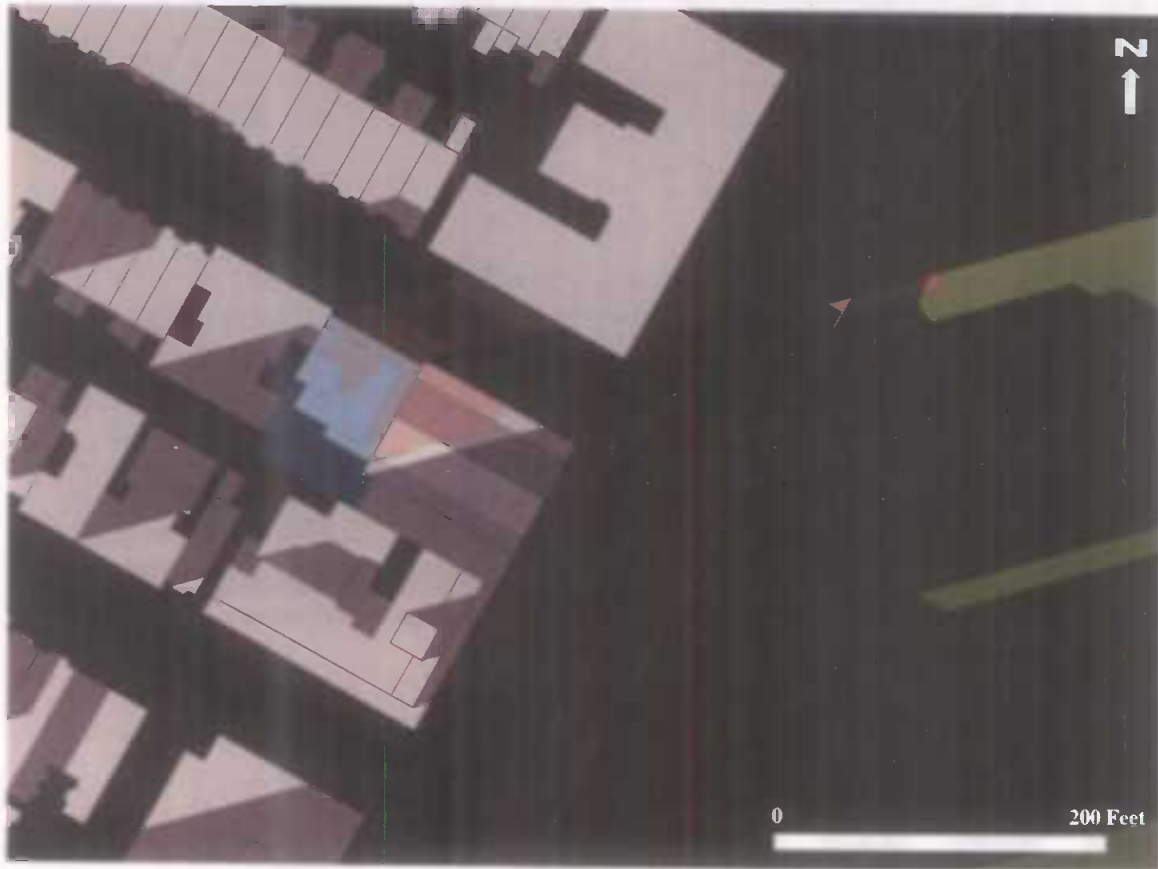
Key

			
Existing Street	Existing Sidewalk	Existing Building	Existing Park
			
Proposed Building	Existing Shadow	New Shadow	New Shadow on Park

MARCH 21/SEPTEMBER 21: 8:36 AM - 5:29 PM EDT

On March 21, the incremental shadow cast by the proposed building would first fall on Central Park at 5:27 PM (see Figure B-2), and would do so for two more minutes until the end of the analysis period at 5:29 PM. Before 5:27 PM, other buildings already cast shadows in the area that would otherwise be shaded by the New Building. Therefore, the total duration of new shadow on the park on March 21 and September 21 would be two minutes, which would be insignificant.

Figure B-2



March 21 – 5:27 PM EDT

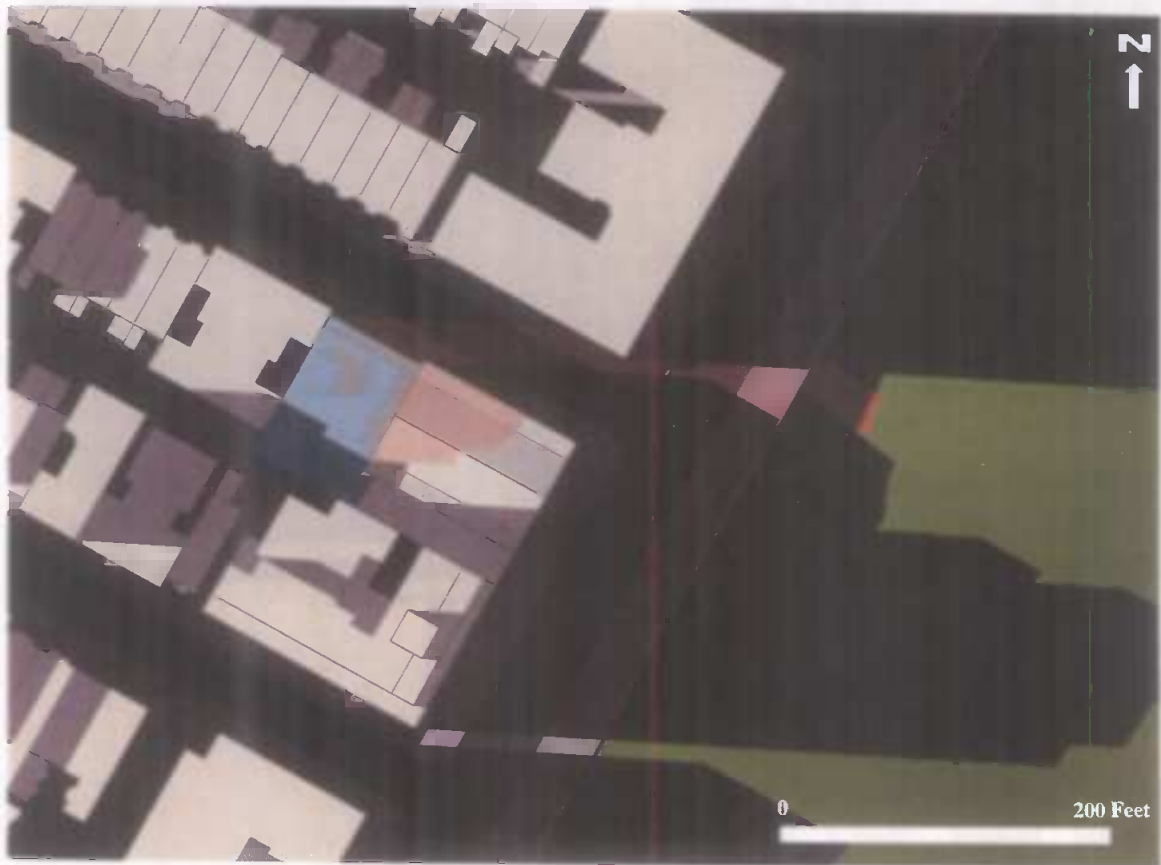
Key

			
Existing Street	Existing Sidewalk	Existing Building	Existing Park
			
Proposed Building	Existing Shadow	New Shadow	New Shadow on Park

MAY 6/AUGUST 6: 7:27 AM - 6:18 PM EDT

The incremental shadow cast by the proposed building on May 6 and August 6 would first reach Central Park at 5:50 PM (see Figure B-3). New shadow would be cast on the park for the remaining 28 minutes of the analysis period, until 6:18 PM. The new shadow would be small when it first reached the park (Figure B-3) and would gradually extend eastward to cover a larger area. At 6:26 PM, eight minutes after the end of the analysis period, the proposed building would cast approximately 2,630 square feet of new shadow in the park (see Figure B-4).

Figure B-3

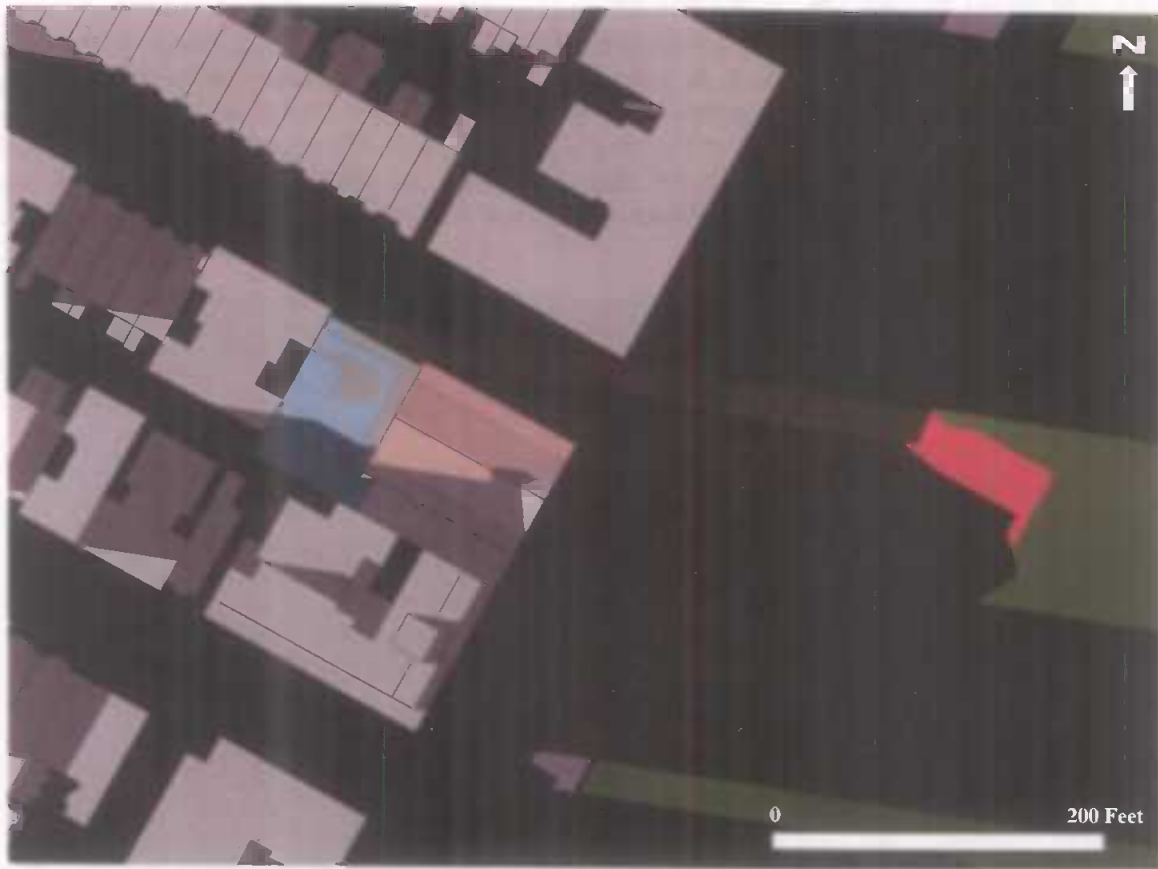


May 6 ~ 5:50 PM EDT

Key









			
Existing Street	Existing Sidewalk	Existing Building	Existing Park
			
Proposed Building	Existing Shadow	New Shadow	New Shadow on Park

Figure B-4



May 6 – 6:26 PM (eight minutes after the end of the analysis period)

Key

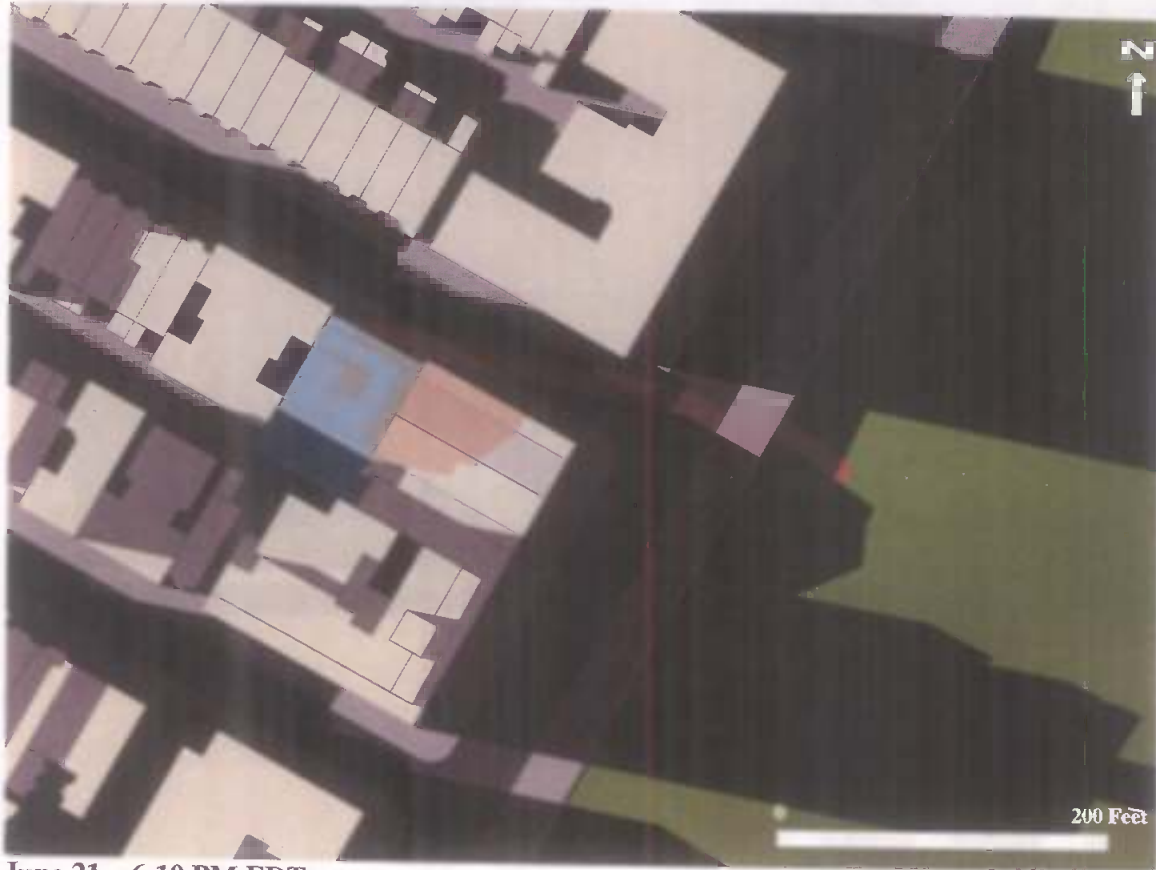
			
Existing Street	Existing Sidewalk	Existing Building	Existing Park
			
Proposed Building	Existing Shadow	New Shadow	New Shadow on Park

Congregation Shearith Israel: Shadows

JUNE 21: 6:57 AM - 7:01 PM EDT

On June 21, the new shadow cast by the proposed building would first reach Central Park at 6:10 PM (see Figure B-5). New shadow would be cast on Central Park for the rest of the analysis period, which ends at 7:01 PM. Similar to May 6, the area of incremental shadow would be small when it first reached the park and would gradually extend eastward to cover approximately 1,900 square feet by 7:01 PM (see Figure B-6).

Figure B-5

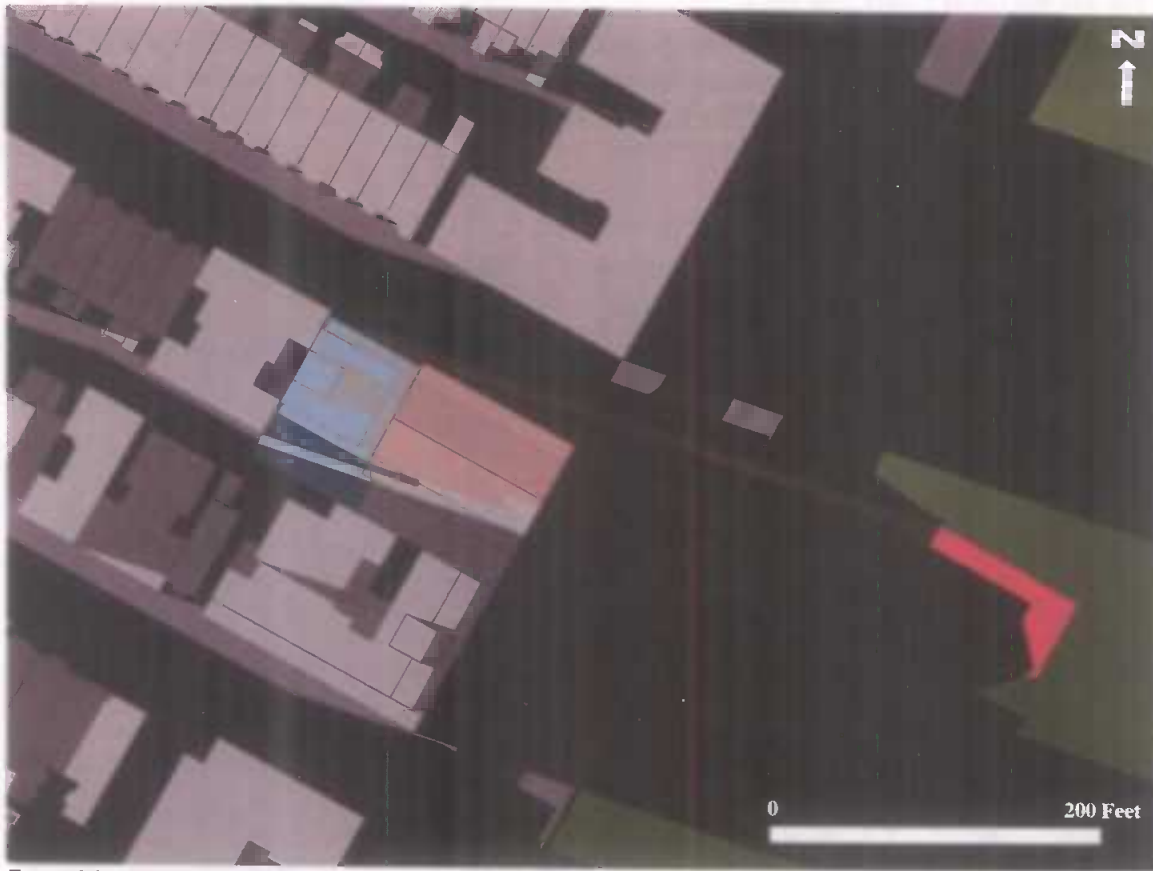


June 21 – 6:10 PM EDT

Key









			
Existing Street	Existing Sidewalk	Existing Building	Existing Park
			
Proposed Building	Existing Shadow	New Shadow	New Shadow on Park

Figure B-6



June 21 – 7:00 PM EDT

Key

			
Existing Street	Existing Sidewalk	Existing Building	Existing Park
			
Proposed Building	Existing Shadow	New Shadow	New Shadow on Park

CONCLUSION: NEW SHADOWS ON CENTRAL PARK

The proposed building would cast some new shadow on Central Park in the spring and summer. The new shadow would be cast at the end of the day and would slightly increase the long shadows already cast by other buildings on the park at this time.

The extent of incremental shadow would vary in size and location depending on the season but would never occur farther than 210 feet into the park (that is, never farther than 210 feet east of the western boundary of the park along Central Park West). In both spring and summer, the area affected would be limited to the area approximately between West 70th Street and West 71st Street, if those streets extended into the park. This affected area, 210 feet wide (west to east) and about one block

Congregation Shearith Israel: Shadows

long (north to south), contains trees, grass and a pedestrian path (see Figures B-7, B-8, and B-9). There are no passive recreation facilities (i.e., benches), no playgrounds, and no active recreation facilities. The areas of grass and trees are currently fenced off and not publicly accessible. To the northwest and west of the affected area, beyond the reach of any incremental shadow from the proposed building, there is a vehicular road (West Drive); on the other side of this road to the northwest lies Strawberry Fields, well beyond the reach of any incremental shadow.

The duration of the incremental shadow would always be quite short, and never exceed 50 minutes at any time of year. The very small duration of additional shadow would not be likely to affect the ability of the vegetation to survive. The size of the net new shadow cast by the proposed building would be insignificant, especially in comparison to the shadows cast by existing buildings in the neighborhood. The proposed building would therefore not have a significant adverse shadow impact on Central Park.

Figure B-7



Area of Central Park Where New Shadow Would Fall (View Southwest)

Figure B-8



Area of Central Park Where New Shadow Would Fall (View Northwest)

Figure B-9



Area of Central Park Where New Shadow Would Fall (View North)

E. DETAILED ANALYSIS OF NEW SHADOWS ON NEARBY STREETS AND BUILDINGS

While not required by the *CEQR Technical Manual* methodology, an additional analysis was also conducted of the potential for new shadows to be cast on nearby buildings and streets from the proposed New Building, a series of diagrams were prepared that show the existing shadows and the new (incremental) shadow that would be added by the Proposed Building. The diagrams show a plan view (i.e., view looking down at the buildings) to show the length of the shadows and an angled view to show any shadows that fall onto building facades. Diagrams were prepared for December 21, when shadows are longest; March 21 (which is equivalent to September 21), the vernal /autumnal equinox; and June 21, when shadows are shortest.

As shown on the attached diagrams, Figures B-10 through B-22, the proposed New Building would cast very few (and insignificant) incremental shadows. In general, the shadows cast by the New Building would be similar in length to those cast by the adjacent building at 18 West 70th Street, and only a small increment of new shadow would be added to the existing shadows already cast on the block. The new shadows would be as follows:

Congregation Shearith Israel: Shadows

- **Winter Shadows:** On December mornings, when long shadows are cast by all buildings, most of the street, sidewalks, and building facades are in shadow. The New Building would add a small area of new shadow to two rowhouse structures on the north side of West 70th Street. This incremental shadow would occur only until about 1 PM (see the diagrams for December 21 at 10 AM and 1 PM).
- **Spring and Fall Shadows:** In March and September, incremental shadows would be cast on the streetbed and sidewalks only of West 70th Street in the midday (1 PM). This shadow would join other similar shadows from the building next door and would not fall onto the building facades across the street. As shadows from all buildings grow longer during the afternoon, the shadows would stretch farther and by 4 PM, very small incremental shadows would fall onto the West 70th Street facade of the apartment building at 101 Central Park West.
- **Summer Shadows:** In June, when shadows are shortest, the New Building would cast small incremental shadows onto the street and sidewalk in front of the building during the afternoon. These would not reach the facades of the buildings across the street from the Site.

F. CONCLUSIONS

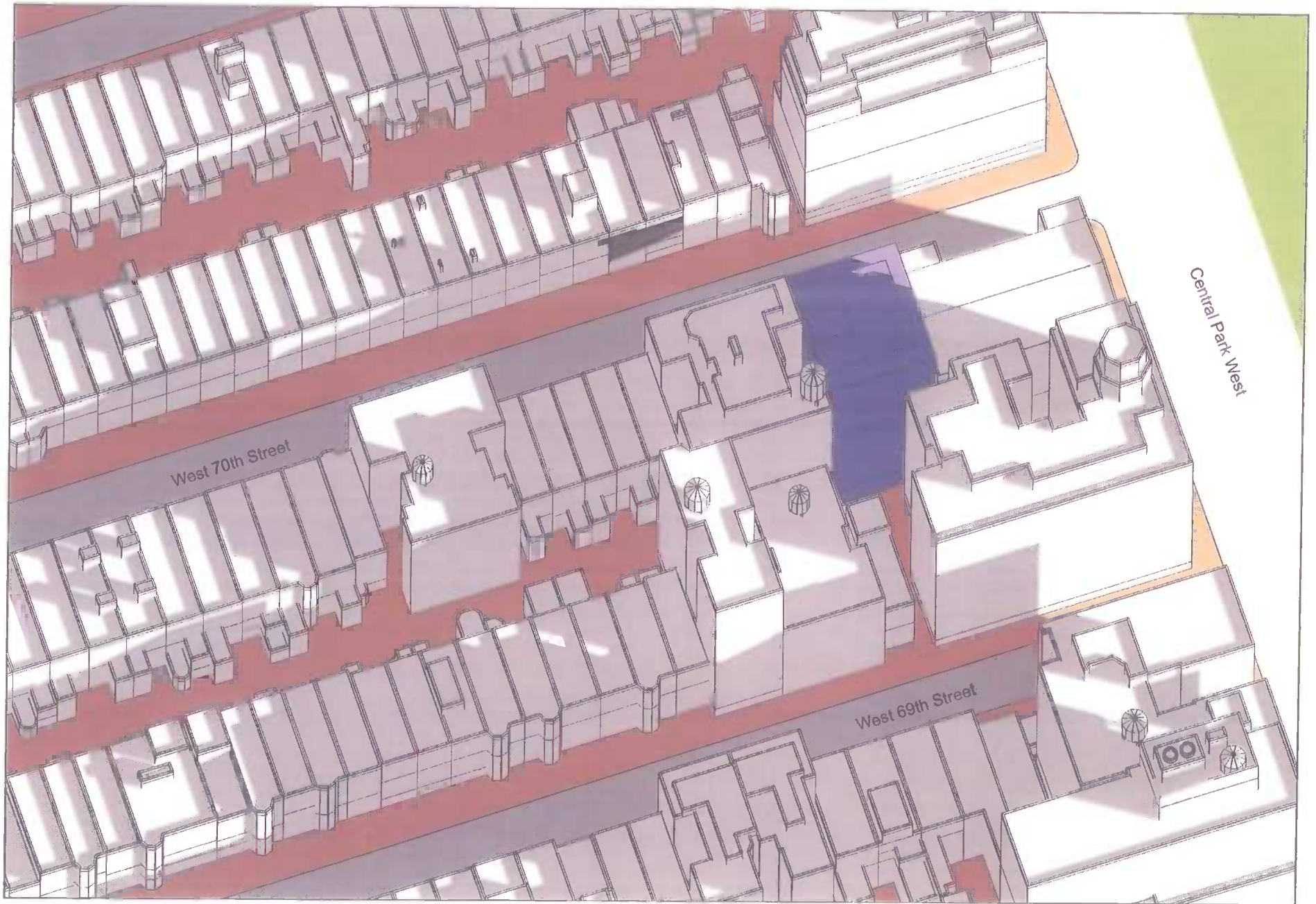
The proposed New Building would cast very small new shadows on Central Park in the late afternoon in the spring and summer that would fall onto a grassy area and path where no benches or other recreational equipment are present. The New Building would also cast very small new shadows on West 70th Street and its sidewalk in the midafternoon, similar to those cast by the adjacent apartment building at 18 West 70th Street. In winter and spring, very small incremental shadows would also be cast on the facades of some buildings on the north side of West 70th Street. Overall, the new shadows cast by the proposed New Building would be an insignificant addition to the existing shadows already cast by other buildings in the area and would not adversely affect Central Park or the neighborhood character of the area around the Project Site. *



Incremental Shadow (None visible at this time)

Congregation Shearith Israel

Shadows
 Plan View
 December 21 - 10:00 AM EST
 Fig. B-10



Incremental Shadow

Shadows
View Northeast
December 21 - 10:00 AM EST
Fig. B-11

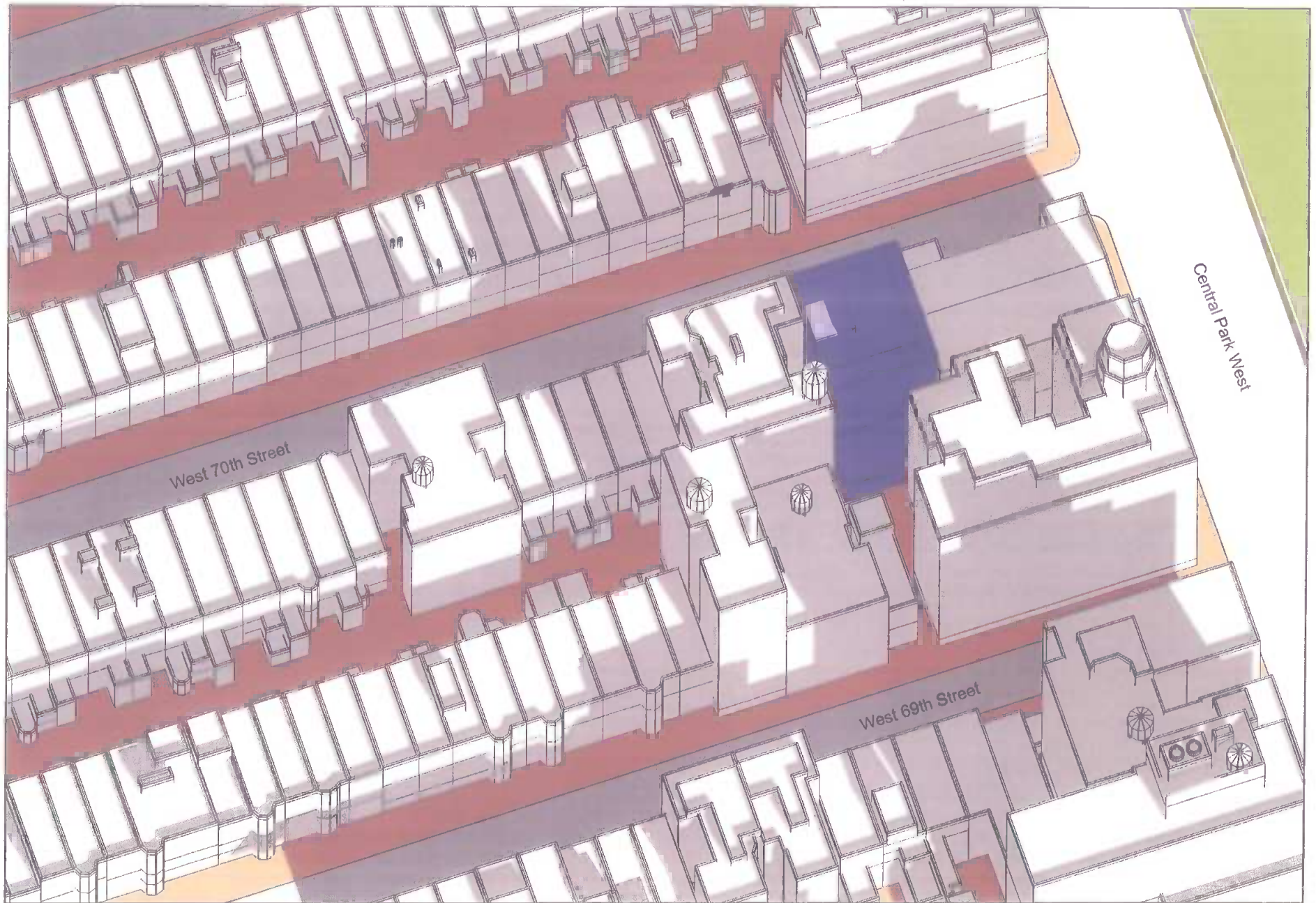
Congregation Shearith Israel



Incremental Shadow (None visible at this time)

Shadows
Plan View
December 21 - 1:00 PM EST
Fig. B-12

Congregation Shearith Israel



Incremental Shadow

Congregation Shearith Israel

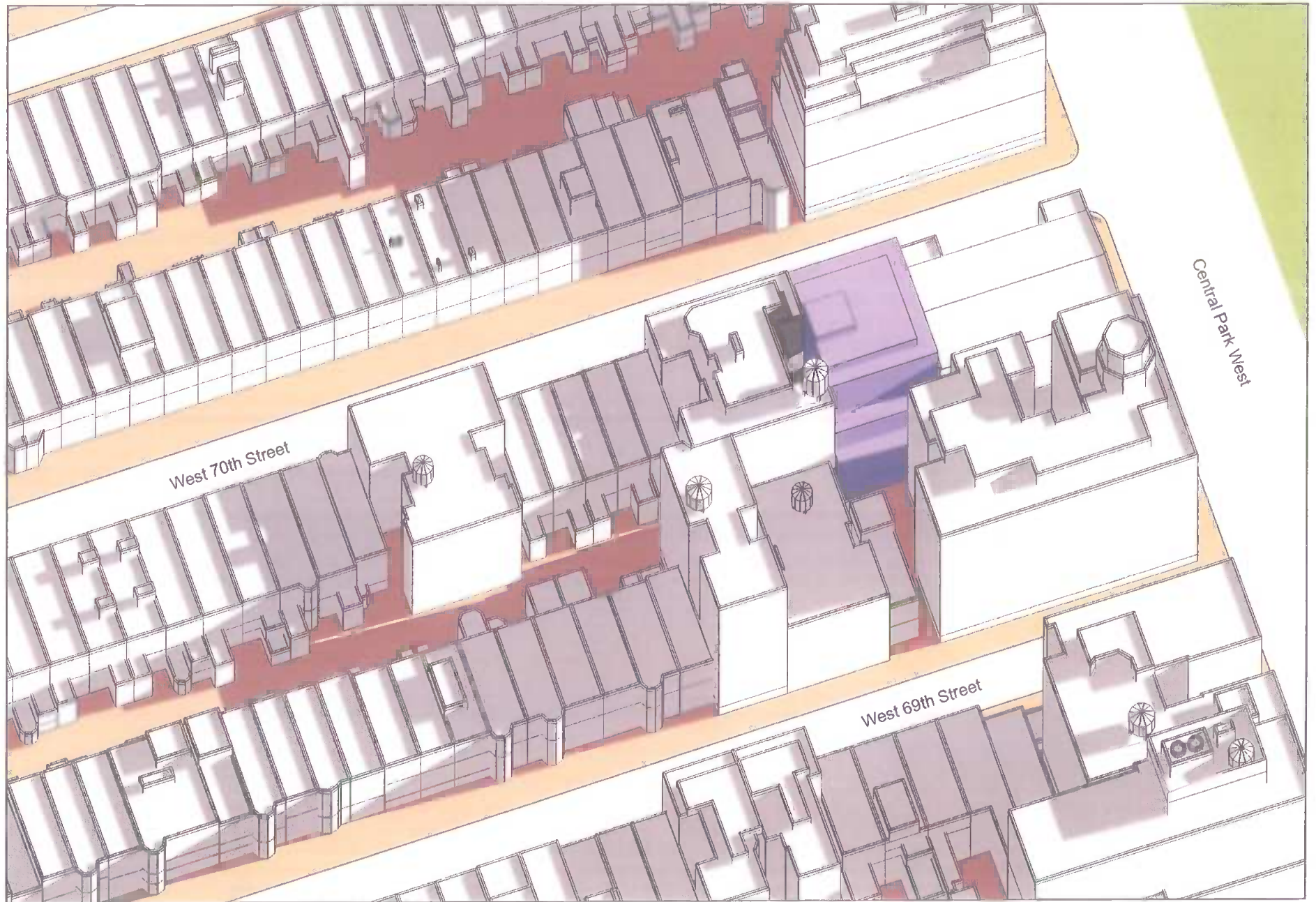
Shadows
View Northeast
December 21 - 1:00 PM EST
Fig. B-13



Incremental Shadow

Congregation Shearith Israel

Shadows
Plan View
March 21 / Sept. 21 - 10:00 AM EDT
Fig. B-14



Incremental Shadow

Congregation Shearith Israel

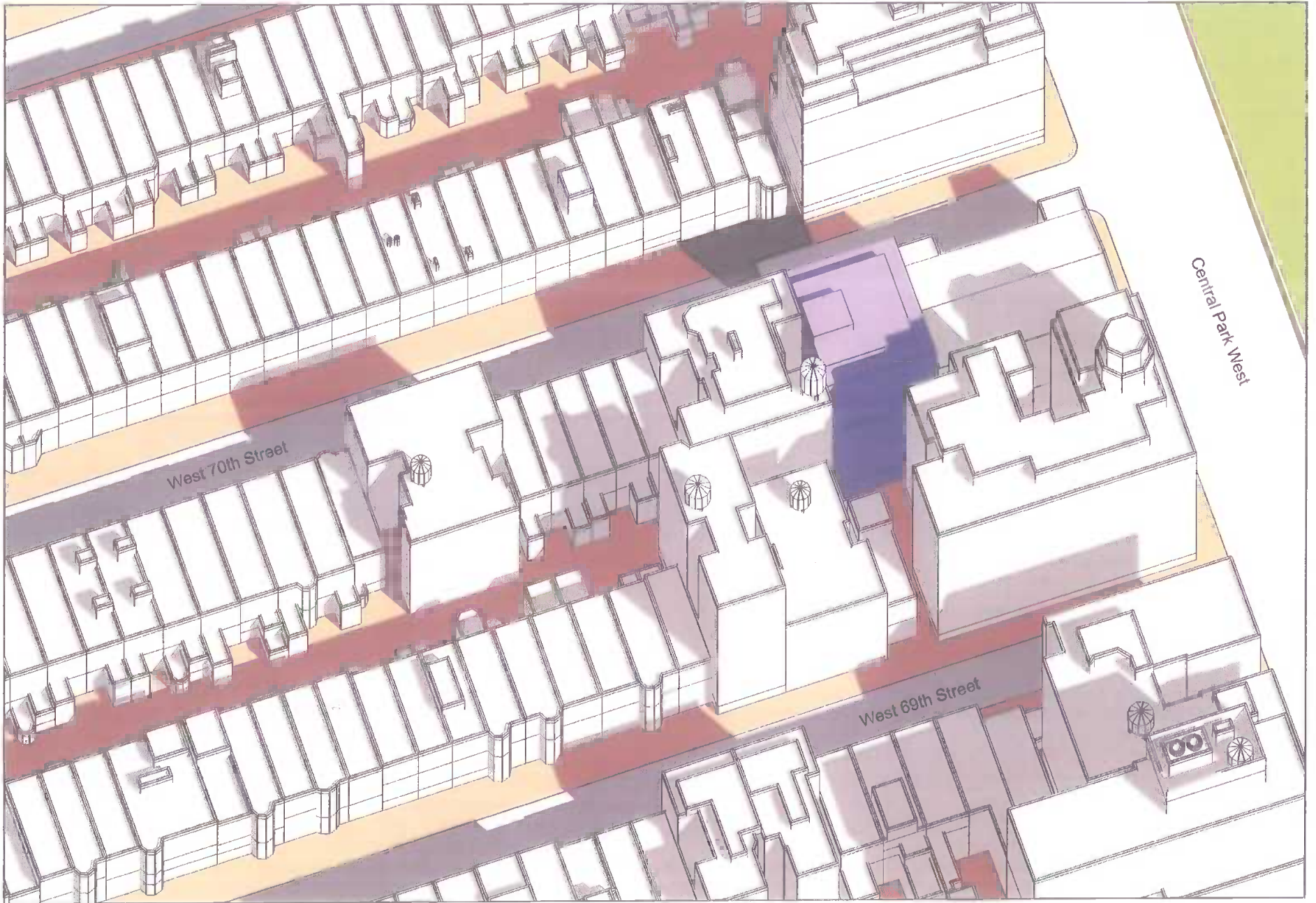
Shadows
View Northeast
March 21 / Sept. 21 - 10:00 AM EDT
Fig. B-15



Incremental Shadow

Congregation Shearith Israel

Shadows
Plan View
March 21 / Sept. 21 - 1:00 PM EDT
Fig. B-16



Incremental Shadow

Shadows
View Northeast
March 21 / Sept. 21 - 1:00 PM EDT
Fig. B-17

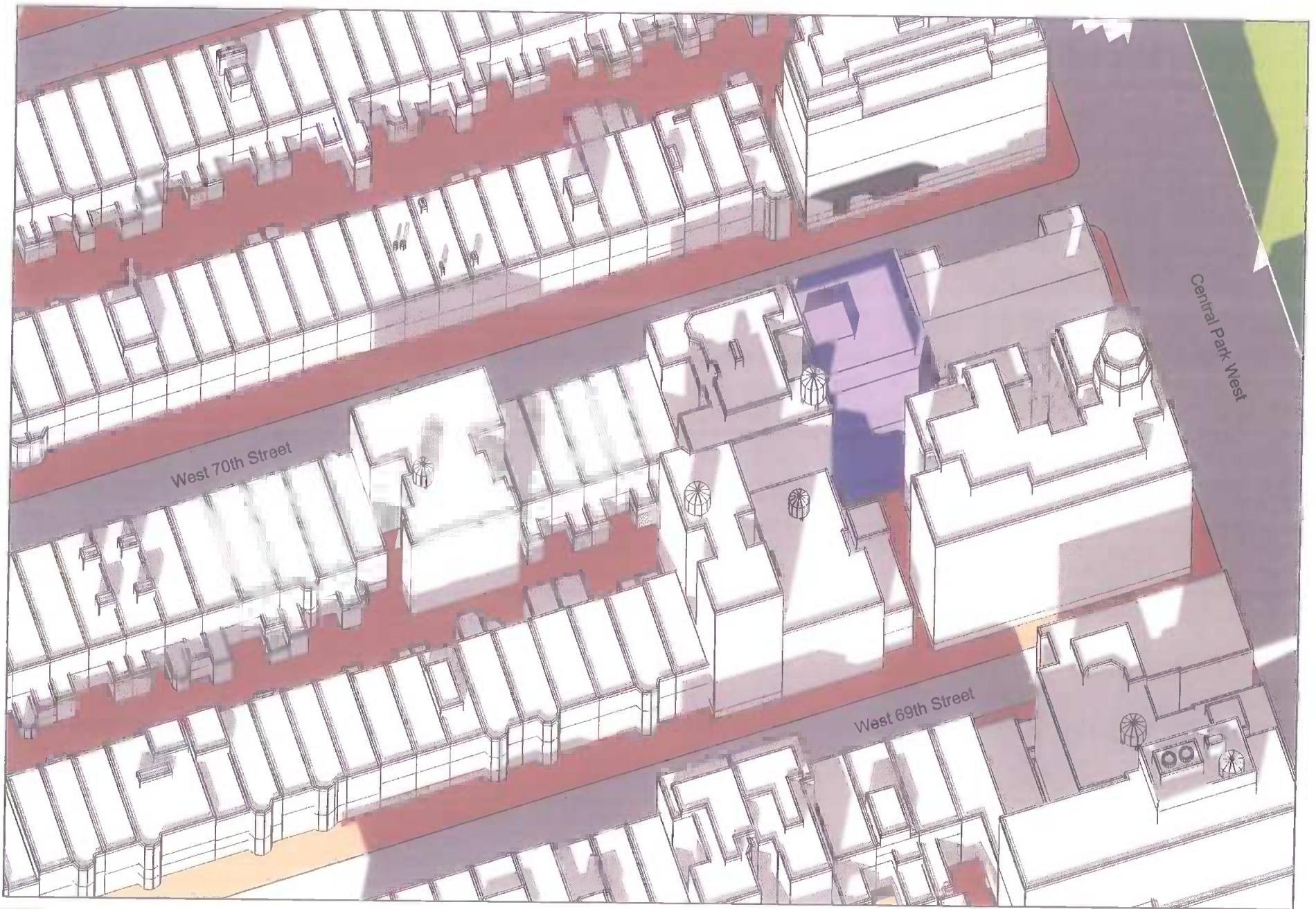
Congregation Shearith Israel



Incremental Shadow

Congregation Shearith Israel

Shadows
Plan View
March 21 / Sept. 21 - 1:00 PM EDT
Fig. B-18



Incremental Shadow

Congregation Shearith Israel

Shadows
View Northeast
March 21 / Sept. 21 - 4:00 PM EDT
Fig. B-19



Incremental Shadow

Shadows
Plan View
June 21 - 10:00 AM EDT
Fig. B-20

Congregation Shearith Israel



Incremental Shadow

Congregation Shearith Israel

Shadows
Plan View
June 21 - 1:00 PM EDT
Fig. B-21



Incremental Shadow

Congregation Shearith Israel

Shadows
Plan View
June 21 - 4:00 PM EDT
Fig. B-22

ATTACHMENT C



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



P E R M I T

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/21/07	EXPIRATION DATE: 03/14/2012	DOCKET #: 075585	CCFA #: COFA 07-0281
ADDRESS 8 WEST 70TH STREET <u>Congregation Shearith Israel Synagogue</u> UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1122 / 36

Display This Permit While Work Is In Progress

ISSUED TO:

Dr. Alan Singer
Congregation Shearith Israel
8 West 70th Street
New York, NY 10023

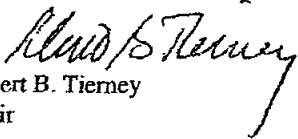
Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 14, 2006, following the Public Hearing of November 26, 2002, and the Public Meetings of November 26, 2002, February 11, 2003, July 1, 2003, December 9, 2003, July 19, 2005, and January 17, 2006, voted to approve a proposal to demolish the existing community house and construct a new 8-story-plus-penthouse building at the subject premises; as you were notified in Status Update Letter 06-6545 (LPC 03-2628), issued on March 14, 2006.

The proposed work, as approved, consists of the demolition of the existing 4-story community building, and the construction of a new 8-story-plus-penthouse, building with a basement and sub-basement as shown in drawings 1 through 20, dated March 14, 2006, prepared by Platt Byard Dovell White Architects LLP. The proposal, as originally presented, included the demolition of the existing community house and the construction of a new 14-story building with a 20' setback from the rear on the third and fourth floors and a 30' setback from the fifth to the fourteenth floors as shown drawings 1 through 22, dated October 24, 2002, prepared by Platt Byard Dovell White Architects LLP, submitted as components of the application, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the designation report describes the Congregation Shearith Israel Synagogue, 99 Central Park West a/k/a 2-4 West 70th Street, as an Academic Classical and Beaux-Arts style synagogue, designed by Brunner & Tryon and built in 1896-97. The Commission also noted the presence of a 9 story building at 12-18 West 70th street adjacent to the proposed building, and an 8 story building at 30-36 West 70th street located in the middle of this block of predominantly 4-5 story rowhouses.

the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Terzing Charotsaeng



Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Shelly S. Friedman, Friedman & Gottbaum LLP**

cc: Caroline Kane Levy, Deputy Director of Preservation, LPC; Platt Byard Dovell
White Architects LLP; Mark Silberman, Esq., Counsel, LPC.

RECEIVED
MAY 13 2008
10:00 AM

With regard to this proposal, the Commission found that the demolition of the four-story Community House will not eliminate a building which contributes to the special architectural and historic character of the Upper West Side/ Central Park West Historic District; that the height and massing of the proposed building will be compatible with the adjacent building and other apartment buildings located on side streets in this historic district; that the facades of the new building will be composed in a traditional arrangement of base, shaft and termination which is characteristic of the majority of apartment buildings in this historic district; that the composition of the façade featuring large-scale glass windows on the east side which become punched openings on the north side will provide a transition between the monumental scale of the Synagogue and the residential scale of the apartment buildings and rowhouses to the west; that the limestone, light-colored brick and aluminum materials for the new building will complement the limestone clad Synagogue, and will be harmonious with the materials, colors, and the surface textures of other buildings in the district and streetscape; that the set-back placement of the new building's façade adjacent to the Synagogue will expose the stone return on the Synagogue and preserve this portion of the building; that the floor to ceiling heights of the new building will be proportional to those found on the adjacent buildings, and will support a relationship between the new building and its neighbors to the west on West 70th Street; that the horizontal orientation and grid-like configuration of the aluminum fenestration will help to reduce the scale of the openings and to create a balance between the vertical and horizontal elements of the façade; that the symmetrical arrangement, simple design, and neutral palette of the east-facing façade, which will be seen in context with the Synagogue, will result in a deferential relationship to the Synagogue and will not detract from the special architectural character of the Individual Landmark or the Upper West Side/ Central Park West Historic District; that the south facing façade will read as a secondary façade due to its simpler design and materials palette; that the symmetrical arrangement, low-profile and neutral finish of the mechanical equipment, which will be seen from points south and north of the site in context with the Synagogue, will help to minimize its presence on the roof of the penthouse; that the simple design and recessed location of the Community House entrance, featuring louvered panels and doors all framed by a limestone lintel and pier, will be in keeping with the bases of the other apartment buildings in this historic district; that the apartment building entrance, located at the western-most portion of the West 70th Street façade is well scaled to the hierarchy of the new building's base; and that the proposed metal and glass entrance canopy at the entrances on West 70th Street will be well-scaled to the façade and will not overwhelm or detract from the new building, the Synagogue, or the streetscape; and that the proposed work will not detract from the special architectural and historic character of the Upper West Side/ Central Park West Historic District. Based on these findings, the Commission determined the proposed work to be appropriate, and voted to approve it.

The Commission notes that the applicant is applying to the Board of Standards and Appeals for certain variances. Any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves