

**Alan D. Sugarman**  
**Attorney At Law**

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January 15, 2016

US Mail  
Fax (212) 566 - 3030  
E-Mail publicchallenge@buildings.nyc.gov

NYC Department of Buildings  
280 Broadway  
Call Center-Fifth Floor  
New York, NY 10007

Re: Supplement to  
Second Challenge and Appeal on behalf of Nizam Kettaneh  
8 West 70<sup>th</sup> Street, Manhattan, Congregation Shearith Israel  
Job No: 121328919  
Proposed Condominium-Community House

To Whom it May Concern:

On October 29, 2015, we submitted our Second Challenge and Appeal as shown in the attached Zoning Challenge and Appeal Form of such date.

We specifically reserved our right to supplement the Appeal until such time that, in response to our pending FOIL request, we received the building plans approved by DOB. On December 23, 2015 we were advised that the plans could be picked up.

We have reviewed the plans and herewith supplement our Appeal as follows:

1. The decision is not correct in concluding that the increase in building height in the DOB Plans as compared to the BSA plans is de minimis. In the DOB plans, the building height of 119.5 feet (207.67 to the Manhattan Datum<sup>1</sup>) shown in the DOB approved plans. The DOB approved height substantially exceeds the 105'10" height approved in the BSA variance. We attach two versions on the South Elevation – the A201 approved by the DOB and P17 as approved by the BSA. In a third attachment, we have superimposed these two plans on the

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<sup>1</sup> The Board of Standards and Appeal plans uses elevations based upon the street level, DOB plans, use the National Geodetic Vertical Datum, NGVD, PLUS 2.752 feet. Building Code 27-208. Street level is at 88.17 feet. Thus, when comparing BSA elevations to DOB elevations, an adjustment factor of "88.17 feet" must be used.

New York City Department of Buildings  
January 15, 2016  
Page of 2 of 3

same page. Both plans show an additional bulkhead atop that level. Thus the DOB approved building has a height of 13.7 feet higher than the BSA height limit. The BSA variance increased the allowed building height from 75 feet to 105'10, of just over 30 feet. The Congregations DOB version is nearly 45 feet higher, and thus represents nearly a 50% increase in the height over as-of-right height. Clearly, the DOB plans are in gross variation from the BSA approved plans. Thus the decision is in error as to this point.

2. Now that the building plans have been made available, it is clear that there is further abuse as to the third-floor caretaker's apartment.

A 103.0, "Third Floor Zoning & Egress Plan" has the following note as to the caretaker's apartment.

Caretaker Dwelling Is Less Than 1200 Sf And Is The Sole Caretaker's Accommodation  
In The Building A Restrictive Declaration Meeting Requirements Of Dob And ZR 12-  
10 Will Be Prepared And Recorded In The Office Of The City Register

The plans show a 777 foot caretakers dwelling with a 320 square foot kitchenette for a total of 1097 square feet.

ZR 12-10 provides that "no building contains more than one living or sleeping accommodation for caretakers." Z.001.00 "Site Plan, Zoning Calculations & Ave. Curb Level" improperly and intentionally fails to show the residential area located in the Zoning Lot - the Parsonage, the Southwest corner of the zoning lot. This residential area is available for caretaker use. Indeed, as shown in the attachments, the Congregation has rented out the Parsonage as a townhouse rental.

Moreover, it is apparent that the purchasers of the luxury condominiums will require an on-site superintendent and that the caretaker will provide substantial services to the condominiums. This is not an accessory use.

Finally, we note that the DOB plans include other substantial variations from the BSA plans, including the 60-foot wide 20-foot high vaults under the sidewalk. Neither the BSA nor the Community Board were advised of this substantial incursion, which not only provides even more space for the Congregation to use to satisfy alleged programmatic needs, but also will create substantial environmental issues during construction.

New York City Department of Buildings  
January 15, 2016  
Page of 3 of 3

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan D. Sugarman". The signature is fluid and cursive, with the first name "Alan" and last name "Sugarman" clearly distinguishable.

Alan D. Sugarman

Attachments:

- Ex.-1 - Second Challenge and Appeal dated October 29, 2015
- Ex.-2 - A-201- Building Elevations - North and West – Approved by DOB May 4, 2015
- Ex.-3 - P-17 Proposed Elevation South Side of West 70<sup>th</sup> Street Dated October 22, 2007, approved by BSA 2008.
- Ex.-4 - Superimposition of P-17 on A-201
- Ex.-5 - Z.001.00 Site Plan Zoning Calculations - Approved by DOB May 4, 2015
- Ex.-6 - Rental Information for Parsonage



## Zoning Challenge and Appeal Form

(for approved applications)

*Must be typewritten*

|                          |   |                                  |                              |  |
|--------------------------|---|----------------------------------|------------------------------|--|
| <b>1</b>                 | <b>Property Information</b> <i>Required for all challenges.</i> |                                  |                              |  |
| BIS Job Number 121328919 |   | BIS Document Number Bin 1028510, |                              |  |
| Borough MANHATTAN        |   | House No(s) 8                    | Street Name West 70th Street |  |

|   |  |                 |                             |  |
|---|--|-----------------|-----------------------------|--|
| <b>2</b>  | <b>Challenger Information</b> <i>Optional.</i> |                 |                             |  |
| <b><u>Note to all challengers:</u></b> <i>This form will be scanned and posted to the Department's website.</i> |  |                 |                             |  |
| Last Name Sugarman  |  | First Name Alan | Middle Initial D.           |  |
| Affiliated Organization On behalf of myself, Nizam Kettaneh, Jay Greer, and other interested parties.           |  |                 |                             |  |
| E-Mail sugarman@sugarlaw.com  |  |                 | Contact Number 212-873-1371 |  |

|  |   |  |  |  |
|--|---|--|--|--|
| <b>3</b>   | <b>Description of Challenge</b> <i>Required for all challenges.</i> |  |  |  |
| <b><u>Note:</u></b> <i>Use this form only for challenges related to the Zoning Resolution</i>  |   |  |  |  |
| Select one: <input type="checkbox"/> Initial challenge <input checked="" type="checkbox"/> Appeal to a previously denied challenge (denied challenge must be attached)   |   |  |  |  |
| Indicate total number of pages submitted with challenge, including attachments: <b>(attachment may not be larger than 11" x 17")</b>   |   |  |  |  |
| Indicate relevant Zoning Resolution section(s) below. <i>Improper citation of the Zoning Resolution may affect the processing and review of this challenge.</i>  |   |  |  |  |
| 24-67, 23-633, 24-36, 23-633, 23-663, 24-11/77-24  |   |  |  |  |
| <p>Describe the challenge in detail below: (continue on page 2 if additional space is required)</p> <p>The Challengers herewith challenge the approval of the building plans for 8 West 70th Street, Manhattan, as filed by Congregation Shearith Israel. Reference is made to our prior Challenge of 6/8/2015 and to the Decision of the DOB (Scott D. Paven) dated 9/22/2015, and scanned 10/14/2015.</p> <p>We hereby challenge the 9/22/2015 decision to the extent that decision did not accept items #2 and #3.</p> <p>Item #2 of the Decision states: "Consistent with BSA and DOB practice, rooftop mechanical bulkheads and stair or elevator bulkheads may be modified post-BSA-approval provided they fully comply with the applicable underlying regulations for height and/or coverage for such permitted obstructions above a building height limit."</p> <p>CHALLENGE AS TO #2: The building height is substantially in excess of the regulation height of 75 feet, and, the BSA, in considering the variances, addressed the bulkheads and required the owner to modify bulkheads. Based on LPC documents, there also appear in front of the building to be changes not approved by BSA. Until the public is provided with the plans as filed with the DOB, which the DOB will not do, it is not possible to be more specific.</p> |   |  |  |  |
| <b><u>Note to challengers:</u></b> <i>An official decision to the challenge will be made available no earlier than 75 days after the Development Challenge process begins. For more information on the status of the Development Challenge process see the Challenge Period Status link on the Application Details page on the Department's website.</i>   |   |  |  |  |

|                                |       |       |      |  |
|--------------------------------|-------|-------|------|--|
| <b>ADMINISTRATIVE USE ONLY</b> |       |       |      |  |
| Reviewer's Signature:          | Date: | Time: | WO#: |  |

## Zoning Challenge and Appeal Form

PAGE 2

## 4 Description of Challenge (continued from page 1)

Item #3 of the Decision states: The setback terrace proposed in DOB plans, while not specifically identified in BSA plans as being an accessible terrace, is substantially in compliance with BSA approval.


CHALLENGE AS TO #3: The BSA variances allowed intrusion into the rear space. Allowing further noisy use of the terrace by school children and parties is a further infringement of the rear space and was not approved by BSA.

We reserve the right to amend this challenge once we are able to review the 205 pages of plans, as filed with the DOB.

Thank you.

Dated October 28, 2015

Alan D. Sugarman, Esq.  
17 W. 70th Street  
New York, NY 10023  
sugarman@sugarlaw.com  
212-873-1371

  
Oct. 29, 2015

**Note to challengers:** An official decision to the challenge will be made available no earlier than 75 days after the Development Challenge process begins. For more information on the status of the Development Challenge process see the Challenge Period Status link on the Application Details page on the Department's website.

## ADMINISTRATIVE USE ONLY

Reviewer's Signature:

Date:

Time:



| WALL TYPE KEY                    |                                   |
|----------------------------------|-----------------------------------|
| (SEE SPEC FOR FULL DESCRIPTIONS) |                                   |
| WT-1                             | TYPICAL CURTAIN WALL              |
| WT-2                             | 1-HR RATED CURTAIN WALL           |
| WT-3A                            | CMU/MTL STUD W/ BRICK 1           |
| WT-3B                            | CMU/MTL STUD W/ BRICK 2           |
| WT-4                             | STONE RAINSCREEN WALL             |
| WT-5                             | METAL RAINSCREEN WALL             |
| WT-6                             | CMU/MTL STUD W/ INSUL. MTL. PANEL |
| WT-7                             | BRICK 2 ON C.I.P. CONCRETE        |

**Platt Byard Dovell White Architects, LLP**

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Annastos Engineering Associates  
240 West 35th Street  
New York, NY 10001  
212.714.0993  
212.714.0997 fax

**MEP Engineer**  
AKF  
330 West 42nd Street, 14th Floor  
New York, NY 10036  
212.354.5656  
212.354.5668 fax

**Geotechnical Engineer**  
RA Consulting LLC  
47 Wilkens Drive  
Dumont, NJ 07628  
212.374.1794  
212.374.1795 fax

**Lighting Design**  
HLW  
115 Fifth Avenue, 5th Floor  
New York, NY 10003  
212.353.4600  
212.353.4666 fax

**Acoustics**  
Longman Lindsey  
410 Broadway, Suite 508  
New York, NY 10018  
212.315.6400

**Elevator Consultant**  
Iros Elevator Design Services  
884 Patterson Avenue,  
East Rutherford, NJ 12553  
973.773.4404

**Code Consultant**  
Design 1237  
52 Diamond Street  
Brooklyn, NY 11222  
718.383.9340  
718.383.9510 fax



|          |                               |
|----------|-------------------------------|
| 08.06.14 | DOB New Building Permit Set   |
| 01.31.14 | Guaranteed Max Price (80% CD) |
| 07.01.13 | 80% CD Pricing Set            |
| 05.10.13 | DOB Zoning & Egress           |
| Date:    | No.: Description:             |

Project:  
**8 West 70th**  
8 West 70th St,  
New York, NY 10023

Sheet Title:  
**BUILDING ELEVATIONS - NORTH & EAST**

Project Number:  
12639

Drawn By:  
Author

Checked By:  
Checker

Scale:  
As indicated

Sheet Number:

Signature & Seal:

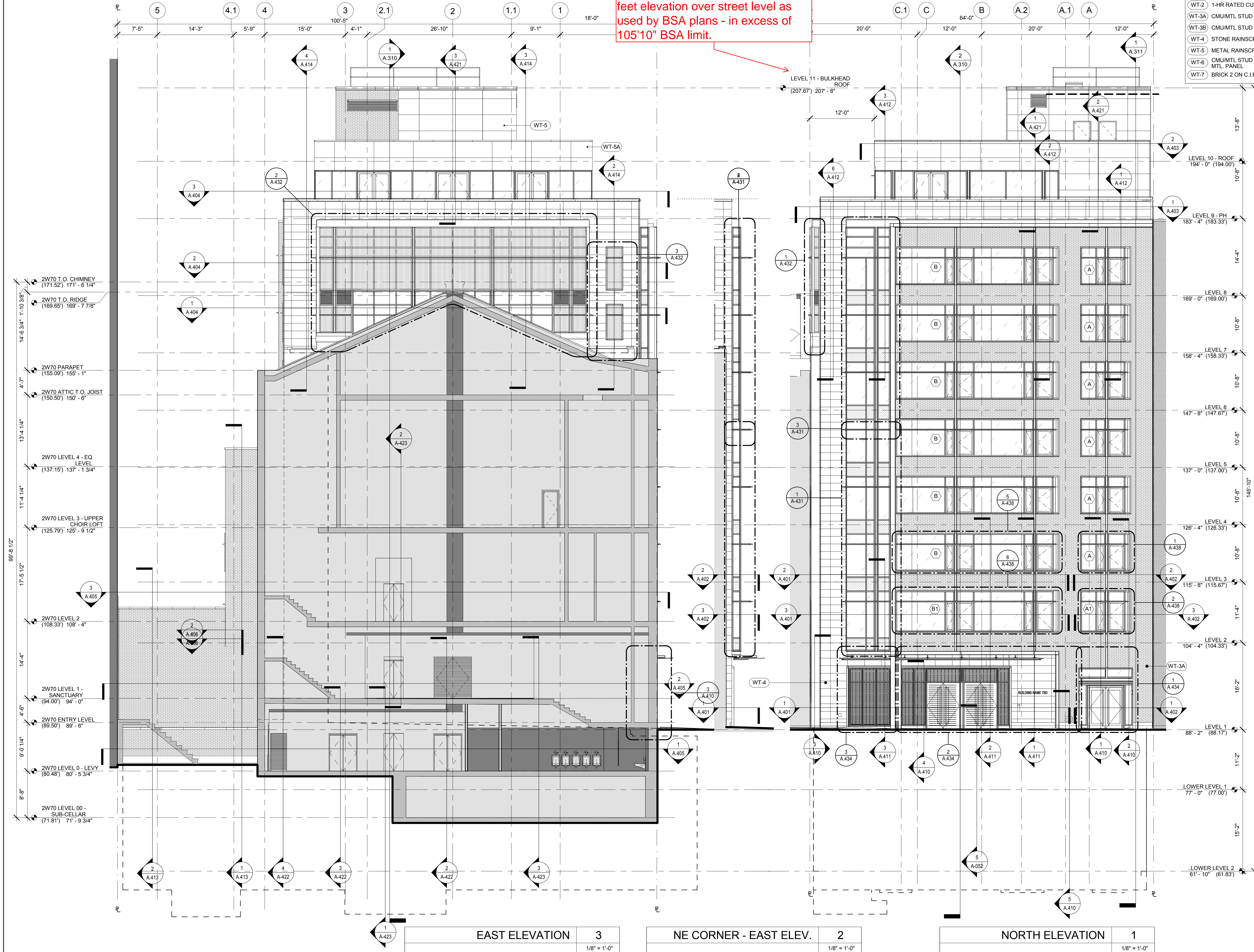


NYC DOB Number:  
121328919

Sheet:  
37 of 81

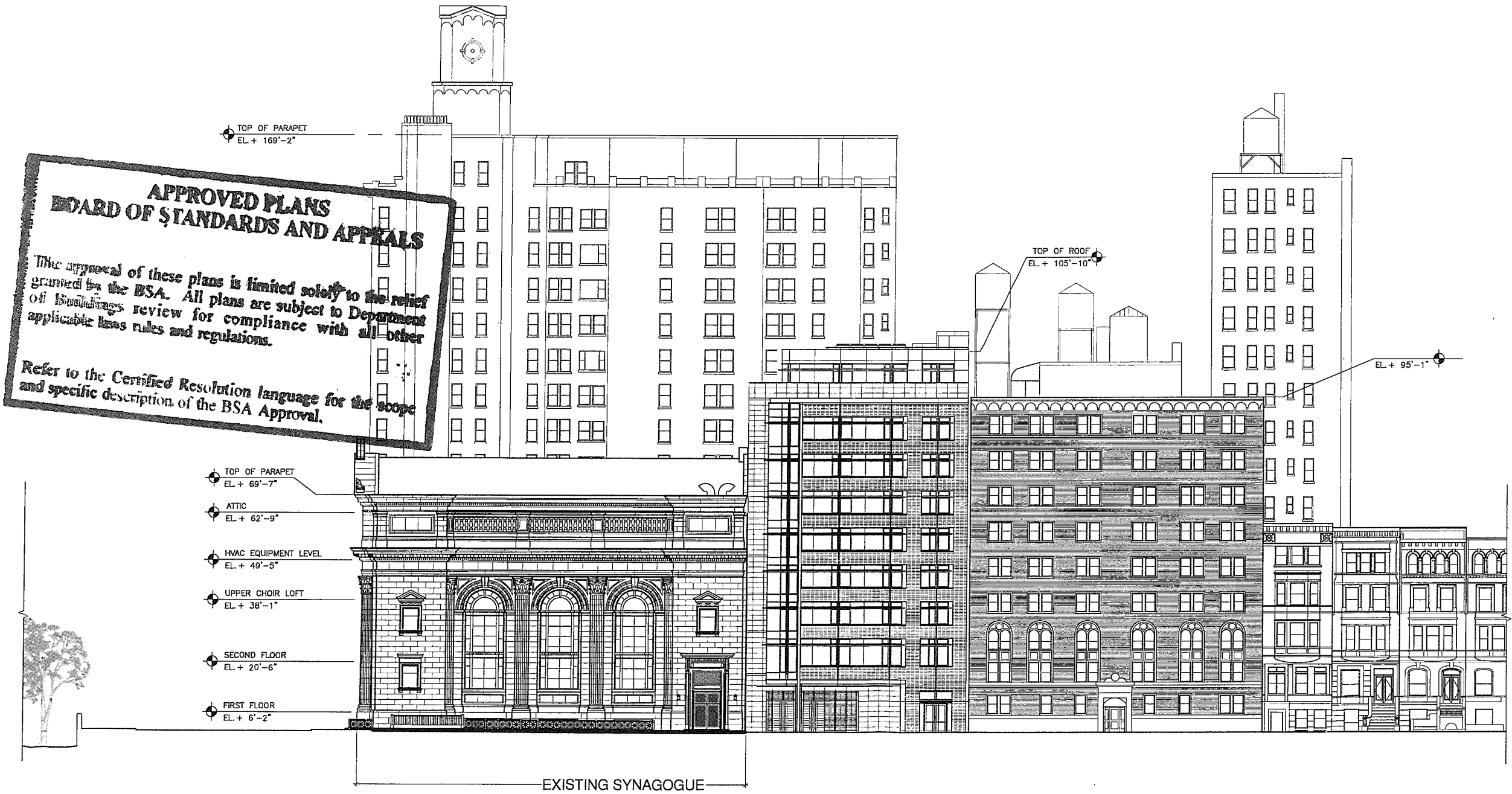
**A.201.00**

207.67 feet elevation over  
Manhattan Datum equal to 119.5  
feet elevation over street level as  
used by BSA plans - in excess of  
105'10" BSA limit.



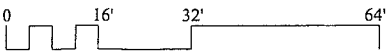


2000 MAY 13 PM 4:13



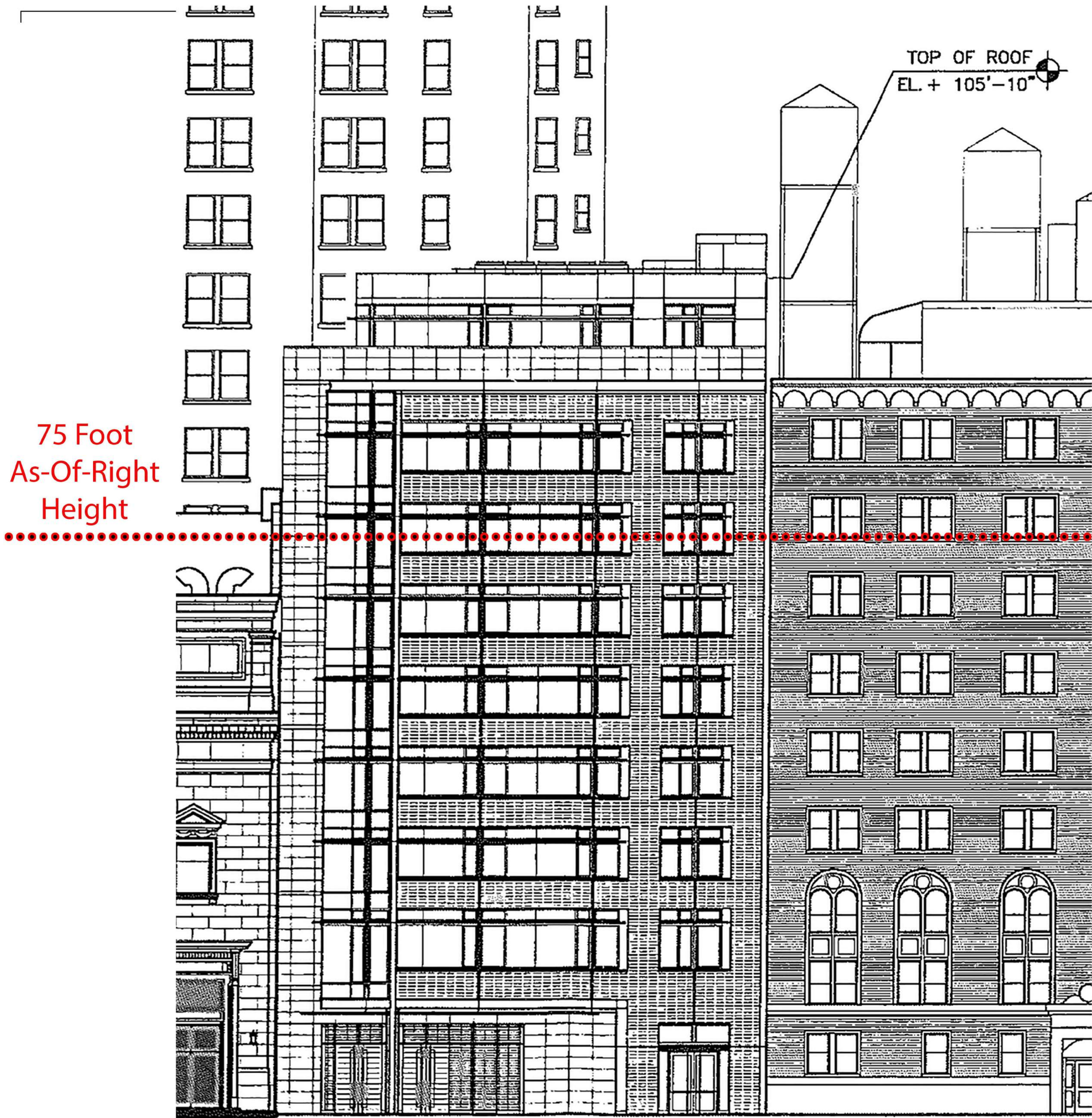
1 ELEVATION

SCALE: 1/32" = 1'-0"

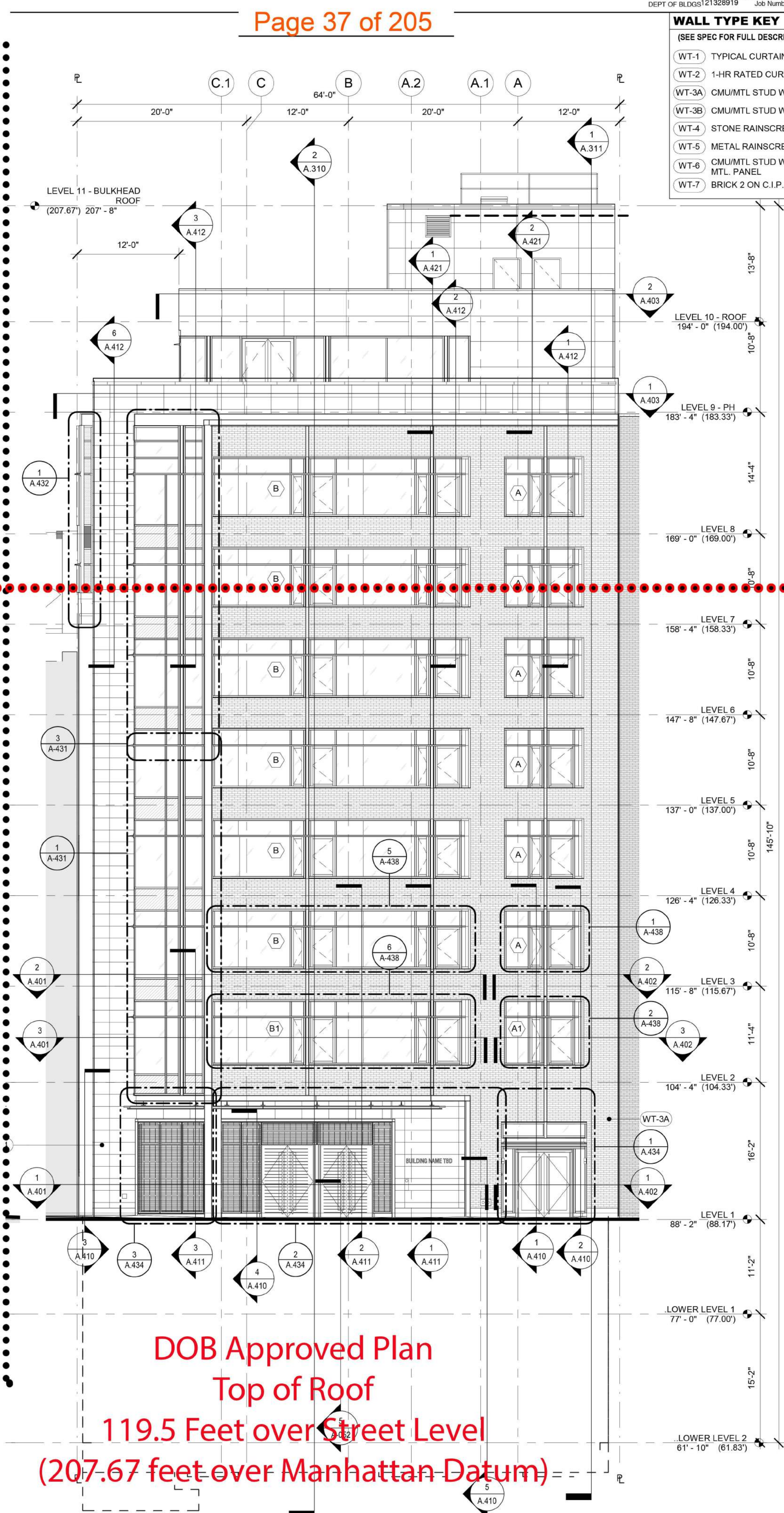


|   |  |   |      |
|---|--|---|------|
| PROPOSED ELEVATION<br>SOUTH SIDE OF<br>WEST 70TH STREET |  | CAL. NO. 74-07-BZ   |      |
| CONGREGATION<br>SHEARITH ISRAEL                         |  | Platt Byard Dovell White<br>Architects LLP<br>20 West 22nd Street<br>New York, NY 10010<br>212.691.2440<br>212.633.0144 fax |      |
| 6-10 WEST 70TH STREET<br>NEW YORK, NY                   |  | 10.22.07<br>#02350  | P-17 |





BSA Approved Plans  
Top of Roof  
105'10"



ST ELEV. 2 1/8" = 1'-0"  
NORTH ELEVATION 1 1/8" = 1'-0"

Platt Byard Dovell White  
Architects, LLP

20 West 22nd Street  
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08.06.14 DOB New Building Permit Set  
01.31.14 Guaranteed Max Price (80% CD)  
07.01.13 80% CD Pricing Set  
05.10.13 DOB Zoning & Egress  
Date: No.: Description:

Project:  
8 West 70th  
8 West 70th St,  
New York, NY 10023

Sheet Title:  
BUILDING ELEVATIONS -  
NORTH & EAST

Project Number:  
12639  
Drawn By:  
Author  
Checked By:  
Checker  
Scale:  
As indicated

Signature & Seal:



Sheet Number:

A.201.00

NYC DOB Number:  
121328919

Sheet:  
37 of 81



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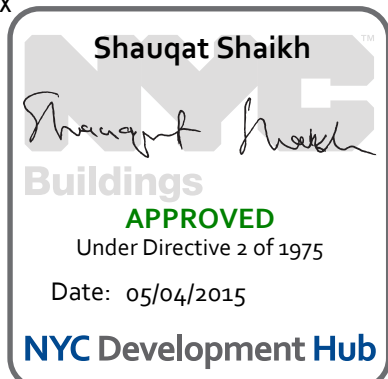
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718.383.9510 fax



|          |                             |
|----------|-----------------------------|
| 08.06.14 | DOB New Building Permit Set |
| 05.10.13 | DOB Zoning & Egress         |
| Date:    | No.: Description:           |

Project:

8 West 70th

8 West 70th St,  
New York, NY 10023

Sheet Title:

SITE PLAN, ZONING CALCULATIONS & AVE. CURB LEVEL

|                          |                       |
|--------------------------|-----------------------|
| Project Number:<br>12639 | Signature & Seal:<br> |
| Drawn By:<br>SJD         |                       |
| Checked By:<br>SJD       |                       |
| Scale:<br>As indicated   |                       |

Sheet Number:

Z.001.00

NYC DOB Number:  
121328919

Sheet:  
2 of 81

FLOOR AREA SCHEDULE

| FLOOR        | USE  | GROSS FLOOR AREA PROPOSED |          | GROSS FA EXISTING | COMM. FAC. GROSS FLOOR AREA | RESIDENTIAL GROSS FLOOR AREA | COMBINED R8B & R10A GROSS FLOOR AREA | ZONING FA |
|--------------|--|---------------------------|----------|-------------------|-----------------------------|------------------------------|--------------------------------------|-----------|
|              |  | R8B                       | R10A     | R10A              |                             |                              |                                      |           |
| LL2          | COMMUNITY FACILITY                                 | 4,882.53                  | 1,746.31 | 1,414.11          | 8,042.95                    | 0.00                         | 8,042.95                             | N/A       |
| LL1          | COMMUNITY FACILITY RESIDENTIAL                     | 3,455.04                  | 1,510.64 | 10,595.46         | 15,561.14                   | 0.00                         | 17,224.74                            | N/A       |
|              |  | 1,427.48                  | 236.12   | 0.00              |                             | 1,663.60                     |                                      |           |
| 1            | COMMUNITY FACILITY RESIDENTIAL                     | 3,526.56                  | 1,594.89 | 11,521.83         | 16,643.28                   | 0.00                         |                                      |           |
|              |  | 972.59                    | 0.00     | 0.00              | 0.00                        | 972.59                       | 17,615.87                            | 17,615.87 |
| 2            | COMMUNITY FACILITY CF EXTERIOR TERRACE RESIDENTIAL | 3,175.71                  | 1,282.60 | 6,493.83          | 10,952.14                   | 0.00                         |                                      |           |
|              |  | 589.26                    | 326.68   | 915.94            |                             |                              |                                      |           |
|              |  | 517.69                    | 0.00     | 0.00              | 0.00                        | 517.69                       | 12,385.77                            | 12,385.77 |
| 3            | COMMUNITY FACILITY RESIDENTIAL                     | 3,175.71                  | 1,282.60 | 1,151.89          | 5,610.20                    | 0.00                         |                                      |           |
|              |  | 517.69                    | 0.00     | 0.00              | 0.00                        | 517.69                       | 6,127.89                             | 6,127.89  |
| 4            | COMMUNITY FACILITY RESIDENTIAL                     | 3,175.71                  | 1,282.60 | 2,004.79          | 6,463.10                    | 0.00                         |                                      |           |
|              |  | 517.69                    | 0.00     | 0.00              | 0.00                        | 517.69                       | 6,980.79                             | 6,980.79  |
| 5            | COMMUNITY FACILITY RESIDENTIAL                     | 0.00                      | 0.00     | 6,567.47          | 6,567.47                    | 0.00                         |                                      |           |
|              |  | 3,240.28                  | 1,102.78 | 0.00              | 0.00                        | 4,343.06                     | 10,910.53                            | 10,910.53 |
| 6            | RESIDENTIAL  | 3,092.73                  | 1,102.78 | 0.00              | 0.00                        | 4,195.51                     | 4,195.51                             | 4,195.51  |
| 7            | RESIDENTIAL  | 3,092.73                  | 1,090.34 | 0.00              | 0.00                        | 4,183.07                     | 4,183.07                             | 4,183.07  |
| 8            | RESIDENTIAL  | 3,092.73                  | 1,090.34 | 0.00              | 0.00                        | 4,183.07                     | 4,183.07                             | 4,183.07  |
| 9            | RESIDENTIAL  | 2,329.65                  | 249.83   | 0.00              | 0.00                        | 2,579.48                     | 2,579.48                             | 2,579.48  |
| 10- BULKHEAD | RESIDENTIAL  | 272.71                    | 0.00     | 0.00              | 0.00                        | 272.71                       | 272.71                               | 272.71    |

|                         |                 |           |
|-------------------------|-----------------|-----------|
| TOTAL ZONING FLOOR AREA | R8B COMMUNITY   | 13,642.95 |
| TOTAL ZONING FLOOR AREA | R8B RESIDENTIAL | 17,646.49 |
| TOTAL ZONING FLOOR AREA | R8B             | 31,289.44 |

|                         |                     |           |
|-------------------------|---------------------|-----------|
| TOTAL ZONING FLOOR AREA | R10A COMMUNITY      | 5,769.37  |
| TOTAL ZONING FLOOR AREA | R10 RESIDENTIAL     | 4,636.07  |
| TOTAL ZONING FLOOR AREA | R10A EXISTING COMM. | 27,739.81 |
| TOTAL ZONING FLOOR AREA | R10A                | 38,145.25 |

|                         |                    |           |
|-------------------------|--------------------|-----------|
| TOTAL ZONING FLOOR AREA | EXISTING COMMUNITY | 27,739.81 |
| TOTAL ZONING FLOOR AREA | PROPOSED COMMUNITY | 19,412.32 |
| TOTAL ZONING FLOOR AREA | COMMUNITY          | 47,152.13 |

|                         |                      |           |
|-------------------------|----------------------|-----------|
| TOTAL ZONING FLOOR AREA | EXISTING RESIDENTIAL | 0.00      |
| TOTAL ZONING FLOOR AREA | PROPOSED RESIDENTIAL | 22,282.56 |
| TOTAL ZONING FLOOR AREA | RESIDENTIAL          | 22,282.56 |

|                         |  |           |           |
|-------------------------|--|-----------|-----------|
| NEW BUILDING & EXISTING |  |           |           |
| TOTAL SYNAGOGUE         |  | 94,702.38 | 69,434.69 |
| TOTAL NEW BUILDING      |  | 54,953.00 | 41,694.88 |

VARIANCES PERMITTED BY THE BOARD OF STANDARDS AND APPEALS ACTION 74-07-BZ (CEQR #07-BSA-071M)

| SUBJECT                    | REQUIRED BY ZR          | PROVIDED | PERMITTED BY BSA 74-07BZ | COMMENTS                          |
|----------------------------|-------------------------|----------|--------------------------|-----------------------------------|
| 1 INTERIOR LOT COVERAGE    | R8B ZR 24-11/77-24 0.7  | .80      | .80                      | COMPLIES WITH VARIANCE- SEE Z.002 |
| 2 LOT COVERAGE             | R10A ZR 24-11/77-24 0.7 | .80      | .80                      | COMPLIES WITH VARIANCE- SEE Z.002 |
| 3 REAR YARD                | R8B ZR 24-36 30.00'     | 20.00'   | 20.00'                   | COMPLIES WITH VARIANCE- SEE Z.002 |
| 4 REAR YARD                | R10A ZR 24-36 30.00'    | 20.00'   | 20.00'                   | COMPLIES WITH VARIANCE- SEE Z.002 |
| 5 INITIAL BUILDING SETBACK | R8B ZR 24-36 15.00'     | 12.00'   | 12.00'                   | COMPLIES WITH VARIANCE- SEE Z.002 |
| 6 BASE HEIGHT              | R8B ZR 23-633 60.00'    | 94.54'   | 95.08'                   | COMPLIES WITH VARIANCE- SEE Z.002 |
| 7 BUILDING HEIGHT          | R8B ZR 23-66 75.00'     | 105.71'  | 105.83'                  | COMPLIES WITH VARIANCE- SEE Z.002 |
| 8 REAR SETBACK             | R8B ZR 23-633 10.00'    | 6.67'    | 6.67'                    | COMPLIES WITH VARIANCE- SEE Z.002 |

ADDITIONAL BSA REQUIREMENTS

|  |              |           |                              |
|--|--------------|-----------|------------------------------|
| MAXIMUM PROPOSED COMMUNITY FACILITY FLOOR AREA   | 19,412.32 SF | 20,054 SF | COMPLIES- SEE TABLE ON Z.001 |
| MAXIMUM PROPOSED RESIDENTIAL FLOOR AREA  | 22,282.56 SF | 22,352 SF | COMPLIES- SEE TABLE ON Z.001 |
| TOTAL MAXIMUM PROPOSED FLOOR AREA  | 41,694.88 SF | 42,406 SF | COMPLIES- SEE TABLE ON Z.001 |
| REFUSE TO BE STORED IN REFRIGERATED TRASH ROOM OBTAIN UPDATED COF A FROM LPC PRIOR TO ISSUANCE OF PERMIT |              |           |                              |

NOTE: REFER TO FIRST AND LAST TWO PAGES OF VARIANCE FOR SUBJECTS AND REQUIREMENTS

25-80 19. BICYCLE PARKING

A. RESIDENTIAL- NONE PROVIDED

BICYCLE PARKING REQUIREMENT WAIVED FOR BUILDINGS WITH 10 OR FEWER RESIDENCES  
4 UNITS < 10 UNITS - COMPLIES

B. COMMUNITY FACILITY- NONE PROVIDED

BICYCLE PARKING REQUIREMENT WAIVED FOR HOUSES OF WORSHIP OR PARISH HOUSES - COMPLIES

28-00 20. QUALITY HOUSING CALCULATIONS

28-11 A. BULK REGULATIONS:

COMPLIES

28-12 B. STREET TREE PLANTING:

REQUIRED: 1 TREE PER 25.00' FEET OF STREET FRONTAGE OF ZONING LOT  
272.41' / 25.00' = 11 TREES REQUIRED

PROPOSED: NO TREES PROPOSED.  
ON SITE PLANTING NOT FEASIBLE.  
EQUIVALENT FUNDS TO BE PROVIDED TO DPR

28-21 C. SIZE OF DWELLING UNITS:

MINIMUM 400 SF REQUIRED  
COMPLIES. SEE FLOOR PLANS

28-22 D. WINDOWS:

ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED  
COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED

28-23 E. REFUSE STORAGE & DISPOSAL:

NOT REQUIRED, < 9 DWELLING UNITS  
RESIDENTIAL TRASH ROOM PROVIDED AT GROUND FLOOR

28-24 F. LAUNDRY FACILITIES:

NOT REQUIRED, < 9 DWELLING UNITS  
NONE PROPOSED

28-25 G. DAYLIGHT IN CORRIDORS:

NOT REQUIRED  
NONE PROPOSED

28-30 H. PRECREATION SPACE & PLANTING AREAS:

NOT REQUIRED, < 9 DWELLING UNITS  
NONE PROPOSED

28-41 I. DENSITY OF CORRIDOR:

NOT REQUIRED  
NONE PROPOSED

28-50 J. PARKING FOR QUALITY HOUSING:

13-12 (UG 2) COMMUNITY DISTRICT 7 ACCESSORY PARKING  
13-143 (UG4) PERMITTED FOR 35% OF NUMBER OF DWELLING UNITS

.35 x 4 = 1.4 ACCESSORY PARKING SPACES ALLOWED

NO PARKING PROPOSED

BASE PLANE CALCULATIONS

AVERAGE BASE PLANE =  $\frac{88.21 + 88.83 + 89.33}{3}$

AVERAGE BASE PLANE =  $\frac{266.37}{3}$

AVERAGE BASE PLANE =  $\frac{88.79}{1} = 0.00'$  FOR ZONING PURPOSES

Central Park West

Parsonage on Zoning Lot With Residential Space Available for Caretaker

Failure to Disclose existence of residential space within the Zoning Lot.

REAR YARD

|           |               |
|-----------|---------------|
| SITE PLAN | 1             |
|           | 1/16" = 1'-0" |

ZR ZONING CALCULATIONS FOR SINGLE ZONING LOT SECTION (LOTS 36 & 37)

MAP 8C 1. ZONING DISTRICTS:

R8B  
R10A

2. LOT AREA:

|       | 6-10 W.70TH | 99-100 CPW  | TOTAL       |
|-------|-------------|-------------|-------------|
| R8B   | 4,723.5 SF  | 0 SF        | 4,723.5 SF  |
| R10A  | 1,708.5 SF  | 10,854.0 SF | 12,562.5 SF |
| TOTAL | 6,432.0 SF  | 10,854.0 SF | 17,286.0 SF |

22-003. USES PERMITTED:

R8B: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY  
R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY

4. USES PROPOSED:

R8B USE GROUP 4: COMMUNITY FACILITY  
- HOUSES OF WORSHIP, RECTORIES, PARISH HOUSES  
USE GROUP 2: RESIDENTIAL

R10A USE GROUP 4: COMMUNITY FACILITY  
- HOUSES OF WORSHIP, RECTORIES, PARISH HOUSES  
USE GROUP 2: RESIDENTIAL

24-011 5. QUALITY HOUSING REGULATIONS APPLY

23-145 6. MAXIMUM RESIDENTIAL FLOOR AREA RATIO:

R8B 4.00  
R10A 10.00

24-11 7. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO:

R8B 4.00  
R10A 10.00

77-228. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT:

R8B 27.3%  
R10A 72.7%

9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS:

|                      |                      |
|----------------------|----------------------|
| R8B                  | 0.273 x 4.00 = 1.09  |
| R10A                 | 0.727 x 10.00 = 7.27 |
| ADJUSTED MAXIMUM FAR | 1.09 + 7.27 = 8.36   |

A. FLOOR AREA PERMITTED

R8B: 8.36 x 4,723.5 SF = 39,488.46 SF  
R10A: 8.36 x 12,562.50 SF = 105,022.50 SF

COMBINED R8B & R10A 8.36 X 17,286 sf = 144,510.96 SF

B. FLOOR AREA PROPOSED

R8B PORTION RESIDENTIAL = 17,646.49 SF  
R8B PORTION COMMUNITY FACILITY = 13,642.95 SF  
R8B TOTAL = 31,289.44 SF

R10A PORTION RESIDENTIAL = 4,636.07 SF  
R10A PORTION COMMUNITY FACILITY = 5,769.37 SF  
R10A PORTION EXISTING COMM. FACILITY = 27,739.81 SF  
R10A TOTAL = 38,145.25 SF

COMBINED R8B & R10A = 69,434.69 SF

24-11 10. MAXIMUM LOT COVERAGE PERMITTED:

77-24 INTERIOR PORTION 0.70  
CORNER PORTION 1.00

11. LOT COVERAGE PROPOSED:  
INTERIOR PORTION 0.80 SEE-Z-02

1.2 DOES NOT COMPLY.  
PERMITTED UNDER BSA ACTION 74-07-BZ  
-SEE TABLE TO RIGHT-

CORNER PORTION 0.89 COMPLIES SEE Z-02 (EXISTING)

24-12 12. APPLICATION OF LOT COVERAGE:

APPLIED OVR 23.00' ABOVE BASE PLANE

24-34 13. FRONT YARD REQUIREMENTS:

R8B NOT REQUIRED  
R10A NOT REQUIRED

R8B NOT PROPOSED  
R10A NOT PROPOSED

24-35 14. SIDE YARD REQUIREMENTS:

R8B NOT REQUIRED  
R10A NOT REQUIRED

R8B NOT PROPOSED  
R10A NOT PROPOSED

24-36 15. REAR YARD REQUIRED:

24-391 R8B 30' REQUIRED

R10A INTERIOR PORTION- 30' REQUIRED

R10A CORNER PORTION- NOT REQUIRED

16. REAR YARD PROPOSED:  
R8B INTERIOR PORTION- 20.00' SEE Z-02

3 DOES NOT COMPLY.  
PERMITTED UNDER BSA ACTION 74-07-BZ  
-SEE TABLE TO RIGHT-

R10A INTERIOR PORTION- 20.00' SEE Z-02

4 DOES NOT COMPLY.  
PERMITTED UNDER BSA ACTION 74-07-BZ  
-SEE TABLE TO RIGHT-

R10A CORNER PORTION- COMPLIES

24-522 17. STREET WALL LOCATION & HEIGHT:

23-633 77-28 A. STREET WALL LOCATION

R8B NO CLOSER TO STREET THAN ADJACENT BUILDING  
R10A CORNER LOT- NONE REQ'D FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION

R8B COMPLIES- SEE SITE PLAN Z.001  
R10A COMPLIES- SEE SITE PLAN Z.001

B. SETBACK REGULATIONS FOR NARROW STREETS

R8B 15.00' SETBACK ABOVE 60.00'  
R10A 15.00' SETBACK ABOVE 125.00'

C. SETBACKS PROPOSED FOR NARROW STREETS:

R8B 12.00' PROVIDED

5 DOES NOT COMPLY.  
PERMITTED UNDER BSA ACTION 74-07-BZ  
-SEE TABLE TO RIGHT-

R10A COMPLIES. SEE Z.002

D. BASE HEIGHT REQUIREMENTS:

R8B 55.00' MINIMUM - 60.00' MAXIMUM  
R10A 60.00' MINIMUM - 125.00' MAXIMUM

E. BASE HEIGHT PROPOSED:

R8B 94.54', SEE Z.002

6 DOES NOT COMPLY.  
PERMITTED UNDER BSA ACTION 74-07-BZ  
-SEE TABLE TO RIGHT-

R10A 94.54', COMPLIES. SEE Z.002

F. MAXIMUM BUILDING HEIGHT PERMITTED:

R8B 75.00'  
R10A 185.00'

G. MAXIMUM BUILDING HEIGHT PROVIDED:

R8B 105.71', SEE Z.002

7 DOES NOT COMPLY.  
PERMITTED UNDER BSA ACTION 74-07-BZ  
-SEE TABLE TO RIGHT-

R10A 105.71', COMPLIES. SEE Z.002

24-522H 23-633 REAR SETBACK REQUIREMENTS:

R8B 10.00' SETBACK ABOVE MAX. BASE HEIGHT  
R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT

I. REAR SETBACKS PROPOSED:

R8B PORTION 6.67', SEE Z.002

8 DOES NOT COMPLY.  
PERMITTED UNDER BSA ACTION 74-07-BZ  
-SEE TABLE TO RIGHT-

R10A PORTION COMPLIES, SEE Z.002

23-2218 DENSITY

23-24A. FACTOR FOR DWELLING UNITS

R8B 680  
R10A 790

B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED

R8B 17,646.95 / 608 = 29 D.U.'S  
R10A 4,636.07 / 790 = 5 D.U.'S

TOTAL ALLOWED 34 D.U.'S  
TOTAL PROPOSED 4 D.U.'S - COMPLIES



<< Building info and other listings for 99 Central Park West

RENTAL LISTING

LINCOLN SQUARE

# 99 CENTRAL PARK WEST

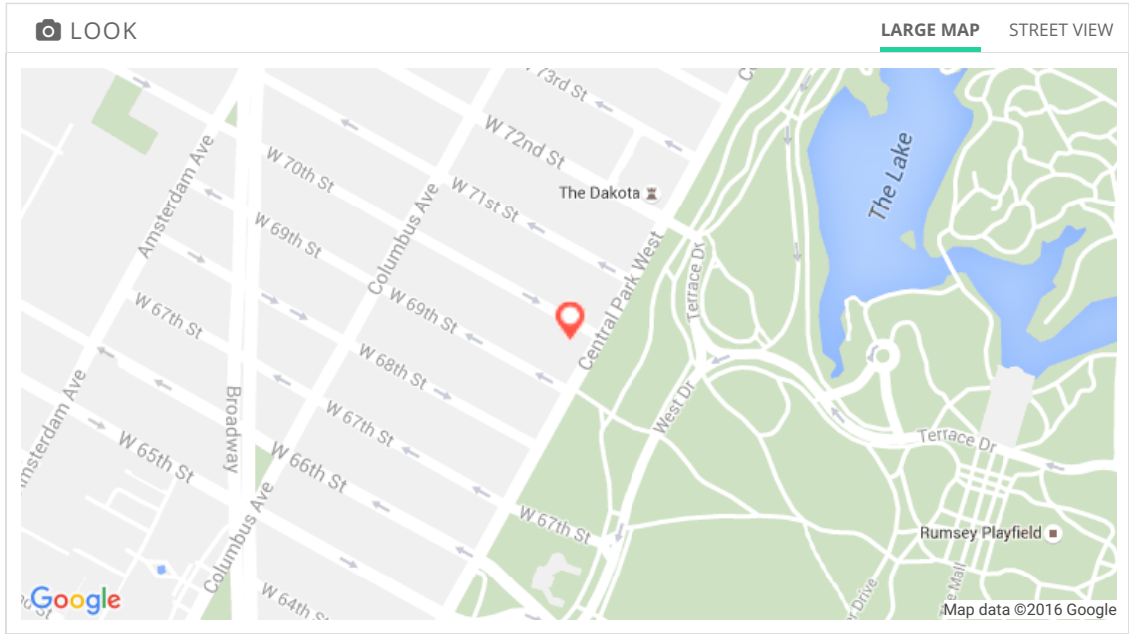
5 BEDROOM APARTMENT FOR RENT IN LINCOLN SQUARE, MANHATTAN, NEW YORK, 10023

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As of Mar 05 12 (1409 days ago)

\$19,975

per month

Listed Mar 19 04 (4318 days ago)

5 Bd 3.5 Ba 3,300 Sq

Contact Agent

Q

DETAILS

DESCRIPTION

DETAILS

DETAILS FOR 99 CENTRAL PARK WEST, NEW YORK, NY, 10023:

PROPERTY DETAILS

Neighborhood:

Lincoln Square

Address:

99 Central Park West

Cross Street:

69th & 70th Street

Floor In Building:

1

Size:

3,300 Sqft

Exposure:

North South East West

Total Rooms:

9

Bedrooms:

5

Bathrooms:

3.5

Livingroom:

Yes

Entrance Hallway:

Yes

Outdoor:

Terrace

Kitchen:

Standard

Entrance Hallway:

Yes

FINANCIAL DETAILS

Price:

\$19,975 / Month

BUILDING INFORMATION

Lot And Block:

36 1122

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Building info:

99 Central Park West

Comparables:

5 beds in Lincoln Square

Agent profile & other listings:

Greg Mims

More about listing:

bhsusa.com

AREA INFO

Lincoln Square Rental Report

Upper West Side Rental Report

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All Reports



|                    |                      |
|--------------------|----------------------|
| Type Of Structure: | Townhouse            |
| Building Type:     | Rental               |
| Apartment Type:    | Simplex              |
| Construction Era:  | Pre War              |
| LISTING AGENT      |                      |
| Agent:             | Brown Harris Stevens |
| Name:              | Greg Mims            |

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| LISTING HISTORY | PROPERTY TIMELINE   |
|-----------------|---|
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## 99 Central Park West



Between 69th & 70th Streets

**Location:**

**Esthetics:**

**Amenities:**

**Apartment:**

Total: 0 out of 20 stars



### Description:

Building Overview By: Dickse Fitzgerald; Principal Broker, DwellingsNYC

Located at 99 Central Park West, this single-family, townhouse is currently configured into nine rooms and includes five bedrooms and three and one-half bathrooms. This rental residence is approximately 3,274 square feet and includes outdoor space, central air, high ceilings, three decorative fireplaces and a washer and dryer.

Built in 1897, the original structure was developed by the Congregation Sherith israel and designed by architects Brunner & Tryon in an Academic Classical and Beaux-Arts style. In 1902, the building was raised from two to three stories and the tin and copper mansard roof was added.

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