

# CONGREGATION SHEARITH ISRAEL COMMUNITY HOUSE REDEVELOPMENT

Community Board 7 Presentation      7.20.2016



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# LANDMARK SYNAGOGUE

Opp. Ex. 018 p.2/18



**Congregation founded in 1654  
(as Spanish-Portuguese Synagogue)**

**Current landmark building constructed 1897**

# PROGRAMMING OVERVIEW

Opp. Ex. 018 p.3/18



- **Toddler program**
- **Hebrew School- the oldest in the country**
- **Teen Activities**
- **Intergenerational events**
- **Public tours- around 50 tours per year**

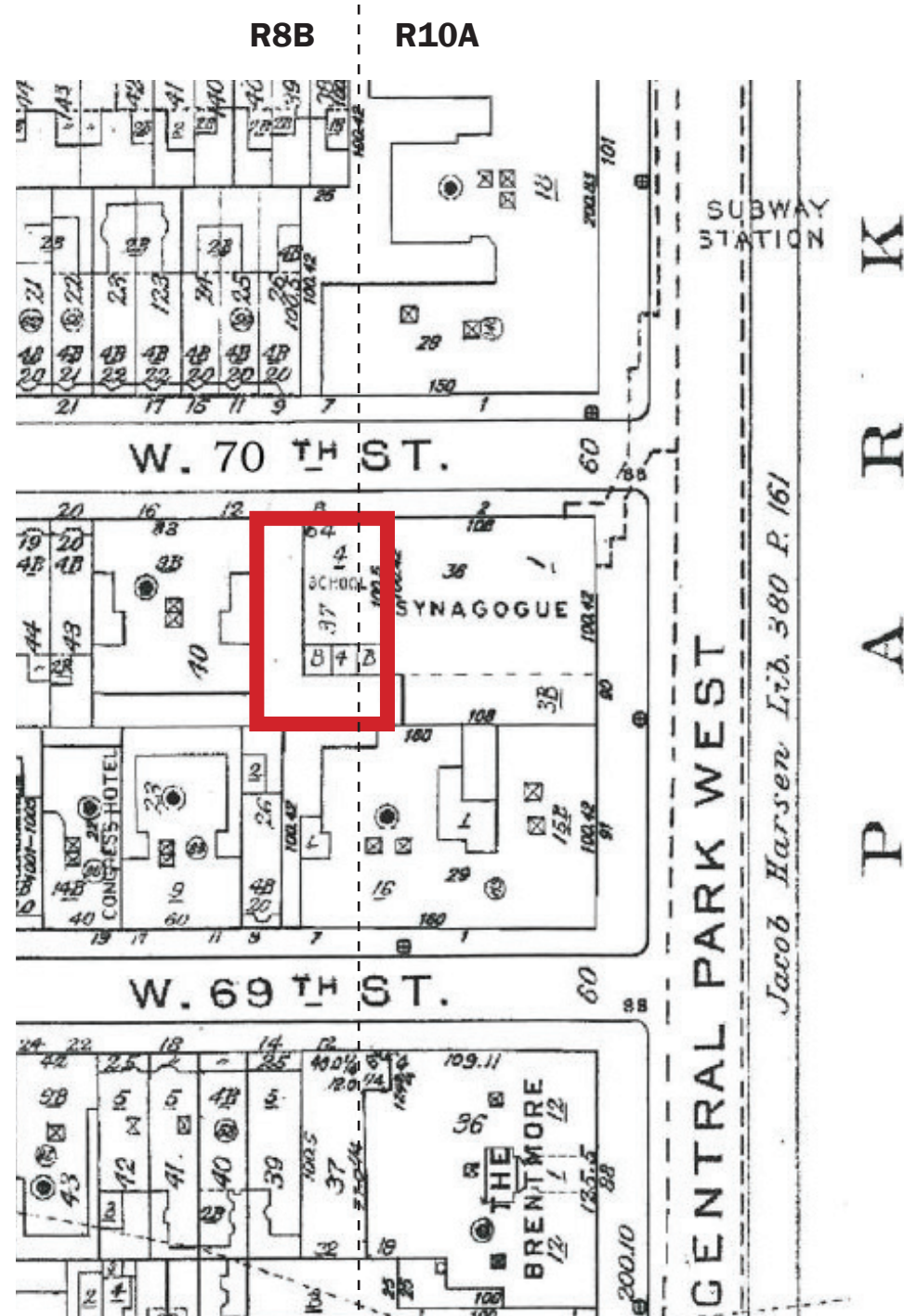
# PROGRAMMING OVERVIEW

Opp. Ex. 018 p.4/18



- **Adult Ed/Women's Classes- open to the community**
- **Socialization for seniors**
- **Community Meals**
- **Community Service Events- e.g., Thanksgiving Food Pack-a-thon with West End Collegiate Church**

# THE SITE/COMMUNITY HOUSE REDEVELOPMENT



**SITE**

**FORMER COMMUNITY HOUSE**

## COMMUNITY HOUSE REDEVELOPMENT PLAN

New Community House with:

- Accessible entrance to historic synagogue,
- Archive and exhibit space,
- Kitchen and function space,
- Classrooms,
- Caretaker unit.

4 apartments planned above to subsidize construction of community facility space.

## BUILDING

### FLOOR AREA (No waivers)

## HEIGHT AND SETBACK / WAIVERS

Rear Yard: 20 ft provided

Base height: 95 ft (vs 65)

Initial setback distance: 12 ft (vs 15)

Building height: 105 ft (vs 75)



**“the Board finds that the proposed**

- constitute religious uses in furtherance of the  
Synagogue's program and mission"**

# TIMELINE & CURRENT APPLICATION

## TIMELINE

**2007:** LPC issues Certificate of Appropriateness

**2008:** Variance Approval

**2008-2012:** Litigation (final order 2/21/12)

**2012:** Hiring of owner's representative,  
re-commencement of project

**2013:** Initial DOB filing;  
LPC hearing and issuance of C of A (including  
current rooftop mechanicals)

**2014:** Owner's representative illness and loss

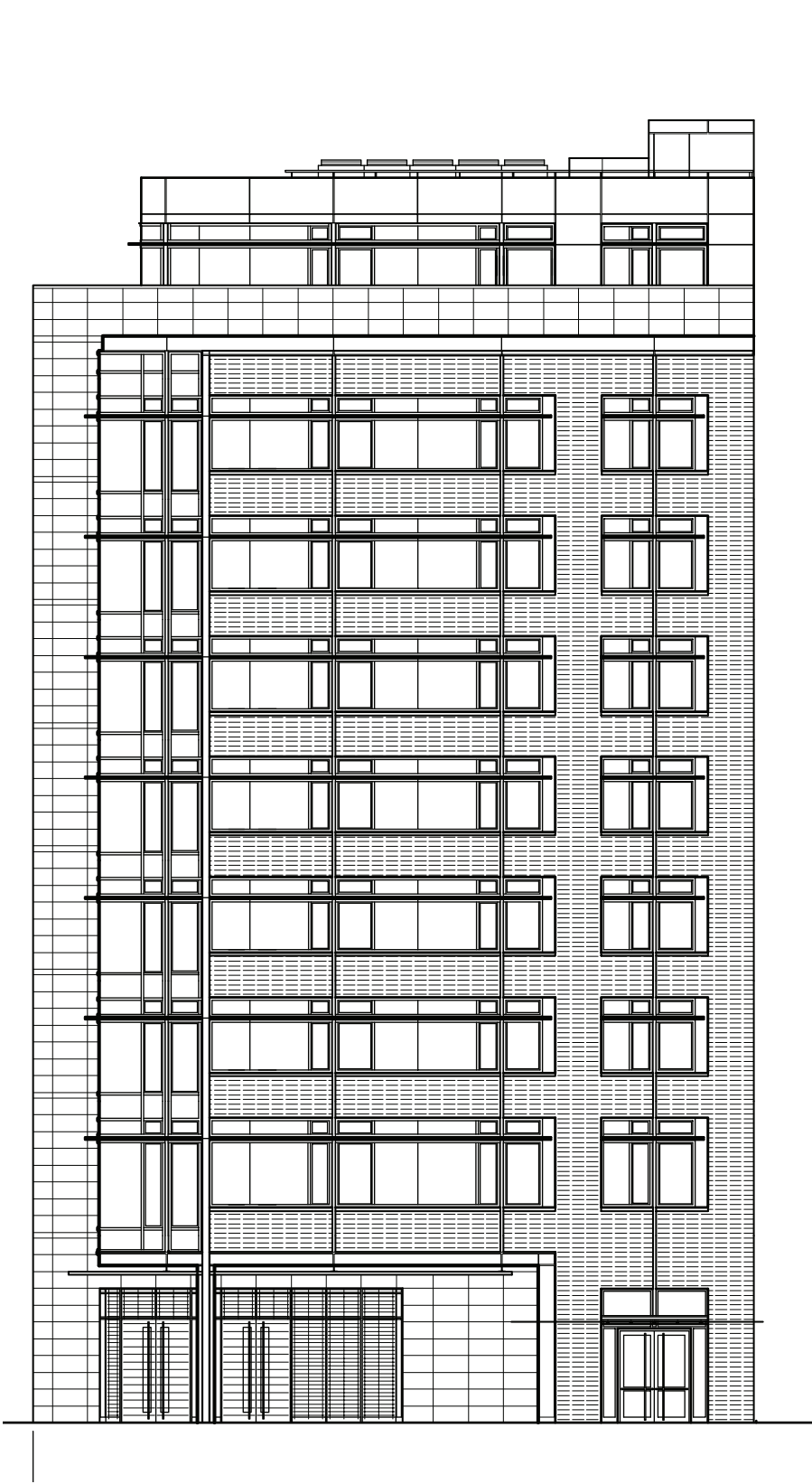
**2015:** Project advancement by congregants:  
demolition of prior community house;  
DOB plans approved

**2016:** Design updates for BSA compliance

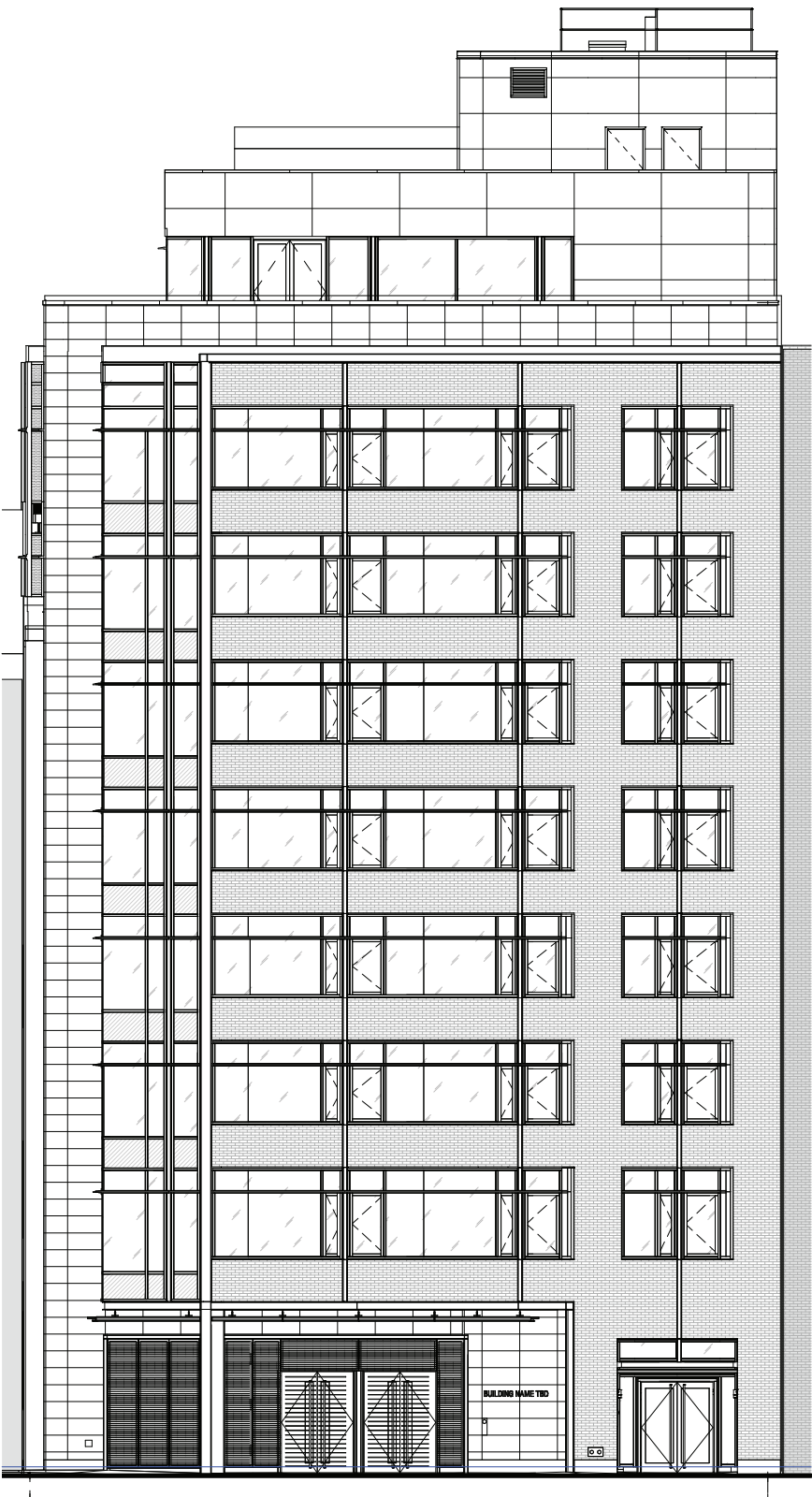
## CURRENT APPLICATION

- **EXTENSION OF TIME TO COMPLETE CONSTRUCTION**
- **MINOR AMENDMENT TO REFLECT LAYOUT UPDATES  
RESULTING FROM:**
  1. Code required separation of  
residential and community egress stairs
  2. Finalization of structural system
  3. Finalization of HVAC systems

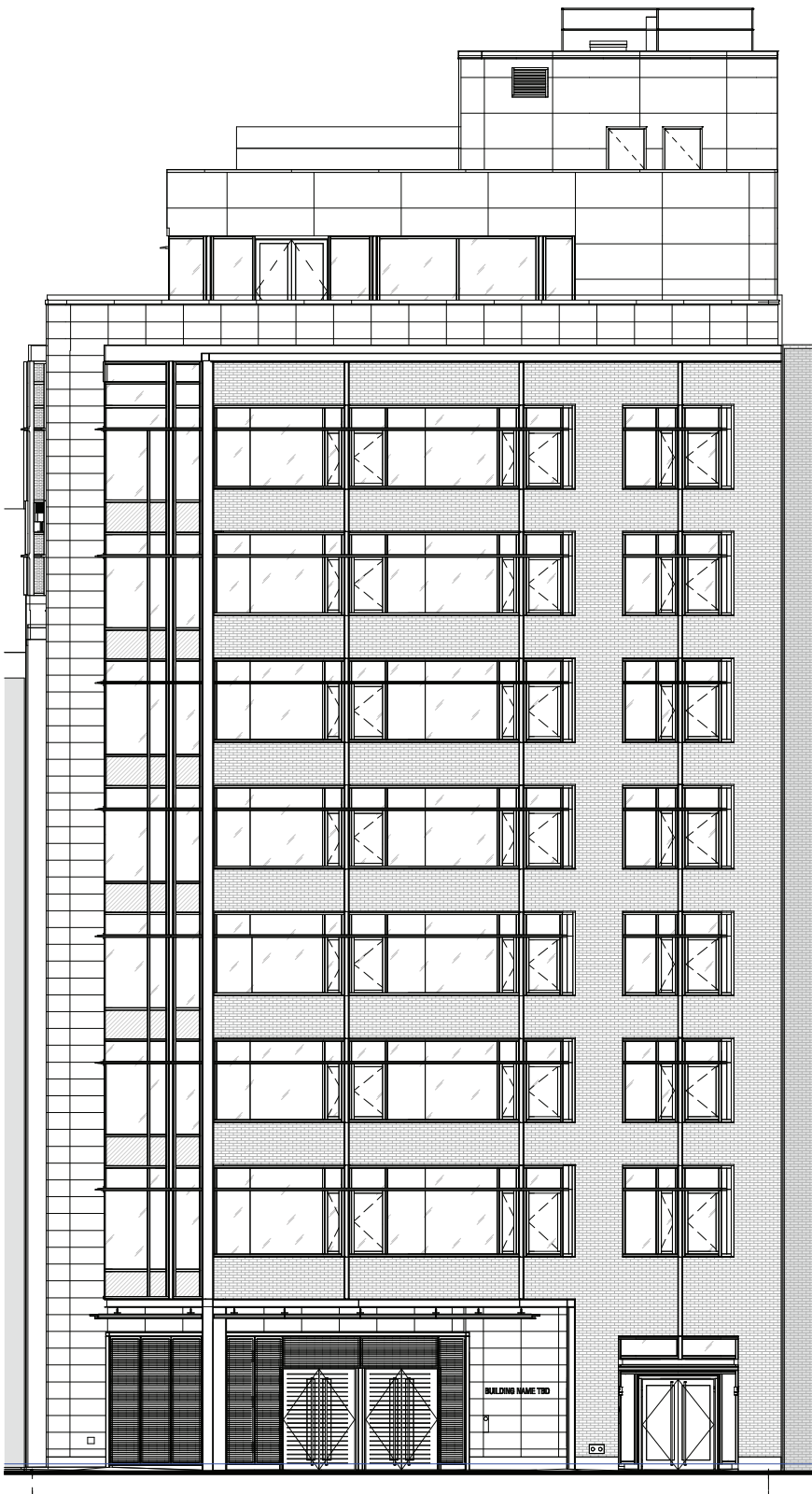
# EXTERIOR DESIGN- WEST 70TH STREET ELEVATION



2008 BSA APPROVED

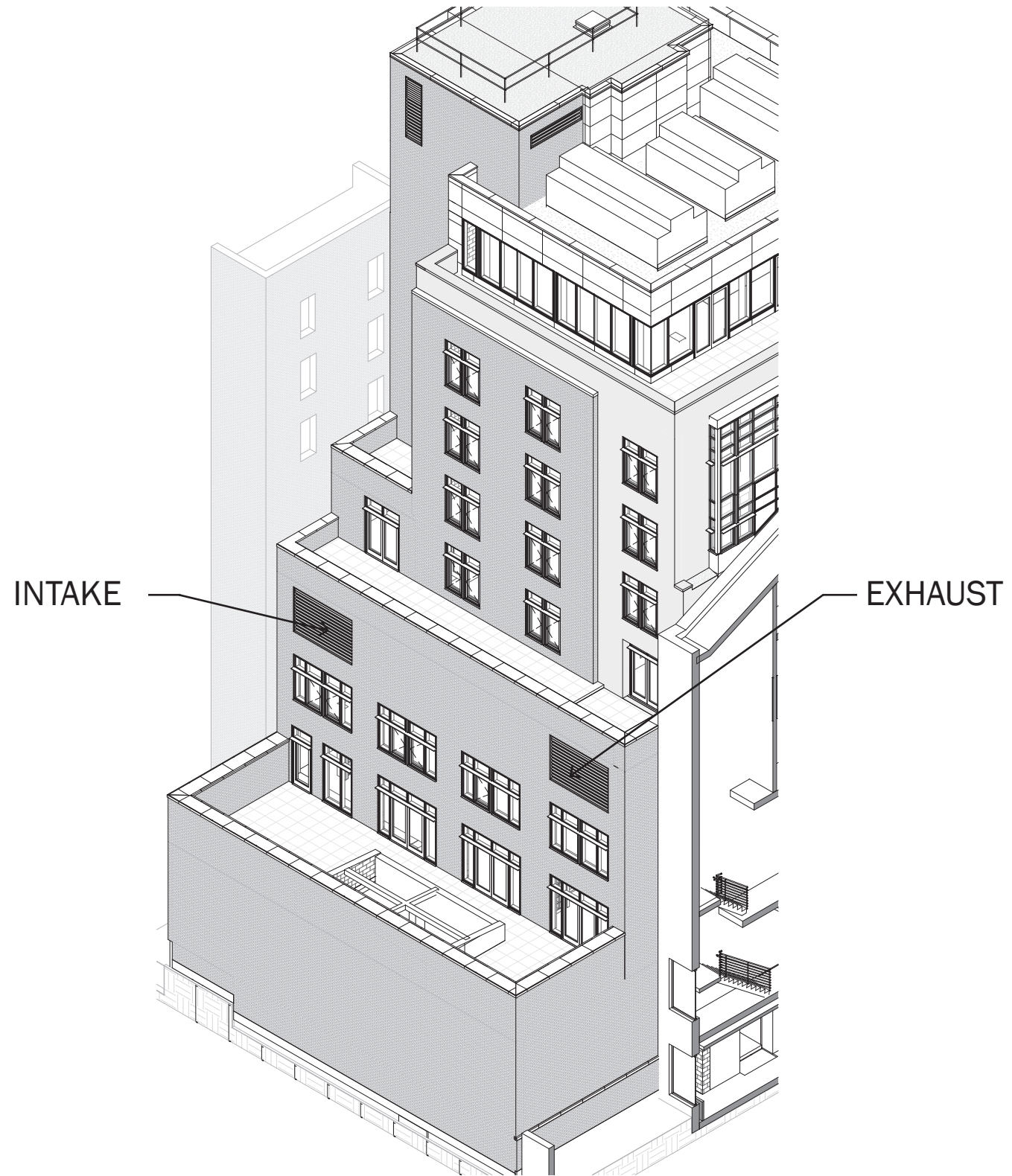


2013 LPC APPROVED

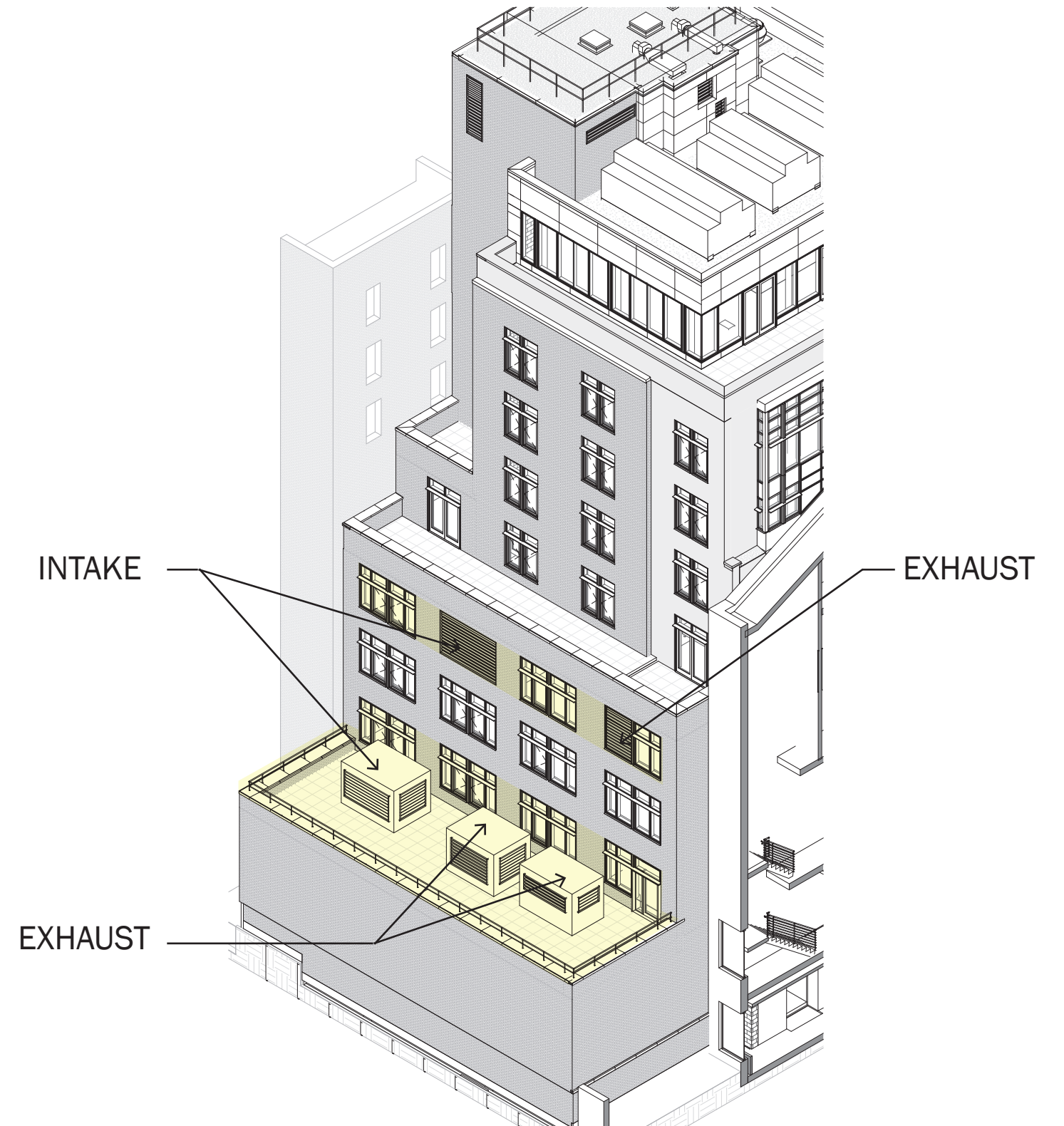


CURRENT PROPOSAL

# EXTERIOR- REAR ELEVATION

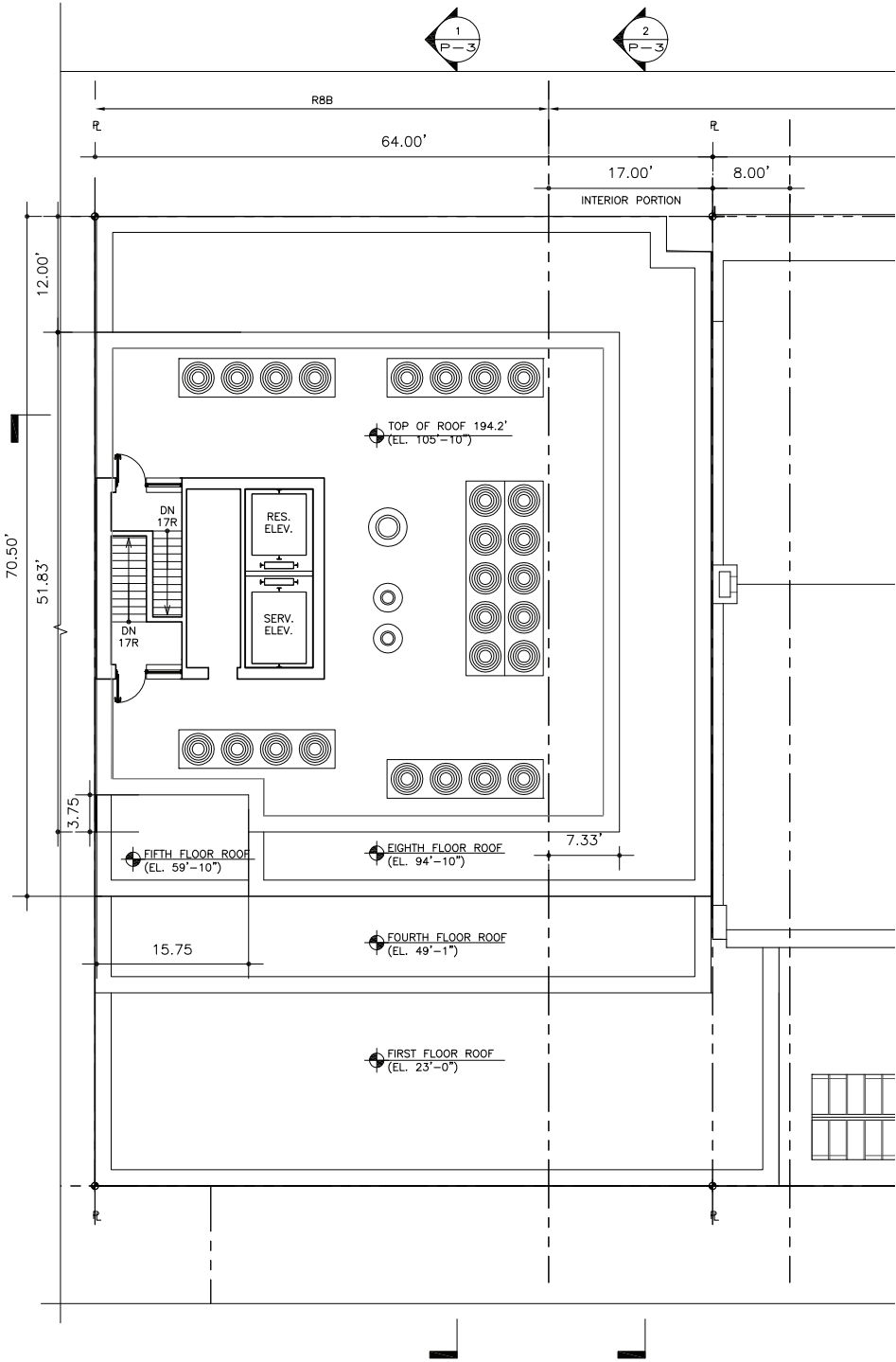


**2013 LPC APPROVED**

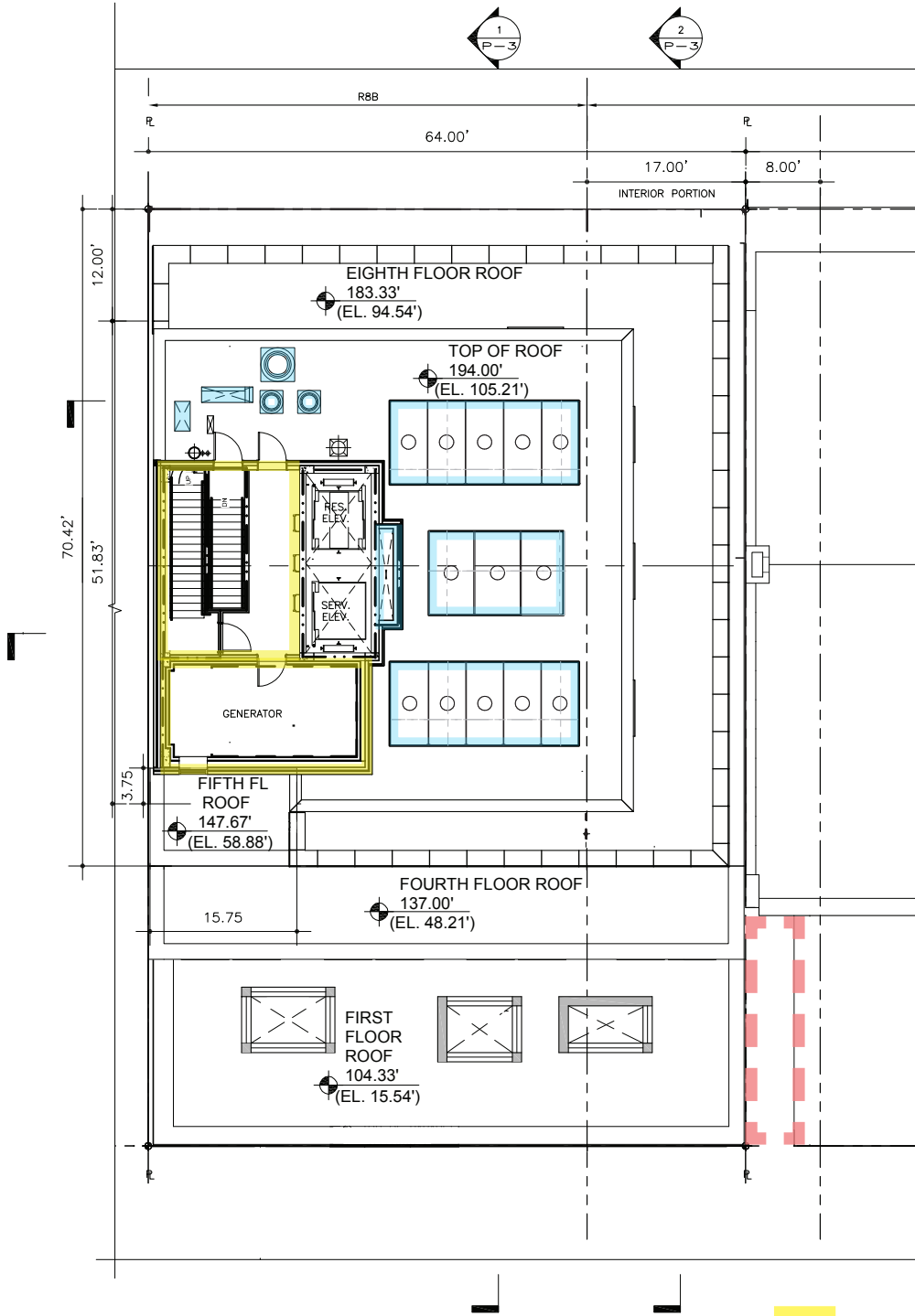


**CURRENT PROPOSAL**

EXTERIOR- ROOF PLAN



APPROVED BSA - ROOF



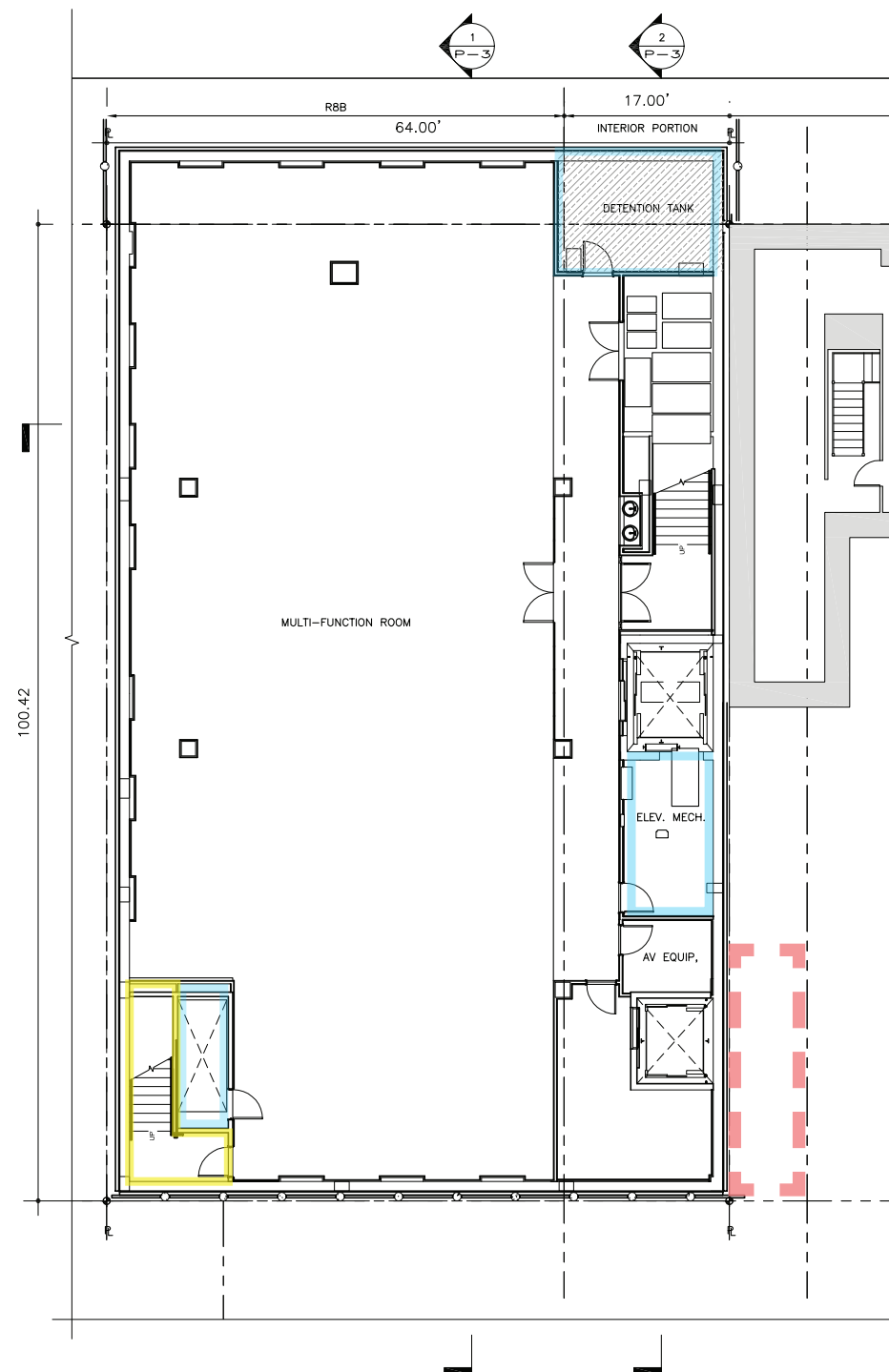
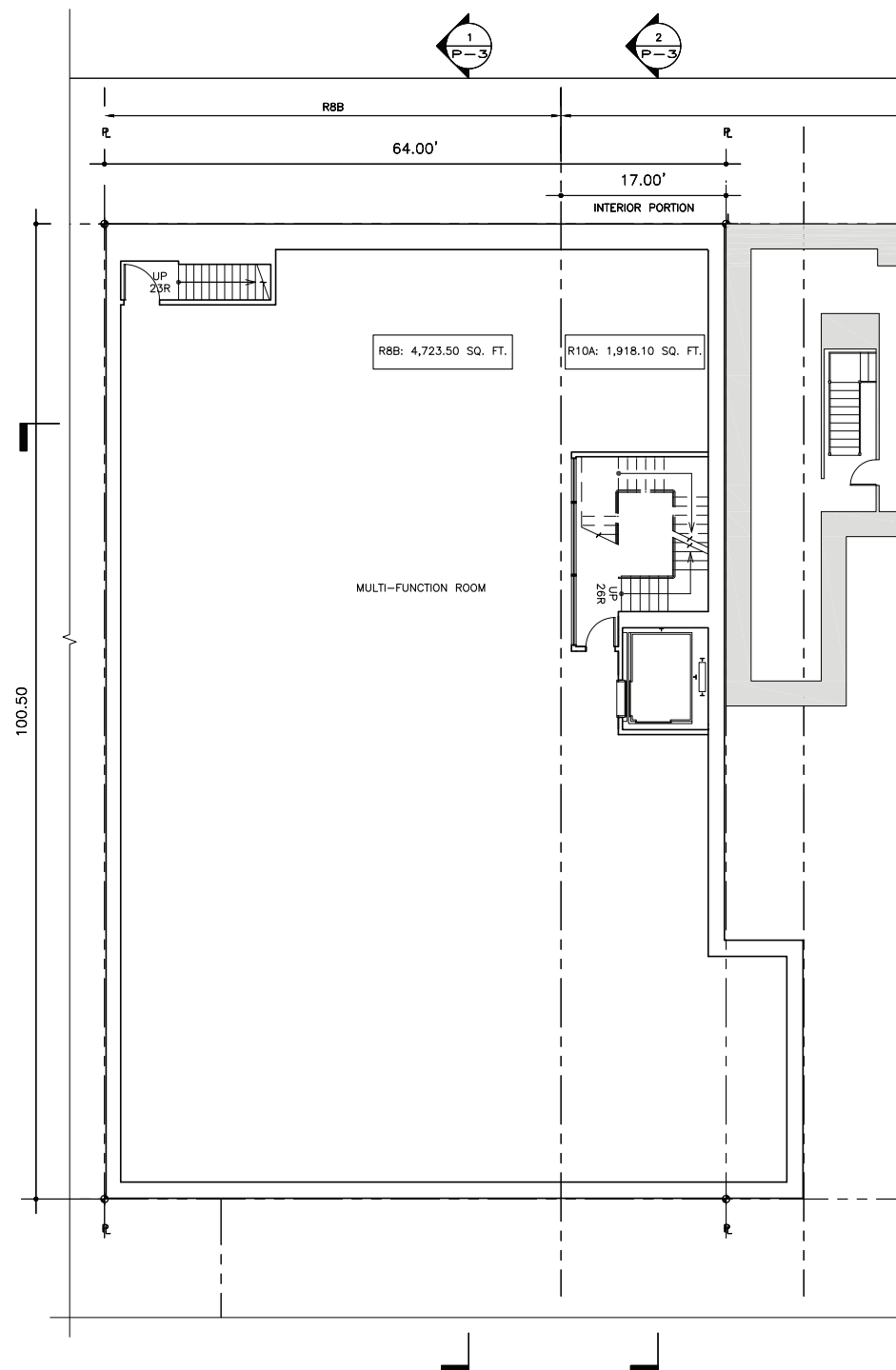
PROPOSED BSA - ROOF



CODE REQUIRED  
GENERATOR ADDED

DRY COOLER MODEL  
SELECTED, WITH CUSTOM  
ACOUSTIC ENCLOSURE

# INTERIOR PLANS

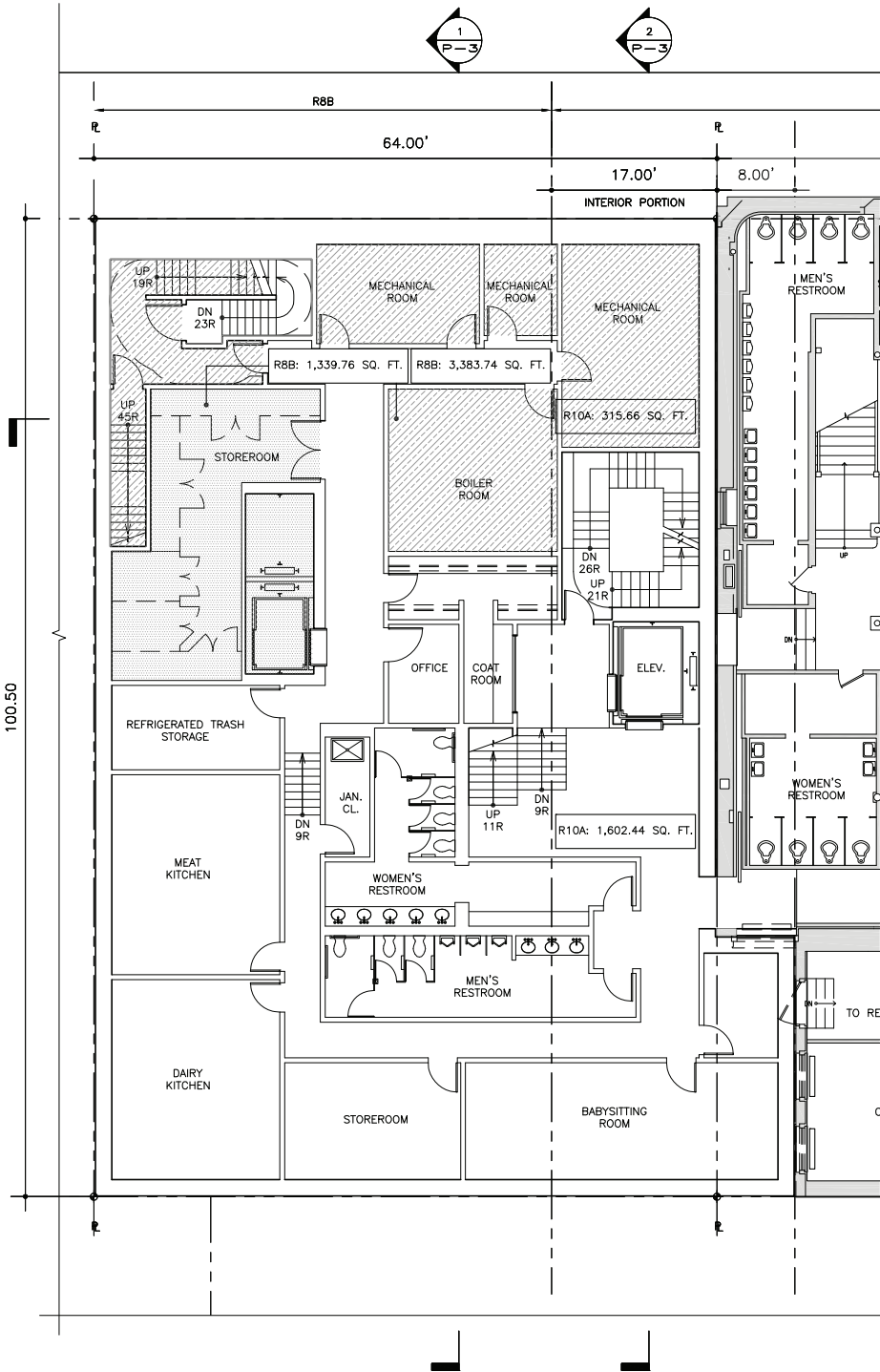


## 2008 & 2016 PROGRAM: Multifunction Space

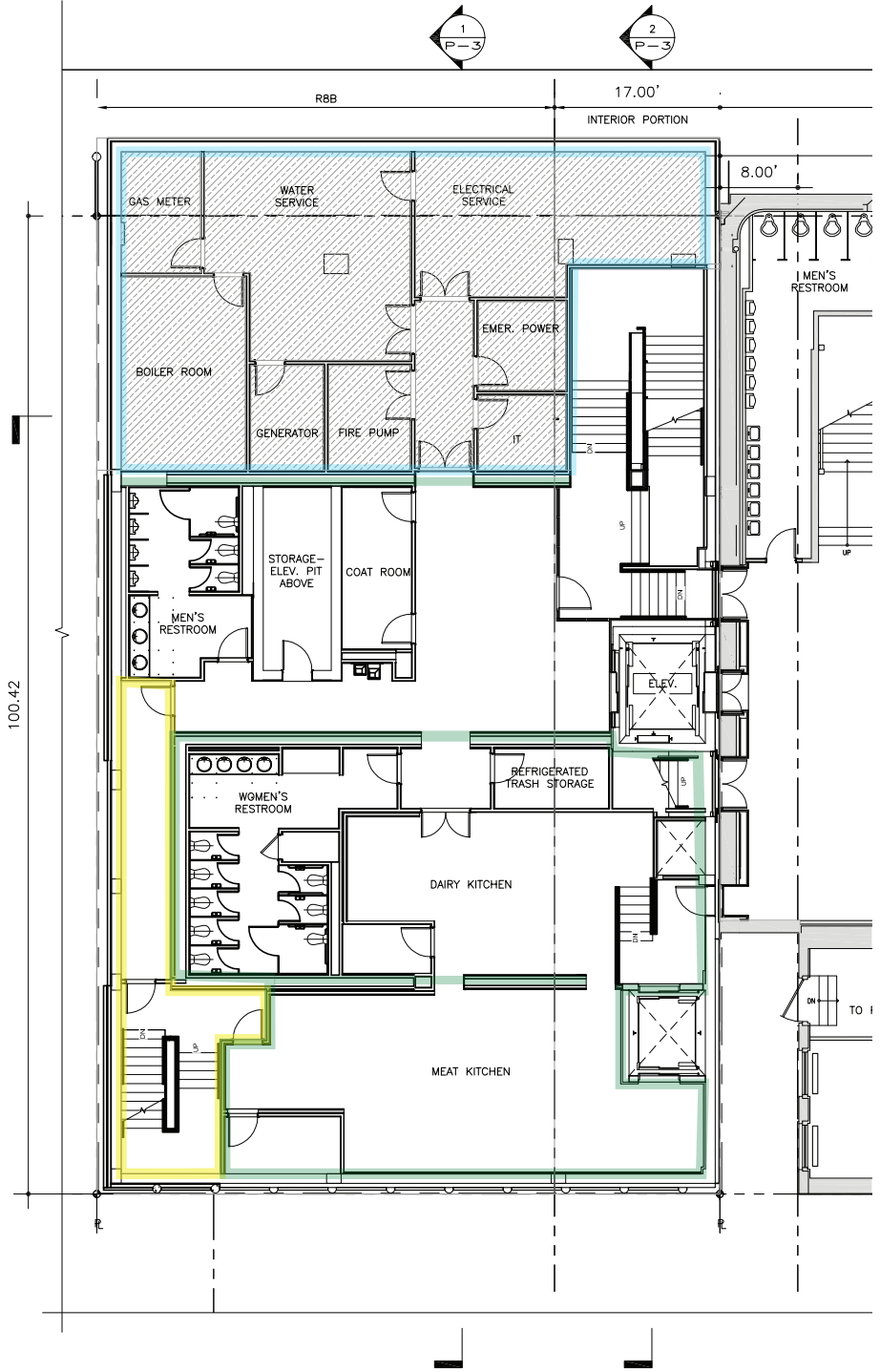
### CHANGES:

- Egress stair location
- Code required stormwater detention tank added
- Elevator machine room added
- Function room support space added
- Use of vault space
- No extension across west lot line

# INTERIOR PLANS



APPROVED BSA - CELLAR

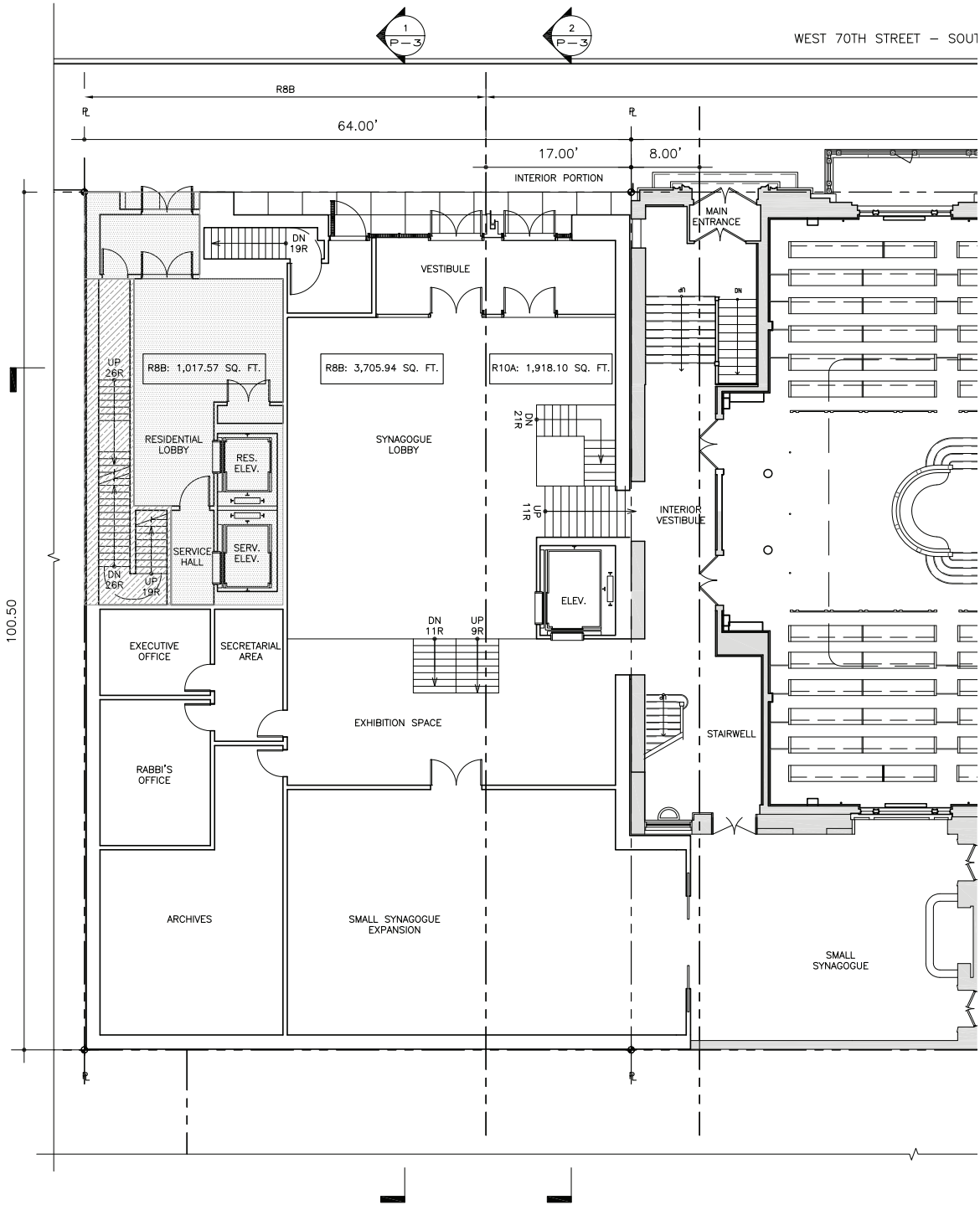


PROPOSED BSA - CELLAR

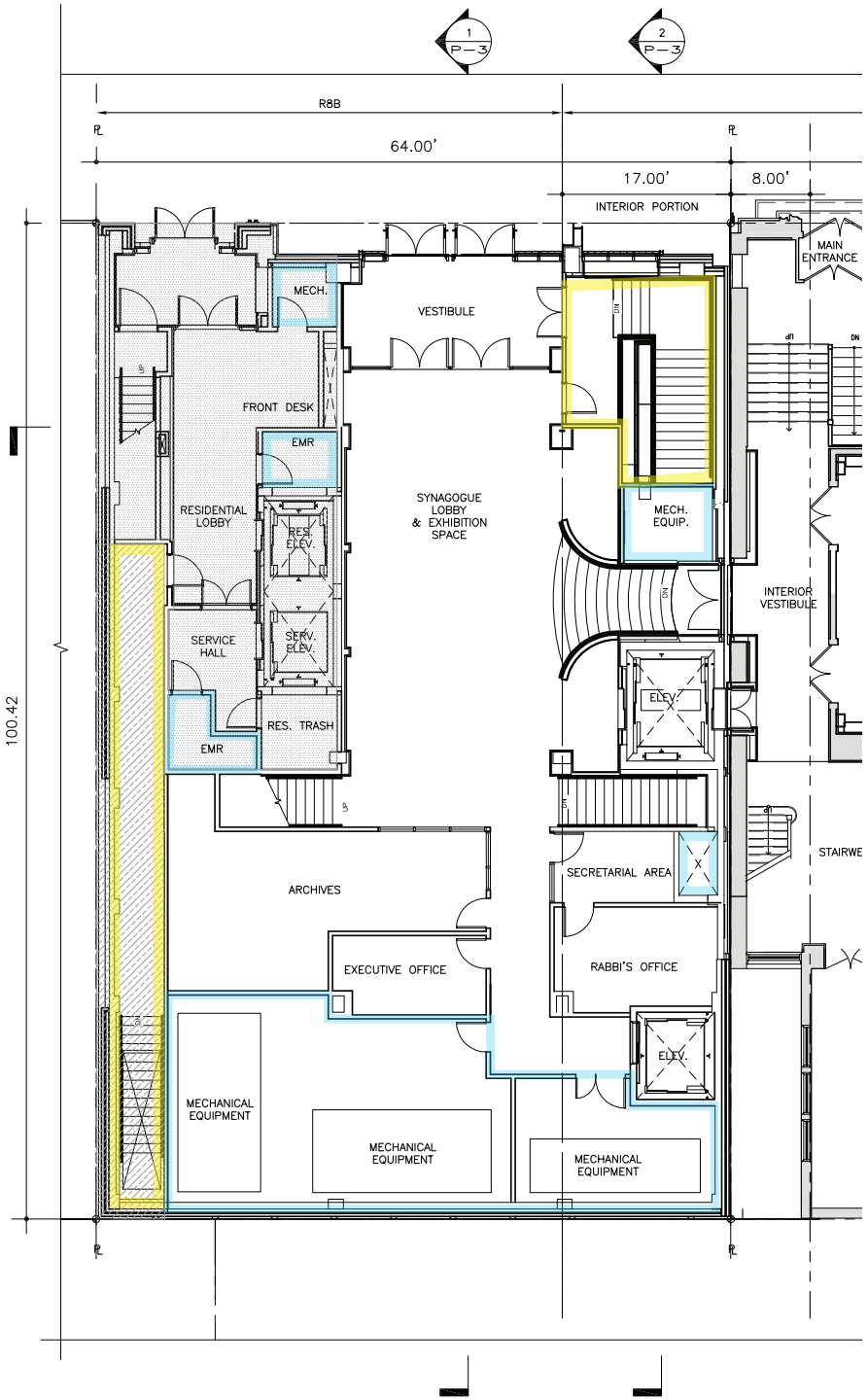
**2008 & 2016 PROGRAM:**  
Meat Kitchen, Dairy Kitchen, Refrigerated  
Trash Storage, Building Mechanical Rooms

- CHANGES:**
- Egress stair location
  - Layout to accommodate structural trusses
  - Arrangement & size of mechanical rooms
  - Addition of emergency power space

# INTERIOR PLANS



APPROVED BSA - 1ST FLOOR



PROPOSED BSA - 1ST FLOOR

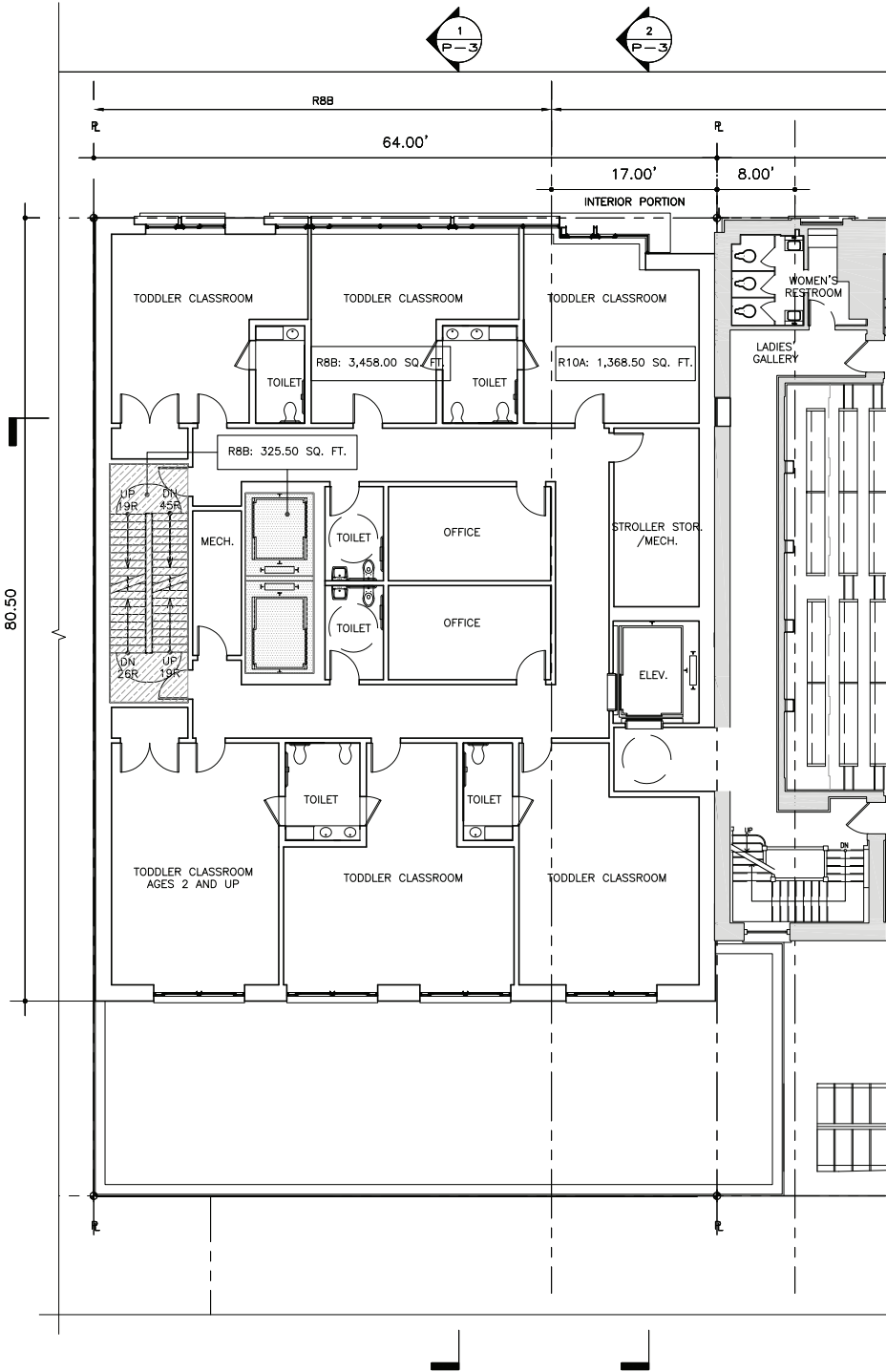
## 2008 & 2016 PROGRAM:

- Accessible Lobby Space,
- Exhibition Space,
- Archives,
- Rabbi's Office,
- Entrance To Sanctuary

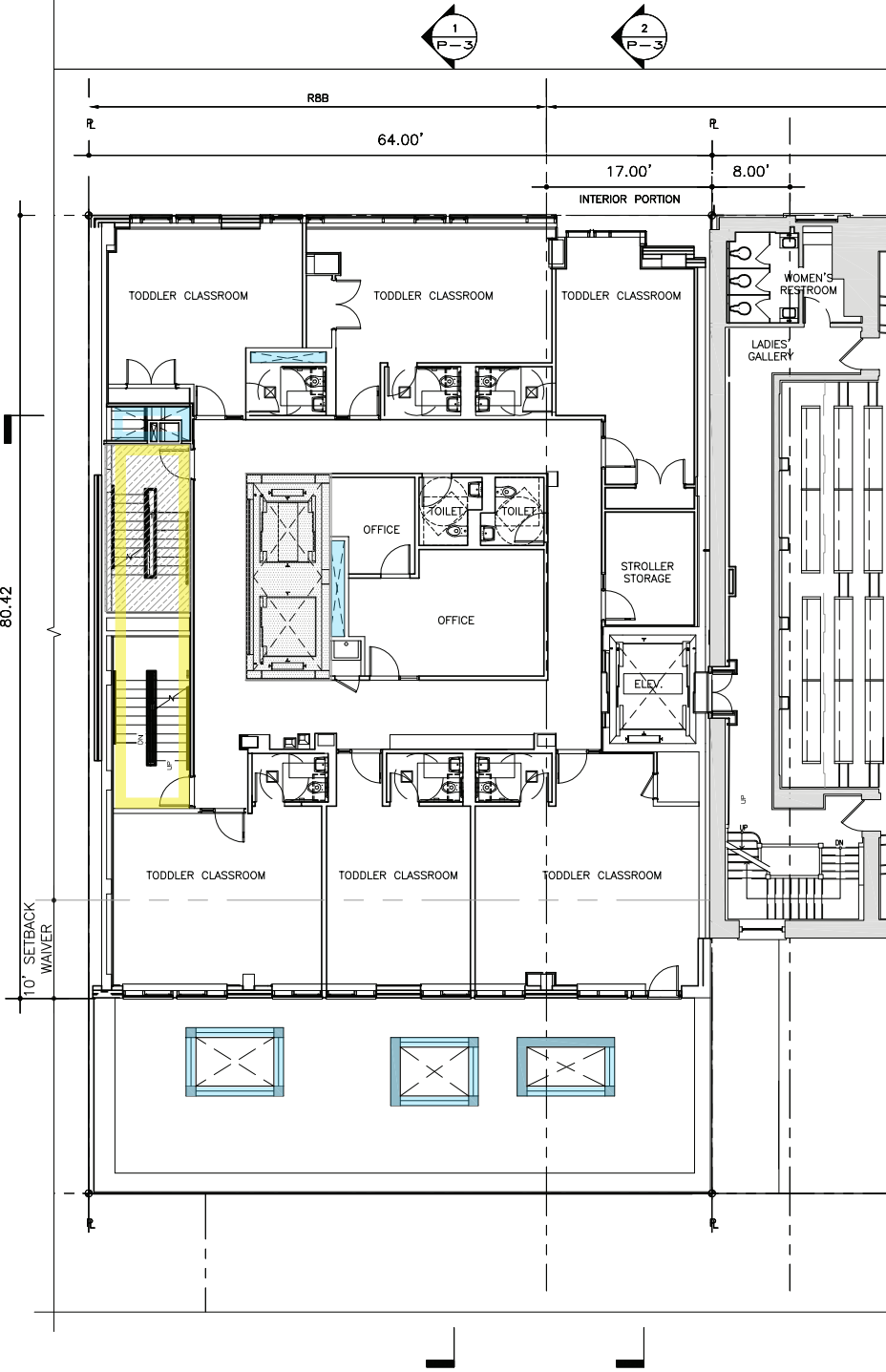
## CHANGES:

- Small synagogue kept intact,
- Air handling units located in non-waiver area at rear of floor,
- Mechanical chases added

INTERIOR PLANS



APPROVED BSA - 2ND FLOOR

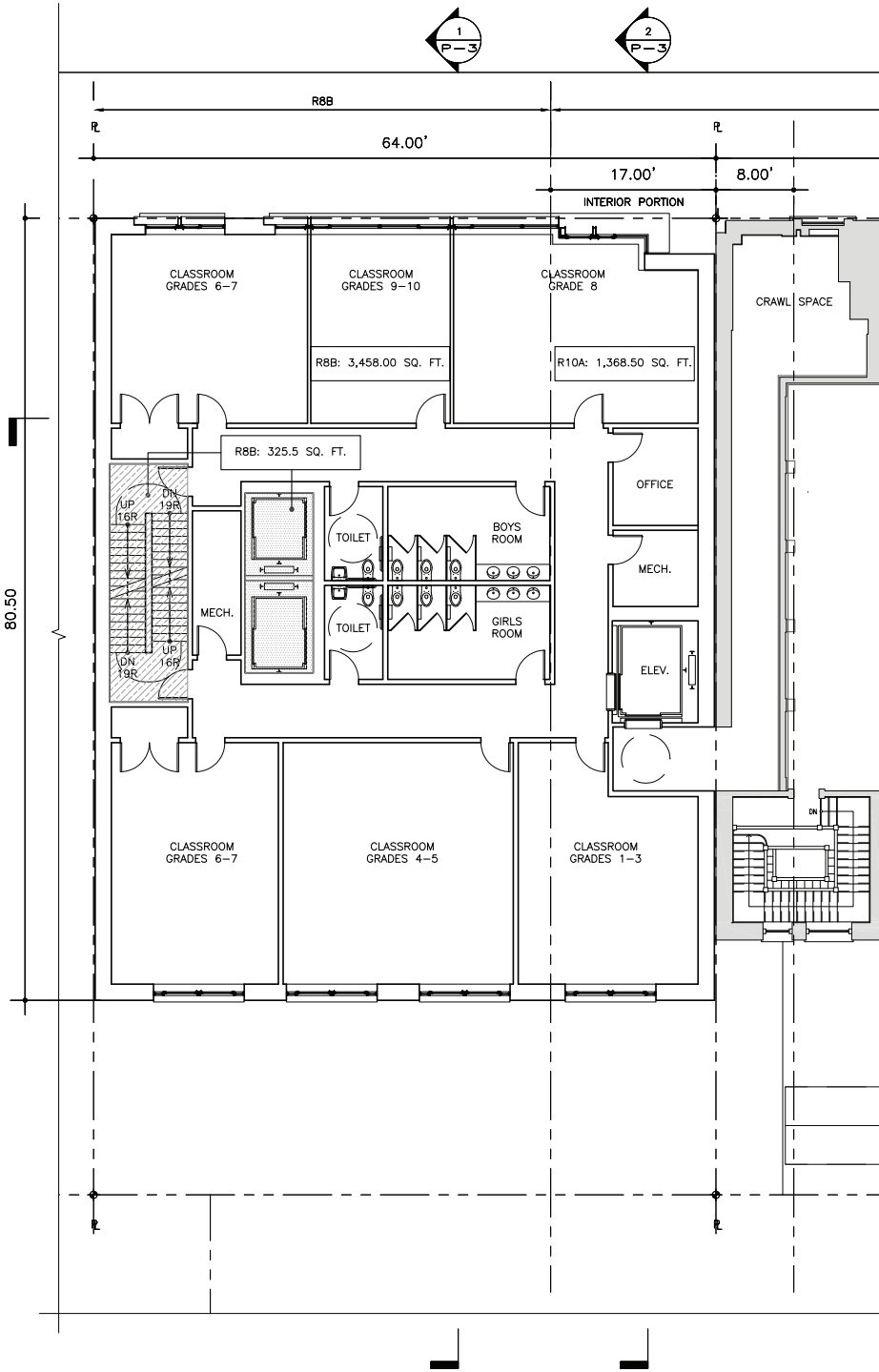


PROPOSED BSA - 2ND FLOOR

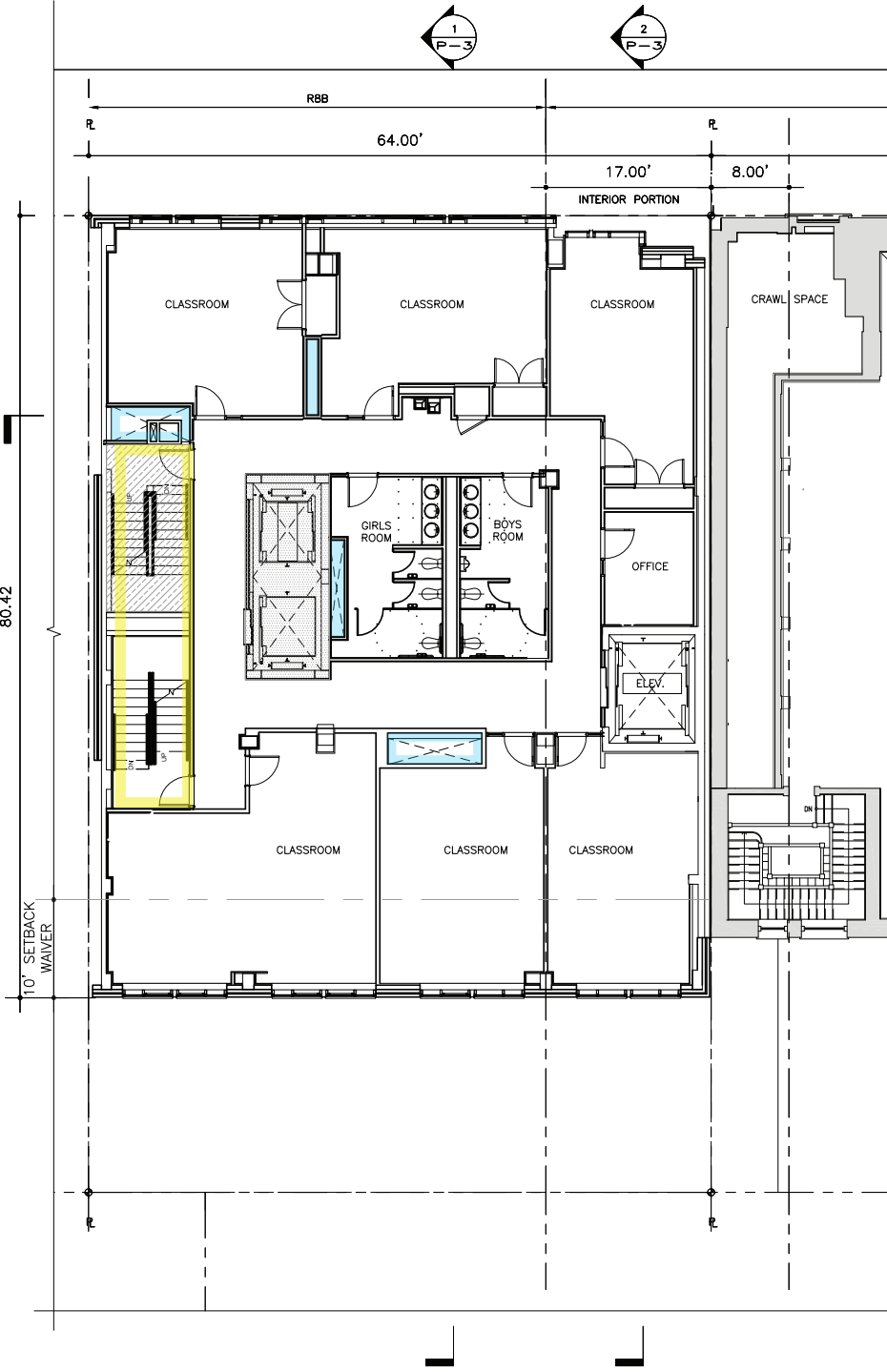
**2008 & 2016 PROGRAM:**  
6 Toddler Classrooms

- CHANGES:**
- Air intake and exhaust added to rear roof area (as-of-right below 23 feet)
  - Scissor stair separated
  - HVAC ductwork shown
  - Mechanical chases added

INTERIOR PLANS



APPROVED BSA - 3RD FLOOR

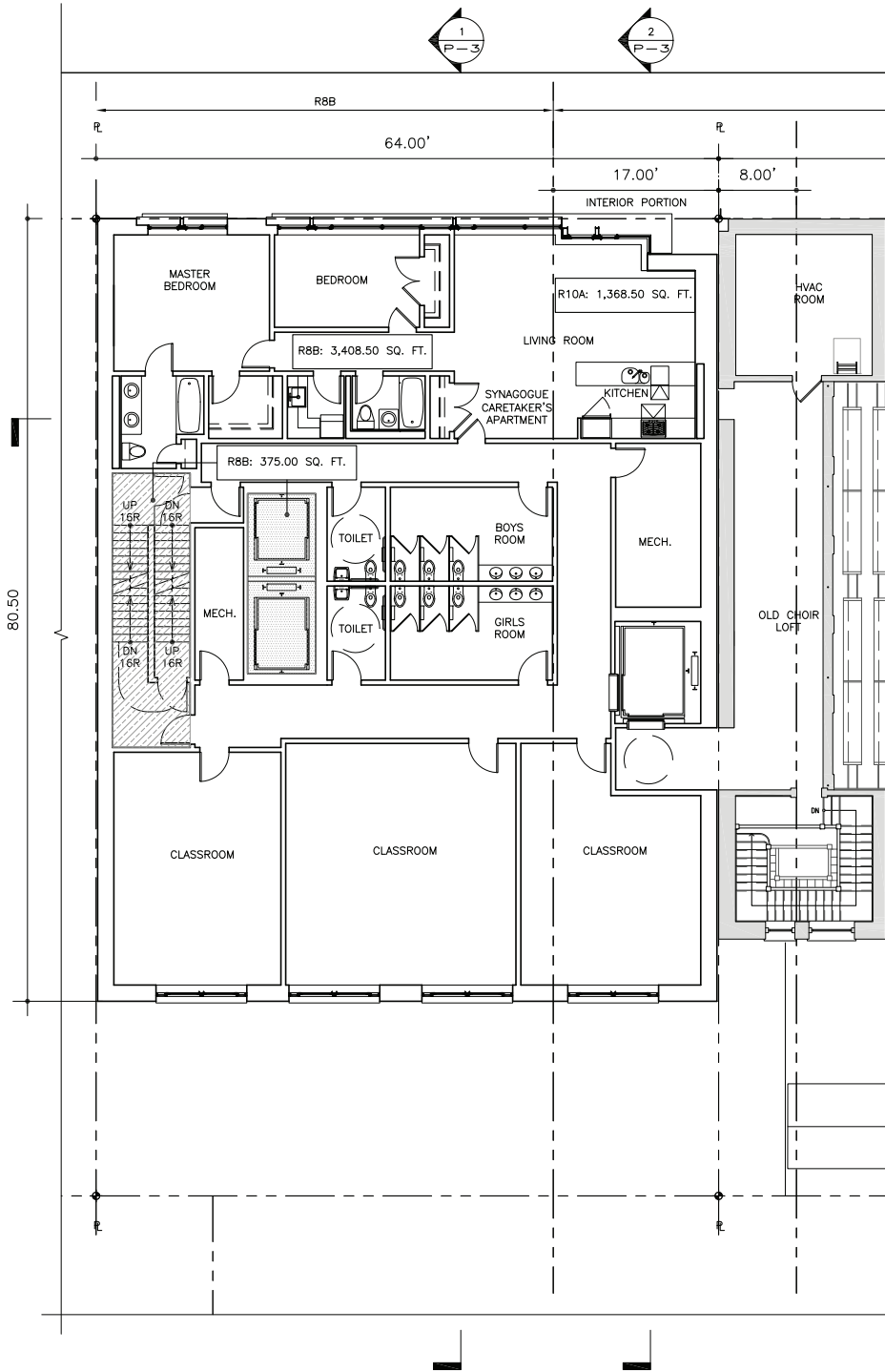


PROPOSED BSA - 3RD FLOOR

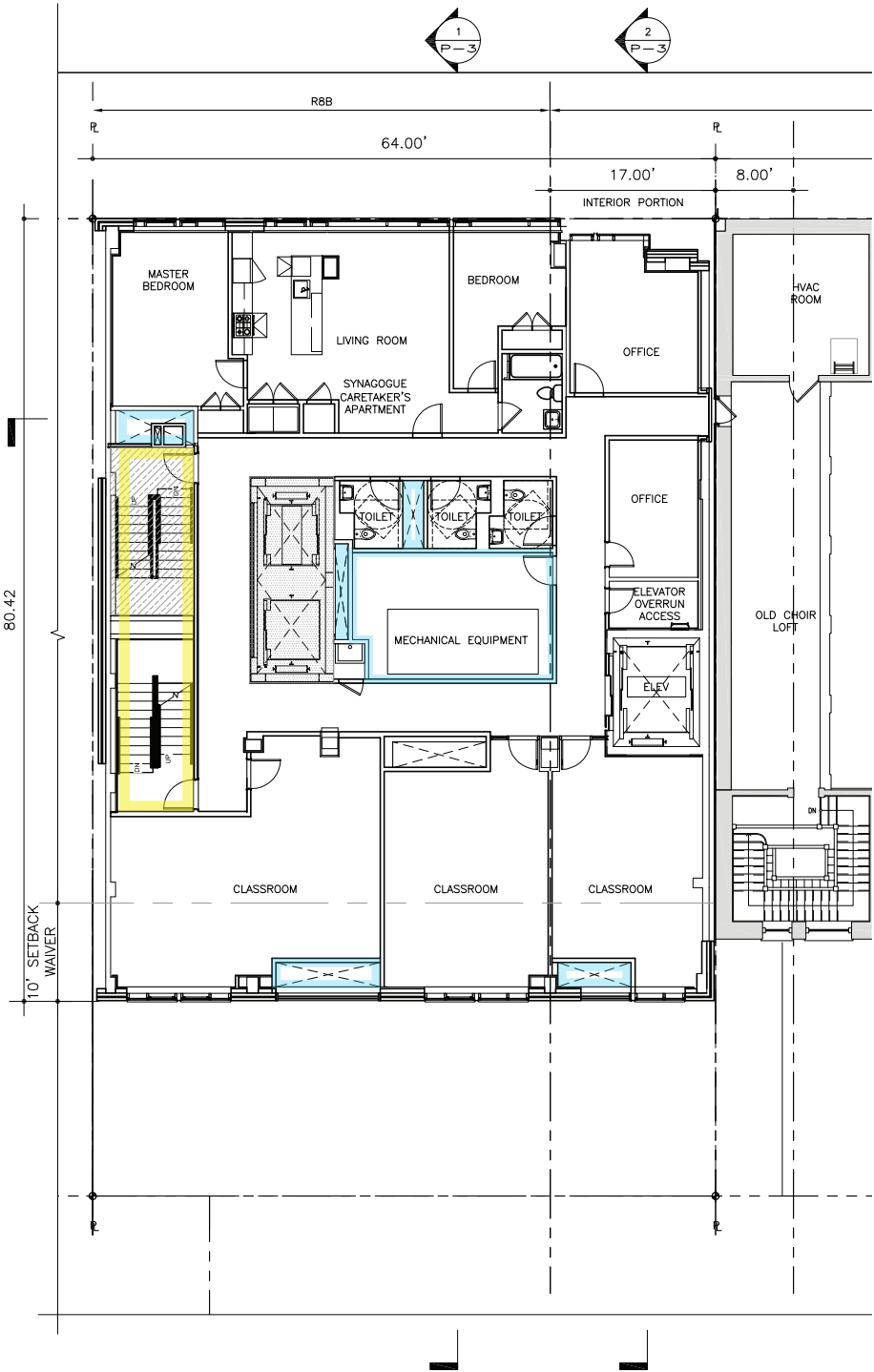
**2008 & 2016 PROGRAM:**  
Hebrew School

- CHANGES:**
- Hvac ductwork shown
  - Scissor stair separated
  - Mechanical chases added

INTERIOR PLANS



APPROVED BSA - 4TH FLOOR



PROPOSED BSA - 4TH FLOOR

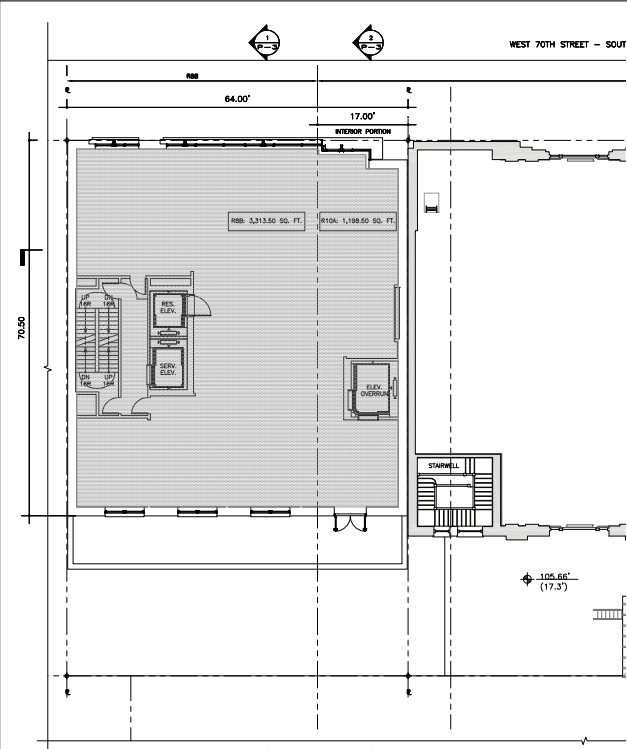
2008 & 2016 PROGRAM:

- 3 Classrooms For Flexible Programming (Adult Programs, Youth Tutoring)
- 2-Bedroom Caretaker's Apartment

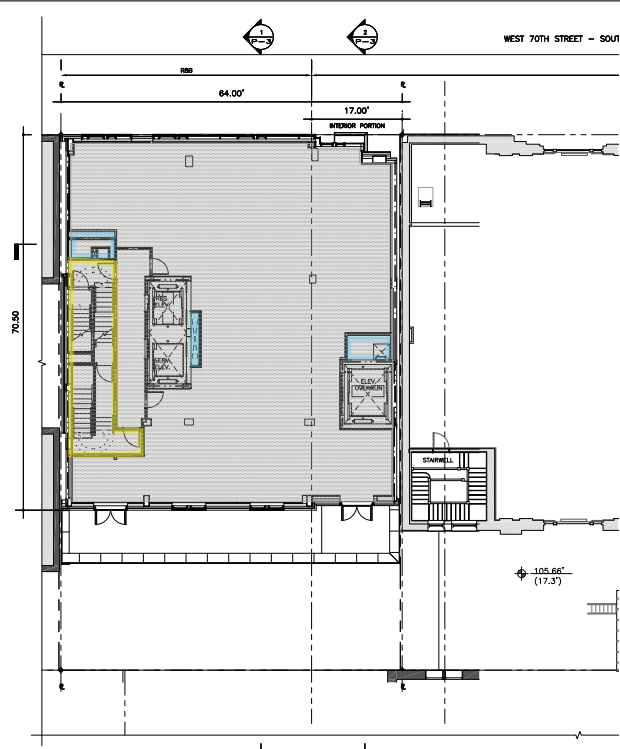
CHANGES:

- Air handling units located at center of floor
- Mechanical chases & plenums added
- Scissor stair separated
- Caretaker's apartment reduced in size in favor of school office space

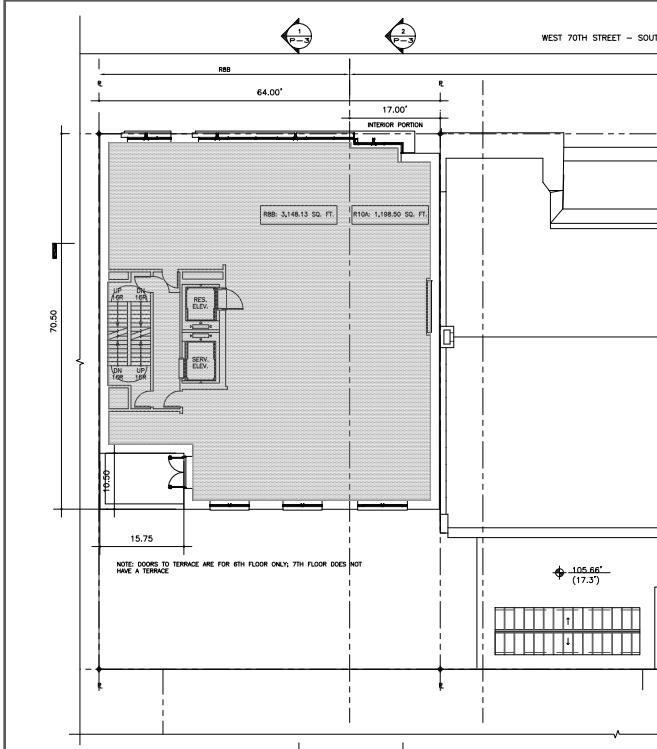
2008 & 20013 5TH-9TH FLOORS



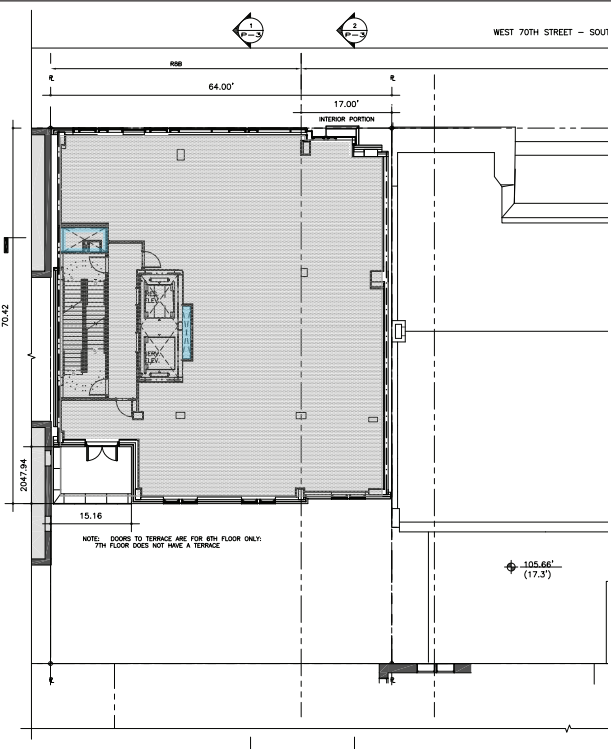
APPROVED BSA - 5TH FLOOR



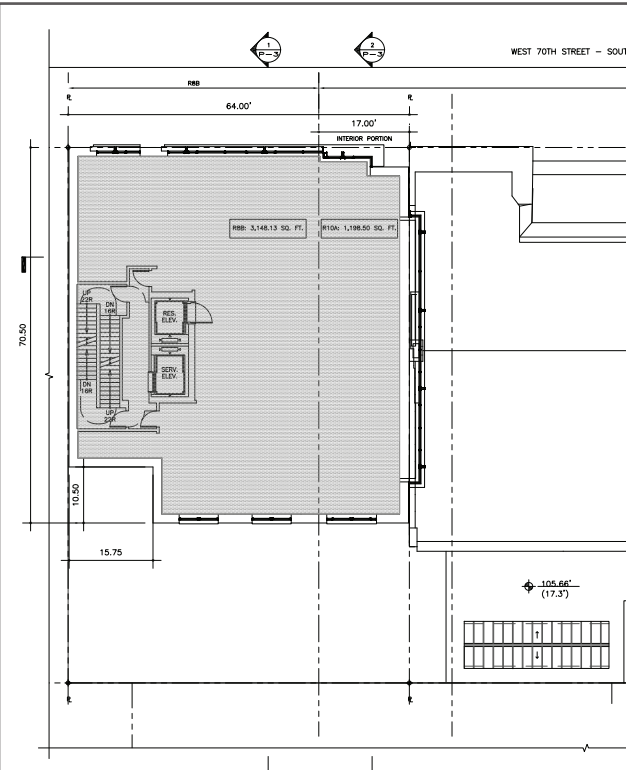
PROPOSED BSA - 5TH FLOOR



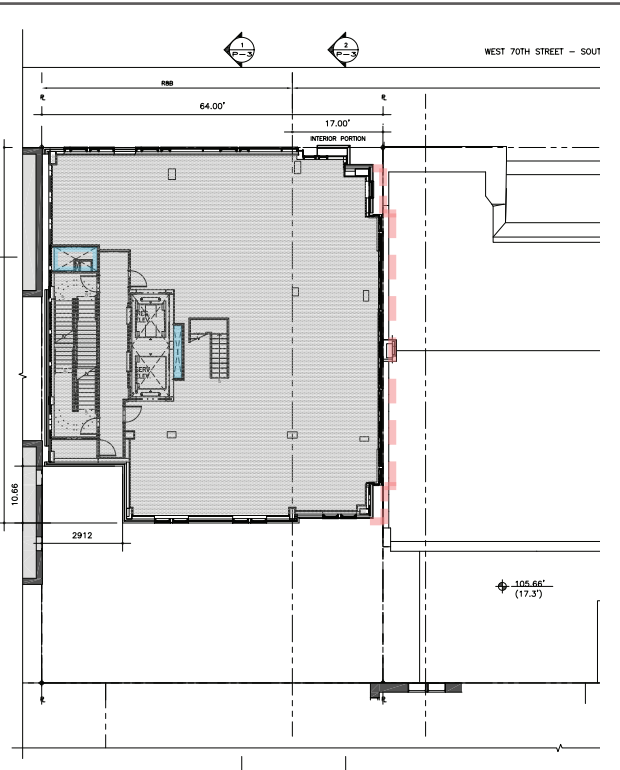
APPROVED BSA - 6TH & 7TH FLOORS



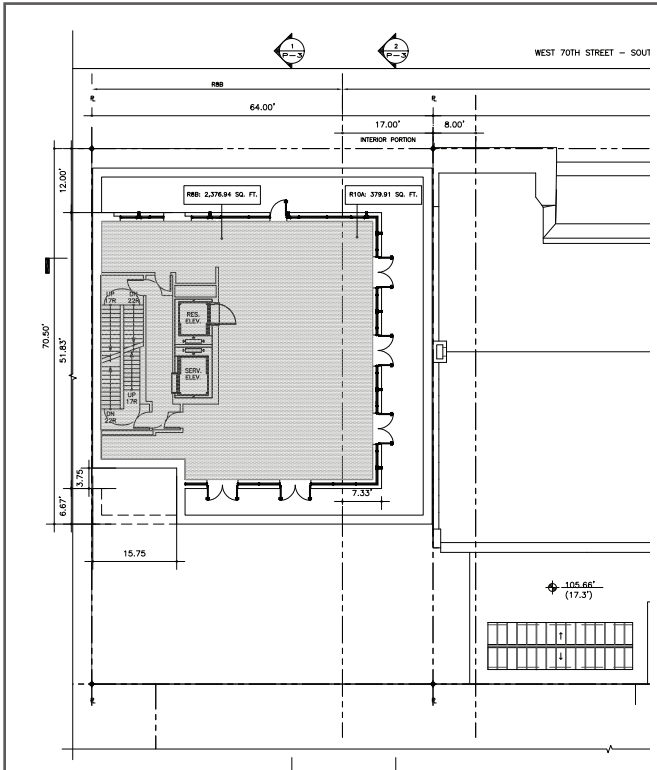
PROPOSED BSA - 6TH & 7TH FLOORS



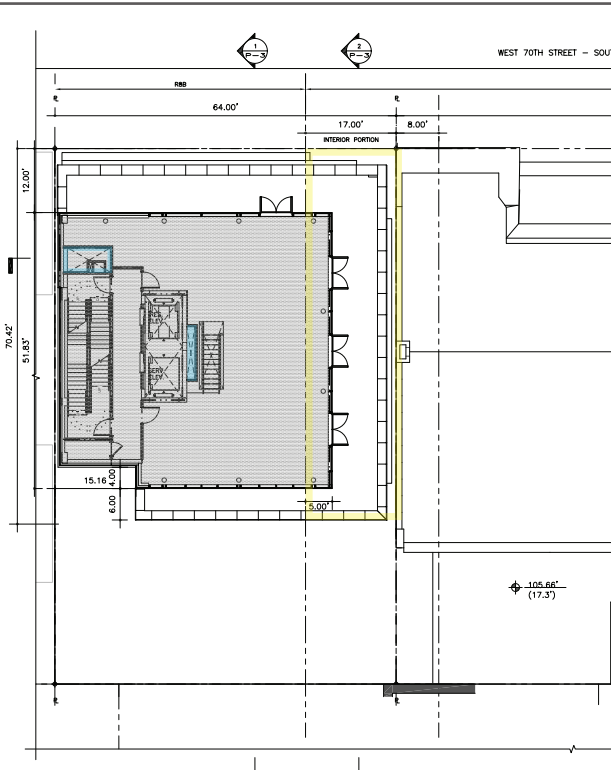
APPROVED BSA - 8TH FLOOR



PROPOSED BSA - 8TH FLOOR



APPROVED BSA - PENTHOUSE



PROPOSED BSA - PENTHOUSE

**2008 & 2016 PROGRAM:**  
4 Residential Apartments

**CHANGES:**  
Extension over synagogue lot eliminated; Mechanical shafts shown;  
Access to community facility elevator overrun shown at fl 5



**QUESTIONS?**