



City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

Reference Numbers

1. 07-BSA-071M
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)
ULURP REFERENCE NO. IF APPLICABLE

74-07-BZ
BSA REFERENCE NO. IF APPLICABLE
OTHER REFERENCE NO.(S) IF APPLICABLE (e.g. Legislative Intro, CAPA, etc)

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION

2a. Lead Agency
New York City Board of Standards and Appeals
NAME OF LEAD AGENCY
Rory Levy
NAME OF LEAD AGENCY CONTACT PERSON
40 Rector Street - 9th Floor
ADDRESS

<u>New York</u>	<u>NY</u>	<u>10006-1705</u>
<small>CITY</small>	<small>STATE</small>	<small>ZIP</small>
<u>212-788-8749</u>	<u>212-788-8769</u>	
<small>TELEPHONE</small>	<small>FAX</small>	
<u>RLEVY@dcas.nyc.gov</u>		
<small>EMAIL ADDRESS</small>		

2b. Applicant Information
Congregation Shearith Israel ("CSI")
NAME OF APPLICANT
Friedman & Gotbaum, LLP/Shelly S. Friedman, Esq.
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
568 Broadway - Suite 505
ADDRESS

<u>New York</u>	<u>NY</u>	<u>10012</u>
<small>CITY</small>	<small>STATE</small>	<small>ZIP</small>
<u>212 925-4545</u>	<u>212 925-5199</u>	
<small>TELEPHONE</small>	<small>FAX</small>	
<u>sfriedman@frigot.com; lcuisinier@frigot.com</u>		
<small>EMAIL ADDRESS</small>		

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; 23-633; 23-663; 23-711; 24-67; 24-36

7. DEPARTMENT OF ENVIRONMENTAL 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 application to demolish the existing Lot 37 Community House and construct a new building;
 Other; explain: Status Update Letter 06-6545 was issued in March 14, 2006.

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

Analysis Year

11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action
 12. Identify the analysis year (or build year) for the proposed action: 2008/2009
 Would the proposal be implemented in a single phase? Yes No NA.
 Anticipated period of construction: 18 months
 Anticipated completion date: December 2009
 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 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 (Upper West Side/Central Park West Historic District)
 EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY Manhattan ZONING SECTIONAL MAP NO. CB 7
 TAX BLOCK AND LOT NUMBERS Block 1122, Lots 37 & 36* 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: 42,989.39 SQ. FT.
 GROSS FLOOR AREA OF PROJECT: 56,272.59 SQ. FT.
 IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED N/A IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: _____ % 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.

* Lots 37 and 36 constitute a single zoning lot. While zoning calculations are based on the single zoning lot comprising tax lots 36 and 37, the EAS analyzes only the New Building (located on tax lot 37)

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; and (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 8½ 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: _____ Open storage area (sq. ft.) _____
 Type of use(s): _____
 If any unenclosed activities, specify: _____

Community facility Community House for existing Synagogue on Lot 36
 Type of community facility: _____
 No. of bldgs 1 Gross floor area of each building (sq. ft.): 11,078.9 sq.ft.
 No. of stories and height of each building: 4-story/52.81 feet

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:

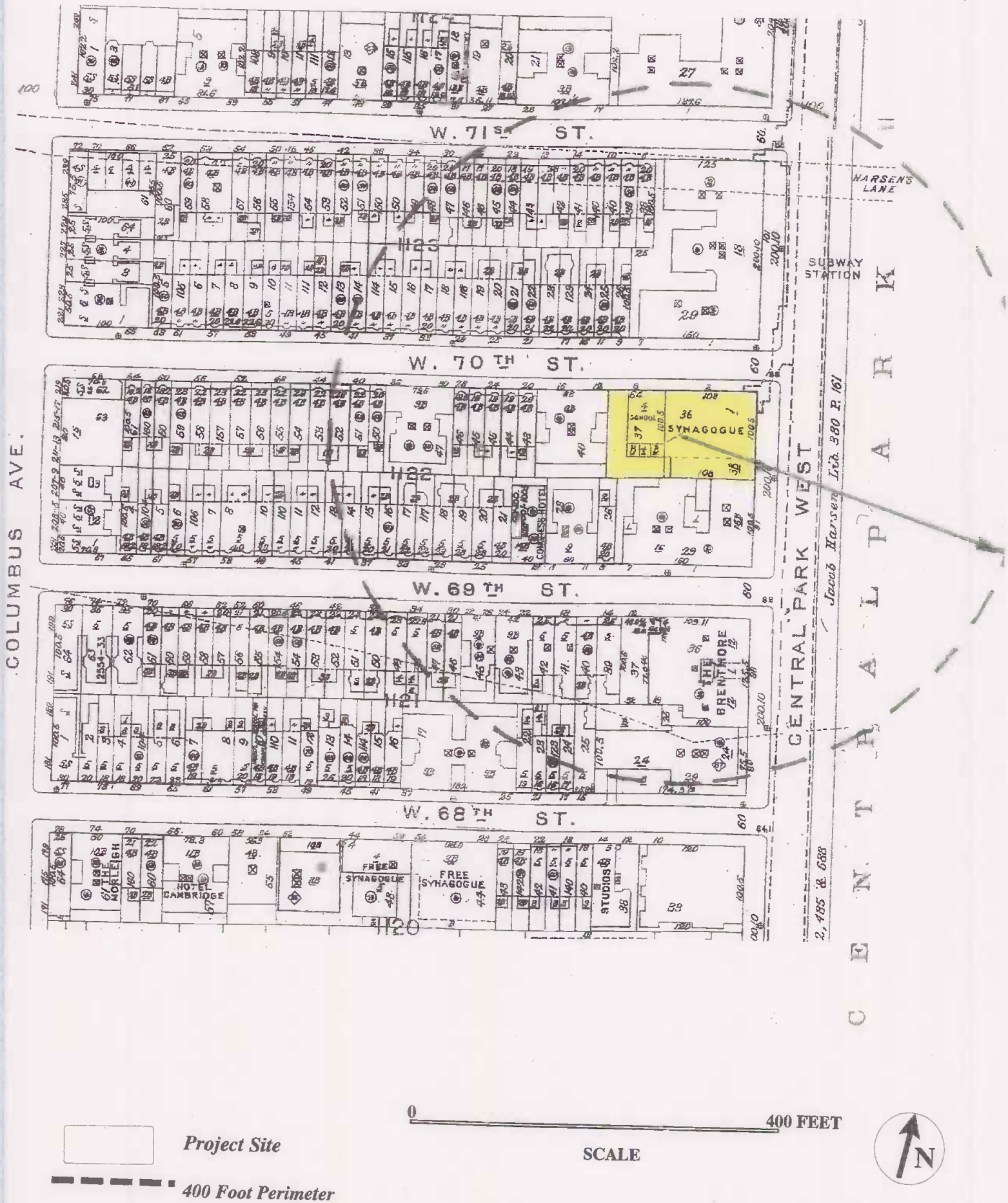
Does the directly affected area include any mapped or otherwise known wetland? Yes No
 If yes, describe briefly:

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

4. **EXISTING PARKING**
Garages 83 (80 CPW)
 No. of public spaces: _____ No. of accessory spaces: 0
 Operating hours: Mon.-Thurs.: 6:30 AM - 1 AM; Attended or non-attended? attended
Fri. - Sun.: 24 hours
Lots N/A
 No. of public spaces: _____ No. of accessory spaces: _____
 Operating hours: _____ Attended or non-attended? _____

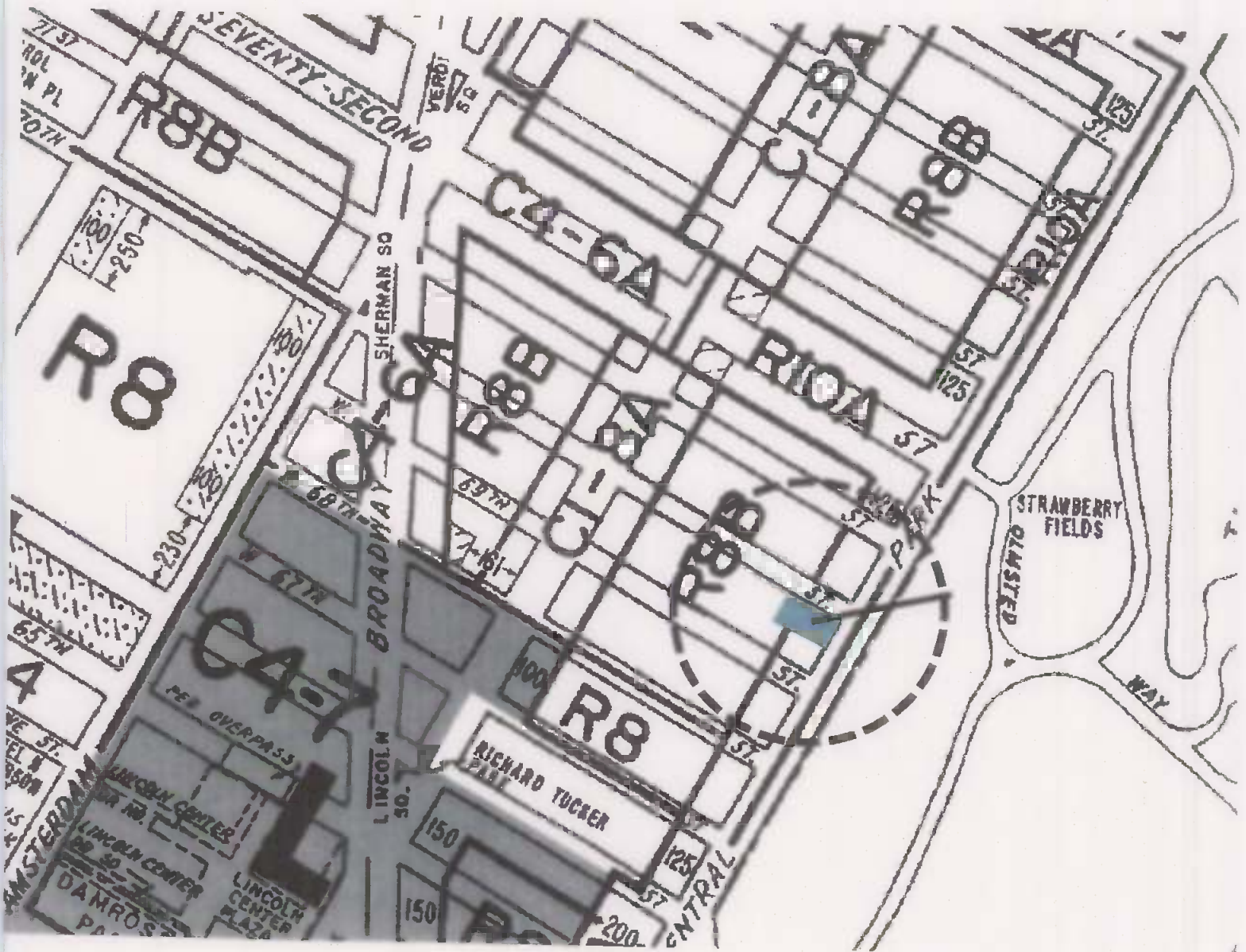
Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.


5. **EXISTING STORAGE TANKS**
 Gas or service stations? 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: _____



6-10 West 70th Street Congregation Shearith Israel

Sanborn Map
Figure 1



 Project Site
 400 Foot Perimeter

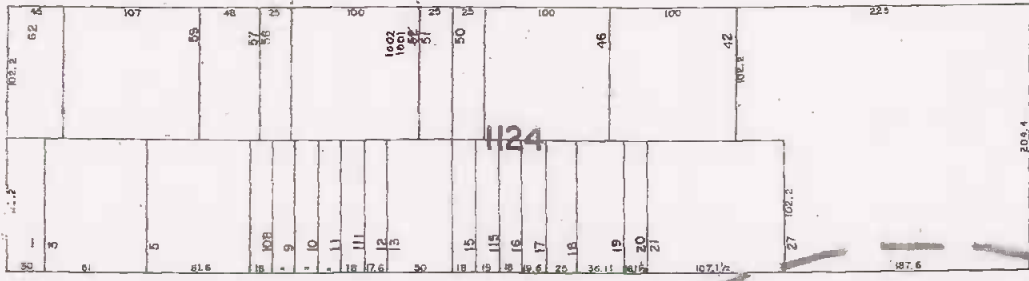
0 400 FEET
SCALE



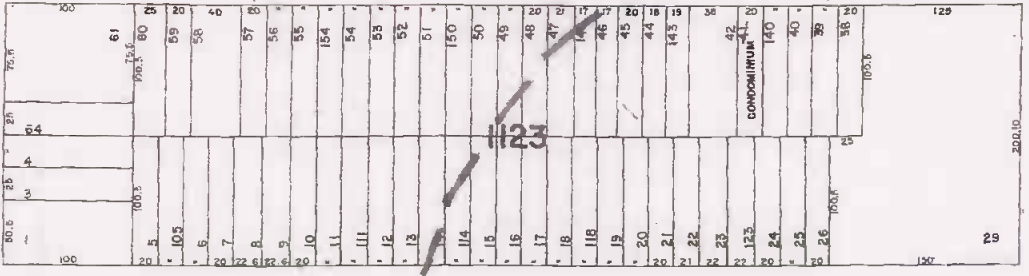
AVE

COLUMBUS

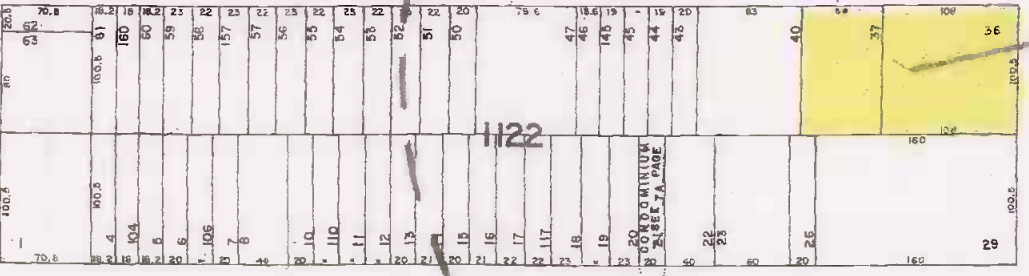
Block	Parcel No.
1001	1
1002	2
1003	3
1004	4
1005	5
1006	6
1007	7



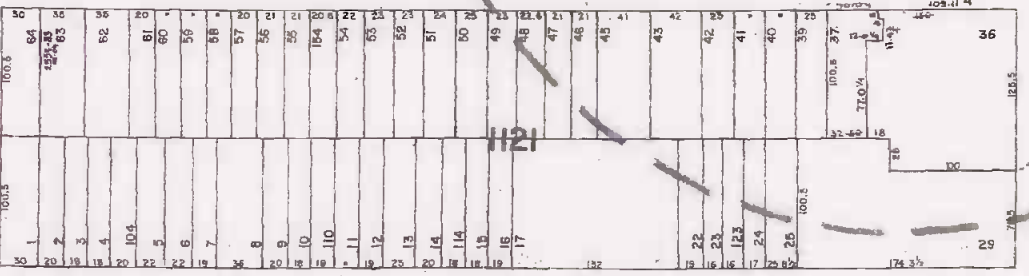
W. 71ST ST.



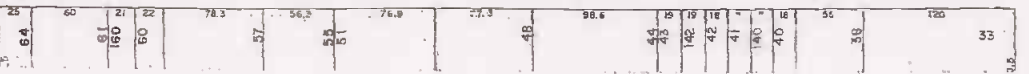
W. 70TH ST.



W. 69TH ST.



W. 68TH ST.



WEST

CENTRAL PARK

C O E N T R A L P A R K



Project Site

400 Foot Perimeter



SCALE



SEE CEQR
TECHNICAL MANUAL
CHAPTER III F,
HISTORIC RESOURCES

6. CURRENT USERS

No. of residents: N/A
No. and type of workers by businesses: 25

No. and type of businesses: 1 (community facility/community house for adjacent synagogue)
No. and type of non-residents who are not workers: 165 (students)

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected area, 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 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; CSI Synagogue on lot 36 Yes
- (b) is within a designated New York City Historic District; Upper West Side / Central Park West Historic District Yes
- (c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; No
- (d) is within a New York State or National Register Historic District; or No
- (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: Landmarks Preservation Commission files

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

SEE CEQR
TECHNICAL MANUAL
CHAPTER III K,
WATERFRONT
REVITALIZATION
PROGRAM

8. 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

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 & subcellar will be undertaken, as well as structural underpinning & reinforcing of the adjacent buildings' foundation: 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.): 24,858.41 sq. ft
No. of stories: floors 5-8 (plus PH) Describe type of residential structures:

Commercial

Retail: No. of bldgs N/A Gross floor area of each building (sq. ft.): _____

Office: No. of bldgs N/A Gross floor area of each building (sq. ft.): _____

Other: No. of bldgs N/A 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: _____
Type of use(s): _____ Open storage area (sq. ft.): _____ If any unenclosed activities, specify: _____

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

No. of bldgs Part of 1 Gross floor area of each building (sq. ft.): 31,414.18 sq.ft
(Floors 1-4)

No. of stories and height of each building: _____

Vacant land
Is there any vacant land in the directly affected area? Yes No
If yes, describe briefly: Approximately 50% of lot 37 is vacant.

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

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

Gross floor area (sq. ft.) N/A

No. of stories _____ Type of use: _____

11. PROPOSED PARKING

Garages

No. of public spaces: 83 (80 CPW)

Operating hours: Mon.-Thurs.: 6:30 AM - 1 AM;
Fri. - Sun.: 24 hours

No. of accessory spaces: 0

Attended or non-attended? N/A

Lots

No. of public spaces: N/A

Operating hours: _____

No. of accessory spaces: _____

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 service stations? Yes No

If yes, specify: _____

Size of tanks: _____

Oil storage facility? Yes No Other? Yes No

Location and depth of tanks: _____

13. PROPOSED USERS

No. of residents: 13 (5 units)

No. and type of workers by businesses: 50

No. and type of businesses: 1 (community facility/community house for adjacent synagogue)

No. and type of non-residents who are not workers: 165 (students)

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: _____

15. DIRECT DISPLACEMENT

Will the action directly displace specific business or affordable and/or low income residential units? Yes No

If yes, describe briefly: _____

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: _____

17. What is the zoning classification(s) of the directly affected area? **R8B/R10A (Upper West Side/ Central Park West Historic District)**

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 a 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 1/4 mile radius of the proposed action?

Predominant Land Use: UG 2 (Residential); UG 3A (School); UG 4A (Ambulatory diagnostic or treatment health care facilities, Houses of worship; UG 6A (restaurants, grocery stores etc.); UG 6B (offices); UG 6C (clothing stores)

Zoning classification: R8; R8B; R10A; C1-8A; C4-7; C4-6A

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIO-ECONOMIC CONDITIONS

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

Zoning Information

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 pages 6a-6**
- a. LAND USE, ZONING, AND PUBLIC POLICY See CEQR Technical Manual Chapter III.A. **N/A**
 - b. SOCIOECONOMIC CONDITIONS See CEQR Technical Manual Chapter III.B. **N/A**
 - c. COMMUNITY FACILITIES AND SERVICES See CEQR Technical Manual Chapter III.C. **N/A**
 - d. OPEN SPACE See CEQR Technical Manual Chapter III.D. **N/A**
 - e. SHADOWS See CEQR Technical Manual Chapter III.E. **N/A**
 - f. HISTORIC RESOURCES See CEQR Technical Manual Chapter III.F. **N/A**
 - g. URBAN DESIGN/VISUAL RESOURCES See CEQR Technical Manual Chapter III.G. **N/A**
 - h. NEIGHBORHOOD CHARACTER See CEQR Technical Manual Chapter III.H. **N/A**
 - i. NATURAL RESOURCES See CEQR Technical Manual Chapter III.I. **N/A**
 - j. HAZARDOUS MATERIALS See CEQR Technical Manual Chapter III.J. **N/A**
 - k. WATERFRONT REVITALIZATION PROGRAM See CEQR Technical Manual Chapter III.K. **N/A**
 - l. INFRASTRUCTURE See CEQR Technical Manual Chapter III.L. **N/A**
 - m. SOLID WASTE AND SANITATION SERVICES See CEQR Technical Manual Chapter III.M. **N/A**
 - n. ENERGY See CEQR Technical Manual Chapter III.N. **N/A**
 - o. TRAFFIC AND PARKING See CEQR Technical Manual Chapter III.O. **N/A**
 - p. TRANSIT AND PEDESTRIANS See CEQR Technical Manual Chapter III.P. **N/A**
 - q. AIR QUALITY See CEQR Technical Manual Chapter III.Q. **N/A**
 - r. NOISE See CEQR Technical Manual Chapter III.R. **N/A**
 - s. CONSTRUCTION IMPACTS See CEQR Technical Manual Chapter III.S. **N/A**
 - t. PUBLIC HEALTH See CEQR Technical Manual Chapter III.T. **N/A**

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 interdependent or occur within a discrete geographical area or time frame.

Applicant Certification

24. **Elena Aristova**

PREPARER NAME

Paralegal

PREPARER TITLE

Elena Aristova

PREPARER SIGNATURE

March 30, 2007

DATE

Congregation Shearith Israel

PRINCIPAL

Shelly S. Friedman, Esq.

NAME OF PRINCIPAL REPRESENTATIVE

Counsel

TITLE OF PRINCIPAL REPRESENTATIVE

Shelly S. Friedman

SIGNATURE OF PRINCIPAL REPRESENTATIVE

March 30, 2007

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.

**Attachment to the
Environmental Assessment Statement
8-10 West 70th Street/99 Central Park West,
New York, New York**

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 will replace the current 11,079- sf Community House, a support building connected to the adjacent Congregation Shearith Israel ("CSI") Synagogue (the "Synagogue") located on the southwest corner of Central Park West and West 70th Street (tax lot 36). Following demolition of the Site's existing Community House, the proposed New Building will include, in part, (1) a new "Community House" (being the two cellars and the first four floors of the New Building) providing offices and specialized rooms supporting religious, educational and cultural uses that are essential to CSI's mission; and (2) residential use at the fifth through eighth floor (plus penthouse) levels. The New Building's circulation system will then be linked to that of the adjacent CSI Synagogue building. The 42,989.39 sf New Building's development 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); 23-633/77-28 (building and base height & setback/R8B portion); ZR 23-663 (maximum building height & rear setback/R8B portion); ZR 24-674 and ZR 23-711 (standard building separation requirements/R10A portion).

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 Lot¹ 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 73%) is located within an R10A zoning district and the remainder of the Zoning Lot (4,723.5, or 27%) 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

¹ Applicant is the owner of both tax lots that constitute a single Zoning Lot: Lot 36 (99 Central Park West) and lot 37 (6-10 West 70th Street). The existing CSI Synagogue building on lot 36 will remain unchanged, therefore only the proposed New Building will be subject of present analysis.

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 zoning floor area (“zfa”). The Zoning Lot’s adjusted maximum permitted FAR for both community facility and residential use is 8.38².

The proposed action will result in development at the Project Site of a mixed-use New Building containing 42,989.39 zfa: 19,922.45 zfa (31,414.18 gsf) of community facility use and 23,066.93 zfa (24,858.41 gsf) of residential use (5 units). The Zoning Lot will contain a total of 70,748.59 zfa on the Zoning Lot (4.09 FAR).

Absent the proposed action (i.e., the No Action condition), the applicant could develop a mixed-use building at the Project Site containing 17,869.98 zfa (29,351.70 gsf) of community facility use and 9,431.62 zfa (11,223.10 gsf) of residential use (2 units), or a total 55,060.80 zfa on the Zoning Lot (3.19 FAR). The difference between the Proposed Action and No Action condition amounts to (i) 2,052.48 sf of community facility use and 13,635.31 sf of residential (3 units) use.

Both Proposed and No Action scenarios’ total Zoning Lot’s FARs (4.09 and 3.19, respectively) are significantly lower than the adjusted maximum permitted FAR for the Zoning Lot (8.38).

TECHNICAL ANALYSIS

1) Land Use, Zoning and Public Policy

No significant adverse impacts related to Land Use, Zoning and Public Policy are anticipated. The area of the proposed action is located entirely within the UWS/CPW Historic District in an R8B/R10A zoning district: approximately 12,562.5 sf of the total lot area are located within the R10A district and the remaining 4,723.5 sf are located in the R8B district. Applicant’s Zoning Lot is a 17,286-sf lot with a 172’ frontage along West 70th Street (the northern lot line) and a 100.5’ frontage along Central Park West (the eastern lot line). The surrounding area is characterized with a mix of pre-war apartment buildings, multi-family elevator and walk-up buildings ranging from 3 to 30 stories in height. A 16-story residential building is located at the Synagogue/Lot 37 southern lot line and an 18-story residential building is located directly to its north on Central Park West. The R8B zoned expanse along the north and south sides of East 70th Street is exclusively occupied by 4-story multi-family walk-ups, with the exception of two 9-story residential buildings, one adjacent to the New Building’s western lot line and another located midblock on the south side of West 70th Street. The R10A zoned expanse along Columbus Avenue between East 70th and 71st Street includes several 5-story residential buildings with ground floor commercial use and one 1-story commercial building. The area surrounding the project site is zoned R10A to the south-east of the site; R8 - to

² Maximum permitted floor area ratio for both residential and community facility uses is 4 FAR for R8B districts and 10 FAR for R10A districts. 27% of the Zoning Lot is located within an R8B district, and the remaining 73% is located within an R10A district, thus permitting an adjusted maximum FAR of 8.38 on the Zoning Lot $((0.27 \times 4.00 = 1.08) + (0.73 \times 10.00 = 7.30) = 8.38)$.

the south and C4-7 beyond that and to its south-west; R8B to the west and C1-8A beyond that, and again R8B further west; C4-6A to north-west with R8B and C1-8A beyond that; and R8B followed by R10A and R8B again to its north.

The proposed action would result in development on the Zoning Lot of a New Building containing 23,066.93 sf of residential floor area (1.34 FAR) and 19,922.45 sf of community facility use floor area (1.15 FAR). The 42,989.39-sf (2.49 FAR) New Building is 10,910.77 sf less than a 53,900.16-sf building (8.38 FAR) that could be developed on a Zoning Lot divided by district boundaries. The applicant has worked extensively with the Landmarks Preservation Commission (“LPC”) to ensure that the New Building is an appropriate addition to the UWS/CPW Historic District. Accordingly, the proposed action would result in no change of land use on the project site or surrounding area; is consistent with the existing zoning and would have no adverse impact related to the Land Use, Zoning and Public Policy.

2) Socioeconomic Conditions

The proposed action would result in a 56,272.59-gsf New Building with approximately 31,414.18 gsf of community facility use and 24,858.41 gsf of residential use. 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, therefore, it would not have significant adverse socioeconomic impacts and a detailed assessment is not necessary.

3) Community Facilities and Services

The proposed action would result in a 56,272.59-gsf New Building with approximately 31,414.18 gsf of community facility use and 24,858.41 gsf of residential use. The New Building includes replacement of the Synagogue’s previously existing Community House (*i.e.* a community facility) within its new envelope. The proposed action would not displace or otherwise alter any additional community facilities and will result in only 5 new residential units on the site, therefore, it would not have significant adverse community facilities impact and, pursuant to the *CEQR Technical Manual*, a detailed assessment is not necessary.

4) Open Space

The proposed action does not displace or alter any public or private open space, nor is it adjacent to any public or private open space. The proposed action’s population is fewer than 200 residents or 500 employees, the *CEQR Technical Manual threshold*. 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.

5) Shadows

It is not anticipated that the proposed action would have any shadows impacts. This will be confirmed based on the results of the Shadows Study.

6) Historic Resources

Archaeological Resources

It is not expected that the action will result in an archaeological resources impact. On March 14, 2006, Landmarks Preservation Commission (“LPC”) issued a Status Update Letter 06-6545 for the demolition of the existing Community House on lot 37 and construction of an eight-story (plus PH) community facility/residential building (attached).

Architectural Resources

It is not expected that the action will result in an architectural resources impact. On March 14, 2006, Landmarks Preservation Commission (“LPC”) issued a Status Update Letter 06-6545 for the demolition of the existing Community House on lot 37 and construction of an eight-story (plus PH) community facility/residential building (attached).

7) Urban Design and Visual Resources

As indicated previously, the applicant has worked extensively with the LPC to ensure that the New Building is an appropriate addition to the UWS/CPW Historic District with respect to its height, bulk, form, setbacks, size, scale use or arrangements. The action will not result in a building substantially different from its surroundings in its height, bulk, form, setbacks, size, scale use or arrangements. It will not alter the street grid. The New Building will not block any views, natural resources, or landmark structures, therefore, pursuant to the *CEQR Technical Manual*, no detailed assessment of urban design and visual resources is necessary.

8) Neighborhood Character

The Site is located within an R8B/R10A zoning district and the area surrounding the Site is characterized by a mix of residential walk-up and elevator buildings within the R8-B zoned area ranging from 3 to 8 stories in height, while the R10-A zoned area is predominantly developed with high-rise buildings up to 30-story high with ground floor doctors’ offices. Central Park is located directly east of the Zoning Lot. Therefore, pursuant to the *CEQR Technical Manual*, the proposed action would not have any significant neighborhood character impacts and a detailed assessment is not necessary.

9) Natural Resources

It is not anticipated that the proposed action would have any natural resources impacts. This will be confirmed based on the results of the Shadows Study.

10) Hazardous Materials

There are no existing or proposed storage tanks at the New Building site. Prior to its current use as a Community House for the adjacent Synagogue, lot 37 was developed with four rowhouses.

Neither uses are listed in *CEQR Technical Manual* Hazardous Materials Appendix 1, List of Facilities, Activities, or Conditions Requiring Assessment. Plans include the removal of a non-working storage tank located in a vault below the sidewalk. The tank will be closed and removed properly during the construction.

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 will not introduce new activities or processes using hazardous materials, therefore there will be no risk of increase of human or environmental exposure. Accordingly, pursuant to the *CEQR Technical Manual*, no further analysis is required.

11) Waterfront Revitalization Program

The area of proposed action is located outside of the coastal zone boundary.

12) Infrastructure

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

13) Solid Waste and Sanitation Services

The proposed action would result in a New Building with approximately 31,414.18 gsf of community facility space with approximately 50 employees and 165 students, and 24,858.41 gsf of residential space with 13 residents. New residents would generate approximately 221 pounds of solid waste per week, while the solid waste generation by community facility use would be approximately 1,310 pounds per week. It is anticipated that waste generated by such uses (approximately 1,531 pounds per week, see Figure 4) would be collected and disposed of by the New York City Department of Sanitation. This represents less than 0.01 percent of the solid waste produced by City residents and would not affect the City's ability to provide these services. Therefore, the proposed action would have no significant adverse impacts on solid waste management and, pursuant to *CEQR Technical Manual*, no further analysis is necessary.

Figure 4**Solid Waste Generation**

Use	Rate (lbs per week) ³	Persons	Solid waste (lbs per week)
Residential, individual	17	13	221
Community Facility, employees	13	50	650
Community Facility, students (private school)	4	165	660
Total Solid waste generation			1,531

14) Energy

The proposed action would result in new construction; 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 *CEQR Technical Manual*, no detailed energy assessment is necessary.

15) Traffic and Parking

The proposed action would result in a mixed-use building containing approximately 24,858.41 gsf of residential use (5 units) and approximately 31,414.18 gsf of community facility use (a 20,335.28-gsf increase from the existing 11,078.90 gsf of community facility use at the existing Community House). This is 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*). Therefore, no further analysis of traffic and parking is necessary.

16) Transit and Pedestrians

The proposed action would result in a mixed-use building containing approximately 24,858.41 gsf of residential use (5 units) and approximately 31,414.18 gsf of community facility use (a 20,335.28-gsf increase from the existing 11,078.90 gsf of community facility use at the Community House). This is 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*). Therefore, pursuant to the *CEQR Technical Manual*, no further analysis of transit and pedestrians is necessary.

17) Air Quality

1. Mobile Sources. The New Building, which is zoned R8B/R10A, would potentially result in only a minimal number of new vehicle trips to the Site and will generate less than 100 trips in the peak hour, the *CEQR Technical Manual* threshold.

³ Rates taken from *CEQR Technical Manual, Table 3M-1*.

2. Stationary Sources. The boiler at the New Building Site will be fueled by natural gas. A screening analysis of a 56,272.59-gsf mixed-use building with an exhaust stack located approximately 108' above grade was conducted based on Figure 3Q-9 of the *CEQR Technical Manual* (See, Figure 5, attached). 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 will have no significant impacts and no further analysis is necessary.

Based upon visual inspection, there are no power generating stations, medical or chemical incinerators, or other significant stationary sources of emissions within a 1,500 foot radius. A review of the statewide list of air quality permits maintained by the NYS/DEC and the EPA for facilities within a 1,500 foot radius of the project site was performed with the following results:

- there are no permits maintained by the NYSDEC Division of Air Resources for facilities within a 1,500 foot radius of the project site;
- EPA Facility Registry System includes the following:
 - (1) 22-24 WEST 69TH STREET CORP. (22-24 West 69th Street, "Facility 1") with environmental interest type "Not in a universe" and no compliance record available (last updated date 07/08/1999)
 - (2) CON ED - V5625 (West 69th Street and Central Park West, "Facility 2") with environmental interest type "Not in a universe"; "Hazardous waste biennial reporter" and no compliance record available (last updated date 02/26/1998)
 - (3) 80 CENTRAL PARK WEST APTS. (80 Central Park West, "Facility 3") with environmental interest type "Air Minor" and compliance status "In compliance with procedural requirements" (last updated date 05/31/2002)
 - (4) ABC TELEVISION NETWORK (47 West 66th Street, "Facility 4") with environmental interest type "Hazardous waste biennial reporter" and no compliance record available (last updated date 09/15/2000)
 - (5) FUJI FILM USA INC. (1 West 67th Street, "Facility 5") with environmental interest type "SQG"; and no compliance record available (last updated date 06/26/2002)
 - (6) THE DAKOTA (1 West 72nd Street, "Facility 6") with environmental interest type "CESQG" and no compliance record available (last updated date 04/06/2004)
 - (7) CON ED - V3141 (1 West 71th Street, "Facility 7") with environmental interest type "Not in a universe"; "Hazardous waste biennial reporter"; and no compliance record available (last updated date 01/01/2001)

- (8) CHANEL FRENCH DRY CLEANERS (219 Columbus Ave, "Facility 8") with environmental interest type "Air Minor"; classification code "Potential emissions below major source thresholds if complies with federal regulations limits; and compliance status "In violation with regard to both emissions and procedural compliance" (last update date 07/12/2005)
- (9) CONGREGATION SHEARITH ISRAEL (8 West 70th Street and Central Park West, "Facility 9") with environmental interest type "SQG"; " and no compliance record available (last updated date 04/03/2002).

A field visit on February 21, 2007 revealed that Facilities 1 through 5 located south of the Project Site, Facilities 6 and 7 located North of the Project Site and Facility 8 located west of the Project Site are separated from the Project Site by mixed use buildings located south, north and west of the Site, respectively; interviews with the CSI staff revealed that a small generator is located in the basement of CSI Synagogue at 2 West 70th Street/ 99 Central Park West (Facility 9), therefore these nine facilities will have no potential effect on the Project.

Accordingly, the review of the statewide lists of air quality permits maintained by the NYS/DEC and the EPA for facilities within a 1,500 foot radius indicates there are no facilities that could have a potential impact on the Project.

The action will not create new stationary sources.

3. Construction. The construction period is expected to be up approximately 18 months, therefore any potential impacts are temporary and, pursuant to the *CEQR Technical Manual*, no further analysis is necessary.

18) Noise

1. Mobile Sources

Vehicular Traffic 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 will not be located near a heavily trafficked thoroughfare. West 70th Street (eastbound) is a one way street.

Aircraft Noise. The proposed action will not be a receptor and will not be within one mile of an existing flight path. It will not cause aircraft to fly through existing or new flight paths over or within one mile of a receptor.

Train Noise. The proposed action will not be within 1,500 feet of existing rail activity, nor will it add rail activity to existing or new rail lines.

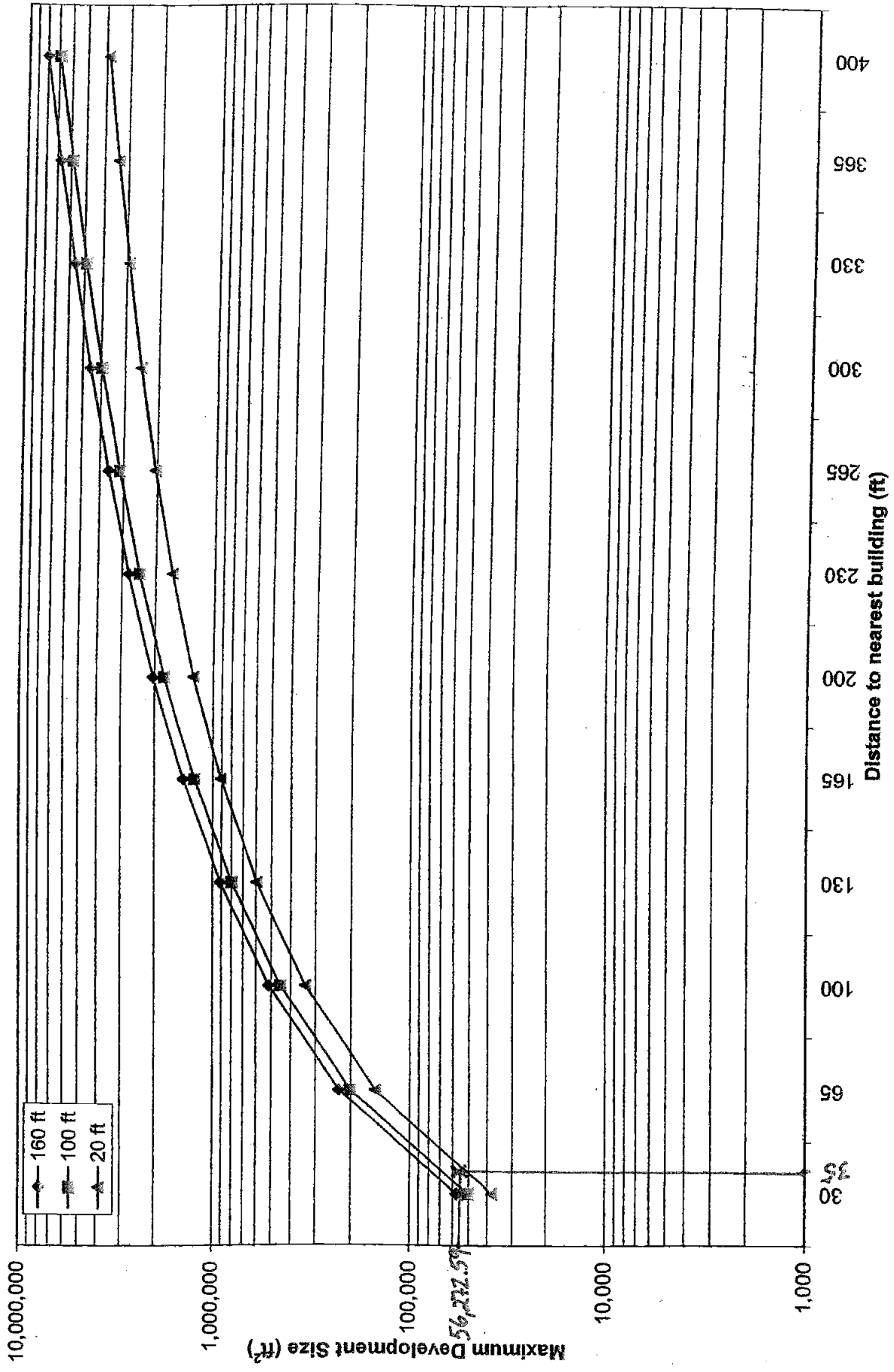
2. Stationary Sources. There are substantial stationary source noise generators within 1,500 feet of the proposed action. Total power of unenclosed mechanical equipment proposed on the roof of the New Building will 11.03 HP, which is less than 100 HP, the *CEQR Technical Manual* threshold. Therefore,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

19) Construction Impacts

The construction period is expected to be up to 18 months, therefore any potential impacts are temporary and, pursuant to the *CEQR Technical Manual*, no further analysis is necessary.

Figure 5

FIGURE 3Q-9
NO₂ BOILER SCREEN
RESIDENTIAL DEVELOPMENT - NATURAL GAS
8-10 West 70th Street





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



March 14, 2006

ISSUED TO:

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

Re: **STATUS UPDATE LETTER**
LPC - 032628
SUL 06-6545
8 WEST 70TH STREET
CONGREGATION SHEARITH ISRAEL SYNAGOGUE
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 1122 / 36

This letter is to inform you that 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, the Landmarks Preservation Commission voted to approve a proposal to demolish the existing community house and construct a new 8-story-plus-penthouse building at the subject premises.

No work can begin until a Certificate of Appropriateness has been issued. Upon receipt, review and approval of a reduced set of the presentation materials, a CD-ROM of the presentation materials, and two signed and sealed sets of the Department of Buildings filing drawings showing the approved design, a Certificate of Appropriateness will be issued.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.

ORIGINAL

GENERATED COPY

Meisha Hunter

Please Note: THIS IS NOT A PERMIT

cc: C. Kane Levy; S. Friedman, Esq.; Platt Byard Dovell and White, Architects

**Impact
Significance**

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 action 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