

FRIEDMAN & GOTBAUM LLP

568 BROADWAY SUITE 505
NEW YORK NEW YORK 10012
TEL 212.925.4545
FAX 212.925.5199
ZONING@FRIGOT.COM

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April 23, 2007

BY HAND

The Honorable Meenakshi Srinivasan
Chair
NYC Board of Standards and Appeals
40 Rector Street - 9th Floor
New York, New York 10006

**Re: Congregation Shearith Israel
6-10 West 70th Street/99 Central Park West
Block 1122 Lots 36, 37 - Manhattan
BSA Cal. No. 74-07-BZ/CEQR No. 07-BSA-071M**

Dear Madam Chair:

In connection with the above referenced Application enclosed please find the following revised and/or additional materials:

1. Revised Attachment to the Environmental Assessment Statement form (one original and 7 (seven) copies);
2. Certificated of Appropriateness issued by the Landmarks Preservation Commission on March 21, 2007 (11 (eleven) copies).

If you should have any questions please feel free to call me at (212) 925-4545. Thank you.

Very truly yours,


Lori G. Cuisinier

Enclosures

cc: Hon. Sheldon J. Fine, CB 7
Hon. Gail A. Brewer, City Council Member
Hon. Scott Stringer, Manhattan Borough President
Mr. Alan Geiger, DCP, BSA liaison
Mr. Ray Gastil, Director, Manhattan Office, DCP
NYC Fire Department
David J. Nathan, Esq.
Peter Neustadter
Dr. Alan Singer
Kate Wood

**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

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 x 4.00 = 1.08) + (0.73 x 10.00 = 7.30) = 8.38).

building. The area surrounding the project site is zoned R10A to the south-east of the site; R8 - to 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

The proposed action would result in a New Building with the total height of 105.8' (including all rooftop structures), therefore its longest shadow would be approximately 454.94' (105.8' * 4.3). The only publicly accessible open space within 455-foot radius of the proposed action is Central Park. A Shadow Assessment of the proposed New Building was performed by Platt Byard Dovell White Architects LLP (See, Exhibit A). The Shadow Assessment concluded that "the size of the net shadows cast by the Proposed Building [over Central Park] is insignificant, especially in comparison to the shadows cast by existing buildings in the neighborhood." Therefore, pursuant to the *CEQR Technical Manual*, the proposed action would not have any significant shadow impacts and a detailed assessment is not necessary.

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

There are no natural resources on the project Site. A Shadow Assessment of the proposed New Building performed by Platt Byard Dovell White Architects LLP (See, Exhibit A) concluded that the size of the net shadows cast by the Proposed Building over Central Park is insignificant. There are no other natural resources adjacent to the project Site, therefore, pursuant to the *CEQR Technical Manual*, the proposed action would not have any significant natural resources impacts and a detailed assessment is not necessary.

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.

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

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.

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) CONED - 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.

EXHIBIT A

Shadow Assessment of Proposed Building on Publicly Accessible Open Spaces

Criteria:

Chapter 3E of the City of New York City Environmental Quality Review Technical Manual requires a shadow assessment if a proposed building is tall enough to cast a shadow on a publicly accessible open space. The chapter limits the assessment to the period of time between ninety minutes after sunrise and ninety minutes prior to sunset. The chapter also prescribes that the assessment be done on the following days of the year:

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

Shadow Assessment:

The only publicly accessible open space on which the proposed building casts a shadow is Central Park. The western edge of the park is approximately 208 feet ESE of the proposed building. Therefore, before midday all shadows generated by the proposed building will be cast away from the park. Because of this, the shadow assessment is further limited to the period of time between noon and ninety minutes prior to sunset. The approximate sunset times on the prescribed days are as follows:

- 4:31 PM, EST, December 21
- 7:07 PM, EDT, March 21
- 7:56 PM, EDT, May 6
- 8:30 PM, EDT, June 21

Therefore the periods of the assessment are as follows:

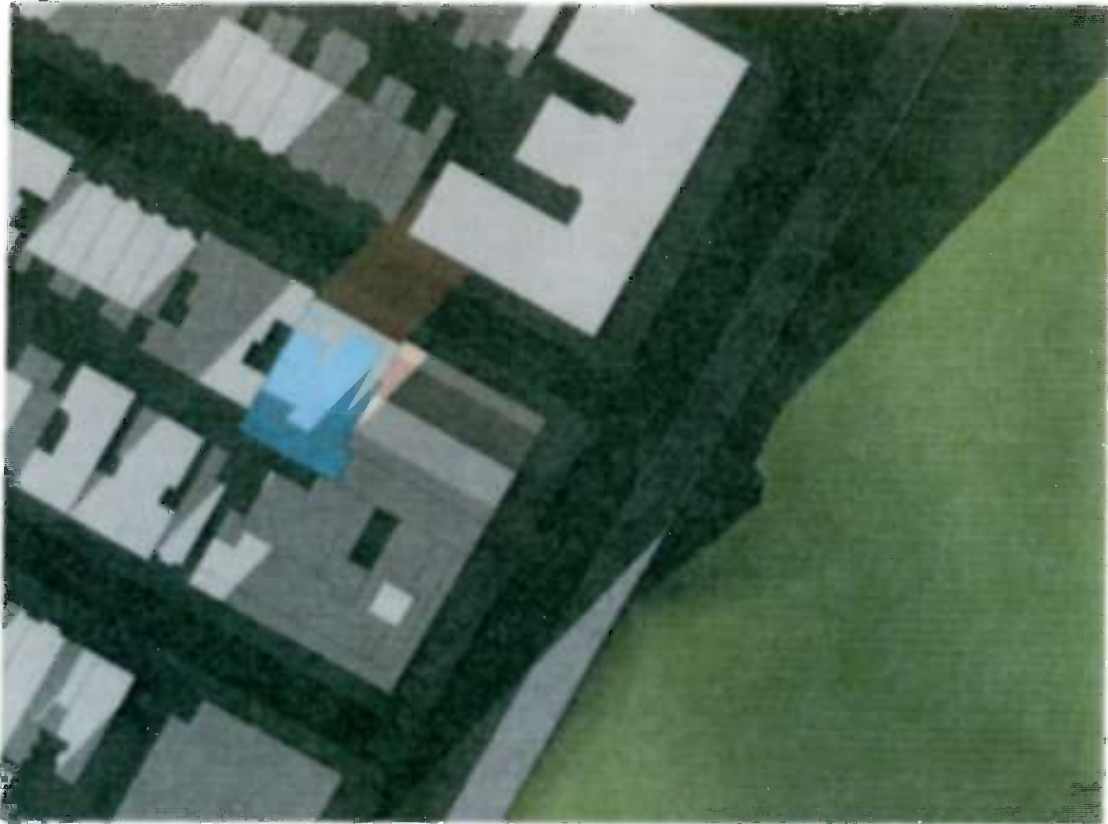
- 12:00 PM – 3:01 PM, EST, December 21
- 12:00 PM – 5:37 PM, EDT, March 21
- 12:00 PM – 6:26 PM, EDT, May 6
- 12:00 PM – 7:00 PM, EDT, June 21

Results:

- December 21



At the end of the assessment period, 3:01 PM, EST, the shadow cast by the proposed building has not yet impacted the park. (see Fig. 1) Further study has indicated the shadow cast by the proposed building on December 21 will never impact the park.

Fig. 1



12/21 - 3:01

Key

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

- March 21 (equivalent to September 21)

The shadow cast by the proposed building first impacts the park at 5:27 PM, EDT, (see Fig. 2) and continually does so for ten minutes until the end of the assessment period, 5:37 PM, EDT. The shadow does reach the park earlier, but due to the shadows cast by existing neighboring buildings, it has no impact until 5:27. The shadow of the proposed building has its greatest impact at the end of the assessment period, 5:37, producing approximately 365 SF of new shadow in the park. (see Fig. 3)

Fig. 2



3/21 – 5:27

Key















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

Fig. 3



3/21 - 5:37

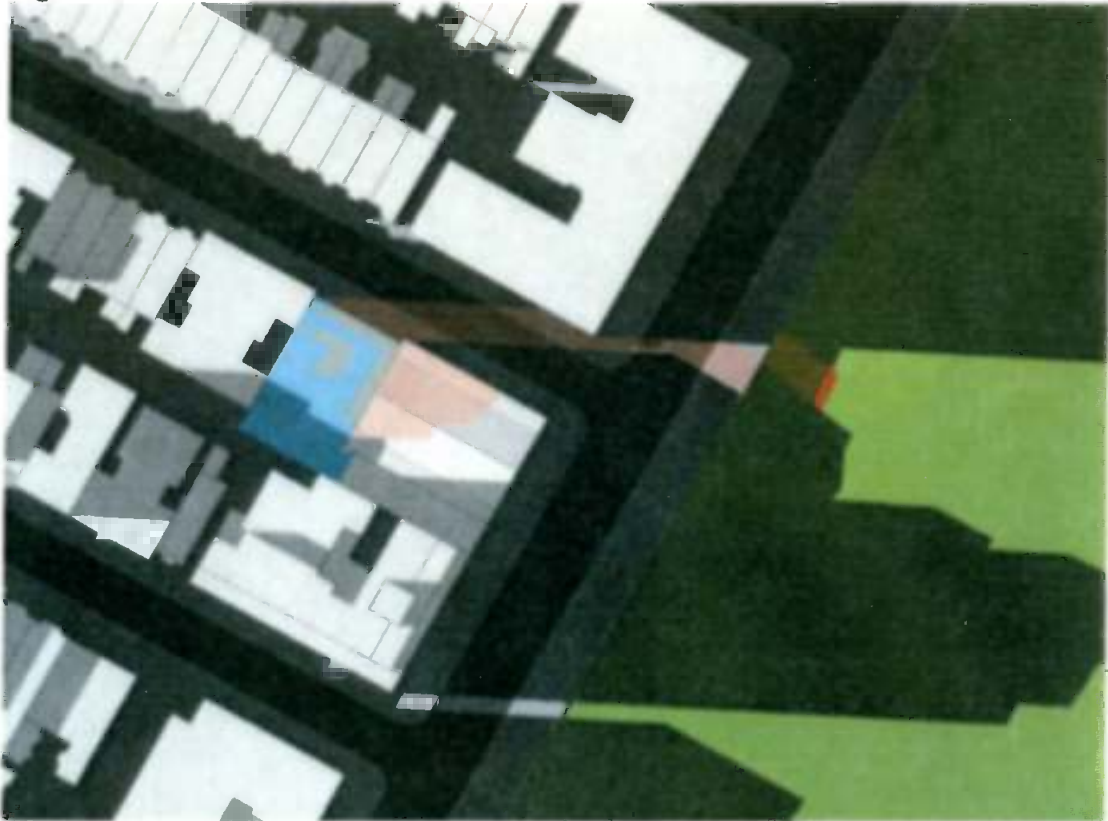
Key

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

- May 6 (equivalent to August 6)

The shadow cast by the proposed building first impacts the park at 5:50 PM, EDT, (see Fig. 4) and continually does so for thirty-six minutes until the end of the assessment period, 6:26 PM, EDT. The shadow does reach the park earlier, but due to the shadows cast by existing neighboring buildings it has no impact until 5:50. The shadow of the proposed building has its greatest impact at the end of the assessment period, 6:26, producing approximately 2,630 SF of new shadow in the park. (see Fig. 5)

Fig. 4



5/6 – 5:50

Key









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

Fig. 5



5/6 - 6:26

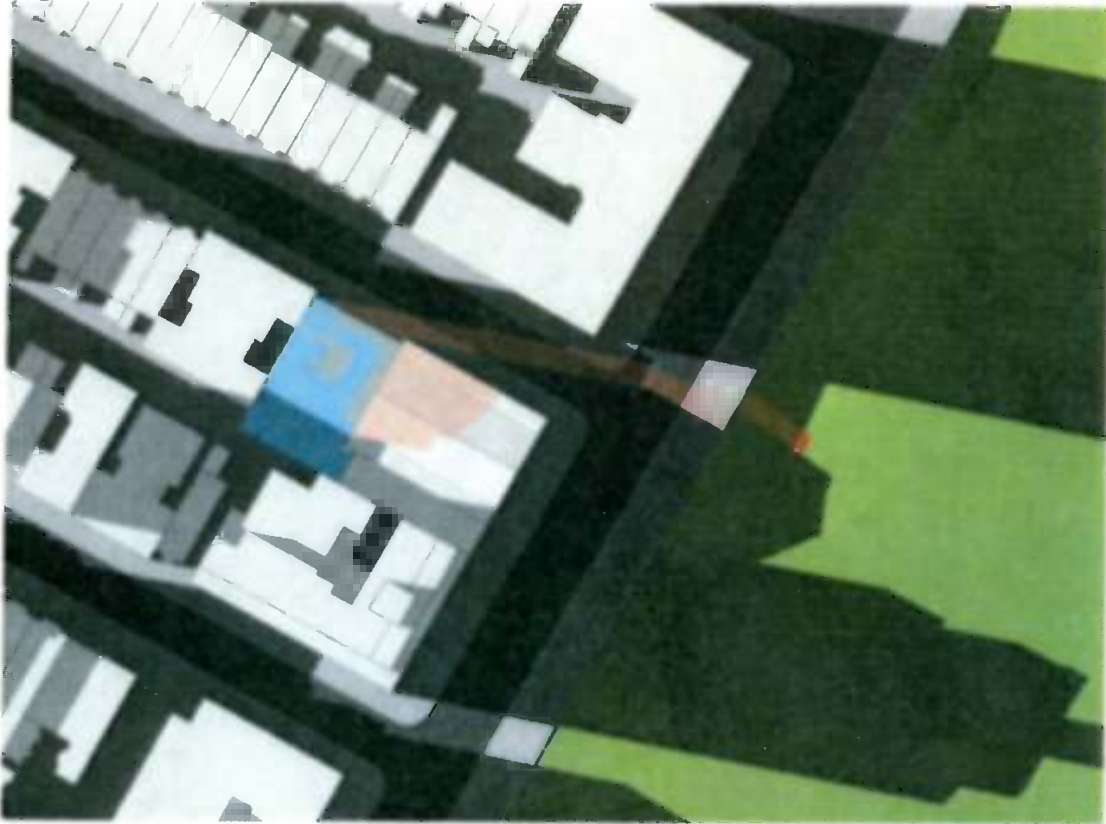
Key

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

- June 21

The shadow cast by the proposed building first impacts the park at 6:10 PM, EDT, (see Fig. 6) and continually does so for fifty minutes until the end of the assessment period, 7:00 PM, EDT. The shadow does reach the park earlier, but due to the shadows cast by existing neighboring buildings it has no impact until 6:10. The shadow of the proposed building has its greatest impact at the end of the assessment period, 7:00, producing approximately 1,900 SF of new shadow in the park. (see Fig. 7)

Fig. 6



6/21 – 6:10

Key









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

Fig. 7



6/21 - 7:00

Key

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

Conclusion:

The proposed building is tall enough to cast a significant shadow in Central Park. However, its impact is mitigated by the building's context and location. The duration of the impact is always quite short, and never exceeds fifty minutes. The size of the net new shadow cast by the proposed building is insignificant, especially in comparison to the shadows cast by existing buildings in the neighborhood. The proposed building will have a negligible impact on Central Park.



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



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/21/2007	EXPIRATION DATE: 03/14/2012	DOCKET #: 07-5585	COFA #: COFA 07-6281
ADDRESS 8 WEST 70TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1122/36

Display This Permit While Work Is In Progress

ISSUED TO:

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

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

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

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

With regard to this proposal, the Commission found that the demolition of the four-story Community House will not eliminate a building which contributes to the special architectural and historic character of the Upper West

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

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

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

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

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or

Friedman & Gotbaum to BSA 4-23-07 - 000021

maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Tenzing Chadotsang.

Robert B. Tierney
Chair

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

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