

A. INTRODUCTION

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

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

B. EXISTING CONDITIONS

LAND USE

PROJECT SITE

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

STUDY AREA

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

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

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

ZONING AND PUBLIC POLICY

ZONING

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

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

The specific regulations applying to the two zoning districts on the project site are as follows.

R10A Districts

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

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

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

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

Table 1
Summary of Zoning Requirements

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

R8B Districts

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

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

Other Nearby Zoning Districts

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

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

PUBLIC POLICY

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

C. PROBABLE IMPACTS OF THE PROPOSED PROJECT

LAND USE

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

ZONING AND PUBLIC POLICY

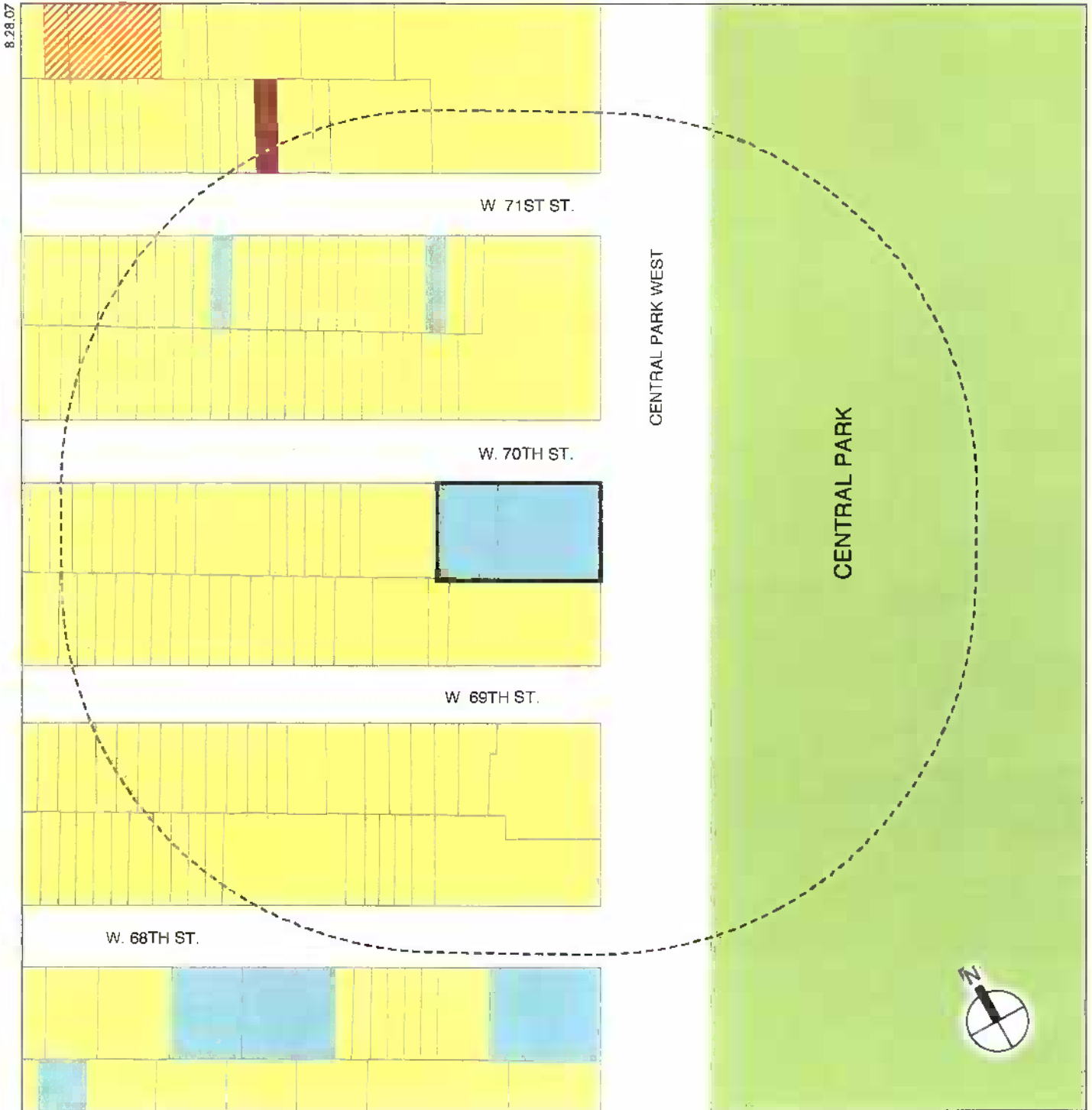
The proposed project would require a variance from the New York City Board of Standards and Appeals to waive some of the bulk regulations of the R10A and R8B zoning districts that govern the project site. These include the following:


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

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

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



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

