

BSA CALENDAR NO. 74-07-BZ BLOCK 1122 LOT 36 & 37  
 SUBJECT SITE ADDRESS 6-10 West 70th Street; 99-100 Central Park West  
 APPLICANT Friedman & Gotbaum, LLP for Congregation Shearith Israel

ZONING DISTRICT R8B; R10A PRIOR BSA # N/A COMPLIANT: "Y"  
 SPECIAL DISTRICT UWS/CPW IF NOT: "N" and  
 COMMUNITY BOARD 7 INDICATE AMT  
 OVER/UNDER

* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	INDICATE AMT OVER/UNDER	
LOT AREA				17,286.0	17,286.0	Yes	
LOT WIDTH				172'	172'	Yes	
USE GROUP (S)	22-00			4	2 & 4	Yes	
FA RESIDENTIAL	23-145;77-22	144,510.96		N/A	0	22,907.49	Yes
FA COMMUNITY FACILITY	24-11;77-22	144,510.96		N/A	38,838.10	47,813.24	Yes
FA COMMERCIAL/INDUST.	N/A	N/A		N/A	0	0	N/A
FLOOR AREA TOTAL	-----	144,510.96		N/A	38,838.10	70,720.73	Yes
FAR RESIDENTIAL **	23-145;77-22	8.36 adj.*		N/A	0	1.33	Yes
FAR COMMUNITY FACILITY **	24-11;77-22	8.36 adj.*		N/A	2.25	2.76	Yes
FAR COMMERCIAL/INDUST. **	N/A	N/A		N/A	0	0	N/A
FAR TOTAL **	77-22	8.36 adj.*		N/A	2.25	4.09	Yes
OPEN SPACE	28-30		None	N/A	N/A	N/A	Yes
OPEN SPACE RATIO **	N/A		None	N/A	N/A	N/A	N/A
LOT COVERAGE (%) **	24-11; 77-24	Interior: .70 Corner: 1.0		N/A	Corner: .89	Interior: .80 Corner: .89	Interior: No 10% Corner: Yes
NO. DWELLING UNITS **	23-22; 23-24	32		N/A	0	5	Yes
WALL HEIGHT *(base height)	24-522; 23-633; 77-28	R8B: 55'-60' R10A: 60-125'		N/A	52.81'	R8B 94.8' R10A 105.8'	R8B No R10A Yes
TOTAL HEIGHT	24-522; 23-633; 77-28	R8B: 75' R10A: 185'		N/A	52.81'	R8B: 105.8' R10A: 105.8'	R8B: No R10A: Yes
NUMBER OF STORIES				N/A	4	8 (+PH)	Yes
FRONT YARD	24-34		None	N/A	None	None	Yes
SIDE YARD	-----		-----	N/A	-----	-----	-----
SIDE YARD	24-35		None	N/A	None	None	Yes
REAR YARD	24-36; 24-391		R8B/R10A: 30'	N/A	Int. lot: 26.5	20'	No, 33%
SETBACK (S)	24-522; 23-633; 77-28 (front/narrow street)		R8B/R10A: 15'	N/A	N/A	R8B: 12' R10A: 15'	R8B: No, 20% R10A: Yes
SKY EXP. PLANE (SLOPE)	43-43	85'		N/A	None	None	Yes
NO. PARKING SPACES	13-12;13-133	1.75;12	None	N/A	None	None	Yes
LOADING BERTH (S)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OTHER:							

Be sure that all elements noted in the DOB Denial/Objection are consistently and accurately reflected in the BSA analysis. If no corresponding element is noted above, corresponds to the DOB Denial/Objection, indicate in OTHER; or explain in NOTES; or attach explanation.

\* In Applicable ZR Section column, if proposed use does not conform to the district's use regulations, thereby making the bulk requirements inapplicable, indicate "NA," and where \*\* is noted, instead of "NA," indicate the EQUIVALENT DISTRICT in which that use is permitted, considering the

NOTES: Rear setback: 24-522; 23-663; 10' required; R8B - 6.5' proposed (noncompliant); R10A compliant

