

CONGREGATION SHEARITH ISRAEL COMMUNITY HOUSE REDEVELOPMENT

Community Board 7 Presentation 7.20.2016



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LANDMARK SYNAGOGUE



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

Current landmark building constructed 1897

PROGRAMMING OVERVIEW



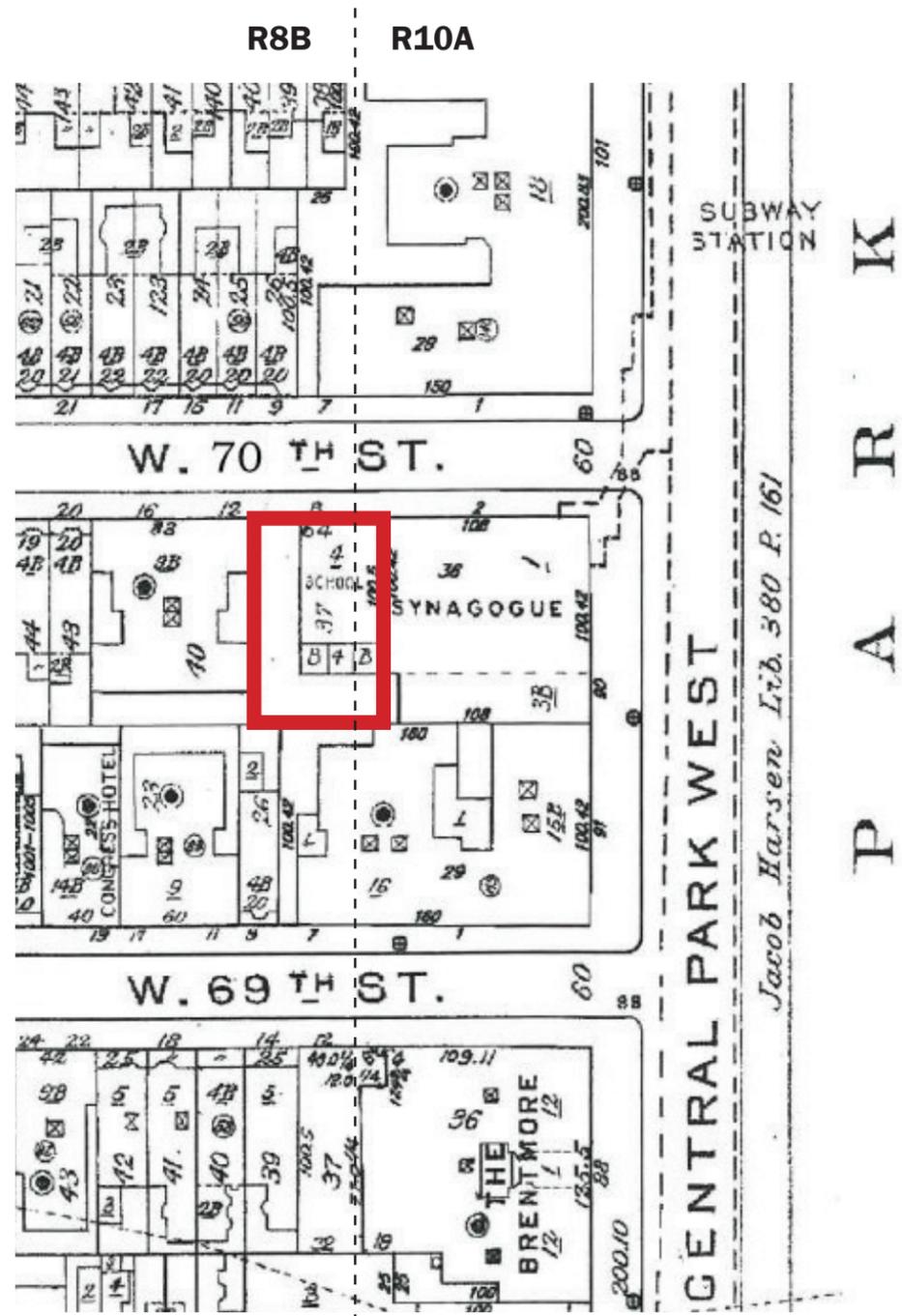
- **Toddler program**
- **Hebrew School- the oldest in the country**
- **Teen Activities**
- **Intergenerational events**
- **Public tours- around 50 tours per year**

PROGRAMMING OVERVIEW



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

THE SITE/COMMUNITY HOUSE REDEVELOPMENT



SITE



FORMER COMMUNITY HOUSE

COMMUNITY HOUSE REDEVELOPMENT PLAN

New Community House with:

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

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

VARIANCE APPROVAL

ZONING

BUILDING

8-story + penthouse: Community facility at subcellar, cellar and 1-4; residences at 5-8 and penthouse

FLOOR AREA (No waivers)

42,406 sf new + 27,740 existing = 68,246sf total
Note: 47% of total development rights (144,396 sf)

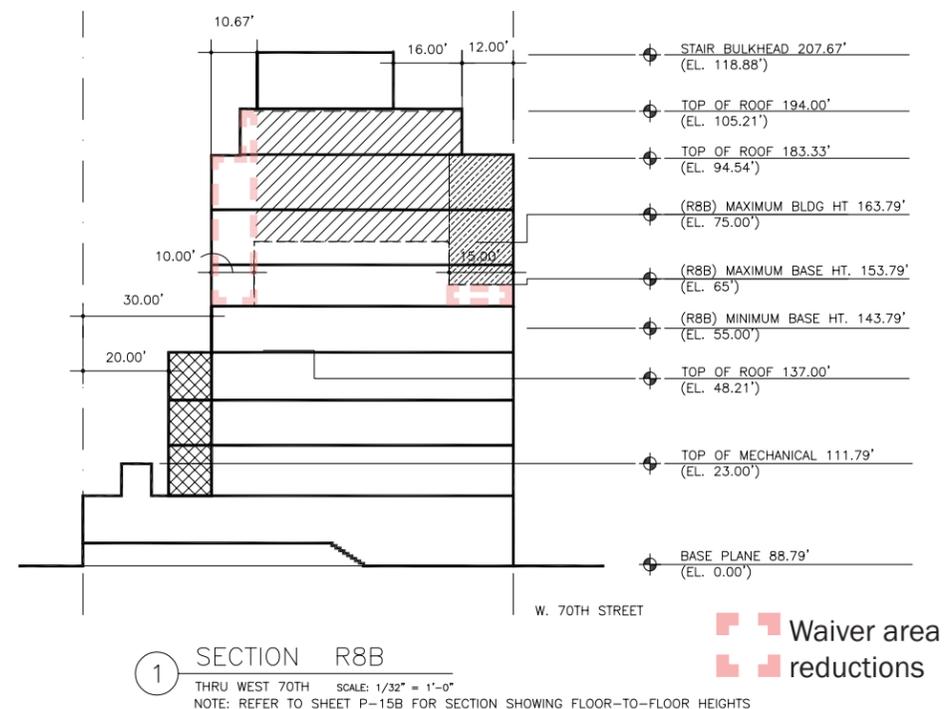
HEIGHT AND SETBACK / WAIVERS

Rear Yard: 20 ft provided

Base height: 95 ft (vs 65)

Initial setback distance: 12 ft (vs 15)

Building height: 105 ft (vs 75)



PROPOSED BSA - AREAS OF NON-COMPLIANCE

BSA RELIGIOUS USE FINDINGS

“the Board finds that the proposed

- **Synagogue lobby space,**
- **expanded toddler program,**
- **Hebrew school and adult education program,**
- **caretaker’s apartment, and**
- **accommodation of day school**

**constitute religious uses in furtherance of the
Synagogue’s program and mission”**

TIMELINE & CURRENT APPLICATION

TIMELINE

2007: LPC issues Certificate of Appropriateness

2008: Variance Approval

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

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

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

2014: Owner's representative illness and loss

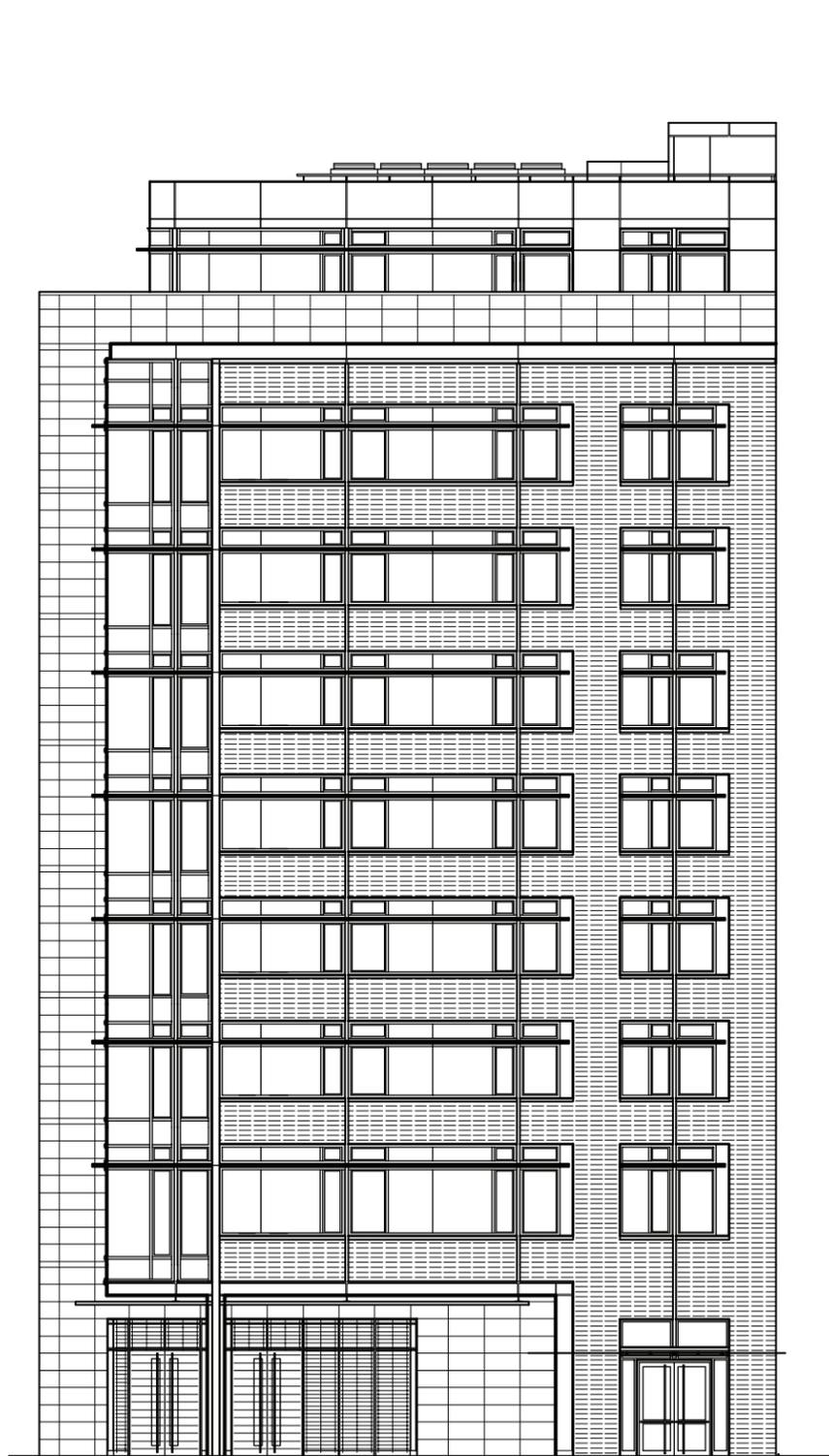
2015: Project advancement by congregants:
demolition of prior community house;
DOB plans approved

2016: Design updates for BSA compliance

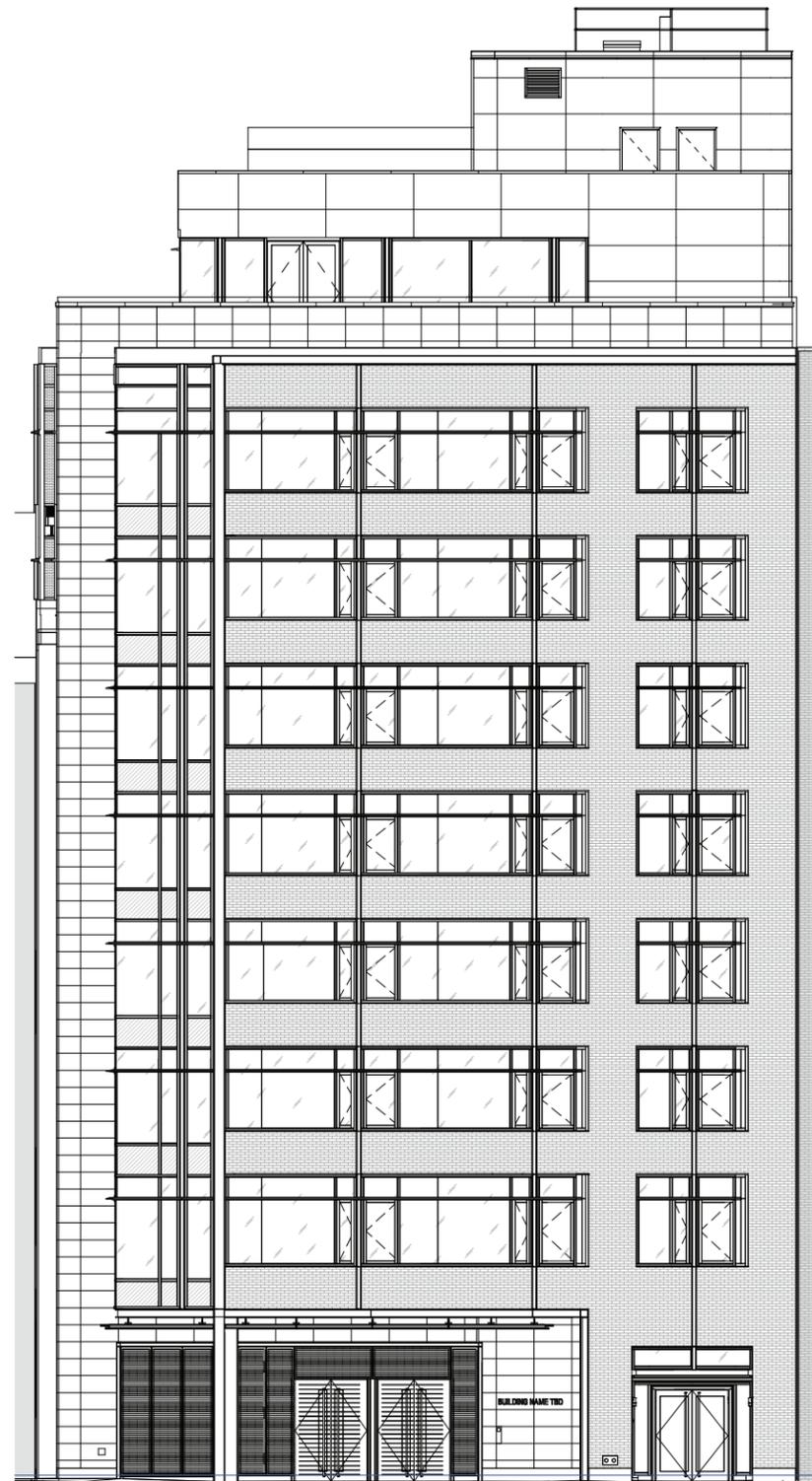
CURRENT APPLICATION

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

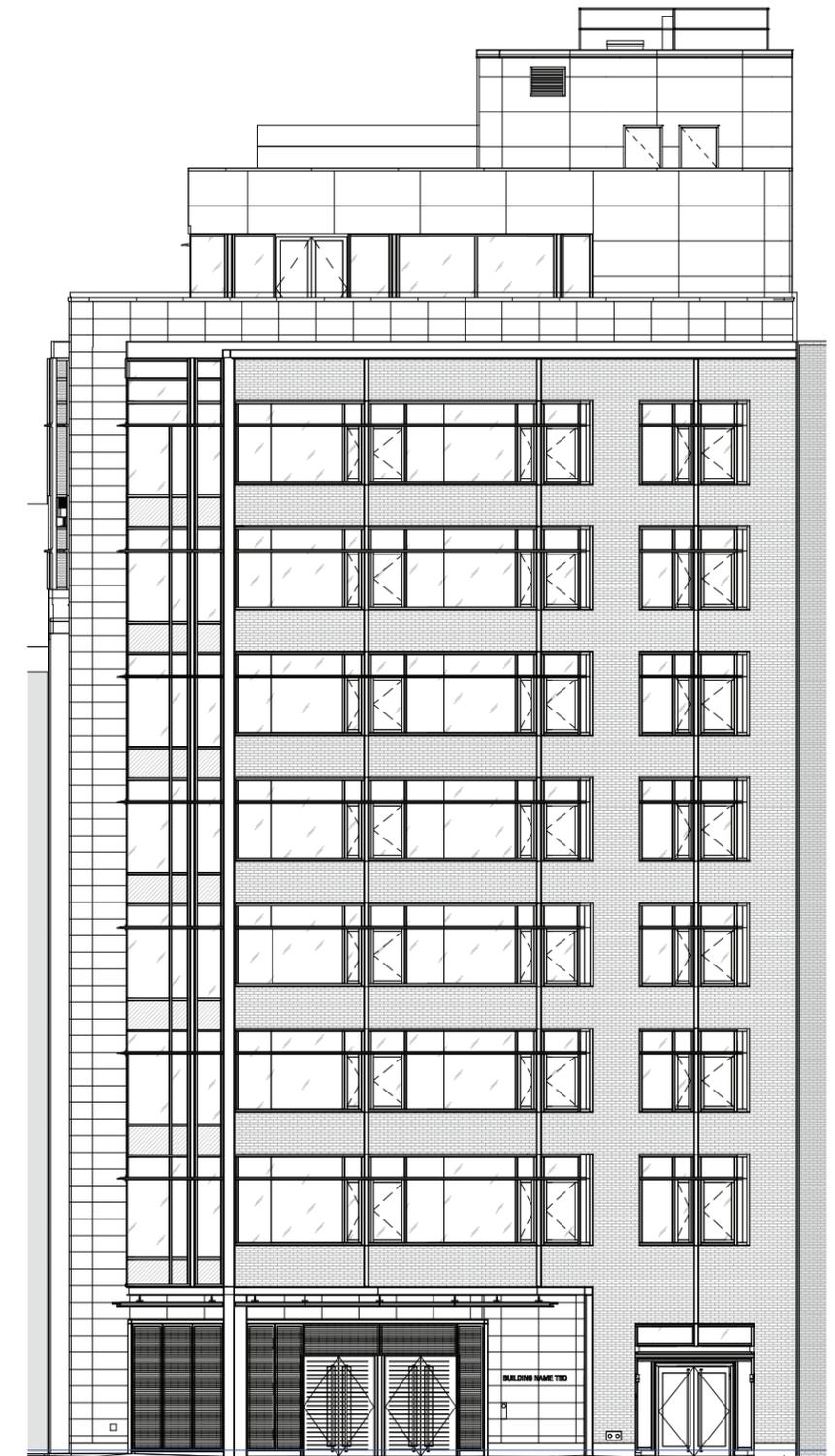
EXTERIOR DESIGN- WEST 70TH STREET ELEVATION



2008 BSA APPROVED

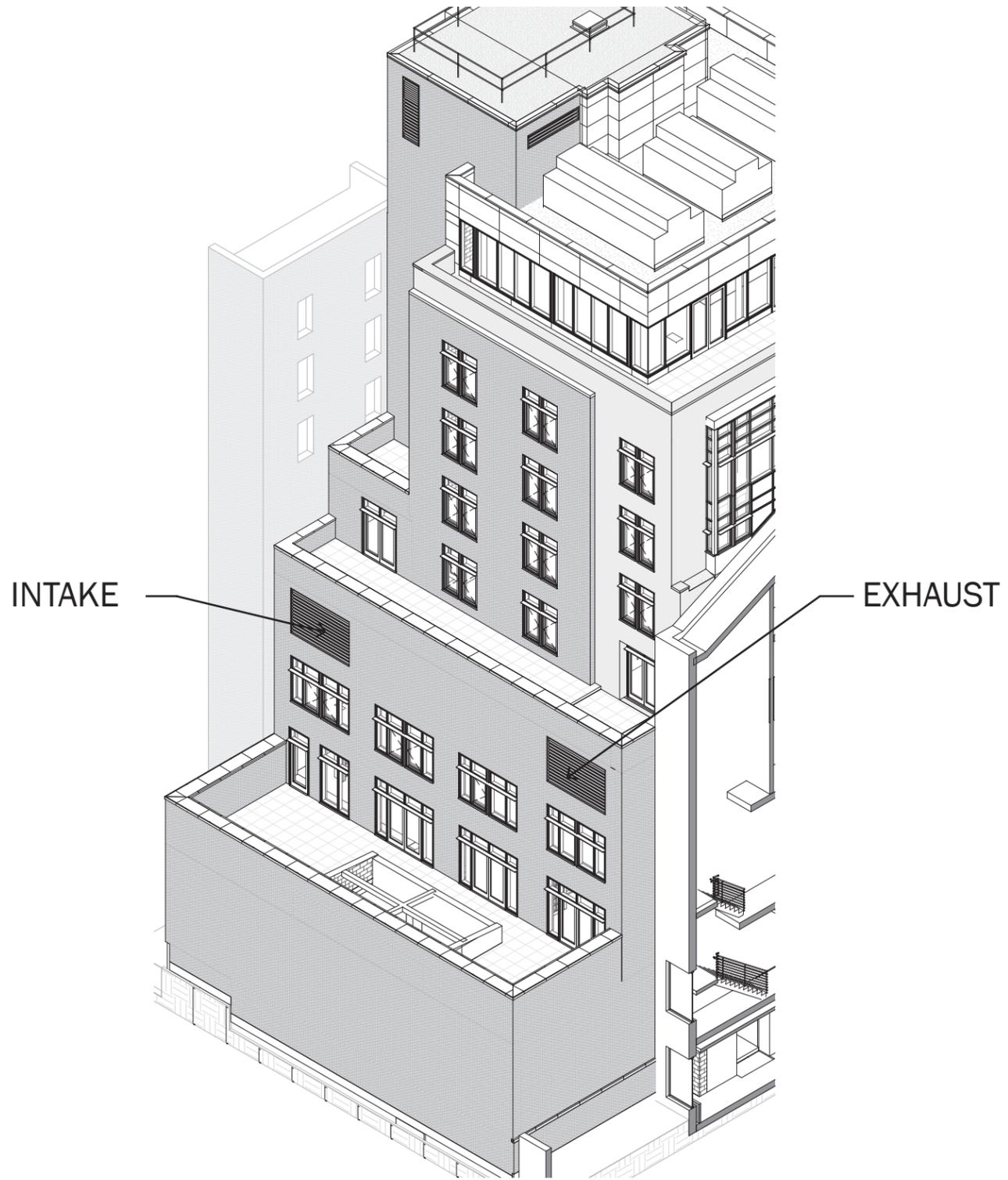


2013 LPC APPROVED

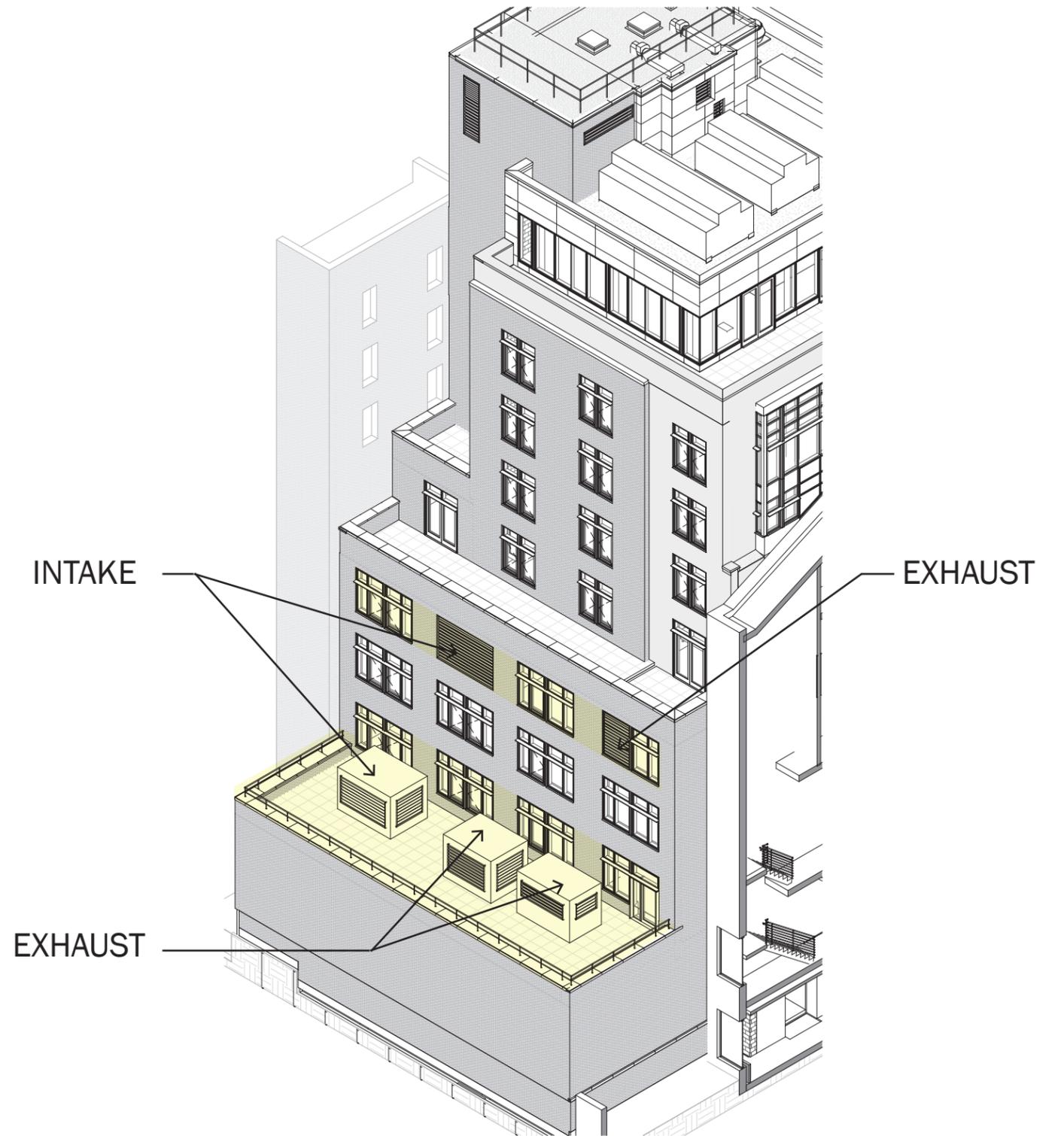


CURRENT PROPOSAL

EXTERIOR- REAR ELEVATION

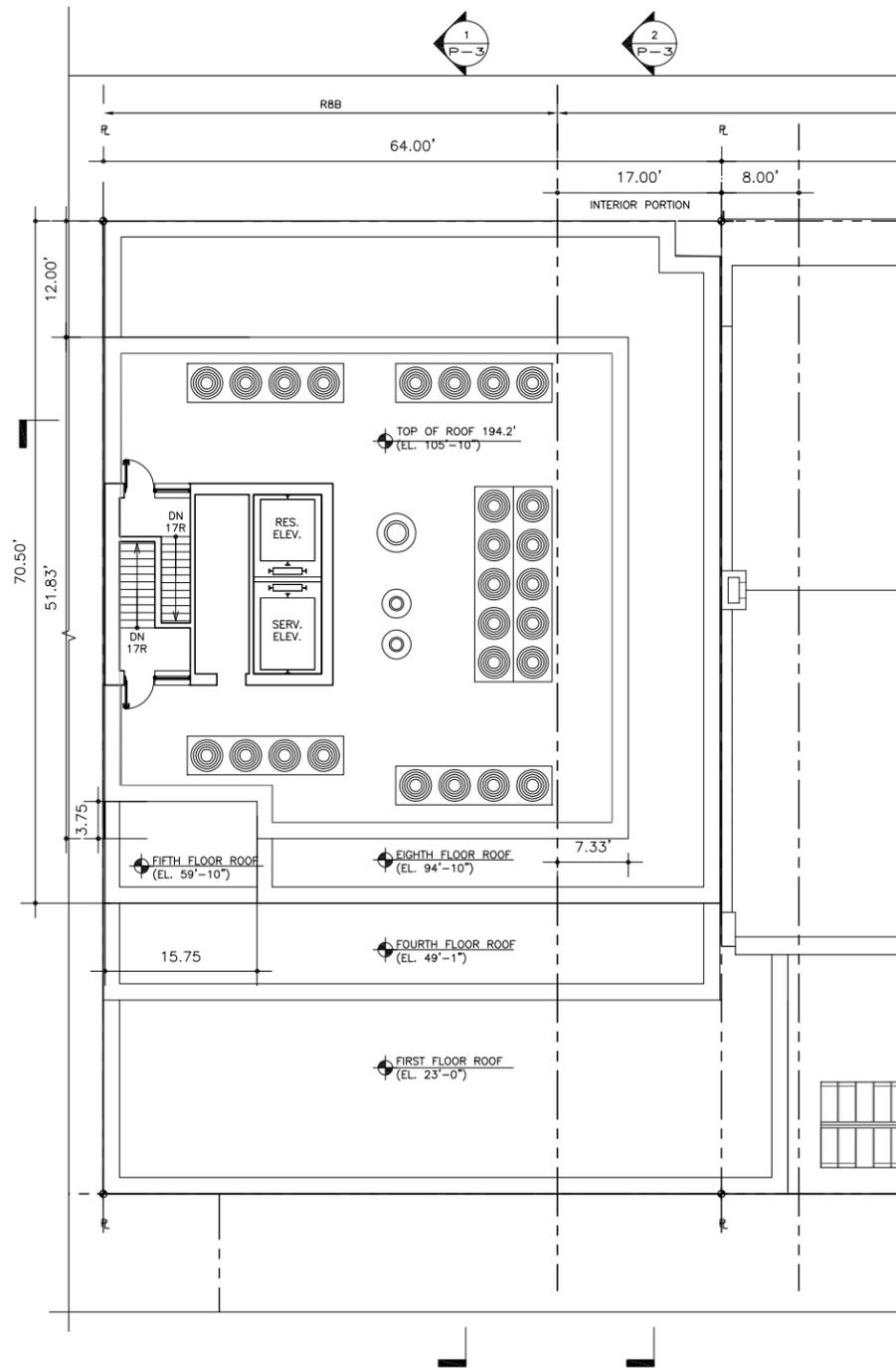


2013 LPC APPROVED

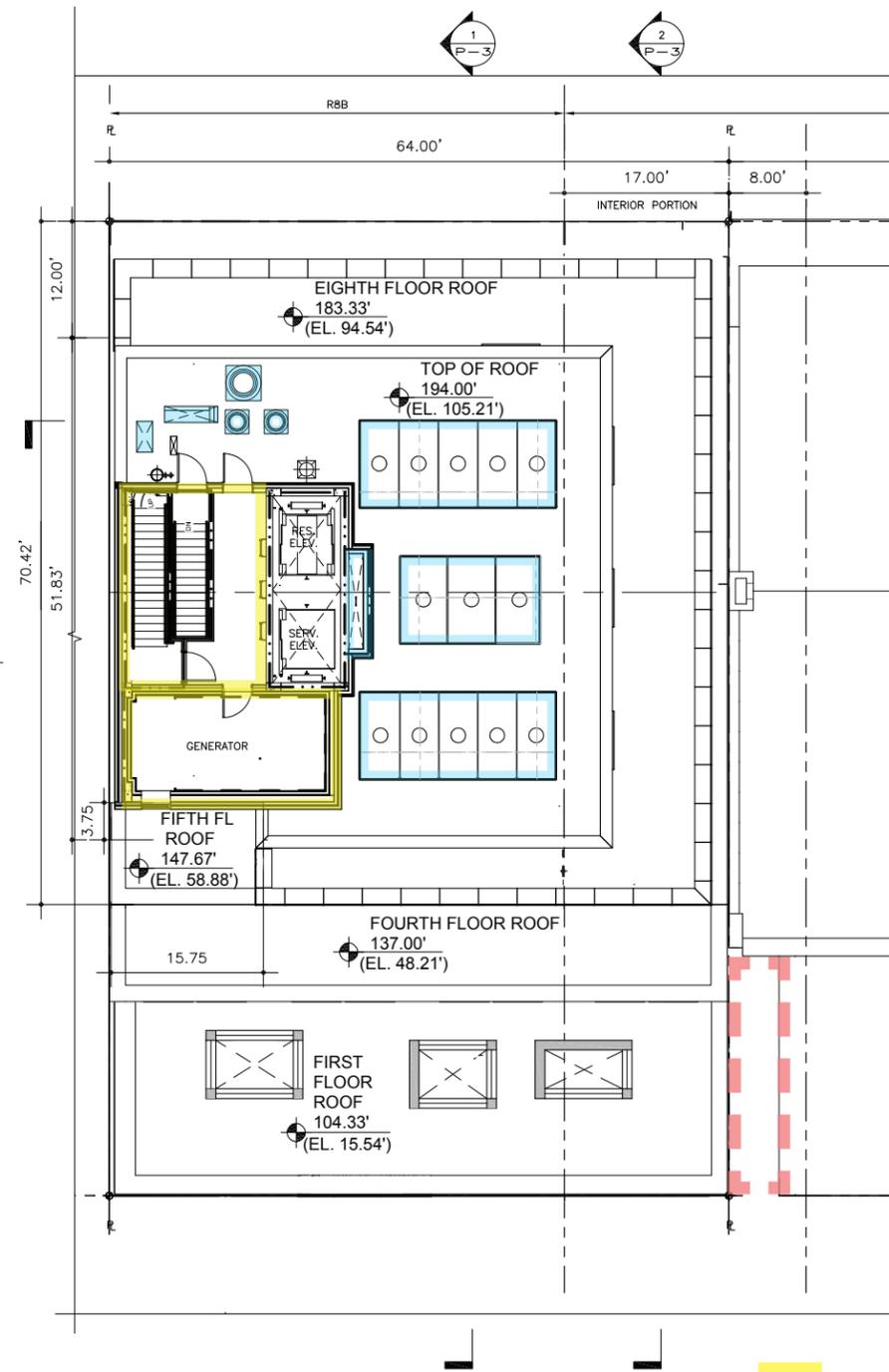


CURRENT PROPOSAL

EXTERIOR- ROOF PLAN



APPROVED BSA - ROOF



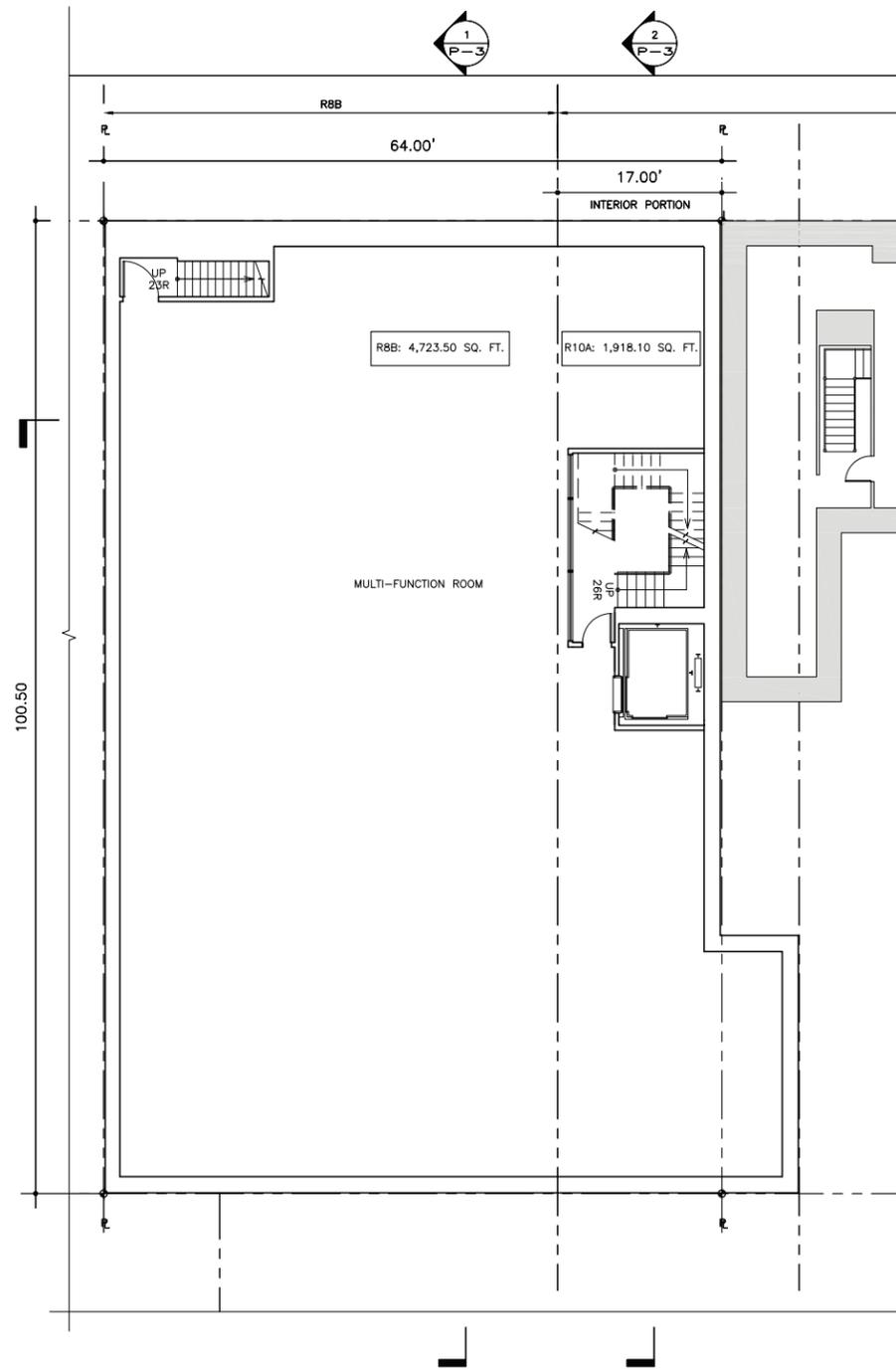
PROPOSED BSA - ROOF

**CODE REQUIRED
GENERATOR ADDED**

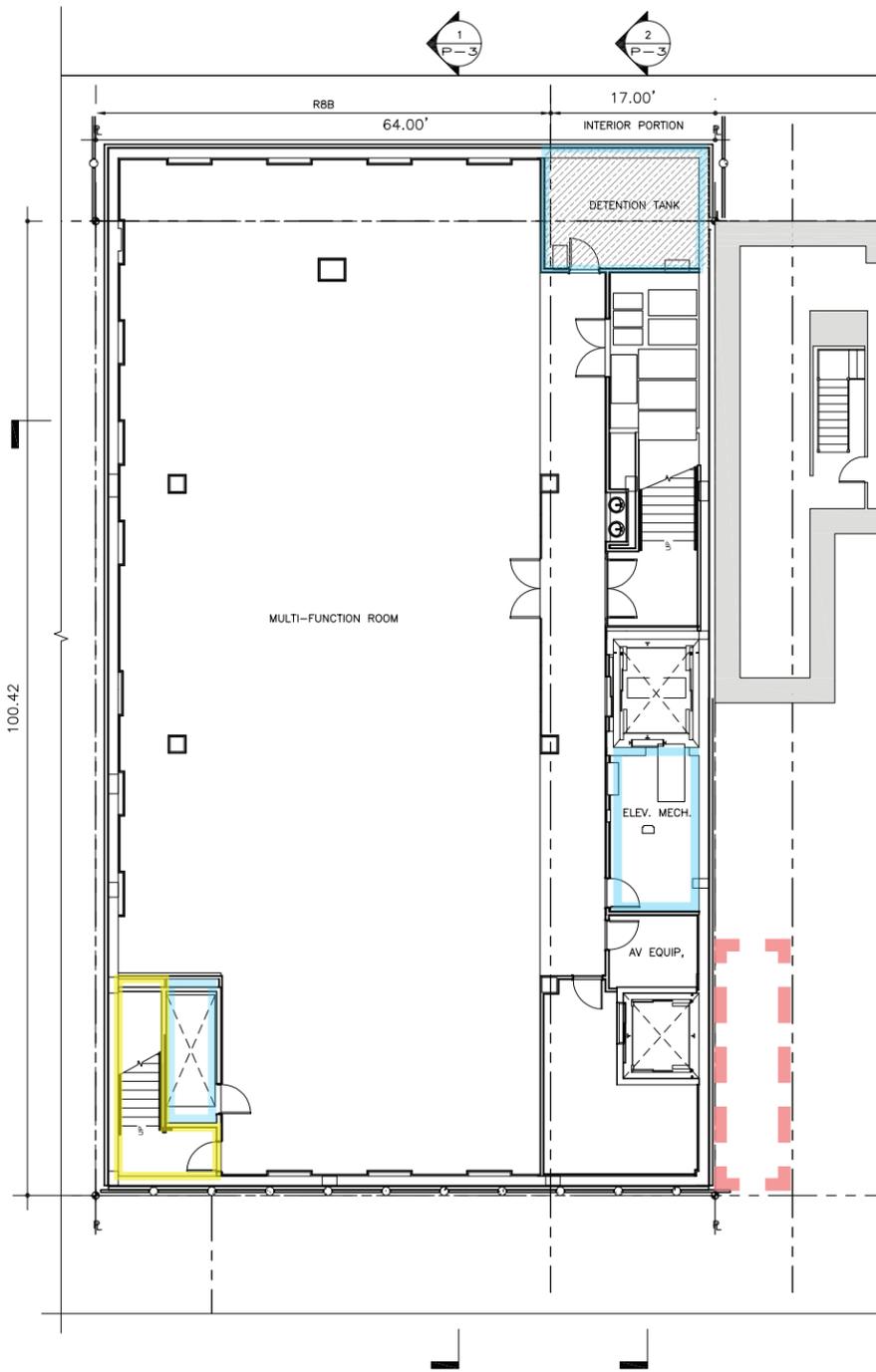
**DRY COOLER MODEL
SELECTED, WITH CUSTOM
ACOUSTIC ENCLOSURE**



INTERIOR PLANS



APPROVED BSA - SUB CELLAR



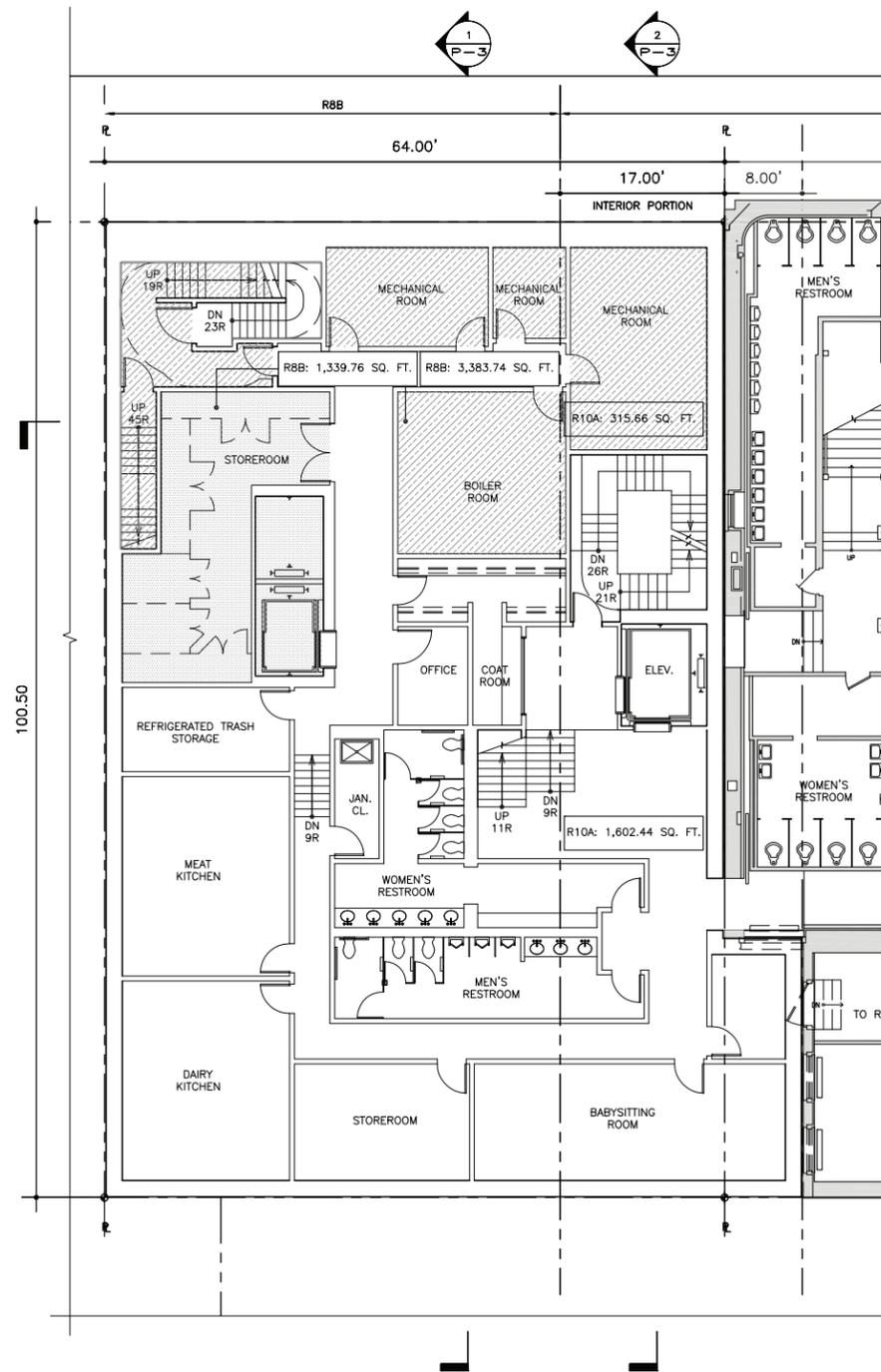
PROPOSED BSA - SUB CELLAR

2008 & 2016 PROGRAM:
Multifunction Space

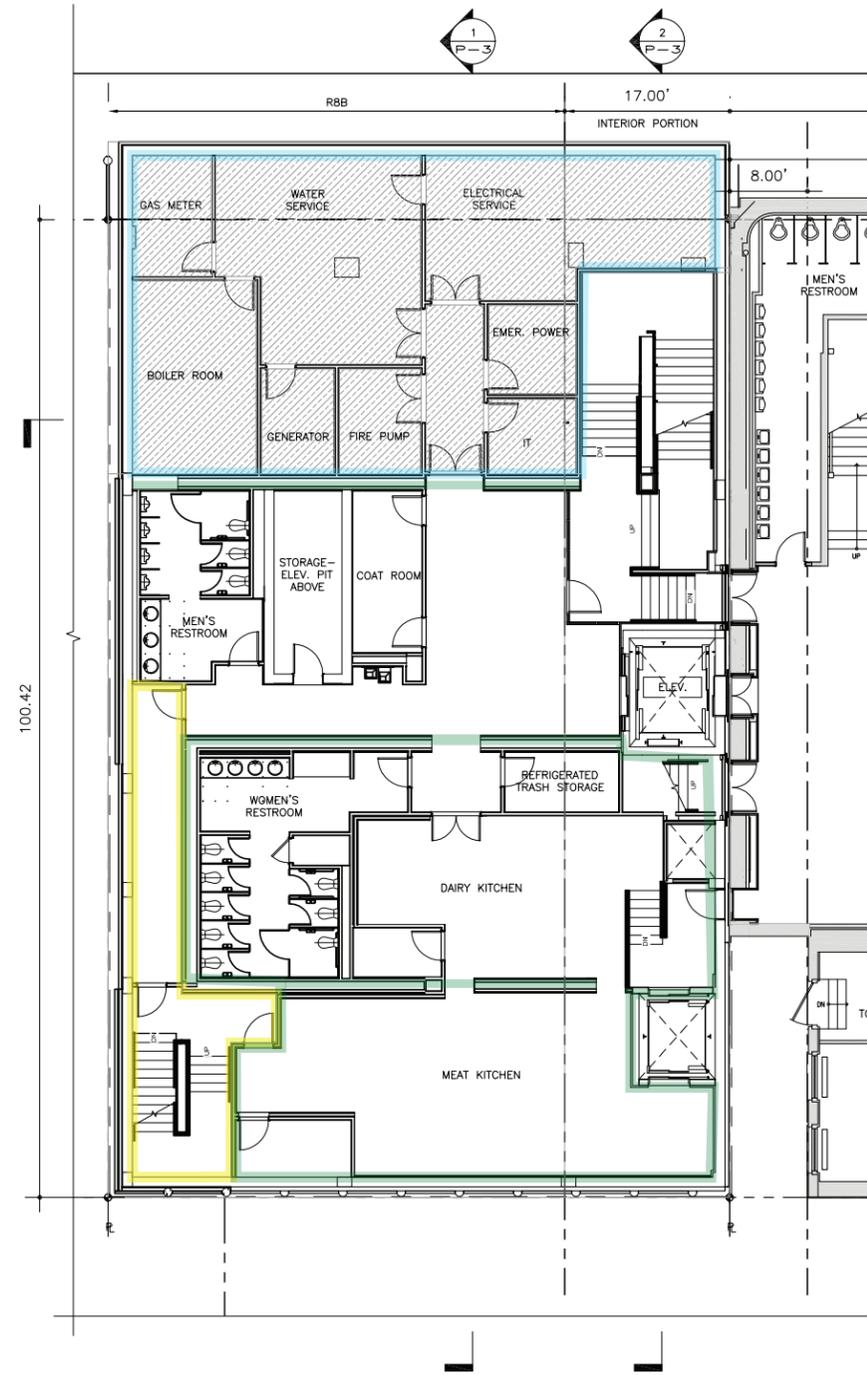
CHANGES:

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

INTERIOR PLANS



APPROVED BSA - CELLAR



PROPOSED BSA - CELLAR

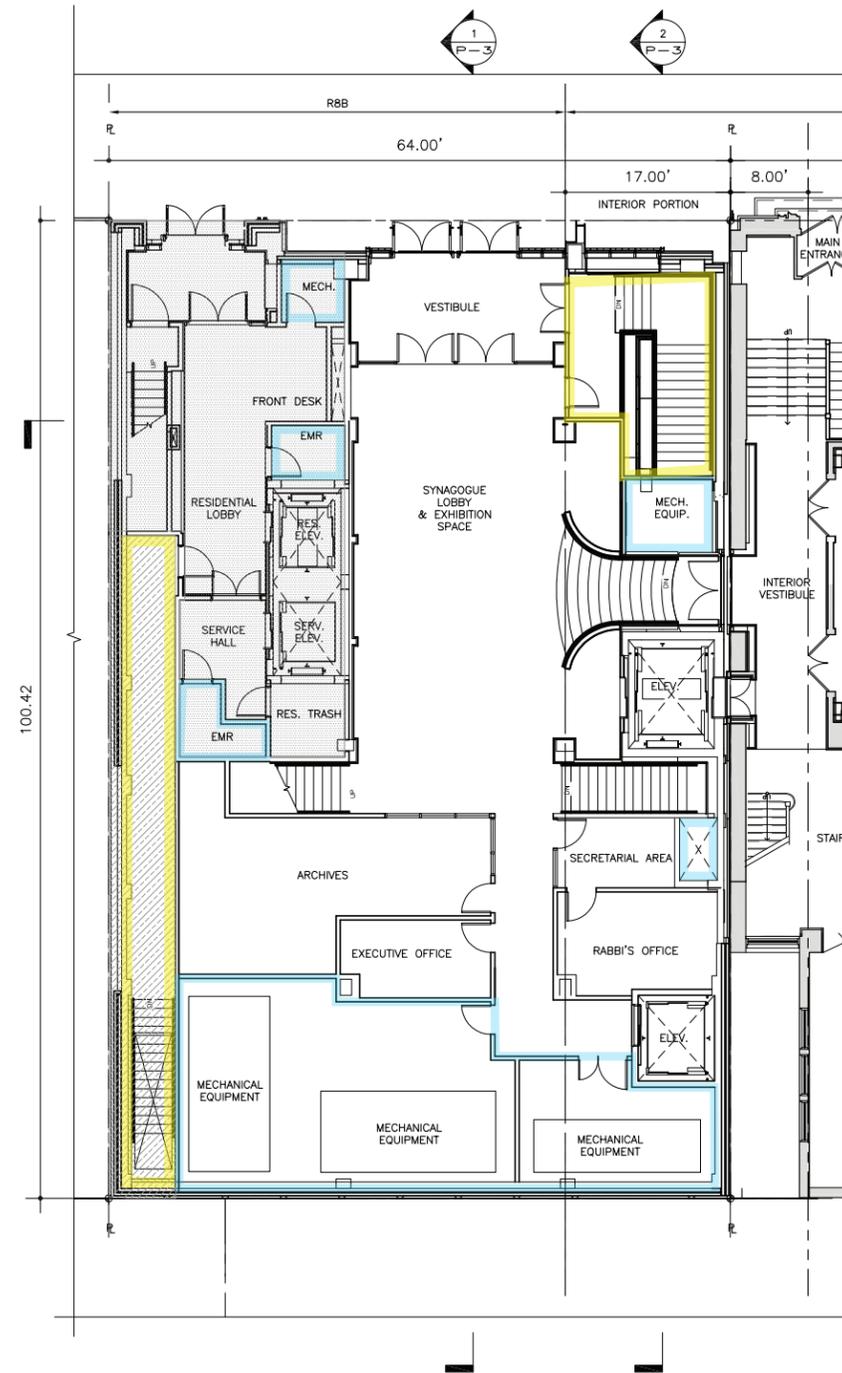
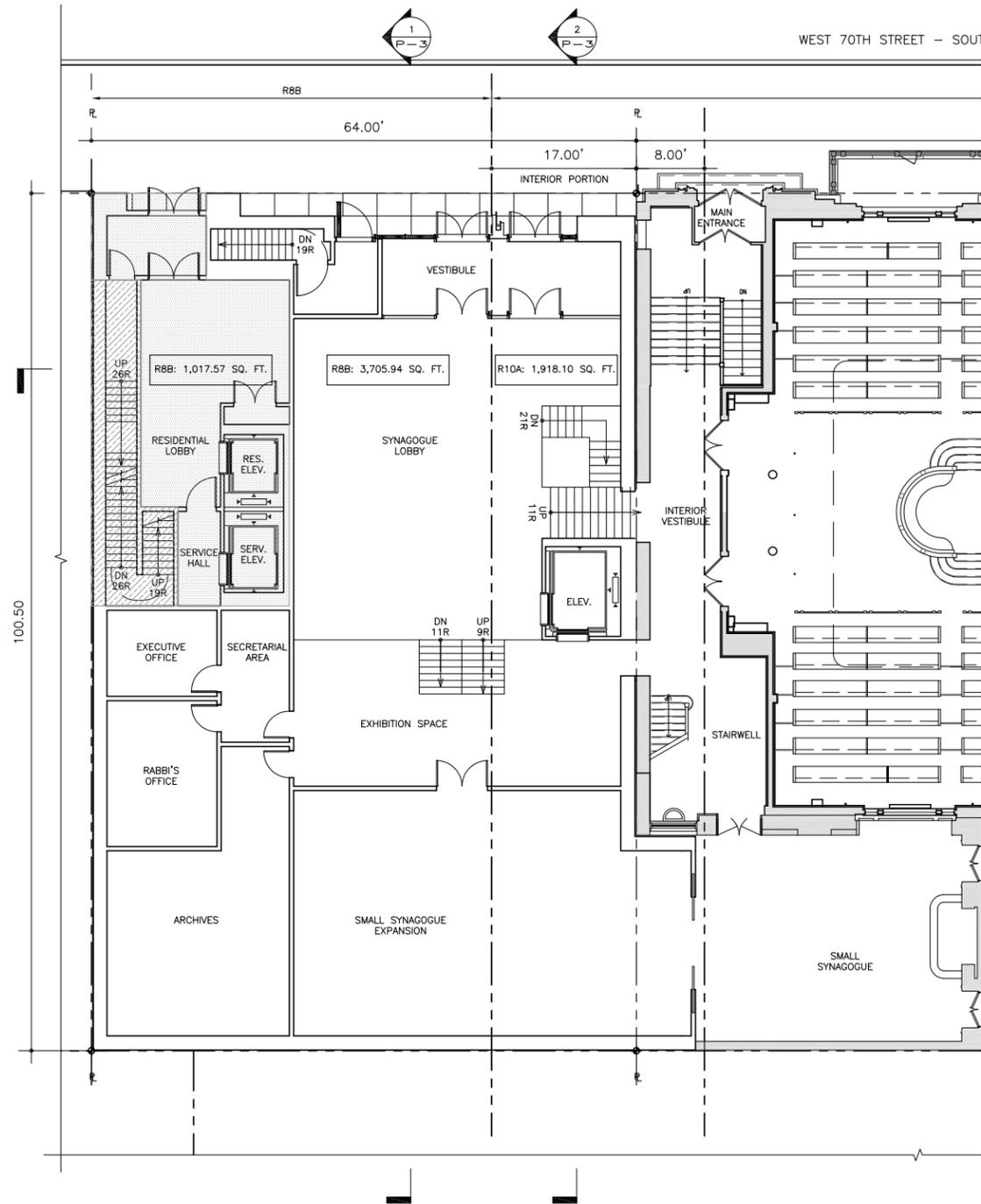
2008 & 2016 PROGRAM:

Meat Kitchen, Dairy Kitchen, Refrigerated Trash Storage, Building Mechanical Rooms

CHANGES:

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

INTERIOR PLANS



2008 & 2016 PROGRAM:

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

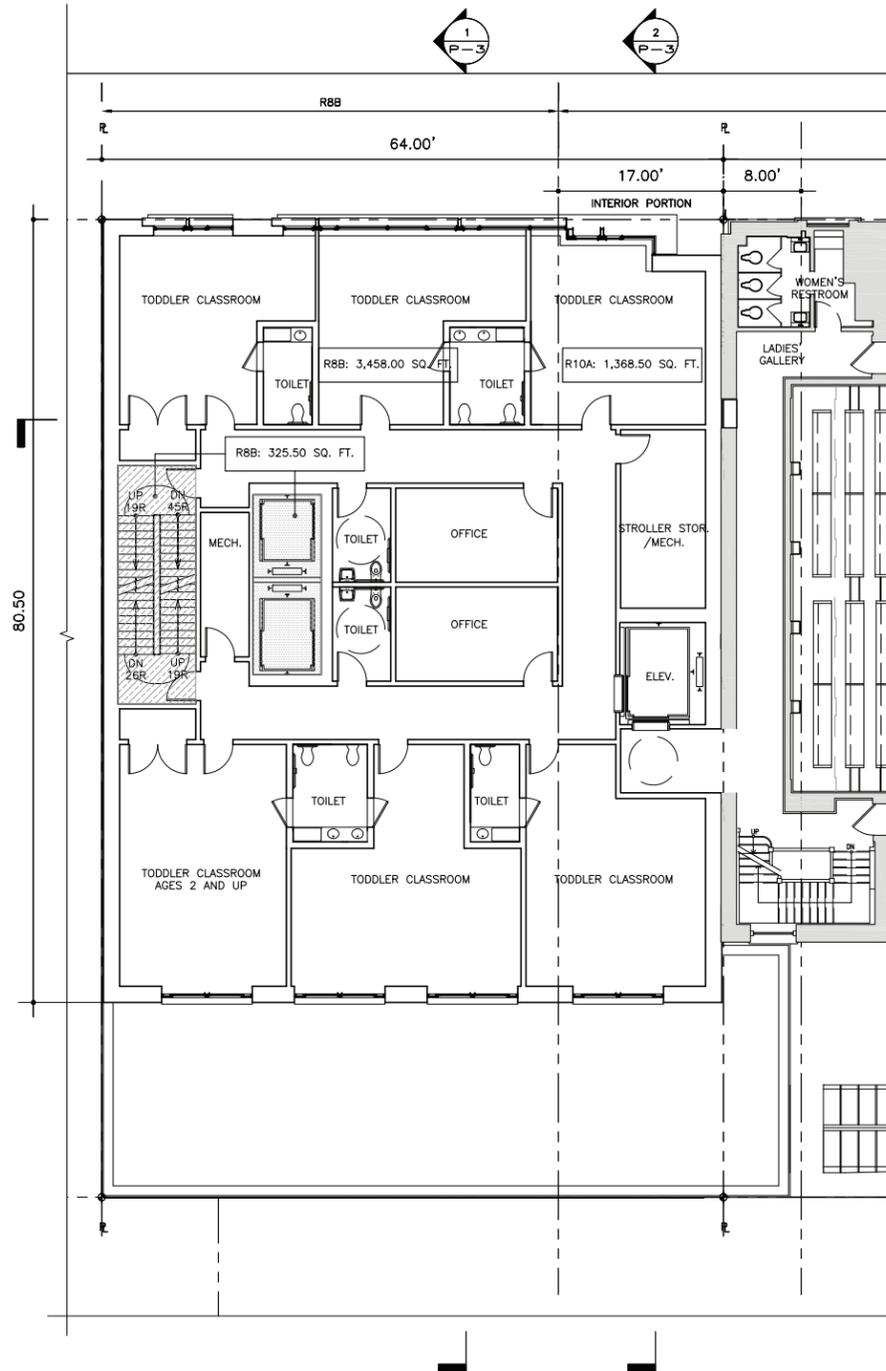
CHANGES:

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

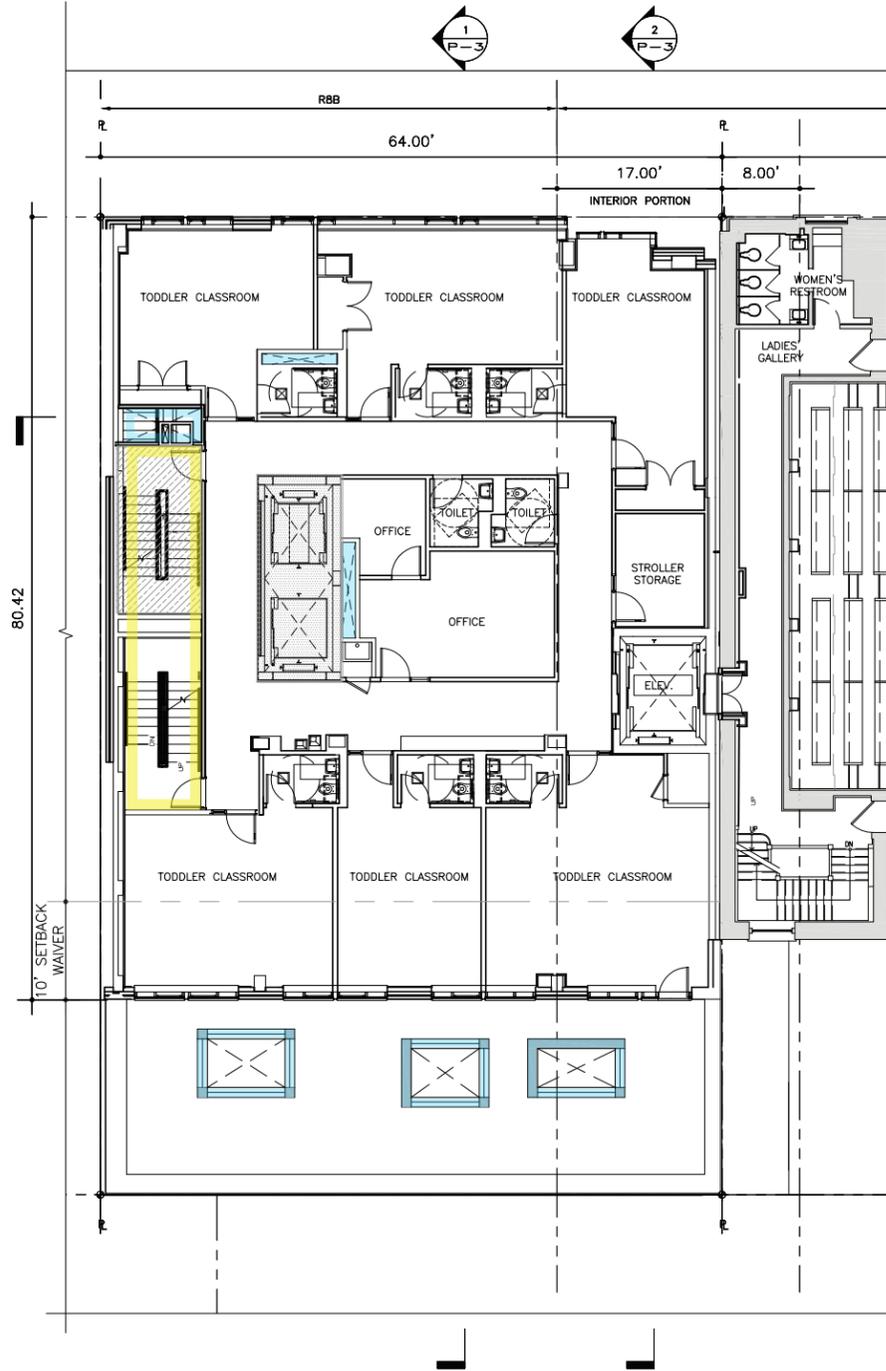
APPROVED BSA - 1ST FLOOR

PROPOSED BSA - 1ST FLOOR

INTERIOR PLANS



APPROVED BSA - 2ND FLOOR



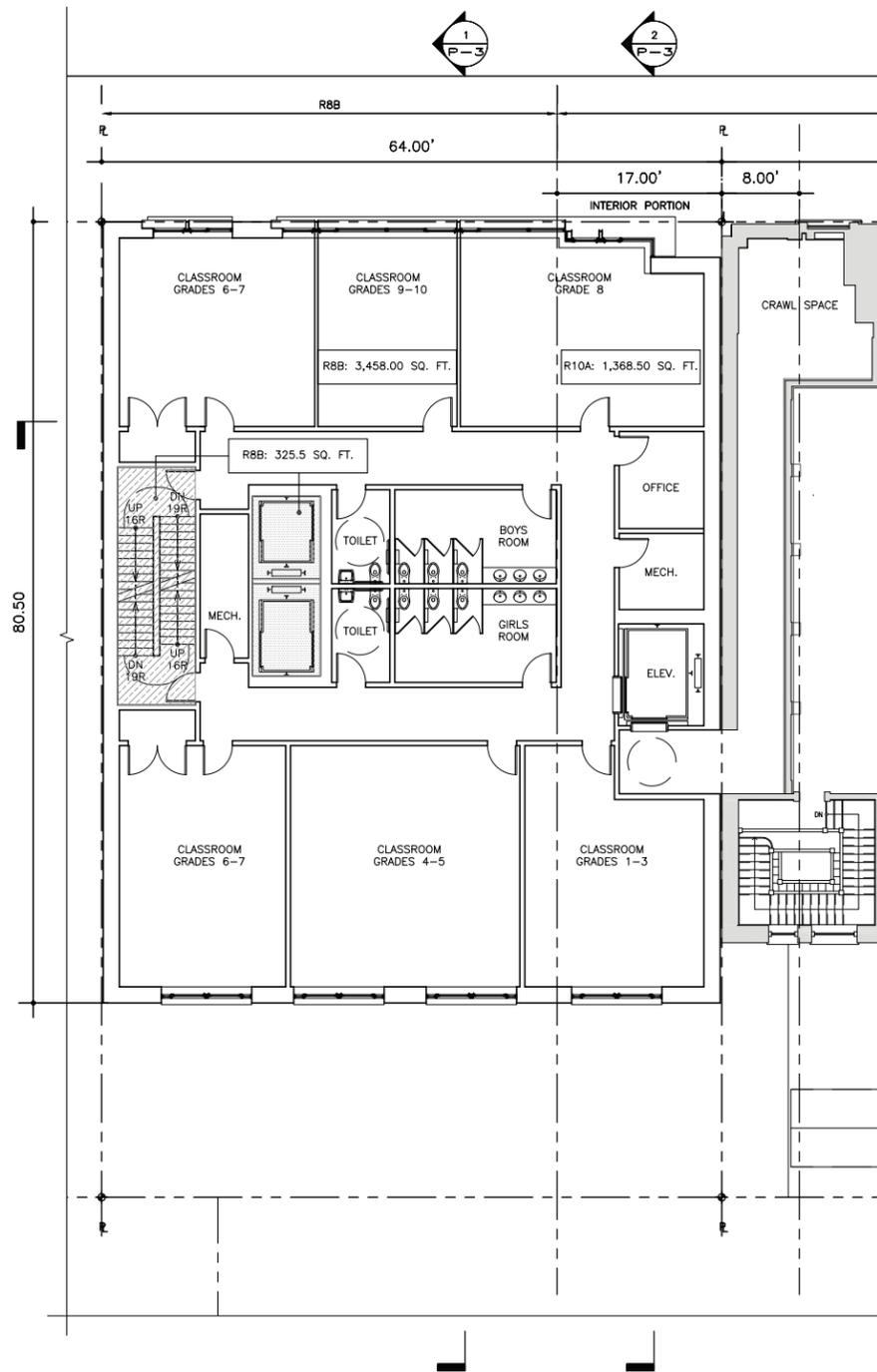
PROPOSED BSA - 2ND FLOOR

2008 & 2016 PROGRAM:
6 Toddler Classrooms

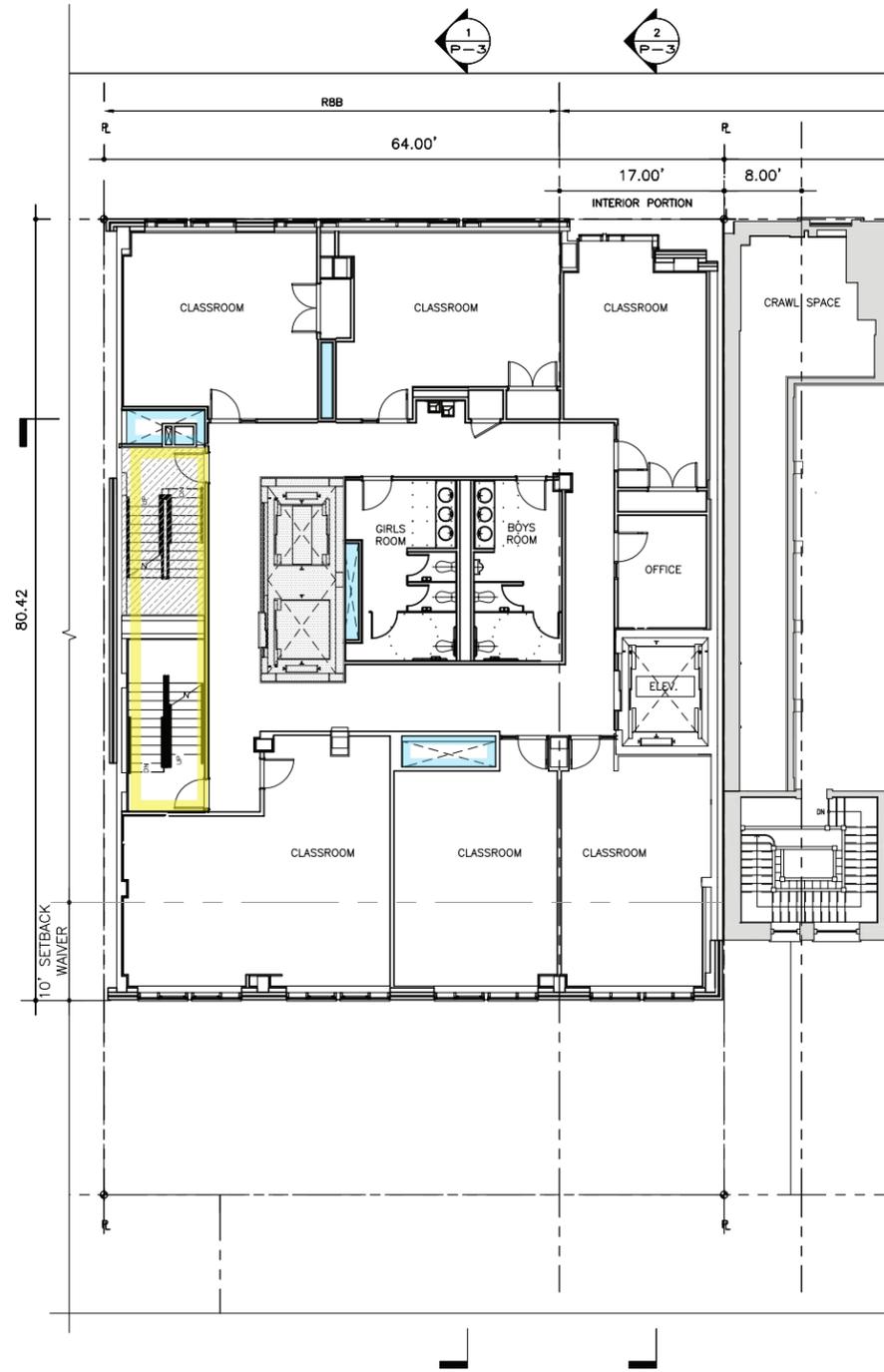
CHANGES:

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

INTERIOR PLANS



APPROVED BSA - 3RD FLOOR



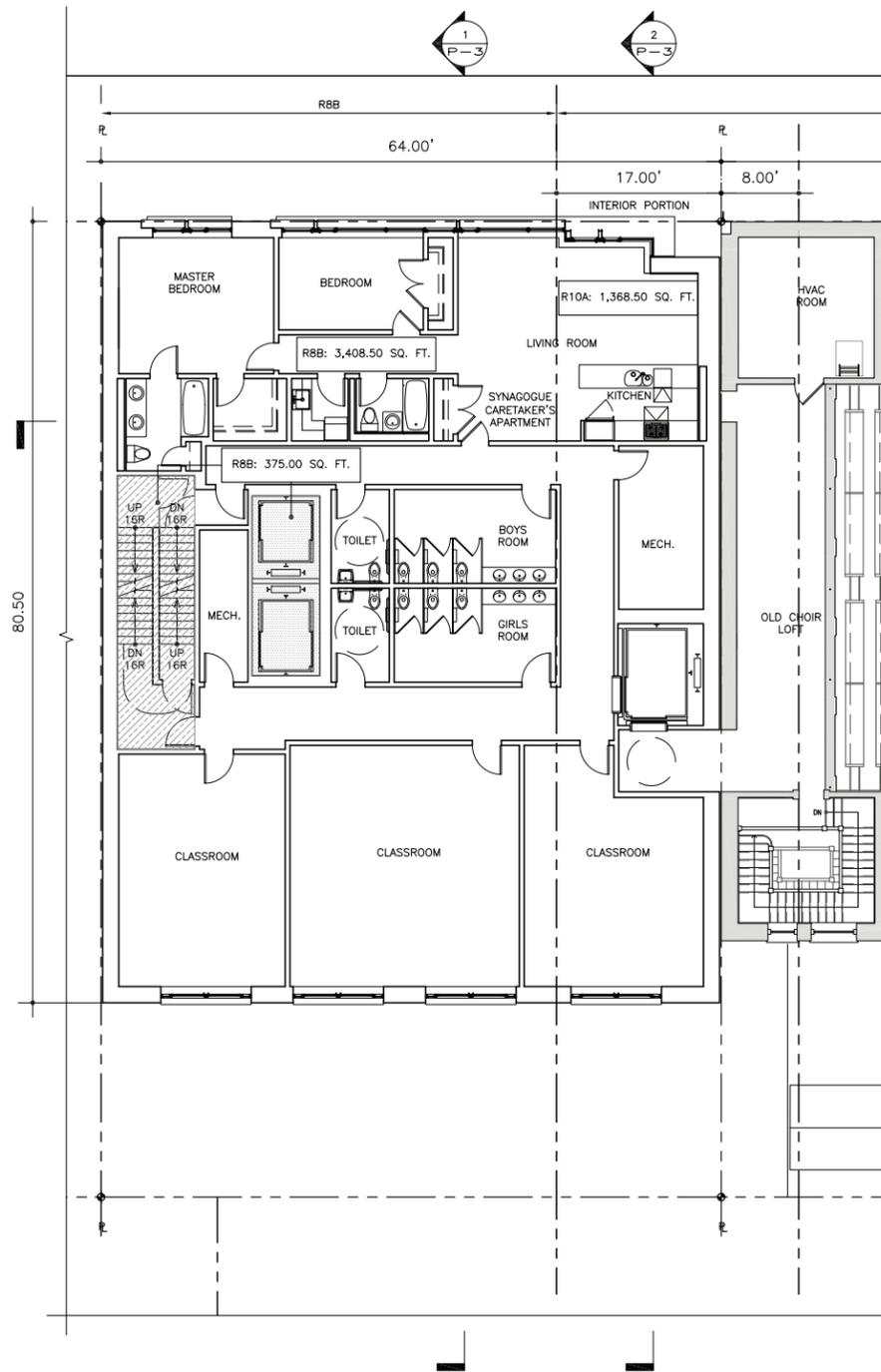
PROPOSED BSA - 3RD FLOOR

2008 & 2016 PROGRAM:
Hebrew School

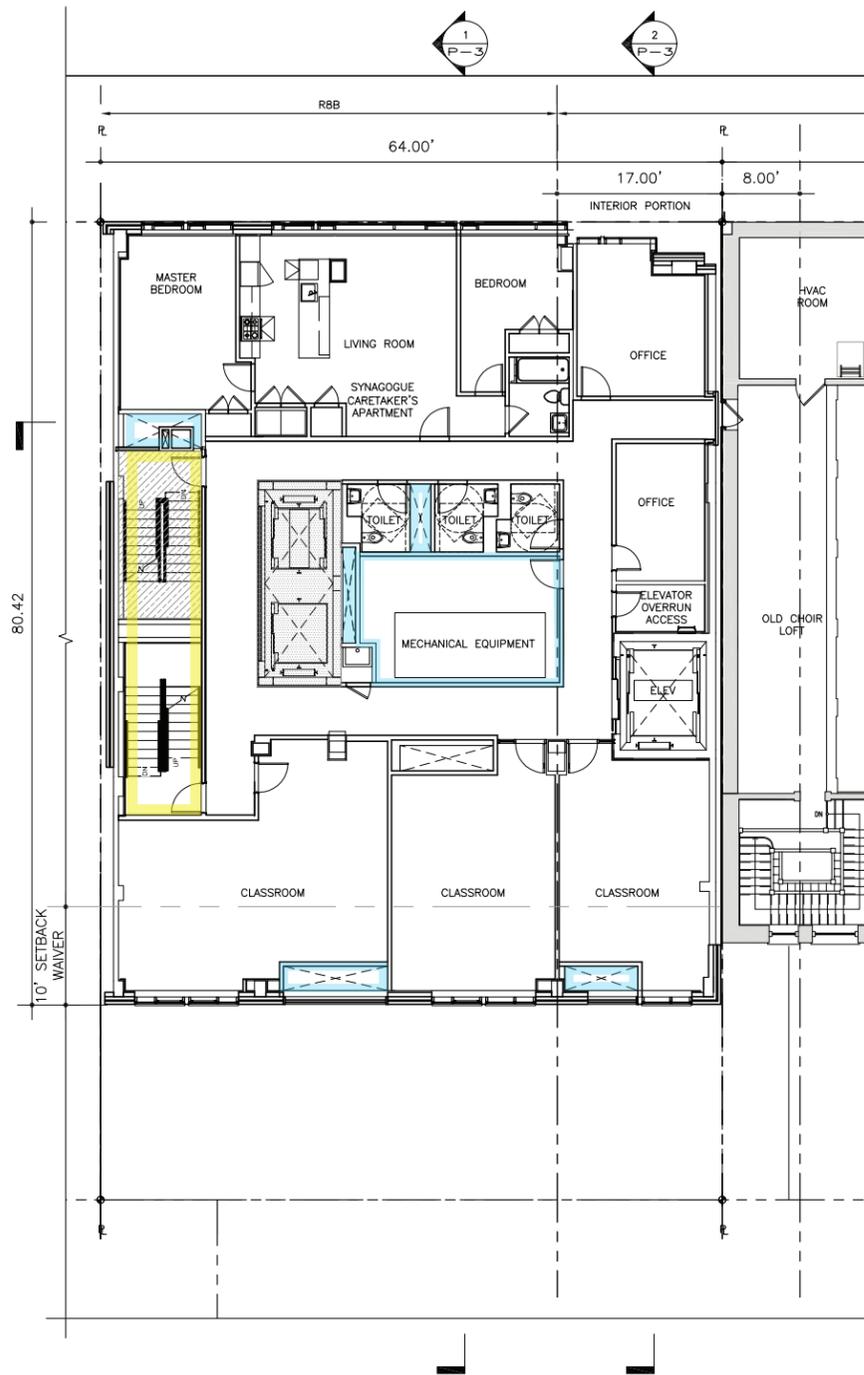
CHANGES:

- Hvac ductwork shown
- Scissor stair separated
- Mechanical chases added

INTERIOR PLANS



APPROVED BSA - 4TH FLOOR



PROPOSED BSA - 4TH FLOOR

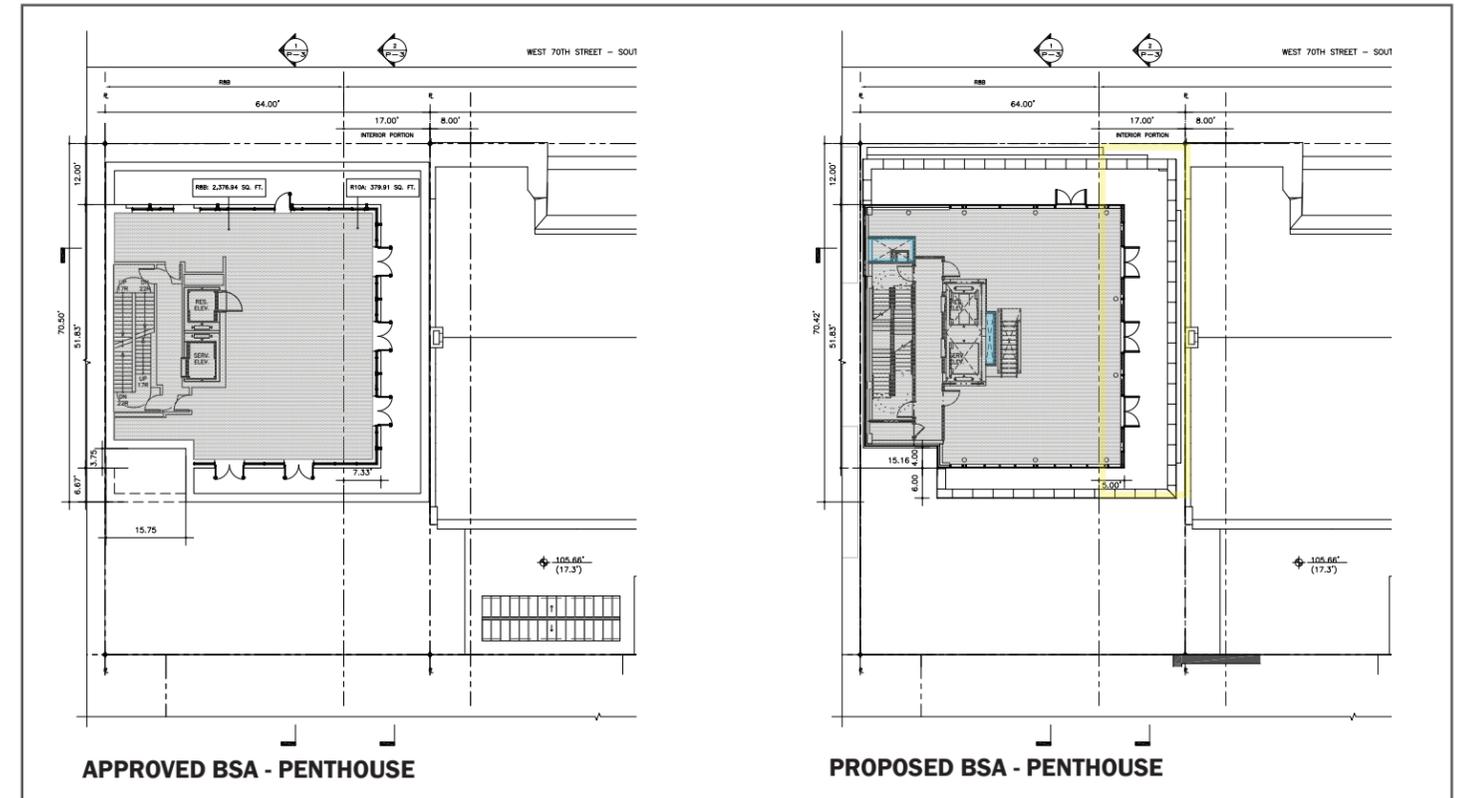
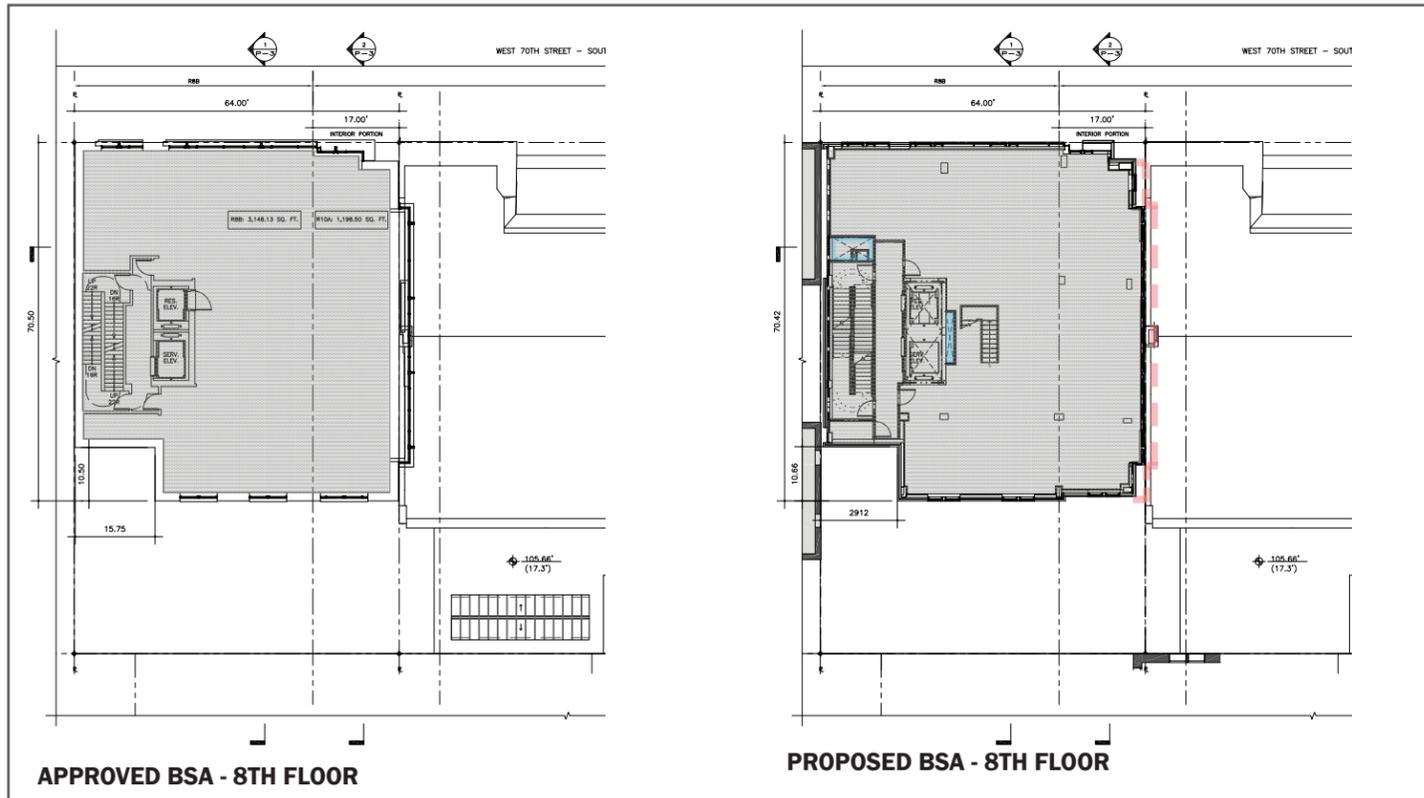
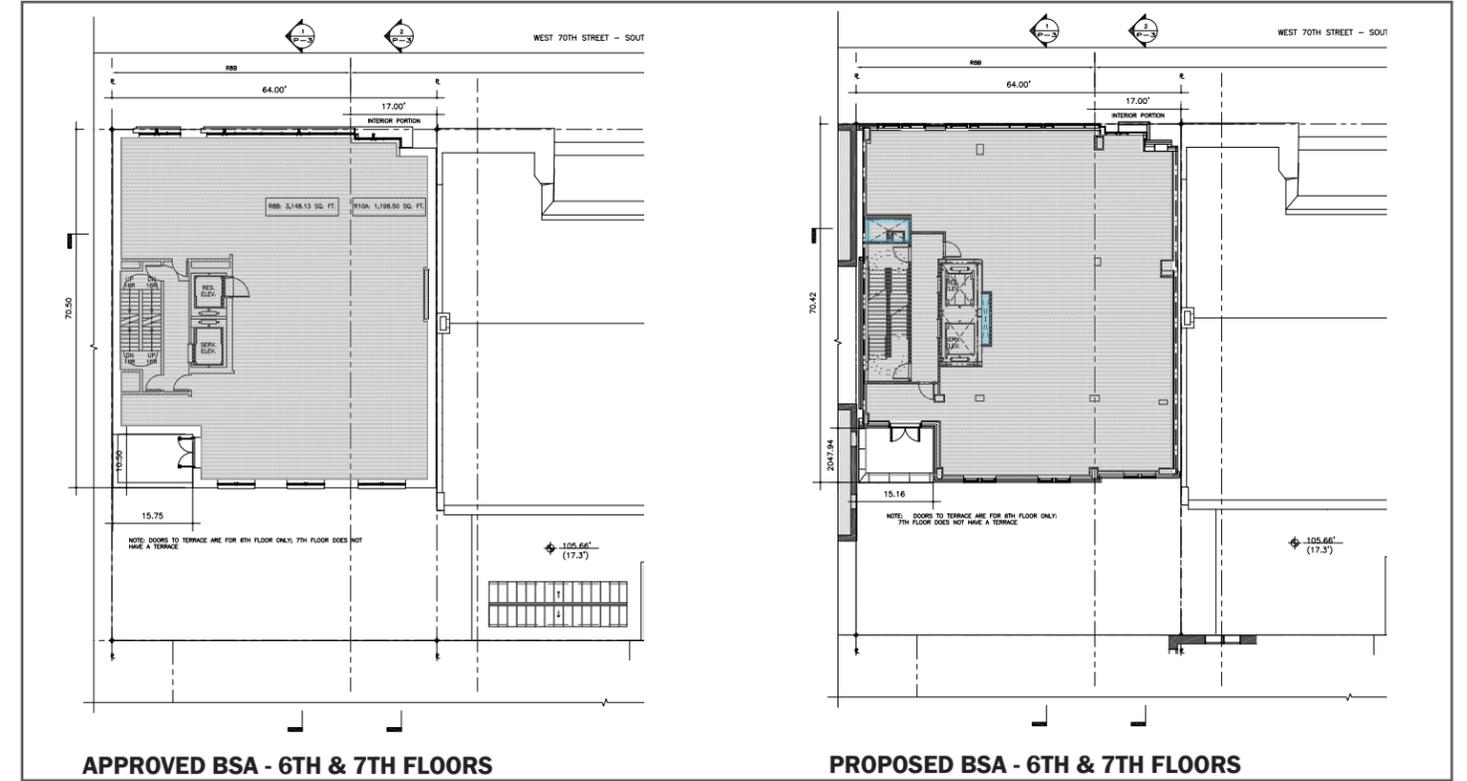
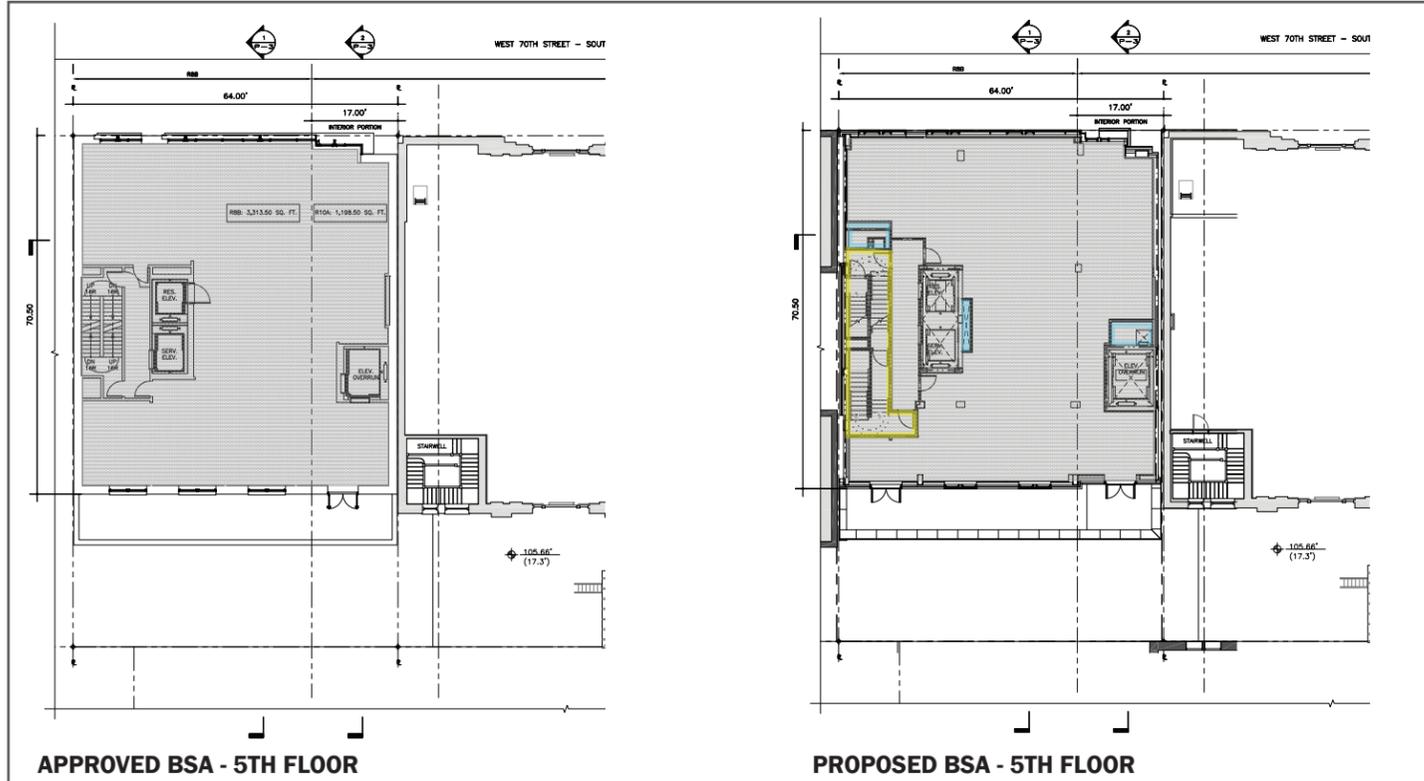
2008 & 2016 PROGRAM:

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

CHANGES:

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

2008 & 20013 5TH-9TH FLOORS



2008 & 2016 PROGRAM:
4 Residential Apartments

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



QUESTIONS?