

701-49-BZ

APPLICANT - Sybil H. Pollet, Esq., for Alice Herman, Congregation Rodeph Sholom, owner.

SUBJECT - Application November 29, 1999 - reopening for an amendment to permit the installation of a new elevator and egress stair that creates further encroachment into the rear yard and an increase in the eastern side of the sixth floor to achieve uniformity.

PREMISES AFFECTED - 7 West 83rd Street, between Central Park West and Columbus Avenue, Block 1197, Lot 20, Borough of Manhattan.

COMMUNITY BOARD #7M

APPEARANCES -

For Administration: John Scrofani, Fire Department

ACTION OF THE BOARD - Application reopened, resolution amended.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Bonfilio
Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

THE RESOLUTION -

WHEREAS, the applicant has requested an amendment to the resolution to permit the installation of a new elevator and egress stairs that creates further encroachment into the rear yard and an increase in the eastern side of the sixth floor to achieve uniformity; and

WHEREAS, a public hearing was held on this application on February 15, 2000 after due notice by publication in the Bulletin, laid over to March 7, 2000 and then to March 28, 2000 for decision; and

WHEREAS, Community Board No. 7, Manhattan has recommended conditional approval of this application; and

WHEREAS, the Landmarks Preservation Commission has issued a conditional approval (LPC 001513) for the proposed alterations; and

WHEREAS, the proposal seeks to erect a new chapel with a seating capacity of 440 people; and

WHEREAS, the proposed elevator would provide access to the new chapel; and

WHEREAS, presently, the easterly side of the sixth floor is approximately 8' lower than the westerly side; and

WHEREAS, the applicant also requests an open egress stair in the rear yard from the ground floor to the second floor to provide egress from the balcony level of the first floor sanctuary; and

WHEREAS, the proposal will also require two egress stairs from the roof to the sixth floor; and

WHEREAS, the record indicates that the elevator together with other proposed work would only add 3,829 square feet to the temple; and

WHEREAS, even with proposed additional square footage, the proposal is still less than the F.A.R. available to a community facility in an R8B district; and

WHEREAS, the applicant has provided adequate evidence to warrant this approval under certain conditions.

Resolved, that the Board of Standards and Appeals hereby reopens and amends the resolution pursuant to Z.R. §11-412, said resolution having been adopted December 20, 1949, so that as amended this portion of the resolution shall read:

"to permit a new exterior elevator in the rear yard of the temple and the installation of an open egress stair from the ground floor to the second floor and two egress stairways from the roof to the sixth floor; and a uniform height of the ceiling at the sixth floor level on condition:

THAT the rooftop shall only be used for children activities during the daytime;

THAT the only adult use of the roof shall be for religious activities;

THAT all roof activities shall cease by 11:00 P.M.

THAT new air conditioning units shall be spring mounted with slow speed fans;

THAT the use of the premises comply with the New York City noise regulations;

THAT the above listed conditions appear on the certificate of occupancy

THAT the premises shall be maintained in substantial compliance with the proposed drawings submitted with the application marked 'Received November 29, 1999'-(18) sheets; and that other than as herein amended the resolution above cited shall be complied with in all respects, and a new certificate of occupancy shall be obtained within four years from the date of this amended resolution."

(ALT. No. 102435376/99)

Adopted by the Board of Standards and Appeals, March 28, 2000.

A true copy of resolution adopted by the Board of Standards and Appeals, March 28, 2000.
Printed in Bulletin Nos. 13-14, Vol. 85.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.

