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OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7010 1670 0001 1972 5791

STUART BECKERMAN

NEIL WEISBARD
STEFANIE L. MARAZZI

LAW OFFICE OF
ATER & BECKERMAN LLP
WAY, SUITE 1801, NEW YORK, NY 10006

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October 17, 2011

Ms. Jackie Ludorf
Chairperson
Community Board No. 8
505 Park Avenue, Suite 620
New York, NY, 10022

RECEIVED

OCT 19 2011

BY COMMUNITY BOARD 8

By Certified Mail

Re: BSA Cal No. 160-11-BZ
42 East 69th Street
Block 1383, Lot 43
Borough of the Manhattan

Dear Chair and Members of the Board:

We are land use counsel to the Jewish National Fund ("JNF"), a not-for-profit organization, whose headquarters are located at 42 East 69th Street, Block 1383, Lot 43, Borough of the Manhattan (the "Building").

Attached, please find a variance application filed on October 14, 2011, with the New York City Board of Standards and Appeals, pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR"), seeking a modification of ZR §23-633, 24-11, 24-36, 24-552 and 24-591.

In order to remain on the Premises and satisfy JNF's programmatic needs, JNF proposes to convert a portion of the Building into an ADA accessible means of egress which complies with modern fire code standards, add 653 square feet of floor area on the fifth floor, and add 281 square feet of gross floor area in the cellar.

Sincerely,


Neil Weisbard



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
Phone: (212) 788-8500
Fax: (212) 788-8769
www.nyc.gov/bsa

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. _____

FOR NO. _____

RECEIVED

OCT 19 2011

Section A

**Applicant/
Owner**

Slater & Beckerman, LLP			Jewish National Fund		
NAME OF APPLICANT			OWNER OF RECORD		
61 Broadway, Suite 1801			42 East 69th Street		
ADDRESS			ADDRESS		
New York	NY	10006	New York	NY	10065
CITY	STATE	ZIP	CITY	STATE	ZIP
(212)		391-8045			
AREA CODE	TELEPHONE		LESSEE / CONTRACT VENDEE		
(212)	391-8047				
AREA CODE	FAX	ADDRESS			
		nweisbard@slaterbeckerman.com			
EMAIL			CITY STATE ZIP		

Section B

**Site
Data**

42 East 69th Street				10065
STREET ADDRESS (INCLUDE ANY A/K/A)				ZIP CODE
South side of East 69th Street, between Park Avenue and Madison Avenue				
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS				
1383	43	Manhattan	8	Upper East Side Historic District
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Daniel R. Garodnick	R8B/LH1-A			8c
CITY COUNCIL MEMBER	ZONING DISTRICT	ZONING MAP NUMBER		
(include special district, if any)				

Section C

**Dept of Building
Decision**

BSA AUTHORIZING SECTION(S) 72-21 for ☒ VARIANCE ☐ SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 23-633, 24-11, 24-36, 24-552, and 24-591

DOB Decision (Objection/ Denial) date: 09/27/2011 Acting on Application No: 120703382

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

This application seeks a variance to satisfy the owner's programmatic need of making the Premises safe and secure, ADA accessible, fire code compliant, and more productive and efficient for the owner's current workforce. The proposed renovation consists of the conversion of a portion of the Building into an ADA accessible means of egress which complies with modern fire code standards, adding 653 square feet of floor area on the fifth floor, and adding 281 square feet of gross floor area in the cellar.

Section E

**BSA History
and
Related Actions**

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

	YES	NO
1. Has the premises been the subject of any previous BSA application(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PRIOR BSA APPLICATION NO(S): <u>BSA Cal No. 323-62-BZ and BSA Cal No. 552-54-A</u>		
2. Are there any applications concerning the premises pending before any other government agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the property the subject of any court action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE

Carole S. Slater

Signature of Applicant, Corporate Officer or Other Authorized Representative

Carole S. Slater

Print Name

Partner

Title

SWORN TO ME THIS 12 DAY OF Oct 2011

NEIL WEISBARD
Notary Public, State of New York
No. 02WE6148772
Qualified in Nassau County
Commission Expires June 28, 2014
NOTARY PUBLIC



Buildings

MANHATTAN (1)
280 Broadway, 3rd Floor
New York, NY 10007

BRONX (2)
1932 Arthur Avenue
Bronx, NY 10457

BROOKLYN (3)
210 Joralemon Street
Brooklyn, NY 11201

QUEENS (4)
120-55 Queens Boulevard
Queens, NY 11424


Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildings

STATEN ISLAND (5)
Borough Hall- St. George
Staten Island, NY 10301

Notice of Objections

HERBERT MANDEL	Date:	09/26/11
MHG ARCHITECTS	Job Application #:	120703382-office-BSA
443 PARK AVENUE SOUTH	Application Type:	Alt-1
NY NY 10016	Premises Address:	42 East 69 th Street
	Zoning District:	R8B, LH-1A
	Block	1383
	Lot	43
	Doc	1, 2

NYC Department of Buildings Examiner: E. Korkhov

Examiner's Signature: 

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the plan examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Item No.	Section of Code	Objection	Date Resolved	Comments
1.	ZR 24-33 ZR 24-36 ZR 54-31	Proposed construction in the rear yard at the level of cellar is not a permitted obstruction in required rear yard pursuant to ZR 24-33 and therefore increases degree of existing non-compliance with rear yard requirements of ZR 24-36 contrary to ZR 54-31.		
2.	ZR 24-11 ZR 54-31	Proposed construction in the rear yard at the level of the cellar increases degree of existing non-compliance with lot coverage requirements of ZR 24-11 contrary to ZR 54-31.		
3.	ZR 24-11 ZR 24-36 ZR 23-633 ZR 24-552 ZR 24-591 ZR 54-31	Proposed enlargement increases degree of existing non-compliance with lot coverage requirements of ZR 24-11, rear yard requirements of ZR 24-36, maximum building height limitation of 75 feet of ZR 23-633, rear yard setback requirements of ZR 24-552 and special height limitations of ZR 24-591 in LH-1A District contrary to ZR 54-31.		
		<i>Bring marked plans to the next appointment. Be prepared to answer all comments and questions that appear on them. Do not alter or write on these plans.</i>		

DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE

SEP 27 2011

PER

Borough Commissioner

JOSEPH BRUNO
MANHATTAN CHIEF
PLAN EXAMINER

← S I T E →

E. 69th

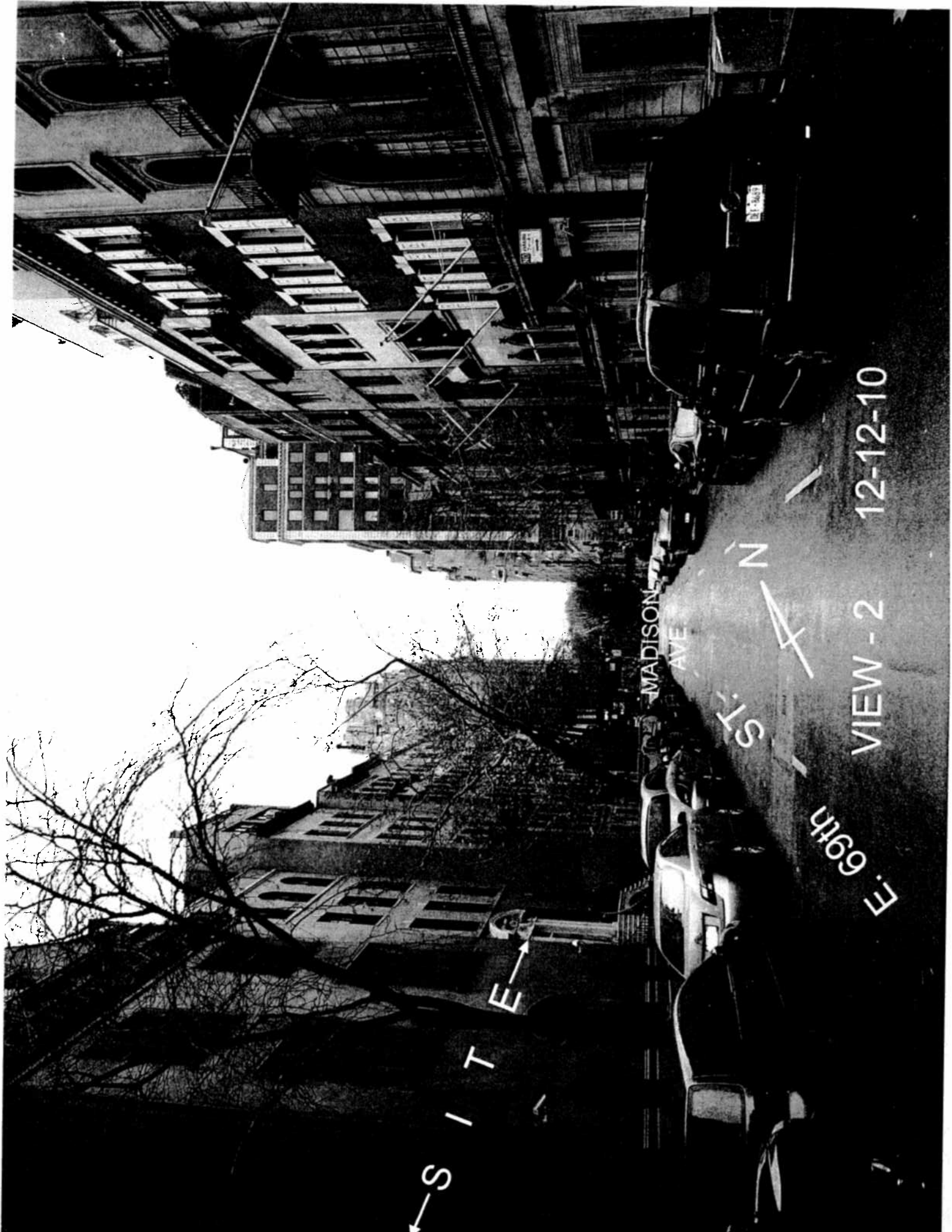
ST.

N

VIEW - 1

12-12-10

42 E. 69th ST.
NEW YORK, NY



→ SITE

E

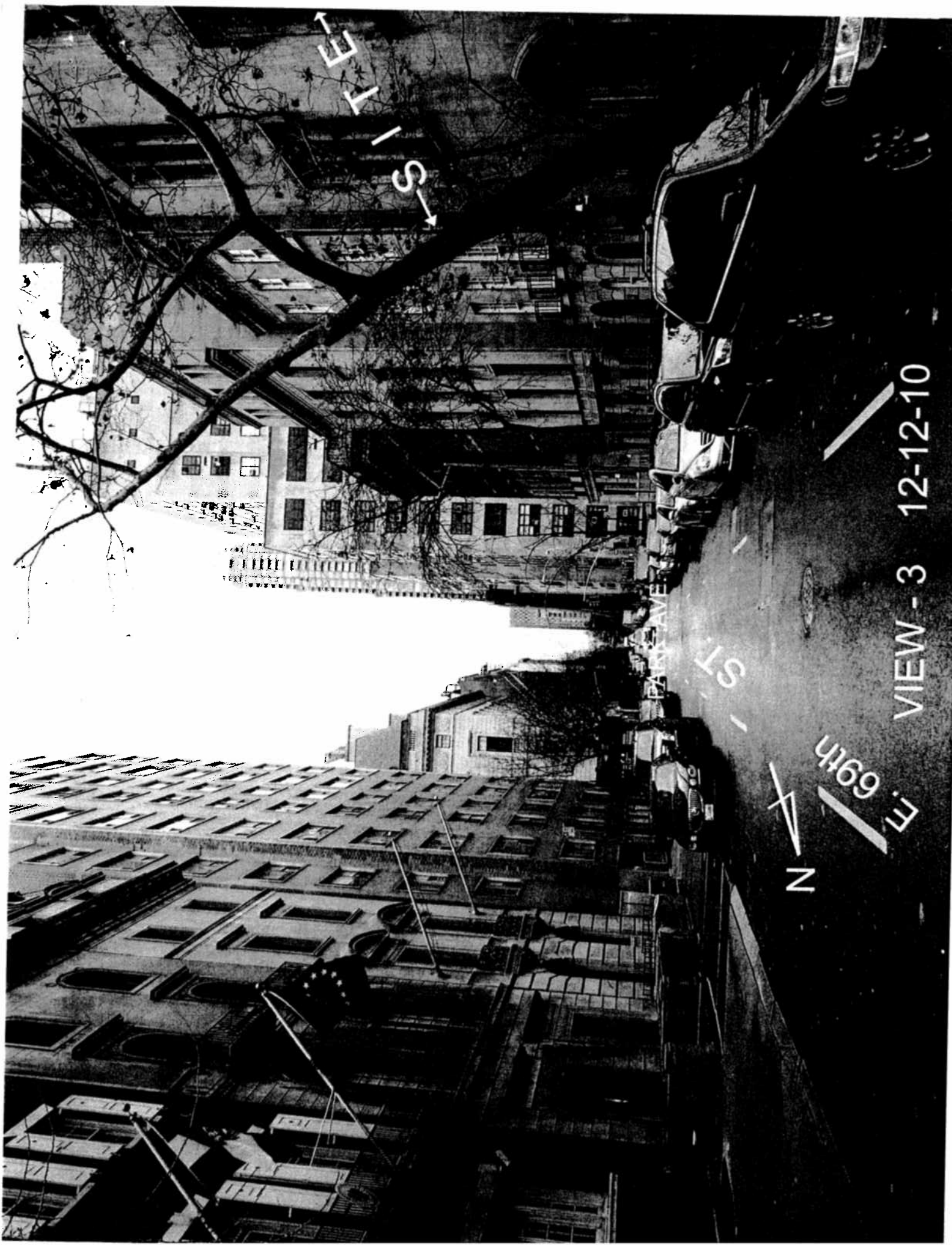
MADISON AVE

ST. N

E. 69th

VIEW - 2

12-12-10



← S I T E →

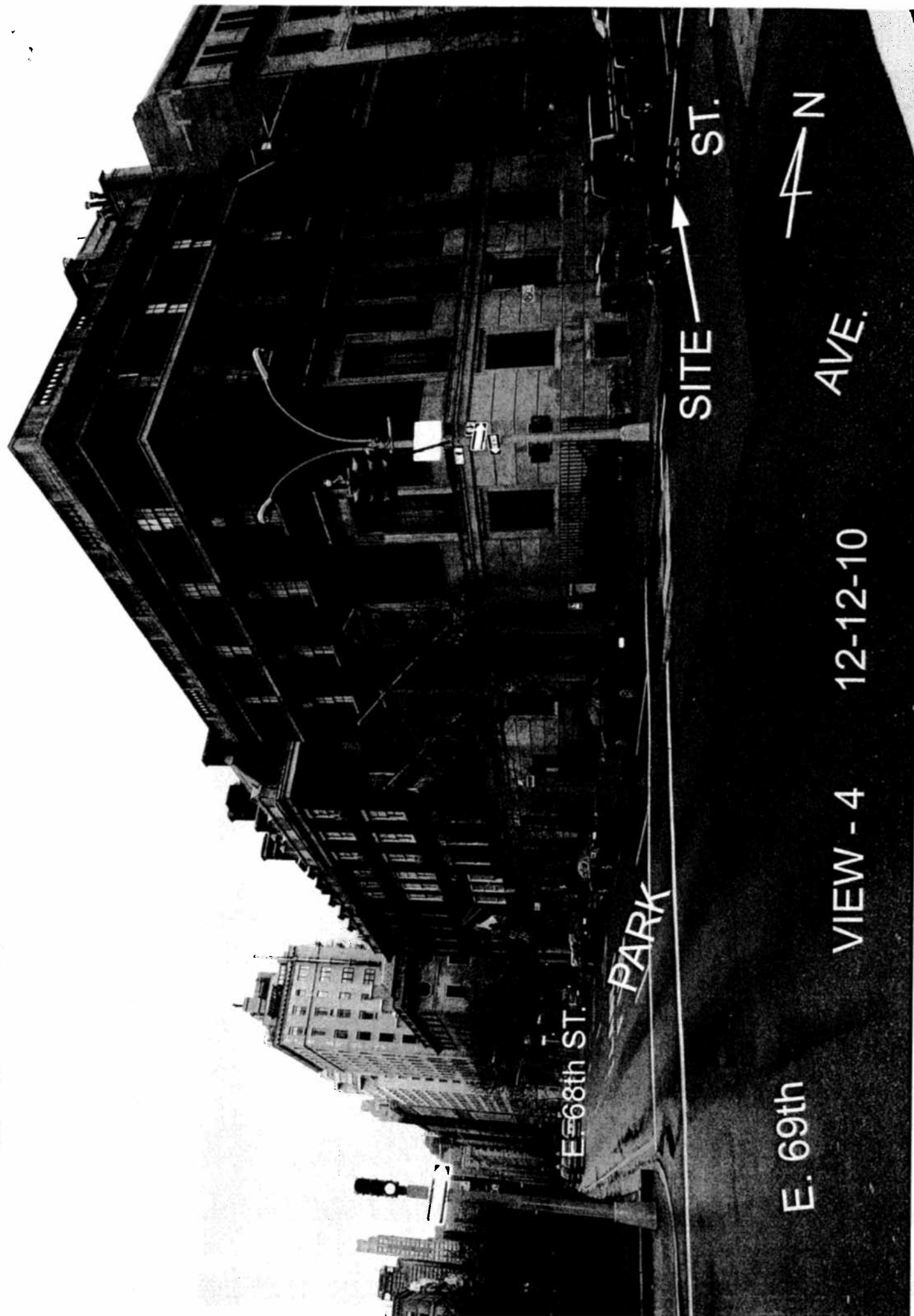
PARK AVE

ST

N

E. 69th

VIEW - 3 12-12-10



E. 68th ST.

PARK

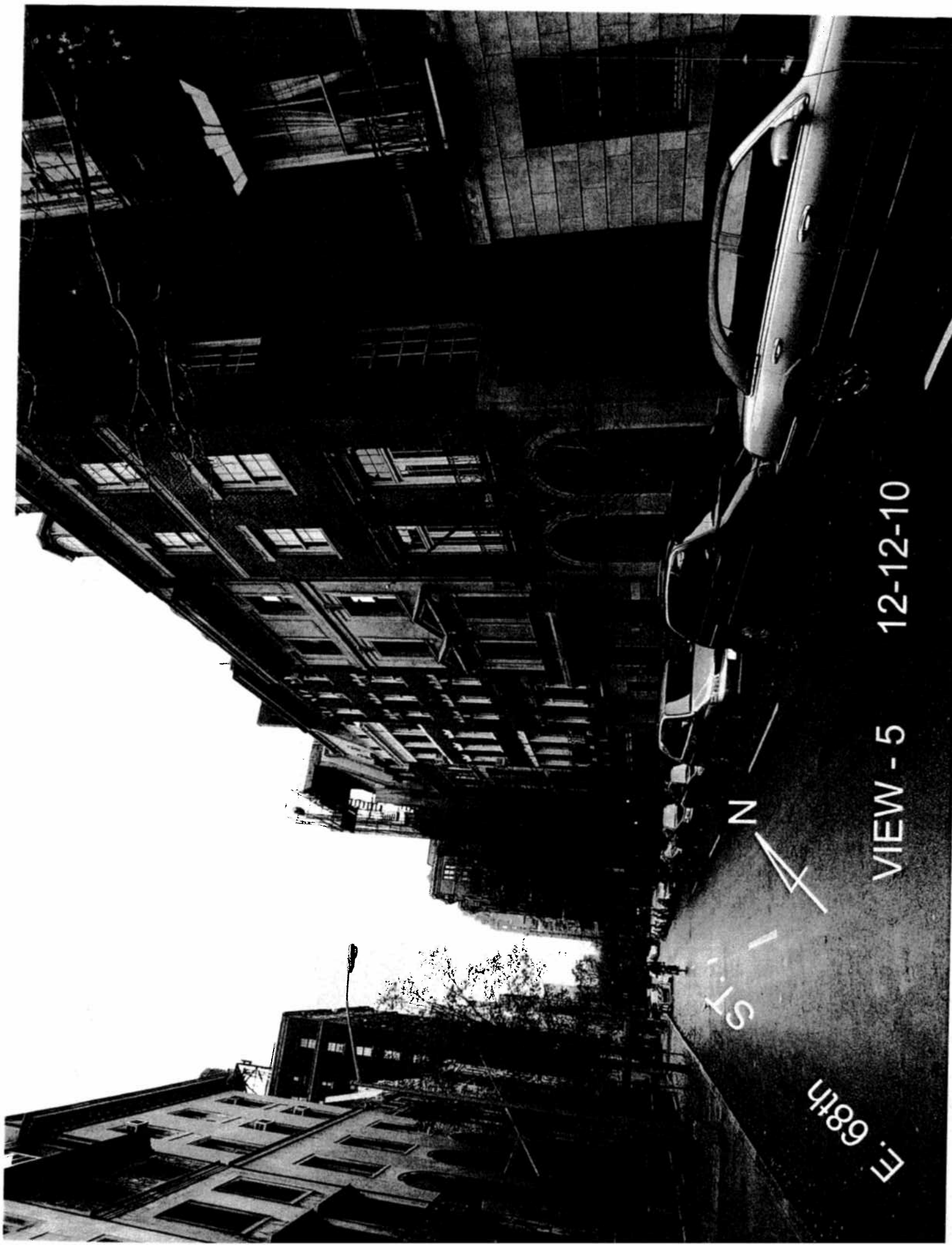
SITE → ST.

E. 69th

VIEW - 4 12-12-10

AVE.





E. 68th

N

VIEW - 5 12-12-10

LAW OFFICE OF
SLATER & BECKERMAN LLP

61 BROADWAY, SUITE 1801, NEW YORK, NY 10006

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CAROLE S. SLATER
STUART BECKERMAN

NEIL WEISBARD
STEFANIE L. MARAZZI

October 12, 2011

Variance Application

STATEMENT OF FACTS

42 East 69th Street
Block 1383, Lot 43
Borough of the Manhattan

Introduction

This is an application made pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR" and "Zoning Resolution") for a variance to permit the enlargement and modernization of the Jewish National Fund ("JNF" or "Applicant"), a Use Group 4 community facility located at 42 East 69th Street, Block 1383, Lot 43, in the Borough of the Manhattan ("Premises"). A variance is sought of ZR §23-633, 24-11, 24-36, 24-552 and 24-591.

Since its inception in 1901, JNF has evolved into a global environmental leader. Since 1951, JNF has operated its headquarters at the Premises, establishing itself as an integral part of the local Upper East Side community. **However, JNF's existing building (the "Building") cannot satisfy JNF's programmatic need, in that it:**

- 1) cannot accommodate JNF's existing educational and fundraising activities;
- 2) contains inefficient, unsafe and unsecure spaces;
- 3) does not contain a means of egress which complies with the American with Disabilities Act ("ADA") accessibility requirements; and
- 4) does not contain a means of egress which complies with modern fire safety standards.

In order to remain on the Premises and satisfy these needs, JNF proposes to convert a portion of the Building into an ADA accessible means of egress which complies with modern fire code

standards, add 653 square feet of floor area on the fifth floor, and add 281 square feet of gross floor area in the cellar (the “Proposed Renovation”).¹

Due to the limitations of the Building, portions of the Proposed Renovation do not comply with the height, rear yard setback, and rear yard regulations of the Zoning Resolution and, therefore, a variance pursuant to Section 72-21 of the Zoning Resolution is required.² If granted, the Variance will satisfy JNF’s programmatic needs and enable the not-for-profit organization to remain on the Premises, which has been its home for over 55 years.

The Premises

The Premises is an interior lot located on the south side of East 69th Street, between Park Avenue and Madison Avenue in the Borough of Manhattan. The Premises has a total lot area of 5,020 square feet and is located in an R8B/LH-1A zoning district, within the Upper East Side Historic District. See Zoning Map 8c and New York City Landmarks Preservation Commission map of the Upper East Side Historic District. The Premises is improved with 18,153 square feet of floor area located within a five-story building with mezzanine (the “Main Portion”) and a four-story Annex (the “Annex”).

The Building serves as JNF’s headquarters, supporting various administrative functions, as well as a gathering space for educational meetings of community leaders, local community groups, not-for-profit organizations, lectures, and various humanitarian events.

The Main Portion contains a lobby, gallery and boardroom on the first floor; a superintendent’s office on the mezzanine; offices, a gallery, and conference rooms on the second floor; offices and a conference room on the third floor; and offices on the fourth and fifth floors.³ The Main Portion also contains the only means of egress on the Premises, a non-ADA compliant elevator and stairwell.

¹ The Applicant has submitted an application to the New York City Landmarks Preservation Commission for a Certificate of Appropriateness.

² An existing lot coverage variance, granted in 1962 under BSA Cal No. 323-62-BZ, will remain in effect.

³ Certificate of Occupancy no. 60163, issued by the Department of Buildings on September 18, 1964, attached, permits a caretaker’s apartment in the cellar.

The Annex contains offices on the first floor; an office and a conference room on the second floor; and offices on the third and fourth floors. Under BSA Cal No. 323-62-BZ, the Board granted a lot coverage variance which permitted construction of the Annex.

It is important to note that the floor levels of the Main Portion and the Annex are at different elevations and contain steps connecting one another at each level above the first floor.⁴ Therefore, above the first floor, the Main Portion and the Annex are not accessible to one another by people with disabilities.

Both the Main Portion and the Annex are Class 3 non-fireproof construction and do not contain a means of egress which complies with modern fire code standards.

The Premises complies with the regulations of the Zoning Resolution with the exception of the following legal non-complying conditions:

- 15' ¼" rear yard, contrary to ZR §24-36 (30 feet is required);
- Building height of 81'11", contrary to ZR §§23-633 and 24-591 (60 foot maximum height);
- 75.5 percent lot coverage, contrary to ZR §24-11 (70 percent maximum).⁵

Previously Approved Variance

On July 24, 1962 the Board granted a variance, pursuant to BSA Cal No. 323-62-BZ, to allow the construction of the Annex, a four-story and cellar extension on the Premises, which did not comply with the permitted lot coverage regulations.⁶ See attached BSA Resolution.

⁴ The second floor of the Annex is located at the mezzanine level of the Main Portion, the third floor at the second floor of the Main Portion, and the fourth floor at the third floor of the Main Portion.

⁵ Permitted by variance, under BSA Cal No. 323-62-BZ.

⁶ On October 26, 1954, under BSA Cal No. 552-54-A, the Board granted an appeal from the Manhattan Borough Superintendent order that "1) an apartment more than 50 percent grade is not permitted. 5.1.1. B.C.; 2) proposal to use existing wood doors in stair enclosure not in accordance with 6.4.1.8.1 B.C.; 3) stairway should be continued to the roof with a bulkhead on the roof. 6.4.1.11. B.C.; 4) bldg. must be fireproof construction as per 4.2.1. B.C.; and 5) a two hour stair enclosure is required in accordance with 6.4.1.8.1. B.C."

Objections 1, 2, 3 and 5 are no longer applicable to the Building. However, the Building will be classified as "non-fireproof construction" in filings with the DOB.

The Proposed Renovation

The Variance, if granted, will enable JNF to remain on the Premises, which has been its home for over 55 years.

The Proposed Renovation will make the Building safe and secure, ADA accessible, fire code compliant, and will create a more productive and efficient space for JNF's current workforce.

The Proposed Renovation will convert the Annex into an ADA accessible means of egress, containing both new stairs and an elevator, in a one-story vertical enlargement of 1,800 square feet of zoning floor area, which will increase the height of the Annex by 36'6" for a total height of 77' 9¼". The reconstruction will result in an alignment of the Annex and the Main Portion's floor elevations, compliant with ADA requirements and modern fire safety standards.

The Proposed Renovation will also add 281 square feet of gross floor area in the rear of the cellar, which will enable JNF to locate all of its public service programs in the cellar, creating a safe and secure environment.⁷

Finally, the Proposed Renovation will consist of an enclosure of the Main Portion's fifth floor rear terrace, adding 653 square feet of zoning floor area to accommodate JNF's current workforce.

In addition to the Proposed Renovation of the Annex and the Main Portion, JNF proposes to refurbish the façade and upgrade the current mechanical plumbing, electrical and HVAC systems. The proposed work on the Building will be a minimum of L.E.E.D "Silver" certified.

Jewish National Fund

Jewish National Fund is a not-for-profit organization which was founded in 1901. Since its inception, JNF has evolved into a global environmental leader. It has planted 240 million trees, built over 210 reservoirs and dams, developed over 250,000 acres of land, created more than

⁷ The use of the cellar area for all of JNF's public functions creates a safer environment.

1,000 parks, providing the infrastructure for over 1,000 communities. JNF has educated students around the world about Israel and the environment.

JNF working with academic and scientific institutions, both in Israel and abroad, funds research which grows fruit, tomatoes and peppers without soil, and makes the desert bloom. JNF also sponsors a network of regional agricultural research and development stations in Israel's peripheral regions where leading scientists and technicians work closely with local farmers, research institutes and universities to increase agricultural sustainability, profitability, and stability. The cutting-edge technologies developed at these stations keep Israeli farmers at the forefront of their field, providing them with innovative, cost efficient ways to grow produce under arid conditions and allowing them to compete in the global market. Breakthroughs include irrigating crops with recycled and brackish water; developing biological methods of combating harmful pests to minimize chemical use; and optimizing growth regime variables such as light, temperature, and humidity to cut costs and increase crop efficiency.

In the United States, JNF provides educational and informational programs to hundreds of schools and college campuses.

Such programs include:

- JNF Ambassadors – Designed to engage adult volunteers to provide a direct and meaningful link in providing schools a means to integrate JNF's core goals and missions.
- Caravan for Democracy – Designed to empower college students with concrete skills, advocacy training and the ability to respond to anti-Semitism in an intelligent and informed manner.
- Partner with the Alexander Muss High School – Designed to promote participation in an eight week fully accredited high school program which challenges students to encounter new ideas in infinite "out of the box" ways.
- Scholars for Peace in the Middle East – Founded by a group of college professors for colleagues, students, campus professionals and community members seeking unbiased information about the Middle East.

- Green Corps, Green Team and Project Green – Three environmental programs to engage, energize and educate middle school, high school and college students.
- YourPage for Teachers and Families – A webpage designed to provide educational tools on conservation.
- World Water Monitoring Day – Through a grant from the U.S. Forest Service, this day encourages schools throughout the U.S. to test their water sources and share such information with schools worldwide.
- Let it Rain – Students are educated in JNF Rainwater Harvesting Program, a means of reducing school's reliance on "conventional" water systems by 77 percent.
- Blue Box Bob – Parent and teacher volunteers visit students in grades pre-kindergarten through four, educating them on the history of Israel.
- New Leaf and Growing UP! - Educational materials for students grades one through four, stressing Jewish values and active responsibility.
- Plant Your Way to Israel – Designed to allow students to raise money toward a trip to Israel by raising funds for forestry projects in Israel.

JNF has also supported the local New York community for over 55 years by utilizing the Building as a gathering space for educational meetings of community leaders, local community groups, not-for-profit organizations, lectures, and humanitarian fund raising events.

The Requested Variance

As shown on the BSA Zoning Analysis and plans, prepared by MHG Architects P.C., dated September 30, 2011 (the "Plans"), the Proposed Renovation of the Annex will not comply with the permitted height of ZR §24-591.

The enclosure of the fifth floor terrace will not comply with the 10 foot rear yard setback requirement of ZR §24-552, and will increase the degree of non-compliance with the rear yard requirements of ZR §24-36.

Also, the addition of 281 square feet in the cellar of the Main Portion will create a vertical one foot, seven inch penetration of the rear yard and will increase the degree of non-compliance with the rear yard requirements of ZR §24-36 and lot coverage requirements of ZR §24-11.

Although the footprint of the Annex will not change as a result of the Proposed Renovation, the vertical enlargement will technically increase the degree of non-compliance with the lot coverage requirements of ZR §24-11, which was previously approved by the Board pursuant to BSA Cal No. 323-62-BZ. Therefore, a variance of the lot coverage requirements of ZR §24-36 is also requested.


On, September 27, 2011, the Manhattan Borough Commissioner of the New York City Department of Buildings issued the following objections:

1.	ZR 24-33 ZR 24-36 ZR 54-31	Proposed construction in the rear yard at the level of the cellar is not a permitted obstruction in required rear yard pursuant to ZR 24-33 and therefore increases degree of existing non-compliance with rear yard requirements of ZR 24-36 contrary to ZR 54-31.
2.	ZR 24-11 ZR 54-31	Proposed construction in the rear yard at the level of the cellar increases degree of existing non-compliance with lot coverage requirements of ZR 24-11 contrary to ZR 54-31.
3.	ZR 24-11 ZR 24-36 ZR 23-633 ZR 24-552 ZR 24-591 ZR 54-31	Proposed enlargement increases degree of existing non-compliance with lot coverage requirements of ZR 24-11, rear yard requirements of ZR 24-36, maximum building height limitation of 75 feet of ZR 23-633, rear yard setback requirements of ZR 24-552 and special height limitations of ZR 24-591 in LH-1A District contrary to ZR 54-31.

Conclusion

If granted, the variance will enable JNF to remain on the Premises, its home for over 55 years. Furthermore it will enable JNF to satisfy its programmatic need of creating an ADA accessible means of egress, which complies with modern fire standards, and creating an efficient and safe and secure environment to accommodate its current workforce.

Respectfully submitted,



Carole S. Slater

ITEM H

October 12, 2011

Variance Application

STATEMENT OF FINDINGS

42 East 69th Street

Block 1383, Lot 43

Borough of the Manhattan

For the reasons set forth below, there is substantial evidence in the record to support each of the required findings of ZR Section 72-21:

- (a) *that there are unique physical conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to and inherent in the particular zoning lot; and that, as a result of such unique physical conditions, practical difficulties or unnecessary hardship arise in complying strictly with the use or bulk provision of the Resolution; and that the alleged practical difficulties or unnecessary hardship are not due to circumstances created generally by the strict application of such provisions in the neighborhood or district in which the zoning lot is located;*

The evidence submitted with this Application demonstrates that the existing Building cannot be renovated and enlarged to satisfy JNF's programmatic need of 1) accommodating JNF's current workforce and program functions; 2) creating an efficient and safe and secure environment; 3) providing an ADA accessible means of egress; and 4) complying with modern fire safety code standards, while complying strictly with the underlying R8B/LH1-A district bulk regulations. Furthermore, in granting a variance under BSA Cal. No. 323-62-BZ, the Board has previously held that the Premises contains unique conditions which create practical difficulties and unnecessary hardships in strictly complying with the bulk regulations of the Zoning Resolution.

The Board has consistently held that the programmatic needs of a not-for-profit owner, along with the limitations of an existing building are properly considered in connection with the unnecessary hardship required by ZR §72-21(a). See BSA Cal. No. 305-09-BZ (Boys and Girls Club's programmatic need of providing adequate administrative space, accommodating a basketball court and an increase in attendance, combined with the existing building's limitations and sub-surface conditions created an unnecessary hardship); and BSA Cal. No. 215-07-BZ

(YMCA's programmatic needs, which included a child care and summer camp, combined with the existing buildings limitations created an unnecessary hardship).

The creation of ADA accessible means of egress

Currently, the Building's stairs and elevator are not ADA compliant. In order to satisfy JNF's programmatic need of making its entire national headquarters and its spaces dedicated to educational, community and fund raising functions accessible to people with disabilities and the elderly, the Building must be renovated to contain a means of egress which complies with the ADA accessibility requirements.

As evidenced on the Plans, the only means of egress to the Building is located in the Main Portion. This entrance contains two steps and, therefore, a disabled person in a wheel chair or an elderly person, who has difficulty walking, must be carried up the two steps to the main lobby. Once in the main lobby, a disabled person must be carried another three steps to access the narrow non-ADA compliant elevator, in which the wheelchair must be folded and the disabled person supported. Therefore, an extreme unnecessary hardship exists for the disabled and the elderly to freely enter the Building, and access the cellar level and the upper floors of the Main Portion.

Furthermore, the stair landings of the Main Portion and the stair landings of the Annex above the first floor are at different elevations. Therefore, a disabled person cannot access the upper floors of the Annex without being assisted.

JNF holds many educational, community and fund raising functions for the community at large. However, due to the inability of disabled persons and the elderly to attend such functions, a large segment of the population is excluded from participation in not only JNF's educational, community and fund raising functions, but also from being employed by, or volunteering for, JNF.

Due to the fact that the Annex and the Main Portion stair landings are at different elevations, the current means of egress within the Main Portion cannot be renovated to provide an ADA accessible means of egress. Therefore, the only feasible means to provide ADA accessibility to

the Building is to reconstruct the Annex to contain an ADA compliant stairwell and an ADA compliant elevator. Since the Annex contains only four-stories, it must be vertically enlarged to access the fifth floor of the Main Portion. This necessary vertical enlargement will exceed the maximum 60 foot permitted height within the LH-1A district. See ZR §24-591.

Improve circulation to create a more efficient space for JNF's workforce

Since its inception JNF has seen substantial growth. In 1955, when JNF initially moved into the Main Portion, its annual revenues were \$3,159,290.00, with operating expenses of \$349,157.00. By 2009, JNF had grown to an organization with \$50,634,205.00 in annual revenues and operating expenses of \$44,000,150.00.

This growth is a direct result of regional offices opening up across the country, with JNF's headquarters located on the Premises coordinating and managing all national efforts, and a significant increase of educational and fundraising activities on the Premises.

In order to accommodate these efforts, JNF's use of the Building has changed since it first located its headquarters at the Premises in 1951. The current layout includes offices and small conference rooms in the Main Portion and other offices and small conference rooms within the Annex. This separation of uses creates confined and inefficient conditions for its staff and does not satisfy JNF's programmatic need of providing large conference room areas to accommodate its educational and fundraising functions. Furthermore, the different elevations of the stair landings, as described above, does not permit people with disabilities from being employed by, or volunteering for, JNF.

JNF has analyzed this unnecessary hardship and has concluded that by enclosing the fifth floor terrace with an additional 653 square feet of floor area and relocating and reconfiguring its offices and conference rooms, the Building can satisfy JNF's programmatic need of housing an efficient workspace, while accommodating JNF's educational and fundraising functions.⁸

⁸ The enclosure of the fifth floor terrace creates a non-compliance with ZR §24-552 and increases the degree of non-compliance with ZR §24-36.

Create a safe and secure environment

JNF has been issued three grants from the United States Department of Homeland Security because it is a potential target of terrorist organizations.⁹ Currently, many of JNF's public service programs are located on the upper floors of the Main Portion. This creates an insecure situation, where members of the public are free to access to JNF's offices and other areas which JNF desires to keep private and secure. To alleviate this insecure condition, JNF proposes to locate most of its public service programs in the cellar of the Main Portion, in isolation from the upper floors. In order to make the rear yard ADA accessible from the cellar, the roof of the cellar at the rear of the Main Portion must be vertically extended two feet, six inches into the rear yard. This two foot, six inch obstruction is not permitted and creates a non-compliance with ZR §24-36 and 24-11.

Bring the Building into compliance with modern fire safety codes

Currently, the means of egress within the Main Portion, constructed in the 1920s, is considered Class 3 non-fireproof construction, and is not in compliance with modern fire safety code requirements.

The proposed reconstruction and enlargement of the Annex will bring JNF's means of egress into compliance with modern fire safety standards as follows:

- Create a complying service stair door width of greater than three feet.
- Create a complying service stair width of greater than three feet, eight inches.
- Provide two means of egress on all floors.
- Create an emergency recall system in new elevator.

Based on the foregoing, the programmatic needs of JNF, along with the limitations of the existing Building, creates an unnecessary hardship. The Board's required finding under Section 72-21 (a) of the Zoning Resolution is supported by the record underlying this application.

⁹ The three grants provided for 1) a security camera system; 2) the replacement of the second floor windows for blast mitigation; and 3) the replacement of the third floor windows for blast mitigation.

(b) that because of such physical conditions there is no reasonable possibility that the development of the zoning lot in strict conformity with the provisions of this Resolution will bring a reasonable return, and that the grant of a variance is therefore necessary to enable the owner to realize return from such zoning lot; this finding shall not be required for the granting of a variance to a non-profit organization;

The Applicant is a not-for-profit and, therefore, the (b) finding under ZR 72-21 is not applicable. The Applicant's not-for-profit status is evidenced by the attached letter from the United States Internal Revenue Service Letter verifying its not-for-profit status.

(c) that the variance, if granted, will not alter the essential character of the neighborhood or district in which the zoning lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare;

The Premises is located in an R8B/LH-1A district, within the Upper East Side neighborhood of Manhattan. According to the 400 foot radius diagram, the surrounding area is primarily characterized by schools, offices and multiple dwellings, with many buildings containing ground floor retail use. Since 1951, JNF has located its Use Group 4 community facility national headquarters on the Premises, which is appropriately located within both the R8B district and the Premises' neighborhood. Since there is no change of use, the variance, if granted, will not alter the essential character of the neighborhood.

The Proposed Renovation will add a one story enlargement to the Annex. This enlargement will be below the existing height of the Main Portion, and will not block any legally required windows of the neighboring building located at 46 East 69th Street.

The proposed enclosure of the fifth floor terrace will align with the rear wall of the Main Portion and according to the Environmental Assessment Statement, prepared by ECO Systems, dated October 7, 2011, will not create any adverse affects on the properties in the surrounding area. Given the minor nature of the two foot, six inch vertical encroachment into the rear yard of the Premises, the appropriate use and development of the adjacent property will not be impaired and there will be no adverse affect on its access to light and air.

Based on the foregoing and the EAS, the Proposed Renovation will not alter the character of the neighborhood; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.

(d) that the practical difficulties or unnecessary hardship claimed as a ground for a variance have not been created by the owner or by a predecessor in title; however, where all other required findings are made, the purchase of a zoning lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship; and

The hardship claimed in support of the Application arises from the fact that JNF can better satisfy its programmatic needs by remaining at the Premises, its home for over 55 years. Since the existing zoning lot and Building are unable to satisfy this programmatic need, the hardship was not created by the owner or a predecessor in title.

(e) that within the intent and purposes of this Resolution, the variance, if granted, is the minimum variance necessary to afford relief; and to this end, the Board may permit a lesser variance than that applied for.

In order to create an ADA-accessible means of egress which complies with modern fire safety standards, the Annex must be enlarged to align with the floor elevations of the Main Portion. The proposed enclosure of the terrace on the fifth floor to create 653 square feet of much needed floor area is the minimum amount of floor area needed to create an efficient workspace, while accommodating its educational and fundraising activities. Finally, in order to create a safe and secure environment, JNF must locate its public functions in the cellar. The height of the existing cellar will be increased two foot, six inch vertical enlargement into the rear yard, which is the minimum amount needed to satisfy this programmatic need.

In developing a plan that would accommodate its needs, in addition to the Proposed Renovation, JNF considered several alternatives.

One alternative was an upgrade of the existing mechanical systems, while maintaining the current building envelope. It was determined that this approach would not satisfy JNF's

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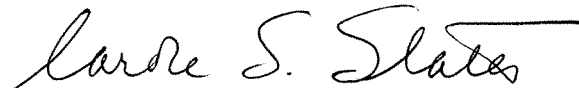
programmatic need of creating efficient, safe and secure program spaces; or a means of egress which complies with ADA accessibility requirements and modern fire safety standards.

Another alternative considered by JNF, was the incorporation of ADA accessibility and fire safety requirements within the existing building envelope. This alternative would require the construction of new elevator and stairway systems within the Building. The space necessary for this improvement would significantly reduce the available space to accommodate JNF's educational, fundraising and administrative program activities and, thus, was not feasible.

Therefore, the proposed renovation would be the minimum which would achieve its objectives of accommodating JNF's educational and fundraising activities; efficient, safe and secure spaces; egress which complies with modern fire safety standards; and, means of egress which complies with the American with Disabilities Act accessibility requirements.

Therefore, the Proposed Renovation seeks a minimum variance given the needs of the Applicant and the application supports a finding that the proposed bulk variance is the minimum necessary to afford relief.

Respectfully submitted,



Carole S. Slater

SLATER & BECKERMAN LLP

October 12, 2011

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cc: Honorable Scott Stringer, Manhattan Borough President
Honorable Daniel R. Garodnick, Councilmember
Honorable Derek Lee, R.A., Borough Commissioner, New York City Department of Buildings
Jackie Ludorf, Chairperson, Manhattan Community Board No. 8
Edith Hsu-Chen, Director, Manhattan Office, Department of City Planning
Christopher Holme, Department of City Planning

Jack Freeman, Freeman Frazier & Associates, Inc.
John Spalla, Freeman Frazier & Associates, Inc.
Herb Mandel, MHG Architects, PC

Stuart Beckerman
Neil Weisbard



City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM
Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

PROJECT NAME 42 East 69th Street - variance

1. Reference Numbers

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)		BSA REFERENCE NUMBER (If Applicable)	
ULURP REFERENCE NUMBER (If Applicable)		OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)	
2a. Lead Agency Information NAME OF LEAD AGENCY New York City Board of Standards and Appeals		2b. Applicant Information NAME OF APPLICANT Slater & Beckerman, LLP	
NAME OF LEAD AGENCY CONTACT PERSON Rory Levy		NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Carole S. Slater	
ADDRESS 40 Rector Street, 9th Floor		ADDRESS 61 Broadway, Suite 1801	
CITY New York	STATE NY	ZIP 10006	CITY New York
TELEPHONE 212-788-8749	FAX	TELEPHONE 212-391-8045	FAX 212-391-8047
EMAIL ADDRESS rlevy@bsa.nyc.gov		EMAIL ADDRESS nweisbard@slaterbeckerman.com	

3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): Unlisted, wholly within a historic district

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. Project Description:

Renovation of existing building, including a 36' 6" high 1,800 sq. ft. vertical enlargement, the addition of a 284 sq. ft. in the cellar, and the addition of 653 sq. ft. on the fifth floor.

4a. Project Location: Single Site (for a project at a single site, complete all the information below)

ADDRESS 42 East 69th Street		NEIGHBORHOOD NAME Upper East Side Historic District	
TAX BLOCK AND LOT 1-1383-43		BOROUGH Manhattan	COMMUNITY DISTRICT 8
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The property has 50' of frontage on the south side of East 69th Street between Park Avenue and Madison Avenue.			
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: R8B/LH-1A		ZONING SECTIONAL MAP NO: 8c	

4b. Project Location: Multiple Sites (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)

5. REQUIRED ACTIONS OR APPROVALS (check all that apply)

City Planning Commission: YES ☐ NO ☐

- | | |
|--|---|
| <input type="checkbox"/> CITY MAP AMENDMENT | <input type="checkbox"/> ZONING CERTIFICATION |
| <input type="checkbox"/> ZONING MAP AMENDMENT | <input type="checkbox"/> ZONING AUTHORIZATION |
| <input type="checkbox"/> ZONING TEXT AMENDMENT | <input type="checkbox"/> HOUSING PLAN & PROJECT |
| <input type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP) | <input type="checkbox"/> SITE SELECTION — PUBLIC FACILITY |
| <input type="checkbox"/> CONCESSION | <input type="checkbox"/> FRANCHISE |
| <input type="checkbox"/> UDAAP | <input type="checkbox"/> DISPOSITION — REAL PROPERTY |
| <input type="checkbox"/> REVOCABLE CONSENT | |

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- ☐ MODIFICATION OF
☐ RENEWAL OF
☐ OTHER

Board of Standards and Appeals: YES ☒ NO ☐

☐ SPECIAL PERMIT
EXPIRATION DATE MONTH DAY YEAR

- ☐ VARIANCE (USE)
☒ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Department of Environmental Protection: YES ☐ NO ☒

Other City Approvals: YES ☒ NO ☐

- | | |
|---|--|
| <input type="checkbox"/> LEGISLATION | <input type="checkbox"/> RULEMAKING |
| <input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY | <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES |
| <input type="checkbox"/> POLICY OR PLAN; SPECIFY | <input type="checkbox"/> FUNDING OF PROGRAMS; SPECIFY |
| <input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR) | <input type="checkbox"/> PERMITS; SPECIFY: |
| <input type="checkbox"/> 384(b)(4) APPROVAL | <input type="checkbox"/> OTHER; EXPLAIN |
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (not subject to CEQR) | |

6. State or Federal Actions/Approvals/Funding: YES ☒ NO ☐ IF "YES," IDENTIFY

United States Department of Homeland Security grant.

7. Site Description: Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.

GRAPHICS The following graphics must be attached and each box must be checked off before the EAS is complete. **Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5 x 11 inches for submission.**

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Site location map | <input checked="" type="checkbox"/> Zoning map | <input checked="" type="checkbox"/> Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map |
| <input checked="" type="checkbox"/> Sanborn or other land use map | <input checked="" type="checkbox"/> Tax map | <input type="checkbox"/> For large areas or multiple sites, a GIS shape file that defines the project sites |

PHYSICAL SETTING (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 5,020	Type of waterbody and surface area (sq. ft.): N/A	Roads, building and other paved surfaces (sq. ft.): 5,020
--	--	--

Other, describe (sq. ft.):

8. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development below facilitated by the action)

Size of project to be developed: 1,800 sq ft vertical enlargement, 284 sq ft cellar, 653 sq. ft. 5th floor = 2,737 (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES ☐ NO ☒

If "Yes," identify the total square feet owned or controlled by the applicant: Total square feet of non-applicant owned development:

Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES ☒ NO ☐

If "Yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

Area: 6' wide by 8' long by 8' deep sq. ft. (width x length) Volume: 384 cubic feet (width x length x depth)

Does the proposed project increase the population of residents and/or on-site workers? YES ☐ NO ☒ Number of additional residents? Number of additional workers?

Provide a brief explanation of how these numbers were determined:

Does the project create new open space? YES ☐ NO ☒ If Yes: (sq. ft)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: (annual BTUs)

9. Analysis Year CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2014 ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 16 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES ☒ NO ☐ IF MULTIPLE PHASES, HOW MANY PHASES:

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. What is the Predominant Land Use in Vicinity of Project? (Check all that apply)

- ☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, Describe:

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following				
No. of dwelling units				
No. of low- to moderate income units				
No. of stories				
Gross Floor Area (sq.ft.)				
Describe Type of Residential Structures				
Commercial	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)				
No. of bldgs				
GFA of each bldg (sq.ft.)				
Manufacturing/Industrial	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Open storage area (sq.ft.)				
If any unenclosed activities, specify				
Community Facility	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Type				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Vacant Land	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe:				
Publicly Accessible Open Space	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Use	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe				
Parking				
Garages	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking (continued)				
Lots	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe				
Storage Tanks				
Storage Tanks	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Gas/Service stations	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Oil storage facility	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Other, identify:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes to any of the above, describe:				
Number of tanks				
Size of tanks				
Location of tanks				
Depth of tanks				
Most recent FDNY inspection date				
Population				
Residents	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number of residents was calculated:				
Businesses	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If any, specify the following:				
No. and type	55	55	49	-6
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Currently 55 people work at the project site. 6 people will leave subsequent to project completion.			
Zoning*				
Zoning classification	R8B/LH-1A	R8B/LH-1A	R8B/LH-1A	
Maximum amount of floor area that can be developed (in terms of bulk)				
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project				
Attach any additional information as may be needed to describe the project.				
If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

*This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.

PART II: TECHNICAL ANALYSES

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the 'NO' box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the 'YES' box.
- For each 'Yes' response, answer the subsequent questions for that technical area and consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that an EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING AND PUBLIC POLICY: <i>CEQR Technical Manual Chapter 4</i>		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.		✓
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlanYC assessment and attach.		✓
(c) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If "Yes", complete the <u>Consistency Assessment Form</u> .		✓
2. SOCIOECONOMIC CONDITIONS: <i>CEQR Technical Manual Chapter 5</i>		
(a) Would the proposed project:		
• Generate a net increase of 200 or more residential units?		✓
• Generate a net increase of 200,000 or more square feet of commercial space?		✓
• Directly displace more than 500 residents?		✓
• Directly displace more than 100 employees?		✓
• Affect conditions in a specific industry?		✓
(b) If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		✓
(1) Direct Residential Displacement		
• If more than 500 residents would be displaced, would these displaced residents represent more than 5% of the primary study area population?		✓
• If 'Yes,' is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?		✓
(2) Indirect Residential Displacement		
• Would the expected average incomes of the new population exceed the average incomes of the study area populations?		✓
• If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		✓
• If 'Yes,' would the study area have a significant number of unprotected rental units?		✓
Would more than 10 percent of all the housing units be renter-occupied and unprotected?		✓
Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		✓

	YES	NO
(3) Direct Business Displacement		
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		✓
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		✓
• Or, is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		✓
(4) Indirect Business Displacement		
• Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		✓
• Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?		✓
(5) Affects on Industry		
• Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		✓
• Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		✓
3. COMMUNITY FACILITIES: <u>CEQR Technical Manual Chapter 6</u>		
(a) Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?		✓
(b) Would the project exceed any of the thresholds outlined in Table 6-1 in Chapter 6?		✓
(c) If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.		✓
(1) Child Care Centers		
• Would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?		✓
• If Yes, would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		✓
(2) Libraries		
• Would the project increase the study area population by 5 percent from the No-Action levels?		✓
• If Yes, would the additional population impair the delivery of library services in the study area?		✓
(3) Public Schools		
• Would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 105 percent?		✓
• If Yes, would the project increase this collective utilization rate by 5 percent from the No-Action scenario?		✓
(4) Health Care Facilities		
• Would the project affect the operation of health care facilities in the area?		✓
(5) Fire and Police Protection		
• Would the project affect the operation of fire or police protection in the area?		✓
4. OPEN SPACE: <u>CEQR Technical Manual Chapter 7</u>		
(a) Would the project change or eliminate existing open space?		✓
(b) Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		✓
(c) If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?		✓
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		✓
(e) If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?		✓
(f) If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?		✓
(g) If 'Yes' to any of the above questions, attach supporting information to answer the following:		✓
• Does the project result in a decrease in the open space ratio of more than 5%?		✓
• If the project is within an underserved area, is the decrease in open space between 1% and 5%?		✓
• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered?		✓

	YES	NO
5. SHADOWS: <i>CEQR Technical Manual Chapter 8</i>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		✓
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
(c) If "Yes" to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		✓
6. HISTORIC AND CULTURAL RESOURCES: <i>CEQR Technical Manual Chapter 9</i>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.	✓	
7. URBAN DESIGN AND VISUAL RESOURCES: <i>CEQR Technical Manual Chapter 10</i>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?		✓
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
(c) If "Yes" to either of the above, please provide the information requested in Chapter 10.		✓
8. NATURAL RESOURCES: <i>CEQR Technical Manual Chapter 11</i>		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes", complete the Jamaica Bay Watershed Form.		✓
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources.		✓
9. HAZARDOUS MATERIALS: <i>CEQR Technical Manual Chapter 12</i>		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the proposed project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		✓
(d) Does the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?		✓
(e) Does the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify:		✓
(i) Based on a Phase I Assessment, is a Phase II Assessment needed?		✓
10. WATER AND SEWER INFRASTRUCTURE: <i>CEQR Technical Manual Chapter 13</i>		
(a) Would the project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a <u>separately sewered area</u> and result in the same or greater development than that listed in Table 13-1 in Chapter 13?		✓
(d) Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the <u>Jamaica Bay Watershed</u> or in certain <u>specific drainage areas</u> including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?		✓
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
(i) If "Yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		✓
11. SOLID WASTE AND SANITATION SERVICES: <i>CEQR Technical Manual Chapter 14</i>		
(a) Would the proposed project have the potential to generate 1000,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓

	YES	NO
12. ENERGY: <i>CEQR Technical Manual Chapter 15</i>		
(a) Would the proposed project affect the transmission or generation of energy?		✓
13. TRANSPORTATION: <i>CEQR Technical Manual Chapter 16</i>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		✓
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 in Chapter 16 for more information.		✓
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		✓
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		✓
14. AIR QUALITY: <i>CEQR Technical Manual Chapter 17</i>		
(a) Mobile Sources: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?		✓
(b) Stationary Sources: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed)		✓
(c) Does the proposed project involve multiple buildings on the project site?		✓
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (e.g. E designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
(f) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		✓
15. GREENHOUSE GAS EMISSIONS: <i>CEQR Technical Manual Chapter 18</i>		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18?		✓
(c) If "Yes," attach supporting documentation to answer the following: Would the project be consistent with the City's GHG reduction goal?		✓
16. NOISE: <i>CEQR Technical Manual Chapter 19</i>		
(a) Would the proposed project generate or reroute vehicular traffic?		✓
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?		✓
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
(e) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		✓
17. PUBLIC HEALTH: <i>CEQR Technical Manual Chapter 20</i>		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20?		✓
18. NEIGHBORHOOD CHARACTER: <i>CEQR Technical Manual Chapter 21</i>		
(a) Based upon the analyses conducted for the following technical areas, check Yes if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Shadows, Transportation, Noise.	✓	
(b) If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.	✓	
The scale and scope of the proposed action is insufficiently large or extensive to significantly impact Neighborhood Character.		

	YES	NO
19. CONSTRUCTION IMPACTS: CEQR Technical Manual Chapter 22 Would the project's construction activities involve (check all that apply):		✓
• Construction activities lasting longer than two years;		✓
• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);		✓
• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		✓
• The operation of several pieces of diesel equipment in a single location at peak construction;		✓
• Closure of community facilities or disruption in its service;		✓
• Activities within 400 feet of a historic or cultural resource; or	✓	
• Disturbance of a site containing natural resources.		✓

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

The scale and scope of the proposed action is insufficiently large or extensive to significantly impact nearby historic or cultural resources. The design is unobtrusive and will be setback from the existing street scape and the design is sympathetic and complementary to adjoining and nearby structures.

20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the

APPLICANT/SPONSOR of _____
NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: ☒ APPLICANT/REPRESENTATIVE OR ☐ LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

APPLICANT/SPONSOR NAME: _____ LEAD AGENCY REPRESENTATIVE NAME: _____

PAUL H. CIMINELLO

SIGNATURE: _____

Paul H. Ciminello

DATE: _____

10/7/2011

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

PART III: DETERMINATION OF SIGNIFICANCE (To Be Completed By Lead Agency)**INSTRUCTIONS:**

In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY §6-06 (Executive Order 91 of 1977, as amended) which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant effect on the environment. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

**Potential
Significant
Adverse Impact**

IMPACT CATEGORY	Potential Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy		
Socioeconomic Conditions		
Community Facilities and Services		
Open Space		
Shadows		
Historic and Cultural Resources		
Urban Design/Visual Resources		
Natural Resources		
Hazardous Materials		
Water and Sewer Infrastructure		
Solid Waste and Sanitation Services		
Energy		
Transportation		
Air Quality		
Greenhouse Gas Emissions		
Noise		
Public Health		
Neighborhood Character		
Construction Impacts		
2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.		

3. LEAD AGENCY'S CERTIFICATION

TITLE

LEAD AGENCY

NAME

SIGNATURE

☐ Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.

☐ Issue **Conditional Negative Declaration**

A **Conditional Negative Declaration (CND)** may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements in 6 NYCRR Part 617.

☐ Issue **Positive Declaration** and proceed to a draft scope of work for the Environmental Impact Statement.

If the lead agency has determined that the project may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency issues a **Positive Declaration**.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the [] has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE

LEAD AGENCY

NAME

SIGNATURE

CEQR MANUAL: CHAPTER 9: HISTORIC AND CULTURAL RESOURCES

EXISTING CONDITIONS

NYC Department of Buildings records indicate that the project site contains a building that has been occupied by offices of the Jewish National Fund since 1955 at which time the interior of the building was modified. Prior to that date the structure had been used as a private residence since 1922. The same records indicate that the on-site structure is a Landmarked Building and is located in the Upper East Side Historic District in the Borough of Manhattan. The State Preservation and Historic Inventory Network Exchange (SPHINX) maintained by SHIPO identifies the project site as USN# 06101.004026.

FUTURE WITHOUT THE PROPOSED ACTION

The building as currently configured will remain unaltered.

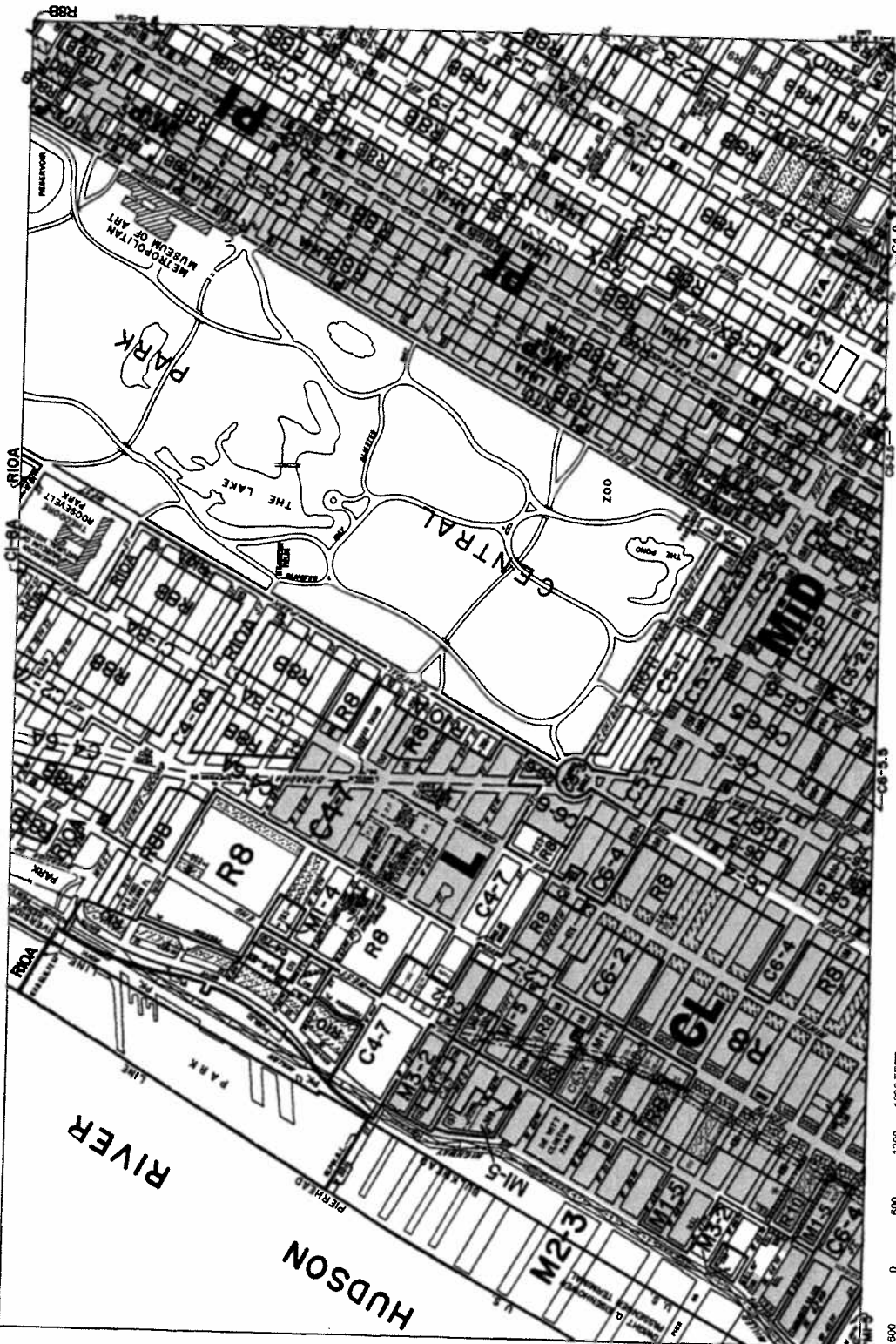
FUTURE WITH THE PROPOSED ACTION

The proposed action would result in the demolition of a narrow, three-story portion of the east side of the structure that is set back from the front of the building and partially occupies a passage way east of the main building. The currently existing portion of the structure at this location would be replaced by a five addition of the same height the existing building. A portion of the roof of the main building will also be extended to house a mechanical room for a new elevator. In addition, the interior of the building would be subject to modernization including the replacement of all mechanical, electrical and plumbing. Complete architect's drawings of the structure as it currently exists and showing the modifications included in the proposed action are attached..

CONCLUSIONS

Based on the small scale of the proposed renovations, setback, and the unobtrusive design that is consistent with adjoining and surrounding structures, it is anticipated that the completion of the proposed action would not significantly impact Historic and Cultural resources.

☐ Click blue box on map to view sketch map of proposed map change



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follow on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:
* 03-03-2010 C 100051 ZMM
12-21-2009 C 090430 ZMM

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "T" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):
▲ 12-08-2009 C 050098(A) XMM

ZONING MAP 8c

MAP KEY

5d	6b
8a	8c
8b	8d
9a	9b

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information, please visit the Zoning section of the Department of City Planning website at www.dcp.nyc.gov/zoning or contact the Zoning Information Desk at (212) 312-3671.



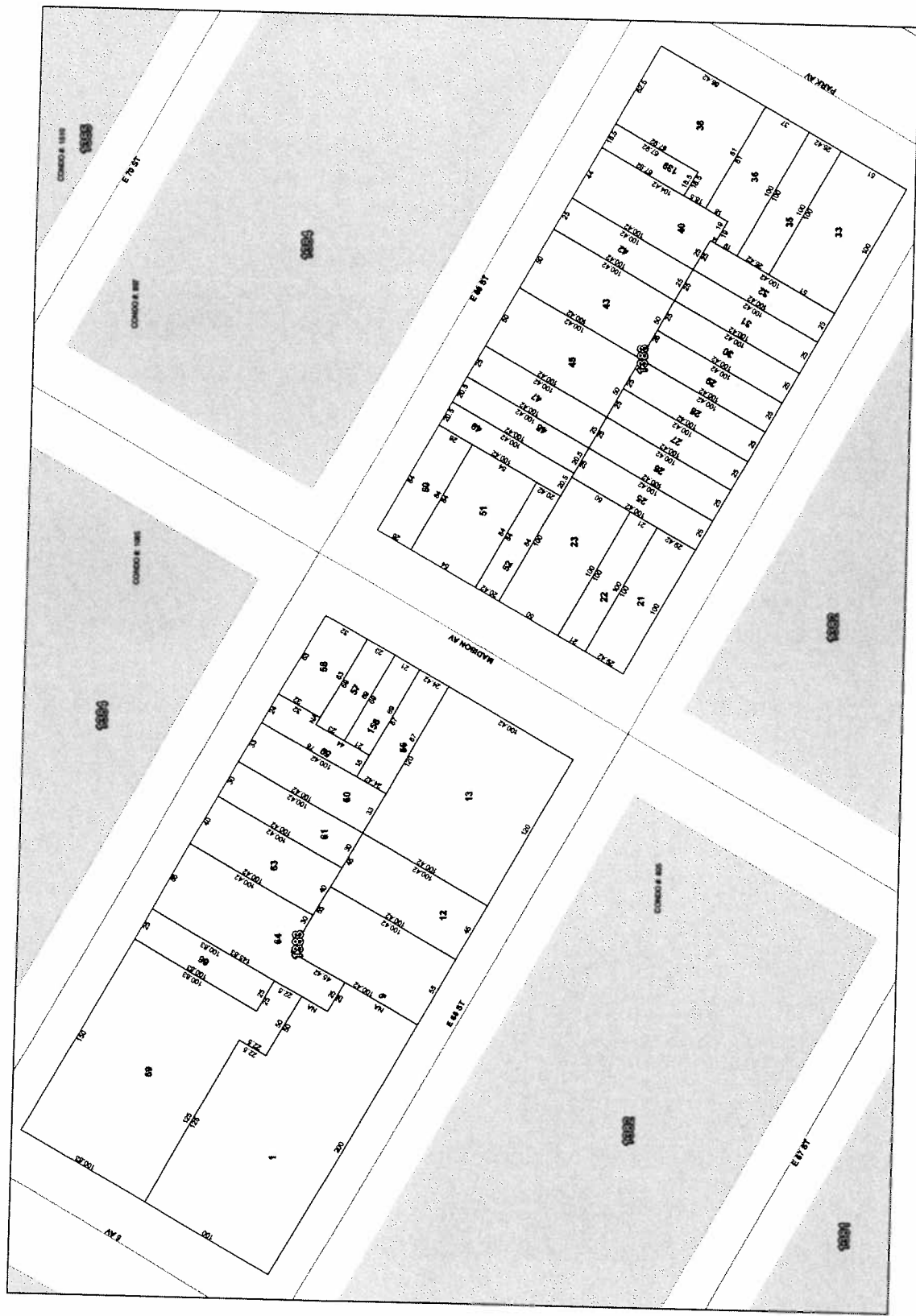
FINANCE
NEW YORK
MARTHA L. STARR
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-09-2008 11:33:05

End Date : Current

Manhattan Block: 1383



- Legend
- Street
 - Miscellaneous Text
 - Lot Number
 - Boundary Lines
 - Lot Face Presentation Hook
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon

BSA CALENDAR NO.

BLOCK **1383**LOT **43**

SUBJECT SITE ADDRESS

42 E. 69th Street, New York, NY 10021

APPLICANT

ZONING DISTRICT **R8B/LH-1A**

PRIOR BSA #

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD **8**

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED	
ZR SECTION	PERMITTED	REQUIRED	C of O or BSA			
LOT AREA	N/A	-		5,020 SF	5,020 SF	N/A
LOT WIDTH	N/A	-		50'-0"	50'-0"	N/A
USE GROUP (S)	22-12/22-14	N/A		2/4	4	Y
FA RESIDENTIAL	N/A	N/A		-	-	-
FA COMMUNITY FACILITY	24-111	25,602 SF	18,153	18,153	19,881	Y
FA COMMERCIAL/INDUST.	N/A	N/A		-	-	-
FLOOR AREA TOTAL	24-111	25,602 SF	18,153	18,153	19,881	Y
FAR RESIDENTIAL	N/A	N/A		-	-	-
FAR COMMUNITY FACILITY	24-11	5.1		3.8	4.0	Y
FAR COMMERCIAL/INDUST.	-	-		-	-	-
FAR TOTAL	24-11	5.1		3.8	4.0	Y
OPEN SPACE	N/A	-		-	-	-
OPEN SPACE RATIO	N/A	-		-	-	-
LOT COVERAGE (%)	24-11	70%	75.5%	75.5%	96.4%	N
NO. DWELLING UNITS	N/A	-		-	-	-
WALL HEIGHT	23-633	60'-0"	65'-5 1/2" / 41'-2 3/4"	65'-5 1/2" / 41'-2 3/4"	65'-5 1/2"	Y
TOTAL HEIGHT	24-591	60'-0"	81'-11" / 41'-2 3/4"	81'-11" / 41'-2 3/4"	81'-11" / 77'-9 1/4"***	N
NUMBER OF STORIES				5	5	N/A
FRONT YARD	N/A	-		-	-	-
SIDE YARD	24-35(b)	0		0	0	Y
SIDE YARD	24-35(b)	0		0	0	Y
REAR YARD	24-36	30'-0"	15'-0 1/4"	15'-0 1/4"	15'-0 1/4"*	N
SETBACK (S) FRONT	23-633(a)	15' ABOVE 60'	0	0	0	Y
SKY EXP. PLANE (SLOPE)	N/A	-		-	-	-
NO. PARKING SPACES	N/A	-		-	-	N/A
LOADING BERTH (S)	N/A	-		-	-	-
OTHER: SETBACK -REAR	24-552(b)	10 FT	-	6'-3 1/4"	0	N

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included.

NOTES:

* Proposed 2' - 6" obstruction in existing non-compliant rear yard.

** Height of Proposed Annex

