



IN THE MATTER OF a communication dated July 10, 2020, from the Executive Director of the Landmarks Preservation Commission regarding the rescission of the Landmark Site of the Beth Hamedrash Hagadol Synagogue, 60-64 Norfolk Street (Block 346, Lot 37), by the Landmarks Preservation Commission on June 30, 2020 (Designation List No. 518/LP-0637A), Borough of Manhattan, Community District 3.

Pursuant to Section 3020.8(b) of the New York City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On June 30, 2020, the Landmarks Preservation Commission (LPC) voted to rescind the landmark site designation for the Beth Hamedrash Hagadol (BHH) Synagogue, located at 60-64 Norfolk Street (Block 346, Lot 37) in the Lower East Side neighborhood of Manhattan, Community District 3. The building was demolished in 2019 following a significant fire that razed the majority of the building in March 2017.

LPC designated the BHH Synagogue as a landmark on February 28, 1967 (Designation List No. 5, LP-0637). The Gothic Revival building was built in 1850 and originally housed the Norfolk Baptist Church. The Beth Hamedrash Hagadol congregation acquired the property in 1885, making it the oldest congregation of Orthodox Russian Jews.

In March 2017, much of the BHH Synagogue was razed by a significant fire. Partial walls remained at the site until the building was fully demolished following LPC approval for full demolition on June 25, 2019.

On October 28, 2019, the City Planning Commission (CPC) approved an application by the New York City Department of Housing Preservation and Development to subdivide the Seward Park

Extension Large-Scale Residential Development (LSRD) into two separate, non-contiguous LSRDs known as the Seward Park Extension West LSRD (West LSRD) and the Seward Park Extension East LSRD (East LSRD) (M 790721(A) ZSM, M 200058 ZSM). The West LSRD abutted the subject lot to the north, east, and south.

On January 21, 2020, the CPC approved a series of actions, including a modification to add the lot that contained the former BHH Synagogue to the site plan of the West LSRD (C 200061(A) ZSM, C 200064 ZMM, N 200065 ZRM, N 200066 ZAM, N 200067 ZAM, M 790721(B) ZSM). These actions will facilitate the construction of the GO Broome Development which consists of two new buildings: the Norfolk Building, which will contain approximately 115 Affordable Independent Residences for Seniors (AIRS) units, and the Suffolk Building, which will contain approximately 373 dwelling units. The Norfolk Building will be located on the site of the former BHH Synagogue and the BHH Congregation intends to use non-residential space on the ground floor as a worship and Jewish cultural heritage space.

On June 30, 2020, the LPC rescinded the landmark site designation for the BHH Synagogue (Designation List No. 518; LP-0637A). The LPC found that the “historic building has been demolished and the Landmark Site of 60-64 Norfolk Street no longer possesses a special character or special historic or aesthetic interest or value as part of the development, heritage, and cultural characteristics of New York City.”

The subject landmark rescission does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the rescission of the landmark site and projected public improvements. The rescission will allow for the future development of the site.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, *Esq.*, *Vice-Chairman*

DAVID BURNEY, **ALLEN P. CAPPELLI**, *Esq.*, **ALFRED C. CERULLO, III**,

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Commissioners