



CITY PLANNING COMMISSION

May 7, 2008/Calendar No. 11

N 080348 HKM

IN THE MATTER OF a communication dated March 21, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of (Former) Congregation Beth Hamedrash Hagadol Anshe Ungurn, 242 East 7th Street (Block 376/Lot 13) by the Landmarks Preservation Commission on March 18, 2008 (List No. 397/LP-2261), Borough of Manhattan, Community District 3.

Pursuant to Section 3020.8(b) of the 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 a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The (Former) Congregation Beth Hamedrash Hagadol Anshe Ungurn building is a refined example of the classic revival architecture typical in turn-of-the-century synagogues. The design of the façade distinguishes the building visually from the rowhouses and tenements surrounding it. The front façade is finished with a tripartite articulation and a central, raised entrance. Ornamentation includes stone pilasters, dentils, and window moldings. The synagogue was built for a Hungarian Jewish Congregation. The congregation lasted at this location until 1975. It was converted to residential use and reopened in 1987. The (Former) Congregation Beth Hamedrash Hagadol Anshe Ungurn building is an elegant reminder of the vibrant Jewish community that once filled the streets of New York's Lower East Side.

The (Former) Congregation Beth Hamedrash Hagadol Anshe Ungurn is located on the south side of East 7th Street between Avenues C and D, within an R7-2 District. With an allowable floor area ratio (FAR) of 3.44, the zoning lot could be developed with approximately 7,104 square feet of floor area. The (Former) Congregation Beth Hamedrash Hagadol Anshe Ungurn contains approximately 5,922 square feet of floor area. Therefore, there are approximately 1,182 square feet of floor area available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building. There are approximately five potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

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