



CITY PLANNING COMMISSION

June 23, 2004/Calendar No. 23

N 040464 HKM

IN THE MATTER OF a communication dated May 13, 2004, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Kehila Kadosha Janina Synagogue, 280 Broome Street, (Block 414, 27), by the Landmarks Preservation Commission on May 11, 2004 (List 352 /LP- 2143), 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 Kehila Kadosha Janina Synagogue is located on the north side of Broome Street, between Eldridge and Allen street. The synagogue was constructed in 1926-27 for a group of Romaniote Jews who had emigrated from the town of Ionnina in northwestern Greece. They began moving to the United States in 1905 and established a small community on New York's Lower East Side, alongside numerous other recent Jewish immigrants. Adhering to neither the Sephardic nor the Ashkenazy traditions, this group came with their own religious and social customs developed in Greece over the course of many centuries. In New York, they established their own synagogue, first meeting in rented quarters until they were able to construct their own building.

The Kehila Kadosha Janina Synagogue, designed by architect Sydney Daub, is a two-story, brick faced structure embellished with symbolic ornament, such as the Tablets containing the Ten Commandments, Stars of David, and a cusped arch, suggestive of the middle-eastern origin of the congregation. As the only surviving Romaniote synagogue in the western hemisphere, Kehila Kadosha Janina continues to have an active congregation, despite its small numbers.

The subject lot is located in a C6-1 zoning district. With an allowable floor area ratio (FAR) of 6.0, the zoning lot could be developed with 9,000 square feet of floor area. The Kehila Kadosha Janina Synagogue contains 1,340 square feet of floor area. Therefore, there are 7,660 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 zoning 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 four potential receiving sites available for 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.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

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.

AMANDA M. BURDEN, AICP Chair
KEN KNUCKLES, ESQ., Vice-Chairman

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