IN THE MATTER OF an application submitted by The Hebrew Home for the Aged at Riverdale, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow the enlargement of an existing nursing home within a large-scale community facility development located at 5901 Palisade Avenue (Block 5933, Lots 210, 224, 225, and 230), in an R4 District, within the Special Natural Area District (NA-2), Borough of The Bronx, Community District 8.

The application for the special permit was filed by The Hebrew Home for the Aged on April 2, 2001.

The application will facilitate the construction of the New Jacob Reingold Pavilion.

RELATED ACTIONS

In addition to the special permit which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 010552 ZSX Special Permit pursuant to Section 105-433 of the Zoning Resolution to allow the alteration of natural features (rock outcropping);

2. N 010553 ZAX Authorizations by the CPC pursuant to Sections 105-421, and 105-423, of the Zoning Resolution for modification of existing topography, alteration of natural features and alteration of botanic environments; and
3. C 010555 ZSX  Special Permit pursuant to Section 74-53 of the Zoning Resolution to allow the construction of a new accessory group parking facility within a large-scale community facility.

BACKGROUND

The Hebrew Home for the Aged at Riverdale (HHA) is located on an approximately 18.5 acre site overlooking the Hudson River in an R4 zoning district within the NA-2 Special Natural Area district in the Riverdale Section of The Bronx. The property is bounded by the campus of the College of Mount Saint Vincent to the north, and the Passionist Monastery Retreat House to the south. The Hudson Division of the Metro-North Commuter Railroad separates the HHA site from the Hudson River to the west, while Palisade Avenue separates the site from the High Ridge Christian Science Sanatorium to the east.

The HHA Campus includes the Palisade Nursing Home which is also known as the Resnick Pavilion; the Main building which is also known as the Stolz Pavilion; the Goldfine Pavilion; the Gilbert Pavilion (formerly known as the Kaufman Pavilion); a dining hall; a staff dining building; a service building; a recently completed community building; a chapel; and the Stolz-Resnick link. The campus also includes the River House West Apartments which is a 137-unit apartment building for the elderly.

The principal access to the campus is at the northeastern corner of the property. The campus currently has three parking areas: a two level garage containing 88 spaces below the Gilbert Pavilion,
a surface lot with 61 spaces along the Palisade Avenue frontage and a surface lot with 124 spaces west of the River House West Apartments. In addition, the site contains a 2.35 acre open lawn area facing the Hudson River.

Any expansion of this facility requires a special permit pursuant to Section 74-90 of the Zoning Resolution because it is located in a district where there is a high concentration of nursing home beds. Community District 8 is ranked #1 Citywide in terms of nursing beds per population. It has 34.7 beds per 1,000 population. The Citywide average is 6.07 beds per 1,000 population. Since this campus is located in a Special Natural Area District, any changes in topography or removal of trees requires authorization or special permits by the City Planning Commission.

A previous application (N 780083ZAX) for authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution to permit the construction of the River House West Apartments was approved by the City Planning Commission in 1978. Two land use applications were approved in 1980 to permit a three-story addition to an existing infirmary: a special permit pursuant to Section 74-90 was approved by the Board of Estimate (C 790631 ZSX) and authorizations pursuant to Sections 105-421 and 105-423 were granted by the City Planning Commission ((N 790543 ZAX). The special permit lapsed without any resulting construction. The infirmary has since been demolished.

In 1984, an application was approved (C 830807 ZSX) by the City Planning Commission and the Board of Estimate for a special permit pursuant to Section 74-90 of the Zoning Resolution. A related
application was also approved (N 830808 ZAX) for authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution to permit the construction of the Gilbert Pavilion.

In 1994, the City Planning Commission approved an application (C 920063 ZSX) for a special permit pursuant to Section 74-90 of the Zoning Resolution to allow the enlargement of an existing nursing home and pursuant to Section 105-421 of the Zoning Resolution to allow the modification of topography in the Special Natural Area District, which facilitated the construction of the Stolz-Resnick Link.

**PROJECT DESCRIPTION**

The nursing homes's expansion proposal includes the following elements: demolition of a one-story dining hall and a portion of a two-story wing of the Resnick Pavilion and construction of the Jacob Reingold Nursing Pavilion; construction of two new greenhouses at the Resnick Pavilion, and construction of a new 256 parking space below grade accessory parking garage.

The existing 8,010 square foot dining hall and a part of a small two-story wing of the Resnick Pavilion are proposed to be demolished and replaced by a five-story building which will be called the Jacob Reingold Pavilion. It will contain 170 beds. These beds will be relocated from two existing buildings. Eighty six beds will be transferred from HHA's Baptist Division, which is located off campus and is approximately one mile away. Eighty four beds will be relocated from the Resnick Pavilion which currently contains 348 beds. The HHA currently has 872 beds on this campus. The addition of the new building will ease the overcrowded Resnick Pavilion and replace
the outdated Baptist Division building. This proposal results in a net increase of 86 beds.

In addition, the new Reingold Pavilion will contain a lounge, a beauty parlor, a winter garden in the enclosed first level of a courtyard, a multipurpose room for residents and an expansion of HHA’s rehabilitation area to include an aquatic therapy program which will enhance HHA’s ability to provide a truly comprehensive restorative rehabilitation program. The Judaica Museum, currently located on the fifth floor of the River House West Apartments, would also be relocated to the Reingold Pavilion. This construction will result in a net increase of nursing home floor area of 111,290 square feet. Approximately 124,944 square feet of new floor area will be constructed and approximately 13,654 square feet of existing floor area will be demolished.

The existing dining hall will be replaced by many decentralized dining rooms that now exist within these buildings. Centralized dining is no longer desirable or feasible because, as is the trend nationwide, much of HHA’s population is older, more frail and less ambulatory than in the past.

A 300 square foot glass and metal greenhouse is proposed abutting the Resnick Pavilion’s east wall. This deck is located on top of the Resnick Pavilion’s main floor at the first floor (plaza) level. Another greenhouse, less than 300 square feet, was recently constructed on this deck abutting the south wall.

River House West is an existing eight-story, 137-unit apartment building for the elderly located in the northwestern section of HHA’s campus which was completed in 1978. In order to enhance the
services to the elderly living in this building, it is proposed to add an additional 9,600 square feet of floor area in enlargements located in a two-story section of River House West that houses its common dining area and workshop space, immediately east of the new parking garage.

The addition includes a two-level approximately 1,500 square foot enlargement containing a staircase at the northwest corner of the existing dining area which will enhance horizontal and vertical circulation and facilitate a redesign of the group floor dining area into smaller more casual and intimate spaces. There will also be a ground level enclosure of what is now an exterior sidewalk breeze way connecting the residential and dining wings at River House West to facilitate circulation between apartments and activity spaces. In addition, there will be a second floor of approximately 6,700 square feet to incorporate additional social space for the residents which would bring River House West more in line with today’s requirements, as per the New York State Department of Health, for a higher percentage of such space relation to the number or residents. This floor would accommodate meetings, community functions, larger social activities such as dances, concerts, games, exhibits, etc. Included here would be the corresponding lounge, and circulation and administrative space. An additional 900 square foot staircase that is shared with the proposed garage would serve as an exit from the River House West wing and the garage. The proposed additions will not involve an increase in residential units.

The proposal includes the construction of a 256-space self-park underground accessory parking garage at the northwest corner of the HHA campus. The garage would be connected to the buildings by a new underground corridor. It would be located in the area now partially occupied by a surface
level parking lot. The garage has been designed to provide necessary parking while preserving and improving the natural environment to the extent possible. It takes advantage of natural contours and minimizes disturbance to the natural area.

The roof of the garage will be topped with soil and planting mediums that will accommodate trees, shrubs, and a rolling lawn, matching the immediate surrounding lawn. Vehicular access is through an existing service road that runs along HHA’s northern perimeter boundary line and curves to the south as it proceeds westward.

With the construction of the garage, the total number of parking spaces on campus will be increased by 202 spaces over the 292 spaces (approved by the Commission in 1994 in connection with a special permit for nursing home enlargements and natural features authorizations) for a total of 494 parking spaces.

REQUESTED ACTIONS

Special Permit pursuant to Section 105-433 to allow the alteration of natural features (rock outcropping) (C 010552 ZSX)

Since the last site plan approval in 1994, HHA has created 102 additional surface level parking spaces. Forty two surface parking spaces were created through restriping, 50 spaces were created through additional paving primarily in the area along the north service road and in the area of the
underground garage, and 10 additional spaces were created by restriping in the garage located on the cellar level of the Gilbert Pavilion. Many of these spaces will be eliminated with the construction of the new garage. Of the 50 spaces created through additional paving, 10 spaces were constructed in a narrow area northeast of the Resnick Pavilion, between Resnick and the boiler plant. To create these spaces a small slope within the Natural Area was cut back which resulted in a 4 foot change of grade. Three-fourths of a cubic yard of rock outcrop was trimmed back and a stone retaining wall was installed without prior approval of the Commission, required under the NA-2 district regulations. The applicant seeks approval of the removal of the rock outcropping that was undertaken.

Authorization, pursuant to Sections 105-42 and 105-423, for Modification of Existing Topography, alteration of natural features, and alteration of botanic environments (N 010553 ZAX).

The applicant requests authorization for various landscape actions: A more functional vehicular main entrance with a new guardhouse will be created at the northern entrance on Palisade Avenue and the south entry will be reconfigured as an employee entrance. A vehicular access road located east of the Stolz Pavilion has been stabilized for fire and emergency access. A promenade walkway along with three gazebos at the great lawn has already been completed. In addition, landscaped screening and new fencing at east property line edge along Palisade Avenue will also be provided.

In order to facilitate the proposed development, 13 additional trees are proposed to be removed.
The applicant proposes to plant 250 trees. Regarding the Restoration plan, the applicant stated that the HHA had removed 31 trees of 6 inch caliper or more. They were removed for various reasons including storm damage, construction damage, disease and pests. The applicant states that 11 of these trees were removed without authorization. The Zoning Resolution requires that the Hebrew Home Campus contain 803 tree credits. HHA maintains that there are 820 tree credits on the site.

Special Permit, pursuant to Section 74-53, of the Zoning Resolution to allow an accessory parking garage within a large-scale community facility development (C 010555 ZSX).

The applicant proposes to construct a 256-space self-park underground accessory parking garage at the northwest corner of the Hebrew Home campus. Zoning Resolution Section 25-12 restricts group parking facilities, accessory to community facility uses, to a maximum of 225 off-street parking spaces. Since the applicant is proposing a 256-space accessory garage, a special permit pursuant to Zoning Resolution Section 75-53 is required.

The proposed garage would be connected to the HHA’s buildings by a new underground corridor. It would be located in the area now partially occupied by a surface level parking lot. Vehicular access is through an existing service road that runs along the HHA’s northern perimeter boundary line and curves to the south as it proceeds westward. The roof of the garage will be topped with soil and planting mediums that will accommodate trees, shrubs, and a rolling lawn, matching the immediate surrounding lawn.
With the construction of the new garage, the total number of parking spaces on campus will be increased by 202 spaces over the 292 spaces (approved by the Commission in 1994 in connection with a special permit for nursing home enlargements and natural features authorizations) for a total of 494 parking spaces.

ENVIRONMENTAL REVIEW

This application (C 010554 ZSX), in conjunction with the applications for the related actions (C 010552 ZSX, C 010555 ZSX and N 010553 ZAX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 01DCP038X. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on June 25, 2001.

UNIFORM LAND USE REVIEW

This application (C 010554 ZSX), in conjunction with the applications for the related actions (C 010552 ZSX and C 010555 ZSX), was certified as complete by the Department of City Planning on June 25, 2001, and was duly referred to Community Board 8 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules along with
the related non-ULURP authorization application (N 010553 ZAX) which was sent to the board and Borough President for information and review.

**Community Board Public Hearing**

Community Board 8 held a public hearing on this application on July 30, 2001, and on September 12, 2001, adopted a resolution recommending approval of the applications.

The Community Board’s recommendation is non-complying because it was adopted after the Community Board’s review period had expired.

**Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on September 21, 2001 approving the applications.

**City Planning Commission Public Hearing**

On September 25, 2001 (Calendar No. 2), the City Planning Commission scheduled October 10, 2001, for a public hearing on this application (C 010554 ZSX) in conjunction with the related applications (C 010552 ZSX and C 010555 ZSX). The hearing was duly held on October 10, 2001 (Calendar No. 6). There was one speaker in favor of the application and none in opposition.

The applicant’s attorney presented the proposed actions to facilitate HHA’s expansion to the Commission.
There were no other speakers and the hearing was closed.

**Waterfront Revitalization Program Consistency Review**

This application, in conjunction with the applications for the related actions, was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is WRP01-048.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

**EXTENSION OF CITY PLANNING COMMISSION LAND USE REVIEW PERIOD**

On September 21, 2001, the City Planning Council adopted a local law to extend review periods under the Uniform Land Use Review Procedure for applications pending as of September 11, 2001, the date of the World Trade Center tragedy. Under Section 3 of the Local Law No 58 of 2001, signed into law by the Mayor on October 10, 2001, the sixty day period for review and action by the City Planning Commission on ULURP applications (NYC Charter §197-c(f) was extended for forty-five days for applications pending before the Commission as of September 11, 2001. Section 5 of the Local Law No. 58 of 2001 provides that notwithstanding the provisions of NYC Charter §197-c(j) the failure of the Commission to act on a ULURP application within the sixty-day period shall
CONSIDERATION

The Commission believes that the grant of this special permit and approval of the related actions is appropriate.

The Hebrew Home for the Aged has been providing quality health, nursing, and housing services to the elderly for many years. The proposed additions provide a new nursing pavilion, a new garage, two new greenhouses, a second story addition and two stairwells to a wing of the River West Apartments, an enclosed breeze way, three gazebos and changes to the landscape with a minimum amount of environmental and visual impacts.

This special permit is required pursuant to Section 74-90 of the Zoning Resolution which does not allow as-of-right enlargements of nursing or health related facilities in Community Districts where there is a high concentration of such uses. The Hebrew Home for the Aged is located in such a district.

The proposed Jacob Reingold Pavilion will be situated adjacent to the Resnick Pavilion and will enhance the overall appearance of the campus while providing a winter garden, a beauty parlor, a multi-purpose room, an area for therapy, and the Judaica Museum. This enlargement will increase the efficient operations of the institution by reducing overcrowding at the Resnick Pavilion and by relocating patients from a deteriorating and outdated building into a state-of-the-art facility.
A substantial portion of this enlargement will be built within the footprint of the one-story dining hall, which will be demolished. The total construction will result in 124,944 square feet of new floor area. However, the removal of 13,654 square feet of space, due to the demolition of the dining hall and a portion of a two-story wing of the Resnick Pavilion, will result in a net addition of 111,290 square feet of new floor area and eighty six additional beds. These improvements will be constructed on land presently occupied by buildings or parking lots.

The Commission notes that the applicant’s Environmental Assessment Statement (EAS) demonstrates that this expansion will have a negligible impact on supporting services and on traffic capacities of the neighborhood. The benefits of this expansion such as the easing of overcrowding conditions and the addition of improved medical support and social and recreational amenities for the residents outweigh any minimal impacts. The height and design of the proposed new construction is architecturally compatible with the rest of the campus since the proposed five-story Reingold Pavilion is lower than the existing eight-story Resnick Pavilion and will not visible from Palisade Avenue. It is also noted that the construction will minimize impacts on the existing natural environment and will not result in a substantial loss of trees on the site.

In related actions, the applicant has requested a special permit pursuant to Section 105-433 of the Zoning Resolution which allows alteration of natural features in the NA-2 Districts, and alteration of all natural features other than existing topography, erratic boulders or botanic environments for developments that are not feasible without such alterations.
The only alteration of natural features other than modification of existing topography and the removal of trees is the removal of 3/4 of a cubic yard of rock outcropping that was trimmed back in the area northeast of the Resnick Pavilion in a past effort to gain additional parking spaces.

The applicant is requesting authorization pursuant to Sections 105-421 and 105-423 to modify existing topography by planting 250 new trees and removing 13 trees. Topographical modifications are being kept to a minimum. New landscaping, including regrading and reinforcement of the lawns, addition of new gazebos, and planting of new shrubs and trees will enhance the natural environment. Natural drainage will not be significantly affected. There will be minimal impacts on the surrounding community, as the new construction focuses on improved operations and additional services and amenities and results in only 86 new nursing home beds.

A special permit is required pursuant to Section 74-53 of the Zoning Resolution which allows the construction of a new 256 space underground parking garage for uses in a large scale community facility development. To improve circulation, a new below grade corridor connecting the proposed underground parking garage with the River House West Apartments, the Resnick Pavilion, and the Reingold and Stolz Pavilions will be constructed. Vehicular access is provided through an existing service road that runs along the Home’s northern perimeter boundary line and curves to the south as it proceeds westward. The applicant’s EAS has demonstrated that the streets that provide access to the site will be adequate to handle the proposed development.

The garage has been designed to provide necessary parking while preserving and improving the
natural environment to the extent possible and will have a reserve capacity of 49 spaces to meet future demand related to changes in nursing care. The roof would be topped with soil and other planting mediums that will support trees, shrubs, and a new lawn which would match the existing lawn.

FINDINGS

The City Planning Commission hereby makes the following findings pursuant to Sections 74-90 of the Zoning Resolution:

Section 74-90 Use and Bulk Modifications for Certain Community Facility Uses

(A) that the architectural landscaping treatment and the height of the proposed building containing such uses blends harmoniously with the topography of the surrounding area;

(B) that the proposed development will not require any significant additions to the supporting services of the neighborhood or the provision for adequate supporting services has been made;

(C) that the streets providing access to such use are adequate to handle the traffic generated thereby or provision has been made to handle such traffic;

(D) that the disadvantages to the community imposed by the concentration of these facilities in the Community District are outweighed by the benefits derived from the proposed use;

(E) Not applicable.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further
RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 201 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application of The Hebrew Home for the Aged at Riverdale, for the grant of special permit pursuant to Section 74-90 of the Zoning Resolution to allow the enlargement of an existing nursing home within a large scale community facility development located at 5901 Palisade Avenue (Block 5933, Lots 210, 224, 225, and 230), in an R4 District, within the Special Natural Area District (NA-2), Borough of The Bronx, Community District 8, is approved, pursuant to Sections 74-90 of the Zoning Resolution, subject to the following terms and conditions:

1. The property that is the subject of this application shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by John Krifka, filed with this application and incorporated in this resolution:

<table>
<thead>
<tr>
<th>Drawing No.</th>
<th>Title</th>
<th>Last Date Revised</th>
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<tbody>
<tr>
<td>A-100</td>
<td>Area Map</td>
<td>May 15, 2001</td>
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<tr>
<td>A-101</td>
<td>Site Plan As Approved in 1994</td>
<td>May 15, 2001</td>
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<tr>
<td>A-102</td>
<td>Existing Conditions Site Plan</td>
<td>May 15, 2001</td>
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<tr>
<td>A-103</td>
<td>Proposed Site Plan</td>
<td>May 15, 2001</td>
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<tr>
<td>A-104</td>
<td>Changes to Natural Features</td>
<td>May 15, 2001</td>
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<tr>
<td>A-105</td>
<td>Site Restoration Plan</td>
<td>May 15, 2001</td>
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</tbody>
</table>
Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.

Development pursuant to this resolution shall be allowed only after the attached restrictive declaration dated October 22, 2001, executed by Daniel Reingold, the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of the Bronx.
6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution and the attached restrictive declaration whose provisions shall constitute conditions of the special permit and authorization hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit and authorization. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit and authorization hereby granted or of the attached restrictive declaration.

7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city’s or such employee’s or agent’s failure to act in accordance with the provisions of this special permit and authorization.

The above resolution (C 010554 ZSX), duly adopted by the City Planning Commission on November 7, 2001 (Calendar No. 20), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements
of Section 197-d of the New York City Charter.

JOSEPH B. ROSE, Chairman
ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALEXANDER GARVIN, MARILYN G. GELBER,
WILLIAM J. GRINKER, KENNETH J. KNUCKLES, ESQ.,
JOHN MEROLO, Commissioners

Kathy Hirata Chin, Esq., Commissioner, Recused.
Recommendation

IN THE MATTER OF an application submitted by The Hebrew Home for the Aged at Riverdale, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 105-433 of the Zoning Resolution to allow the alteration of natural features involving the removal of rock outcropping in connection with the enlargement of an existing nursing home within a large-scale community facility development located at 5901 Palisade Avenue (Block 5933, Lots 210, 224, 225 and 230), in an R4 District, within the Special Natural Area District (NA-2), Borough of the Bronx, Community District B.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.
Community/Borough Board Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS
1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 3E at the above address.

APPLICATION # C010554 25X

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by The Hebrew Home for the Aged at Riverdale, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-90 of the Zoning Resolution to allow the enlargement of an existing nursing home within a large-scale community facility development located at 5901 Palisade Avenue (Blocks 5933, Lots 210, 224, 225 and 230), in an R4 District, within the Special Natural Area District (NA-2), Borough of the Bronx, Community District 8.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

COMMUNITY BOARD NO. 8
BOROUGH Bronx

DATE OF PUBLIC HEARING JULY 30, 2001

LOCATION RIVERDALE YM/YWHA

WAS QUORUM PRESENT? YES X NO

VOTE ADOPTING RECOMMENDATION TAKEN

DATE JULY 30, 2001

LOACTION RIVERDALE YM/YWHA

RECOMMENDATION

X APPROVE ___ APPROVE WITH MODIFICATIONS/CONDITIONS

___ DISAPPROVE ___ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS

RESOLVED, THAT THE LAND USE COMMITTEE OF C. B. NO. 8 APPROVES THE APPLICATION IN ALL RESPECTS EXCEPT TO NOTE THAT IT DOES NOT CONDONE THE PRIOR ILLEGAL ALTERATION OF TOPOGRAPHY. IN ADDITION, THIS RESOLUTION WILL BE PRESENTED AT THE SEPTEMBER 12, 2001 C. B. NO. 8 FULL BOARD MEETING FOR A VOTE.

COMMUNITY/BOROUGH BOARD OFFICER

073101

DATE

CHAIRMAN

TITLE
INSTRUCTIONS
1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 010555 25X
DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by The Hebrew Home for the Aged at Riverdale, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-53 of the Zoning Resolution to allow a below-grade, unattended accessory off-street parking garage with a maximum capacity of 256 spaces in connection with the enlargement of an existing nursing home within a large-scale community facility development located at 5901 Palisade Avenue (Block 5933, Lots 210, 224, 225 and 230), in an R4 District, within the Special Natural Area District (NA-2), Borough of the Bronx, Community District 3.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

COMMUNITY BOARD NO. 8
BOROUGH Bronx

DATE OF PUBLIC HEARING Monday, July 30, 2001
LOCATION Riverdale YMYWHA

WAS QUORUM PRESENT? ___ YES ___ NO

VOTE ADOPTING RECOMMENDATION TAKEN

DATE July 30, 2001
LOCATION Riverdale YMYWHA

RECOMMENDATION

___ APPROVE ___ APPROVE WITH MODIFICATIONS/CONDITIONS

___ DISAPPROVE ___ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

Resolved, that the Land Use Committee of C. B. No. 8 approves the application in all respects except to note that it does not condone the prior illegal alteration of topography. In addition, this resolution will be presented at the September 12, 2001 C. B. No. 8 full Board Meeting for a vote.

VOTING

IN FAVOR 8 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD 46

COMMUNITY/BOROUGH BOARD OFFICER
073101

DATE

DEPT. OF CITY PLANNING
BRONX OFFICE

DEPT. OF CITY PLANNING
BRONX OFFICE

01 AUG 1 - 1 PN12142
September 13, 2001

Calendar Information Office
City Planning Commission
Room 2E
22 Reade Street
New York, NY 10007

Re: Application No. C 010555 ZSX

At its regular Board meeting held on September 12, 2001, Community Board No. 8, passed the following resolution by a vote of 26 in favor, 1 abstention, and 1 abstention for cause:

Resolved that CPC Application #C010555ZSX submitted by the Hebrew Home for the Aged, for the grant of a special permit to allow a below grade parking garage, is approved by C.B. No. 8;

Resolved that CPC Application #C010554ZSX to allow the enlargement of an existing nursing home within a large scale community facility, is approved by C.B. No. 8;

Resolved that CPC Application #C010552ZSX to allow the alteration of natural features involving the removal of rock outcropping, is approved by C.B. No. 8, except to note that it does not condone the prior illegal alteration of topography.

Sincerely,

[Signature]

William D. Abramson
Chairman

cc: N. Danyluk Bronx Dept. of City Planning
G. Tarloff, Hebrew Home
IN THE MATTER OF an application submitted by the Hebrew Home for the Aged at Riverdale, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 105-433 of the Zoning Resolution to allow the alteration of natural features involving the removal of rock outcroppings in connection with the enlargement of an existing nursing home within a large-scale community facility development located at 5901 Palisae Avenue (Block 5933, Lots 210, 224, 225, and 230), in an R4 District, within the Special Natural Area District (NA-2), Borough of The Bronx, Community District 8.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, New York 10007.

RECOMMENDATION
☑ APPROVE
☐ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
☐ DISAPPROVE

EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION
IN THE MATTER OF an application submitted by The Hebrew Home for the Aged at Riverdale, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow the enlargement of an existing nursing home within a large-scale community facility development located at 5901 Palisade Avenue (Block 5933, Lots 210, 224, 225, and 230), in an R4 District, within the Special Natural Area District (NA-2), Borough of The Bronx, Community District 8.

RECOMMENDATION

☑ APPROVE
☐ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
☐ DISAPPROVE

EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION

BOROUGH PRESIDENT

SEP 27, 2001

DATE
IN THE MATTER OF an application submitted by The Hebrew Home for the Aged at Riverdale, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to allow a below-grade unattended accessory off-street parking garage with a maximum capacity of 256 spaces in connection with the enlargement of an existing nursing home within a large-scale community facility development located at 5901 Palisade Avenue (Block 5933, Lots 210, 224, 225 and 230), in an R4 District, within the Special Natural Area District (NA-2), Borough of The Bronx, Community District 8.

COMMUNITY BOARD NO. 8 BOROUGH THE BRONX

RECOMMENDATION

☐ APPROVE
☐ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
☐ DISAPPROVE

EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION
BRONX BOROUGH PRESIDENT'S RECOMMENDATION

ULURP APPLICATION NUMBERS:
C 010552 ZSX  C 010554 ZSX  C 010555 ZSX

DOCKET DESCRIPTION

These applications have been submitted by The Hebrew Home for the Aged at Riverdale, Inc. (The Home) pursuant to Sections 197-c and 201 of the New York City Charter. The Home is located at 5901 Palisade Avenue (Block 5933, Lots 210, 224, 225 and 230). The area is zoned R4 within the Special Natural Area District (NA-2) and is located in Bronx Community Board 8.

Application No: C 010552 ZSX

This application has been submitted for the grant of a special permit pursuant to Section 105-433 of the Zoning Resolution to allow the alteration of natural features involving the removal of rock outcropping in connection with the enlargement of an existing nursing home within a large-scale community facility development.

Application No: C 010554 ZSX

This application has been submitted for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow the enlargement of an existing nursing home within a large-scale community facility development.

Application No: C 010555 ZSX

This application has been submitted for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to allow a below-grade unattended accessory off-street parking garage with a maximum capacity of 256 spaces in connection with the enlargement of a nursing home.

BACKGROUND

Approval of these applications will facilitate the construction of a new five-story nursing pavilion to be called the Jacob Reingold Pavilion (Reingold Pavilion). It will be constructed on a site now occupied by an existing central dining room structure plus a one-story portion of an existing residential pavilion, The Resnick Pavilion.

The Reingold Pavilion will include 127,900 square feet accommodating 170 beds, a lounge, a beauty parlor, multipurpose room and rehabilitation room. Decentralized dining facilities will be provided on each floor. 13,654 square feet of existing floor area will be demolished. This will yield a net increase in floor area of 114,246 square feet at the Home's Palisade Avenue multi-acre campus.

Once completed, the new facility will enable residents living in the Home's Baptist Division building to relocate. This facility is at 3260 Henry Hudson Parkway (in an R7-1 zone) and accommodates 86 residents. Constructed in 1929, the building is considered antiquated, lacking single rooms, providing only common bath and toilet areas that are not ADA compliant, and no central air conditioning. At this time there are no plans pending for this vacated facility. Plans also call for the relocating of 84 beds from the portion of the Resnick Pavilion that will be demolished.
Construction plans for River House West, an existing eight-story building consisting of 137 apartment units will add an additional floor area to an existing two-story section of the building. Planned is a 1,500 square foot enlargement of an existing dining area needed to improve horizontal and vertical circulation and create smaller, more intimate dining areas. A new second level consisting of 6,700 square feet for socializing and special events plus an additional 900 square foot vertical circulation space enabling easy access to parking facilities is also planned.

Parking improvements include construction of a new below-grade garage facility designed to accommodate 256 unattended vehicles, increasing The Home’s total parking capacity to 543 vehicles. This new facility will provide underground access between the Reingold Pavilion and adjacent buildings. Taking advantage of the site’s topography, the entrance to this facility will be at the lowest point on its footprint. It will also allow for the partial removal of an existing outdoor parking lot now accommodating 150 vehicles. Twenty-nine (29) of these existing spaces will remain. The remaining parking area will be landscaped with lawn, shrubs, and trees. Once completed the new garage plus existing parking will provide a reserve of 49 spaces. The roof of the garage will be topped with soil and planting mediums designed to accommodate trees, shrubs and a large lawn area.

Additional landscaping and associated improvements include a reconfiguration of The Home’s two entrances plus the installation of new fencing and associated landscaping on Palisade Avenue. Other improvements include the placing of three gazebos overlooking the Hudson River and a promenade walkway. Pursuant to the mandates of the Natural Area District, compensating for the removal of existing trees, 228 trees with 912 inches of caliper will be planted. Ultimately, the campus will accommodate 880 trees.

The Hebrew Home and Hospital is located on a large, multi-acre campus bounded by the Hudson River on the west, The College of Mount Saint Vincent on the north, Palisade Avenue on the east and the campus of The Passionist Monastery to the south. Surrounding residential development is typified by large one family houses on landscaped lots. Commercial activity and public transportation are located on Riverdale Avenue approximately ¼ mile from The Home.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on June 25, 2001.

COMMUNITY BOARD PUBLIC HEARING

These applications were reviewed at a public meeting held by the Land Use Committee of Bronx Community Board 8 on August 8, 2001. A unanimous vote recommending approval of these applications was 8 in favor, -0- against, -0- abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on these applications on September 13, 2001. Speakers representing the applicant were present and spoke in favor of these applications. No members of the public were in attendance and the hearing was closed.
BOROUGH PRESIDENT'S RECOMMENDATION

The Hebrew Home and Hospital has been providing care to our area’s senior citizen community for many years. Overlooking the Hudson River, the Home's campus is both beautiful and accommodating for resident and visitor.

My review of these applications suggests a continued commitment to policy that will insure superior care for our elderly. I am especially pleased that the large rooms so often associated with institutions are being reduced in size to provide a more intimate setting and facilities that fail to satisfy ADA mandates are being closed or modernized. I am confident that mandates pursuant to the Special Natural Area District designation will be observed and that these applications received the unanimous support from the Land Use Committee of Community Board 8.

I recommend approval of these applications.