



CITY PLANNING COMMISSION

December 4, 2013 / Calendar No. 2

C 110102 ZSX

IN THE MATTER OF an application submitted by St. Patrick's Home for the Aged and Infirm 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 a nursing home use within a proposed four-story enlargement of an existing eight-story building, on property located at 66 Van Cortlandt Park South (Block 3252, Lot 76), in an R7-1 District, Borough of The Bronx, Community District 8.

The application was filed by St. Patrick's Home for the Aged and Infirm on September 30, 2010 for a special permit pursuant to Section 74-90 of the Zoning Resolution to facilitate the enlargement of an existing nursing home located within an impacted district in Community District 8, The Bronx.

RELATED ACTIONS

In addition to the proposed special permit (C 110102 ZSX) which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 140051 ZSX Special Permit pursuant to ZR Section 74-90 to allow a nursing home use within an existing 8-story building.

BACKGROUND

The applicant is seeking the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to facilitate the enlargement of an existing nursing home located within an impacted district in Community District 8, The Bronx. The facility is known as the St. Patrick's Home for the Aged and Infirm.

The proposed project is located at 66 Van Cortlandt Park South (Block 3252, Lot 76) in the Kingsbridge neighborhood of the Bronx. To the north of the site is Van Cortlandt Park, a 1,146 acre public park and New York City's fourth largest park. To the east of the

site is an open space owned by the New York City Department of Environmental Protection. To the south of the site is the Amalgamated Houses, two separate 20-story buildings, providing affordable housing for 1,500 moderate-income families. Amalgamated Houses is surrounded by surface parking lots and landscaped areas. Development to the west of the site consists of a six-story apartment building and three-story single- and two-family detached buildings.

The site is a 54,708 square-foot irregularly shaped lot on the south side of Van Cortlandt Park South and the east side of Saxon Avenue, to the west of the site is Dickinson Avenue, an unmapped street. The site is located in an R7-1 zoning district and is improved with two buildings: an eight-story Use Group 3 nursing home containing approximately 118,547 square feet of floor area, constructed in 1987, and a seven-story Use Group 3 convent containing approximately 14,472 square feet of floor area, constructed in 1971. The existing nursing home contains 264 beds, areas for physical and occupational therapy, a wellness center, recreation area, a chapel, gift shop, and a resident coffee shop, as well as a surface accessory parking lot for 38 cars. The convent contains a small parking area, adjacent to Dickinson Avenue, which contains eight parking spaces. The convent and its parking area are not affected by this application.

Since 1931, St. Patrick's has provided long-term nursing care and short term rehabilitative care to the elderly of the Bronx. St. Patrick's creates a homelike environment, providing a wide range of services, including skilled nursing, diagnostic exams, and medical and quality management services. St. Patrick's employs approximately 375 full- and part-time individuals and delivers services to an average of 260 residents daily.

The enlargement will be constructed on the west side of the site in the area currently occupied by the existing 38-space accessory parking lot and will have direct connections to the existing nursing home. The expansion will include an as-of-right 104 self-parking space garage on three-levels, as well as space for storage. The fourth floor Terrace Level of the expansion will contain a recreation room opening to an outdoor terrace. The floor-

by-floor breakdown is as follows:

- Level One will be at grade with Saxon Avenue and will align with the Nursing Home's cellar level. Level One will contain a 14,767 square foot parking area for 32 cars and 4,463 square feet of storage for St. Patrick's records and housekeeping. The storage space will be a double height space.
- Level Two will contain a 19,230 square foot parking area for 35 cars. There is no access to the existing Nursing Home on Level Two.
- Level Three will align with the ground floor lobby level of the Nursing Home and contain a 12,841 square foot parking area for 37 cars and 6,759 square feet of storage space.
- The Terrace Level will align with the second floor of the Nursing Home, and will contain a 7,323 square foot recreation room, a 1,134 square foot storage area, a 1,720 square feet serving area, and a 7,137 square foot open space terrace.

The expansion will contain approximately 68,237 square feet of gross floor area, of which 33,317 square feet is zoning floor area. Construction of the expansion will increase the total floor area on the site from 133,019 square feet to 166,336 square feet, and the FAR from 2.43 to 3.06. Currently, the 12 foot curb cut to the existing parking lot is located on the southern lot line of the site along Saxon Avenue. A new 30 foot curb cut to the expansion will also be located on Saxon Avenue, but will be re-located approximately 15 feet north of the southern lot line. The expansion will have a base height of 20 feet, seven inches, and above such height will set back 15 feet to a maximum height of 48 feet. A portion of the proposed expansion will be located in the required rear yard, on the southern portion of the lot. On January 15, 2013, the New York City Board of Standards and Appeals approved a variance, pursuant to 72-21 of the Zoning Resolution, under BSA Calendar Number 113-11-BZ, to allow the construction of the proposed facility, which does not comply with the rear yard equivalent requirements of 24-382 of the Zoning Resolution.

The expansion is needed for St. Patrick's Home to meet their programmatic needs, as the existing parking 38 parking spaces doesn't satisfy the current parking demand for the 375 full and part-time staff and 260 residents who receive visitors on a daily basis. The recreational space and terrace space will improve the quality of life as there are many wheelchair and other ambulation aid residents at the nursing home and St. Patrick's Home has a lack of adequate space to accommodate facility-wide events or activities. The proposed terrace and recreation spaces will allow St Patrick's Home to relocate some interior spaces; including physical and occupational therapy space, as needed, improving the quality of life for the residents. Additionally the expansion will provide storage and record space which is currently leased in off-site storage, and must be retrieved when it's needed, costing St. Patrick's Home additional time, labor, and fees to retrieve the off-site records.

The Proposed Facility will contain landscaping on both streets adjoining the site, Van Cortlandt Park South and Saxon Avenue, providing screening for the garage, as well as a soft transition between the expansion and the sidewalk. Approximately 36 evergreen arborvitae shrubs, along Van Cortlandt Park South, will be planted with a tree height of six feet, located at three feet on center. An eight inch ivy planting area along Saxon Avenue will be a "green wall" creating a vegetation green screen, supported by a modular vertical green façade system, enabling the ivy to climb this "green wall." The ivy will be evergreen and will contain three different variations, to create variety in color and leaf form, to provide year-round screening of the expansion. Additionally, a drip irrigation system will be placed along both street frontages, in order for the landscaping to establish itself and to flourish.

The expansion will contain wall lighting mounted to the façade that will not cast light outward towards the residences across the street. The interior of the Proposed Facility's parking levels will be illuminated with fluorescent or other similar type of lighting, in order to assure a safe environment within the Proposed Facility. Furthermore, the Proposed Facility will contain continuous horizontal louvers which will infill the opening at the upper levels, in order to screen light which would otherwise project out, mitigating

any effect to the neighboring community.

Pursuant to Section 22-42 of the Zoning Resolution, health related facilities in community districts with a ratio of beds to population that exceeds the citywide ratio must obtain a special permit pursuant to Section 74-90. In The Bronx Community District 8, there are presently 31.2 nursing home and residential health care beds per 1,000 residents, which exceeds the citywide ratio of 5.5 beds per 1,000 residents.

The existing St. Patrick's Home for the Aged and Infirm did not receive a special permit pursuant to Section 74-90, for the construction and occupancy of a 264-bed nursing home within an impacted district, in 1987 when the building received its certificate of occupancy. The applicant is seeking a related special permit pursuant to Section 74-90 (C 140051 ZSX) to legalize the existing St Patrick's Home for the Aged and Infirm.

ENVIRONMENTAL REVIEW

This application (C 110102 ZSX), in conjunction with the application for the related action (C 140051 ZSX), 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 11DCP043X. The lead is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action (C 110102 ZSX), a Negative Declaration was issued on August 5, 2013.

UNIFORM LAND USE REVIEW

This application (C 110102 ZMY), in conjunction with the application for the related action (C 140051 ZSX), was certified as complete by the Department of City Planning on August 5, 2013, and was duly referred to Community Board 8 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 8 held a public hearing on this application (C 110102 ZSX) on September 9, 2013, and on September 11, 2013, by a vote of 42 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 110102 ZSX) was considered by the Bronx Borough President who issued a recommendation approving the application on October 16, 2013.

City Planning Commission Public Hearing

On October 23, 2013 (Calendar No. 1), the City Planning Commission scheduled July 10, 2013 for a public hearing on this application (C 110102 ZSX). The hearing was duly held on November 6, 2013 (Calendar No. 25).

One speaker, a representative of the applicant, spoke in favor of the application, describing the project and summarizing how the new facility would meet St. Patrick's Home for the Aged and Infirm's programmatic needs by expanding the existing 38 space parking lot that cannot currently meet demand. By expanding the parking to 104 spaces, it will allow the St. Patrick's Home to provide its staff and guests a much more reliable alternative to street parking and reduce the parking strain in the neighborhood.

The expansion would provide storage space on site, which currently is leased off-site and must be retrieved when needed, costing the St. Patrick's Home time and resources. The expansion would allow the St. Patrick's Home to relocate some occupational and physical therapy space within their building. The expansion would provide residents

with a 7,323 square foot recreation room and 7,137 square foot open space terrace. Due to the high volume of wheelchair and other ambulation aids required, there is a lack of space to accommodate facility-wide events or activities. These spaces will allow St. Patrick's Home to provide a wide range of programming it was unable to provide previously.

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application for a special permit (C 110102 ZSX) in conjunction with the related application (C 140051 ZSX), is appropriate.

The Commission recognizes that St. Patrick's Home for the Aged and Infirm fills an important role in New York City by providing long-term nursing care and short term rehabilitative care to the elderly since 1931.

The Commission believes that the proposed additional recreational space and terrace space will help the facility improve its care to residents by giving St. Patrick's Home a large space to allow for flexibility with their programming.

The Commission believes that the proposed parking garage would help to alleviate some of the on-street parking problems in the community by providing parking to some of the 375 full- and part-time employees and 260 residents that visit daily.

The Commission further believes that the on-site storage for medical records will allow St. Patrick's Home to be more efficient in the service they provide and the on-site storage would reduce vehicle trips to the leased off-site storage facility.

The Commission therefore believes the disadvantages to the community imposed by the concentration of these facilities in the Community District are outweighed by the benefits.

The Commission notes that the expansion will have a base height of 20 feet, seven inches before a 15 foot setback and rising to a maximum height of 48 feet and that the design of the expansion would be compatible with the surrounding built context.

The Commission believes that by screening the building with a year-round ivy wall, planting arborvitae shrubs, and maintenance of the existing street trees, that the expansion will blend harmoniously with the topography of the surrounding area.

The Commission notes that the expansion will not create any new beds and will serve to accommodate only the existing visitors and staff of the St. Patrick's Home. The Commission believes that the expansion will not have an undue impact on the surrounding community and would not require any significant additions to the area's supporting services.

The Commission notes that with the facility not increasing the number of beds at the facility, that less than 50 vehicle trips per hour are anticipated as a result of the expansion. Therefore, no adverse impacts are expected and the major thoroughfares that currently provide access are adequate to handle any additional traffic generated.

With regard to the additional special permit sought by the applicant pursuant to 74-90 to bring the existing St. Patrick's Home for the Aged and Infirm into compliance; the Commission notes that the area to the south of the site has two separate 20-story buildings, to the west is a six-story apartment building, there are three-story single- and two-family detached residences to the southwest, to the north is Van Cortlandt Park, and

the east is an open space owned by the New York City Department of Environmental Protection and Mosholu Parkway. Buffered by street trees along Saxon Avenue and Van Courtland Park South, St. Patrick's Home blends into the topography of the surrounding area.

The Commission notes that the nursing home utilizes solid waste and sanitation, water, and energy services, which has existed for 26 years, and does not require any significant additions to the supportive services of the neighborhood.

The Commission notes that the street network of Saxon Avenue, Van Cortlandt Park South, Sedgwick Avenue, Mosholu Parkway, and Dickinson Avenue are all adequate to handle the employees and visitors which come to St. Patrick's Home on a daily basis.

The Commission recognizes that St. Patrick's Home provides a wide range of services to the community, including skilled nursing, diagnostic exams, and medical and quality management services. St. Patrick's Home employs approximately 375 full and part-time individuals and delivers services to an average of 260 residents daily. For nearly 26 years, a majority of the residents were from The Bronx or family members of residents of The Bronx, therefore, the benefits outweigh the imposed concentration of facilities in Community District 8.

FINDINGS

The City Planning Commission hereby makes the following findings pursuant to 74-90 (Use and Bulk Modifications for Certain Community Facility Uses) of the Zoning Resolution:

1. That the architectural landscaping treatment and the height of the proposed building containing such uses blends harmoniously with the topography of the surrounding area;

2. That the proposed development will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made;
3. 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;
4. 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; and
5. 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, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration and findings described in this report, the application submitted by St. Patrick's Home for the Aged and Infirm 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 a four-story enlargement of an existing eight-story building, on property located at 66 Van Cortlandt Park South (Block 3252, Lot 76), in an R7-1 District, Borough of The Bronx, Community District 8, is approved, subject to the following terms and conditions:

1. That the property that is subject to this application (C 140051 ZSX), in conjunction with the related application (C 110102 ZSX), shall be developed in size and arrangement substantially in accordance with the dimensions, specifications, and zoning computations indicated on the following plans,

prepared by David Lawrence Mammina Architect, filed with this application and incorporated in this resolution:

Drawing Nos.	Title	Last Revised Date
A-0.0	Zoning Analysis	7/26/2013
A-0.1	Site Plan	7/26/2013
A-0.2	Streetscapes	7/26/2013
A-1.1	First Floor-Garage/Cellar Floor - Nursing Home Plan	7/26/2013
A-1.2	Second Floor - Garage Plan	7/26/2013
A-1.3	Third Floor - Garage/First Floor - Nursing Home Plan	7/26/2013
A-1.4	Terrace Floor - Garage/Second Floor - Nursing Home Plan	7/26/2013
A-1.5	Roof Floor Plan	7/26/2013
A-2.0	Building Elevations	7/26/2013
A-3.0	Building Sections	7/26/2013
A-4.0	Landscape Plan	7/26/2013

2. 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.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation, and maintenance.
4. 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.
5. Upon the failure of any party having 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 whose provisions shall constitute conditions of the special permit hereby granted, the City Planning

Commission may, without the consent of any other party, revoke any portion of or all of said special permit. 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 hereby granted.

6. 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.

The above resolution (C 140051 ZSX), duly adopted by the City Planning Commission on December 4, 2013 (Calendar No. 2), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, Esq., Vice-Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,

MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



BRONX COMMUNITY BOARD NO. 8

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Honorable Ruben Diaz, Jr.
Bronx Borough President

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Nicole M. Stent

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September 16, 2013

Amanda M. Burden, FAICP, Chair
City Planning Commission
22 Reade Street
New York, NY 10007-1216

RE: DCP Application Nos. C 110102 ZSX, CEQR No. 11DCP043X, ULURP No. 110102ZSX
Saint Patrick's Nursing Home for the Aged and Infirm,
66 Van Cortlandt Avenue College, Bronx, NY
Block 3252, Lot 76

Dear Chair Burden:

At its regular Board meeting held on September 11, 2013, Bronx Community Board No. 8 passed the following resolutions by a unanimous vote of 42 in favor, 0 opposed, and 0 abstentions:

1. **RESOLVED**, that Community Board No. 8 Bronx approves Department of City Planning application: Saint Patrick's Nursing Home for the Aged and Infirm, 66 Van Cortlandt Avenue - Application No. C 110102 ZSX, CEQR No. 11DCP043X, ULURP No. 110102ZSX for the grant of a special permit to allow a nursing home use within a proposed 4-story enlargement of an existing 8-story building to include parking space, new program and storage spaces, a recreation room and an outdoor terrace.
2. **RESOLVED**, that Community Board No. 8 Bronx approves Department of City Planning application: Saint Patrick's Nursing Home for the Aged and Infirm, 66 Van Cortlandt Avenue - Application No. C140051 ZSX, CEQR No. 14DCP011X, ULURP 140051ZSX for the grant of a special permit pursuant to Zoning Resolution Section 74-90 to legalize an existing nursing home use within an existing 8-story building.

Sincerely,

Robert Fanuzzi
Chairman

RF/nms

*Serving the neighborhoods of Fieldston, Kingsbridge, Kingsbridge Heights,
Marble Hill, Riverdale, Spuyten Duvvil, and Van Cortlandt Villaae*

**BOROUGH PRESIDENT
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 2E at the above address.
- 2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION NOS: C 110102 ZSX, C 140051 ZSX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

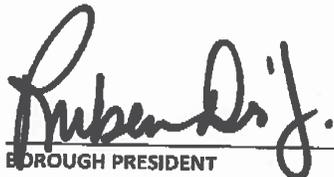
COMMUNITY BOARD NO. 8 BOROUGH: THE BRONX

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


BOROUGH PRESIDENT

10/16/2013
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATIONS C 110102 ZSX, C 140051 ZSX
ST. PATRICK'S HOME FOR THE AGED AND INFIRM
October 2013**

DOCKET DESCRIPTIONS

CD 8-ULURP APPLICATION NO: C 110102 ZSX-IN THE MATTER OF an application submitted by St. Patrick's Home for the Aged and Infirm pursuant to Sections 197-c and 021 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a nursing home use within a proposed four-story enlargement of an existing eight-story building, on property located at 66 Van Courtlandt Park South (Block 3252, Lot 76), in an R7-1 District, 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.

CD 8-ULURP APPLICATION NO: C 140051 ZSX-IN THE MATTER OF an application submitted by St. Patrick's Home for the Aged and Infirm 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 a nursing home use within an existing eight-story building, on property located at 66 Van Cortlandt Park South (Block 3252, Lot 76), in an R7-1 District, 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.

BACKGROUND

St. Patrick's Home for the Aged and Infirm seeks two objectives:

- 1) **C-110102 ZSX:** The granting of a Special Permit pursuant to Section 74-90 of the Zoning Resolution to allow a nursing home use in a newly constructed four-story addition to an existing eight-story nursing home facility. This proposed building will be situated adjacent to the existing eight-story facility. No additional beds are to be included, nor will the existing building's height be increased.
- 2) **C 140051 ZSX:** The granting of a Special Permit pursuant to Zoning Resolution 22-42 and 74-90, to allow the construction of a new eight-story building providing 268 beds, replacing a six story facility offering 225 beds. This matter was initiated in 1987. Construction of this new building was completed in 1989 and has been in active use by St. Patrick's Home for the Aged and Infirm since 1989.

C 110102 ZSX

St. Patrick's Home for the Aged and Infirm (the applicant) is proposing to construct an off-street parking garage and concurrently as part of this project, construct a new recreation amenity featuring indoor and outdoor residential recreation areas the highlight of which will be an exterior terrace-garden for passive recreation. This new structure will be located on the southeast corner of Van Cortlandt Park South and Saxon Avenue. No additional beds or increase in the number of residents will result from the proposed project. Existing on-site facilities includes two structures; the nursing home containing of eight stories, 118,547 square feet of floor area and a seven-story convent offering approximately 14,472 square feet of floor area.

The proposed self-parking garage and recreation facility will consist of four stories and accommodate 104 vehicles. It will be constructed adjacent to and connected to the existing eight-story nursing home. This enlargement will be constructed on the site of an existing, off-street asphalt parking lot that currently offers 38 spaces.

The footprint of the new structure will occupy 19,138 square feet and include 74,737 gross square feet. Planned are 32 spaces on the first level consisting of 14,767 square feet, plus storage space consisting 4,371 square feet used for the archiving of documents and records. The second level will offer parking for 35 vehicles and consist of 19,138 square feet. Level three will accommodate 37 vehicles occupying 12,841 square feet plus an additional 6,297 square feet of storage space. Referred to by the applicant as the terrace level, a recreation room consisting of 10,186 square feet will be constructed on the roof of the new garage, as well as an outdoor recreation area consisting of 7,137 square feet, will be accessible from the recreation room. Construction of this proposed facility will increase the total floor area on the premises from 133,019 square feet, to 153,864 square feet and the FAR from 2.5 to 2.8. Vehicular access to the new garage will be on Saxon Avenue, approximately 15-feet north of the southern lot line.

St. Patrick's Home for the Aged and Infirm employs a total of approximately 375 part-time and full-time staff. The facility provides accommodations to 260 residents. During construction of the new parking facility and recreational space no relocation of residents will be necessary. The applicant further indicates that on-site parking lost during this construction will be located off-site. A shuttle service for employees will be provided by the St. Patrick's Home.

The proposed garage and recreational space will be extensively landscaped in order to enhance the building's profile within the surrounding community. Highlights of this landscaping plan include:

- Installation of 36 foundation evergreen shrubs, six feet in height, on Van Cortlandt Park South
- Ivy planting on Saxon Avenue, creating a "green wall"
- A drip irrigation system to assure newly planted materials survive.

All exterior lighting will be spot-focused, so as to prevent intrusion of such illumination on neighboring residences.

C 140051 ZSX

In 1987, the St. Patrick's Home for the Aged and Infirm sought to replace an existing six-story facility offering 225 beds. The Department of Buildings issued a new building permit and subsequently a Certificate of Occupancy (C of O), thereby facilitating construction of and occupancy of the newly constructed eight-story building offering 264 beds that is currently in use.

Subsequent to the issuance of the C of O by the Buildings Department in 1987, the City Planning Commission adopted numerous resolutions which altered the number and boundaries of Community Districts within the Borough of the Bronx. These actions also identified those districts in which any expansion of nursing home beds requires a Special Permit pursuant to ULURP. Originally, the community district in which St. Patrick's Nursing Home for the Aged and Infirm was located did not require a Special Permit. Currently, however, it is so located. The issuance of this Special Permit is therefore necessary as it will legalize the 1987 expansion.

Residential development in the surrounding community is comprised of the Amalgamated Houses. This development includes two, 20 story residences and a number of six-story buildings. Other residential development is typified by six-story buildings and one and two family dwellings. Van Cortlandt Park, the third largest mapped park in the City of New York, is located to the north of the proposed development site. The street network serving this community is dominated by old-growth street trees and decorative streetlights, both of which enhance the neighborhood's profile. Commercial activity and mass transit services are *not* located within a four block radius of St. Patrick's Home.

On January 15, 2013, the New York City Board of Standards and Appeals approved a variance pursuant to Section 72-21 of the Zoning Resolution to allow construction of the proposed facility which does not comply with the rear yard equivalent requirements of Zoning Resolution 24-382.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to CEQR and SEQR and received a Type II Designation. The City Planning Commission certified these applications as complete on August 5, 2013.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #8 held a public hearing on this application on September 11, 2013. A unanimous vote recommending approval of this application was 42 in favor, zero opposing and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on October 1, 2013. Representatives of the applicant were present and spoke in favor of these applications. No members of the public offered testimony and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

St. Patrick's Home for the Aged and Infirm began serving the people of the Bronx in 1931. Since that time this facility has earned a well deserved reputation of providing quality accommodations for our senior citizens, including a full range of medical care. The entire facility is well maintained and is also considered to be a "good neighbor" by those residing nearby.

My endorsement of these applications is based on both the superb reputation of St. Patrick's Home for the Aged and Infirm, as well as their plan to improve the recreational space for residents while expanding a parking facility used primarily by employees and visitors. I am especially pleased to acknowledge how these two distinctly different functions are being accommodated by the facility now envisioned. A well considered construction plan minimizes noise and dust for those residing nearby, does not require the relocation of any of the Home's tenants. A shuttle service will also be provided for employees during construction. Finally, I am also mindful of the unanimous vote recommending approval of these applications that was rendered by Bronx Community Board #8.

I am pleased to recommend approval of these applications.