



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 11DCP043X

ULURP No. 110102ZSX

SEQRA Classification: Type 1

Lead Agency

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Robert Dobruskin

(212) 720-3423

Name, Description and Location of Proposal:

St. Patrick's Home for the Aged and Infirm

The applicant, St. Patrick's Home for the Aged and Infirm, is seeking two special permits pursuant to Section 74-90 of the Zoning Resolution to bring into conformance and allow an enlargement of the existing St. Patrick's Home facility. The proposed action would facilitate a proposal by the applicant to enlarge the existing nursing home building by constructing a four-level addition which would contain 104 unattended parking spaces, storage space, and a rooftop terrace and recreation room, totaling 74,737 gross square feet. The Project Site, located at 66 Van Cortlandt Park South is to the east of Saxon Avenue, west of Dickinson Avenue and south of Van Cortlandt Park South, (Block 3252 and Lot 76), in the Kingsbridge neighborhood in the Bronx, Community District 8.

The project site is improved with two buildings: an eight-story Use Group 3 nursing home (St. Patrick's 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. 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 proposed enlargement would be constructed on the west side of the Project Site in the area currently occupied by the existing 38-space accessory parking lot and will have direct connections to the nursing home. Currently, the 12 foot wide curb cut to the existing parking lot is located on the southern lot line of the Project Site along Saxon Avenue. A new 22 foot wide curb cut to the enlargement will also be located on Saxon Avenue, but will be re-

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located approximately 15 feet north of the southern lot line. The proposed enlargement would not add any more residents or employees to the nursing home facility.

St. Patrick's is seeking the special permit to enlarge the facility because the current storage, recreation and parking areas do not meet the operational needs of the nursing home and convent. Developments, extensions, or enlargements of nursing homes located within an impacted community district require a special permit pursuant to ZR 74-90. Therefore, the Applicant seeks a special permit to facilitate its proposal to construct a four-level enlargement. The site is within a R7-1 district that allows a maximum Floor Area Ratio (FAR) of 3.44 FAR for residential uses and 4.8 FAR for certain community facilities. Nursing homes are limited to an FAR of 3.44.

The applicant has sought project financing through the New York State Department of Health (NYSDOH). The Applicant has received a variance from the Board of Standards and Appeals (BSA), pursuant to Section 72-21 of the Zoning Resolution to allow the enlargement, which does not comply with the rear yard equivalent requirements of Section §24-382 of the Zoning Resolution. The variance was granted by BSA on January 15, 2013 (BSA #113-11-BZ). NYC Department of City Planning has conducted a coordinated environmental review with NYSDOH and BSA.

It is expected that construction of the proposed action would last approximately 12 months and would be completed in 2014.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated July 31, 2013, prepared in connection with the ULURP Application (No. 110102ZSX) (as noted below, ULURP Application No. 140051ZSX is being reviewed concurrently). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The special permit application under ULURP No. 110102ZSX to enlarge the nursing home is proceeding concurrently with a special permit application under ULURP No. 140051ZSX to legalize the existing nursing home. In 1987, the New York City Department of Buildings (DOB) issued a building permit approving the construction of the 264-bed nursing home replacing an existing 225-bed facility. The DOB permit was issued contrary to ZR §74-90, which required a City Planning Commission special permit for the construction of nursing homes in Community District 8 in the Bronx. The Department of City Planning issued a

Type II determination for the special permit application to legalize the nursing home under CEQR No. 14DCP011X on July 31, 2013.

2. No significant effects on the environment that would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Lauren Hamid-Shapiro at (212) 720-3426.



Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: August 2, 2013

Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: August 5, 2013