



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

**REVISED CONDITIONAL NEGATIVE DECLARATION<sup>1</sup>**  
Supersedes the Conditional Negative Declaration issued on April 20, 2018

**Project Identification**

CEQR No. 18DCP134X  
ULURP Nos. C180321ZSX, N180322ZAX,  
N180323ZAX, N180324ZAX,  
N180325ZAX, N180326ZAX  
and N180327 ZCX

SEQRA Classification: Unlisted<sup>2</sup>

**Lead Agency**

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
Contact: Olga Abinader  
(212) 720-3493

**Name, Description and Location of Proposal**

Hebrew Home for the Aged -- Expansion

The applicant, Hebrew Home for the Aged at Riverdale, Inc., is seeking a Special Permit pursuant to Zoning Resolution (ZR) section 74-901 for a Long Term Care Facility (LTCF) within an R1-1 zoning district, as well as multiple authorizations pursuant to the Special Natural Area District 2 requirements. The applicant is also seeking a certification pursuant to ZR Section 105-45 (Certification of Restoration Plan) for a proposed restoration plan with respect to natural features that were previously altered without prior approval of the CPC (the "Proposed Actions"). The Proposed Actions would facilitate a proposal by the applicant to develop a Continuing Care Retirement Community (CCRC)/ LTCF at the existing Hebrew Home campus located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230) in the Riverdale neighborhood of the Bronx, Community District 8. The proposed project would include the demolition of several existing buildings and construction of one new building comprised of three new building segments. One new building segment on the North Site (Building 1) would be approximately 432,355 gross square feet

<sup>1</sup> Since the issuance of the Conditional Negative Declaration on April 20, 2018, the applicant has entered in to a Memorandum of Understanding, dated August 3, 2018 with several community groups whereby the applicant agreed to various revisions to the application (C180321ZSX, N180322ZAX, N180323ZAX, N180324ZAX, N180325ZAX, N180326ZAX and N180327 ZCX). This Revised Conditional Negative Declaration reflects the changes made to the Revised EAS, dated September 21, 2018 to reflect the changes to the project. In addition, various edits have been made to ensure consistency with the ULURP application and to accurately reflect existing conditions on the project site (including updated parking and tree counts) and the applicant's proposed program (including updated program numbers for the existing buildings on the project site).

<sup>2</sup> The Lead Agency Letter for this project, issued April 3, 2018, identified the project as a SEQRA Type I action. Upon further consideration, the Continuing Care Retirement Community (CCRC) is considered a residential use under SEQRA, as it is a facility used for permanent habitation. Therefore the project does not exceed any Type I thresholds described 6 CRR-NY 617.4 and is considered an Unlisted action.

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(gsf), comprised of 270 independent senior living units. The two building segments on the South Site (Buildings 2 and 3) would total approximately 204,799 gsf, comprised of 116 independent senior living units. The analysis year for the Proposed Actions is 2024.

To avoid the potential for significant adverse impacts, an (E) designation (E-477) for air quality will be placed on Block 5933, Lots 55 and 225 as part of the Proposed Actions.<sup>3</sup>

The (E) designation text related to air quality is as follows:

**Block 5933, Lot 225:**

**Any new residential and/or community facility development for Proposed Building 1 (North Site) on Block 5933, Lot 225 must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilation, and air conditioning stack(s) is located at the highest tier or at least 143 feet above grade to avoid any significant adverse air quality impacts.**

**Block 5933, Lot 55:**

**Any new residential and/or community facility development for Proposed Building 2 (South Site) on Block 5933, Lot 55 must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilation, and air conditioning stack(s) is located at the highest tier or at least 82 feet above grade to avoid any significant adverse air quality impacts.**

**Any new residential and/or community facility development for Proposed Building 3 (South Site) on Block 5933, Lot 55 must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilation, and air conditioning stack(s) is located at the highest tier or at least 61 feet above grade to avoid any significant adverse air quality impacts.**

**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 Revised Environmental Assessment Statement, dated September 21, 2018, prepared in connection with the ULURP Application (Nos. C180321ZSX, N180322ZAX, N180323ZAX, N180324ZAX, N180325ZAX, N180326ZAX and N180327 ZCX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

1. The applicant will enter into a Restrictive Declaration (RD) to ensure the implementation of project components relating to construction (transportation) which would avoid the potential for any significant adverse impacts. The project components are as follows:

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<sup>3</sup> The original Conditional Negative Declaration issued April 20, 2018 included (E) designation language for Hazardous Materials on Block 5933, Lots 55, 210, 224, 225 and 230. During the ULURP process, the NYC Department of Environmental Protection (DEP) reviewed the Remedial Action Plan (RAP) and found it to be acceptable. Accordingly, the (E) designation for Hazardous Materials is no longer necessary. In addition, the Air Quality analysis and (E) designation for Air Quality affecting Block 5933, Lots 55 and 225 were revised to reflect the modified proposal. These changes do not alter the conclusions of the previous Conditional Negative Declaration, as noted in the Supporting Statement of this document.

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- The applicant agrees to provide off-site parking and a shuttle service for construction workers to and from the development site for the duration of the construction period, as specified in an RD to be recorded against the property.

**Supporting Statement:**

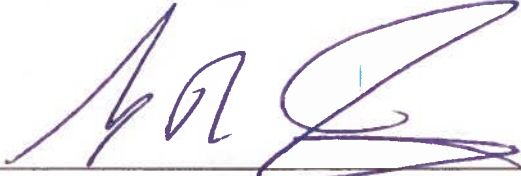
The above determination is based on an environmental assessment which finds that:

1. An Environmental Assessment Statement (EAS), dated April 20, 2018, was prepared in connection with the ULURP Application (Nos. C180321ZSX, N180322ZAX, N180323ZAX, N180324ZAX, N180325ZAX, N180326ZAX and N180327 ZCX). A Conditional Negative Declaration (CND) was issued on April 20, 2018 in connection with the project's environmental review. Subsequent to certification, the applicant entered into a Memorandum of Understanding (MOU) with several community groups whereby the applicant agreed to various revisions to the application. This Revised CND reflects the changes made to the Revised EAS, dated September 21, 2018 to reflect the changes to the project. In addition, various edits have been made to ensure consistency with the ULURP application and to accurately reflect existing conditions on the project site (including updated parking and tree counts) and the applicant's proposed program (including updated program numbers for the existing buildings on the project site). The original CND issued April 20, 2018 included (E) designation language for Hazardous Materials. During the ULURP process, the NYC Department of Environmental Protection (DEP) reviewed the Remedial Action Plan (RAP) and found it to be acceptable. Accordingly, the (E) designation for Hazardous Materials is no longer necessary. In addition, the Air Quality analysis and (E) designation for Air Quality were revised to reflect the modified proposal. These changes do not alter the conclusions of the previous CND.
2. The applicant will enter into a Restrictive Declaration to ensure the implementation of project components relating to construction (transportation) which would avoid the potential for any significant adverse impacts related thereto.
3. The (E) designation for air quality would ensure that the proposed action would not result in significant adverse impacts.
4. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Revised Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

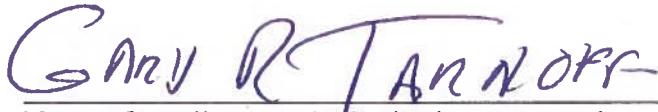
This Revised Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

I, the Undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions to the proposed action.



\_\_\_\_\_  
Signature of Applicant or Authorized Representative

Date: September 21, 2018



\_\_\_\_\_  
Name of Applicant or Authorized Representative



\_\_\_\_\_  
Olga Abitader, Acting Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: September 21, 2018

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Marisa Lago, Chair  
City Planning Commission

Date: \_\_\_\_\_