



# BRONX COMMUNITY BOARD NO. 8

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Ruben Diaz, Jr., Borough President

Rosemary Ginty, Chairperson

## MEETING NOTICE & PUBLIC HEARING LAND USE COMMITTEE

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**Public Safety**  
Mary Yamagata

**Traffic & Transportation**  
Dan Padernacht

**Youth**  
Lamont Parker

**DATE:** Thursday, June 7, 2018

**TIME:** 6:30 PM **(Please note earlier time)**

**PLACE:** Riverdale Temple  
4545 Independence Avenue  
Bronx, New York 10471

### Agenda

1. Review/Approval of Land Use meeting minutes: February 5, 2018, March 5, 2018 and April 9, 2018.
2. The New York City Department of City Planning (DCP) is proposing a **zoning text amendment** to establish a new Special Permit under the jurisdiction of the City Planning Commission for new hotels, motels, tourist cabins, and boatels in light manufacturing (**M1**) districts citywide. A Special Permit is a discretionary action by the City Planning Commission, subject to the public review process (ULURP), which may modify use regulations if certain conditions specified in the Zoning Resolution are met. The public review process includes Community Board, Borough President, and City Planning Commission review. The City Council may elect to review a Special Permit application and Mayoral review is also optional. **CB review period deadline of June 22.**
- ~~3. SNAD application (N 180319 ZAX) and the related drawings submitted by Claud Pappas pursuant to Sections 105-432 of the Zoning Resolution, for the grant of an authorization for a modification of yard, height and setback regulations, and parking location regulations to facilitate a 453 square foot vertical enlargement to an existing single family residence, on a site located at **4637 Grosvenor Avenue** (Block 5822, Lot 2750) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx. **CB review period deadline of June 11.** **POSTPONED**~~

4. SNAD application (N 180374 ZAX, N 180375 ZAX, and N 180376 ZAX) and the related drawings submitted by Kevin DeGroat pursuant to Sections 105-421, 105-422, and 105-425 of the Zoning Resolution, for the grant of authorizations for a modification of topographic features on Tier I sites, for authorization of a development, enlargement or site alteration on a Tier II site or portion of a zoning of having a steep slope or steep slope buffer, and for modification of botanic environment and tree preservation and planting requirements to facilitate the development of a five-story, 59,553 square-foot residence hall and nursing school and associated improvements, on the **College of Mount Saint Vincent campus located at 6301 Riverdale Avenue** (Block 5958, Lots 1 and 10) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx. CB review period deadline of June 22.

## **PUBLIC HEARING (7:00 PM)**

### **Hebrew Home ULURP Application:**

5. The applicant is seeking a special permit pursuant to ZR section 74-901 for a Long Term Care Facility (LTCF) (on the portion of the project site zoned R1-1) and multiple authorizations pursuant to the Special Natural Area District 2 requirements to facilitate the development of a Continuing Care Retirement Community (CCRC)/ LTCF at the existing **Hebrew Home campus located at 5701–5961 Palisade Avenue** in the Riverdale neighborhood of the Bronx. The applicant is also seeking a certification pursuant to 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 project would include the demolition of several existing buildings and construction of three new buildings. Proposed programming includes: 137 Nonprofit Residences for the elderly, 105 assisted living units, 623 skilled nursing beds, and 388 Independent Senior Living units, with 525 parking spaces. CB review period deadline of July 2<sup>nd</sup>.

### **ANYONE WISING TO SPEAK SHALL SIGN UP**

By calling the Board Office at 718-884-3959 or emailing [bx08@cb.nyc.gov](mailto:bx08@cb.nyc.gov).

**A SIGN-UP SHEET WILL BE PROVIDED AT THE MEETING PRIOR TO THE COMMENCEMENT OF THE PUBLIC HEARING**

Charles Moerdler, Chair  
Land Use Committee

CM:lh