

**Bronx Community Board 8 Land Use Committee Meeting  
Minutes of June 11, 2018 Minutes at  
Conservative Synagogue, 475 West 250 Street**

**Community Board No. 8 Land Use Committee Members:**

**Present:** S. Alexander, B. Bender, L. Daub, E. Dinowitz, M. Donato, P. Ellis, R. Fanuzzi, S. Froot, D. Fuchs, D. Gellman, R. Ginty, M. Gluck, M. Goodman, D.B. Jackson, C.G. Moerdler, T. Moran, D. Padernacht, K. Pesce, J.M. Reyes, G. Santiago, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, M. Yamagata, H. Young, R. Zavras

**Absent:** E. Bell, D. Escano, J. Gomez, M. Joyce, I. Ladimer, R. Pochter-Lowe, O. Murray, L. Parker, A.J. Robateau, J. Santiago, S. Sarao, S. Villaverde

**Staff:** L. Hernandez, Community Associate

**Guests:** Complete list of guests in file at the board office.

Chair of Land Use Committee, C. Moerdler called the meeting to order at 7:40 p.m.

**Agenda Item:**

ULURP Application: 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.

C. Moerdler announced that documents were forwarded to the Members of the Land Use Committee regarding the Hebrew Home. They included a proposed compromise forwarded by community groups opposing the Hebrew Home application. There was also a memorandum setting forth to date of settlement compromise approaches crafted by the leadership of this committee and by Councilman Cohen. The extensive series of proposals has been reviewed with the Hebrew Home and contemplates a significant reduction of all of the buildings on the property coupled with significant restriction on further use and benefit of the residents on West 261 Street.

C. Moerdler opened the floor to members of the Land Use Committee wishing to ask questions to Hebrew Home representatives.

K. Pesce, What is the reduction on height?

- Buildings on the R1-1 portion were originally proposed to be 4 & 6 stories high. An offer was made to reduce the height of the buildings to 3 & 5 stories, subject to the approval of the application of the Board. The building on the north side, it is proposed to be reduced from 12 stories to 10 stories.

R. Ginty,

- The one page compromise given by community groups discusses the south campus and consideration for putting residential building (residential units) on the foot print of the existing Passionist Retreat house. Have you figured how many units of the 117 proposed for the R1 section could be accommodated in that footprint?
  - The existing foot print would not accommodate the number of units needed.
  - The square footage is the same as the ground coverage as the parking lot.
- The buildings planned, do you have the linear dimensions from north to south?
  - The building is 320 feet from the northern end to the southern end.
- For the special permit, you have three findings that must be met: compatible with the character of the surrounding area; must have adequate buffer; the street providing access to such usage must be equipped to handle the traffic being created. Please explain how the three findings are met?
  - Copies of the application were provided which included the statement of findings which explains how the three findings are met.

R. Fanuzzi,

- The CCRC is both a community facility and a residential facility. Please clarify the residential aspect. What designation are you using? Under state law, if it were not a CCRC, you exceed the square footage by 750,000 sq. ft.
  - In the zoning for the project, a long-term care facility is allowed by special permit. The assisted living units are considered residential units.

D. Gellman commented on the traffic impact on Palisades Avenue and asked about the plan in regards to security.

- The traffic study reflected that the total number of trips is below 50 trips and does not meet the threshold that would impact traffic. The security booths will be moved further into the grounds as to accommodate more cars into the sight and off the street.

L. Spalter asked about the plan during construction for the traffic and expressed concern regarding the sewer and water infrastructure. How are the vehicles going to reach the construction site over the construction period?

- The construction period is 44 months. The environment traffic does not exceed threshold, it is less than 50 vehicle daily trips. Trucks are required to follow the truck routes assigned by the Department of Traffic. It is too early to tell what the designated streets will be.

C. Moerdler asked the Hebrew Home representatives if they will come back to the Community Board to present the traffic study once completed.

- Although, we are not required, we will come present the traffic study when complete.

B. Bender: With the project you are undertaking, you will be reducing the number of nursing beds?

- Yes, there will be a reduction in nursing beds.

D. Padernacht, we would like for you to think about when deliveries will be made; when the demolition materials will be moved in and out of the location; will trucks be covered; alternative to bringing in materials.

P. Ellis: What happened to the cottage scheme proposal? Will the construction workers be parking in Yonkers? How will the plan be enforced? One issue is the cost of the units and the limited likelihood

that residents will not afford it. The proposal does not speak on affordability, explain to what extent the people in this community will be able to afford it.

- The cottage plan was an analysis of what could be built, however it was not working. It was an as-of-right project. The proposal was not the desired arrangement for a CCRC.
- The parking of the construction workers will be enforced by restrictive covenant. If necessary, DOB will issue a violation.
- The financial model is based on the based that the seniors in the community will sell their home and use the proceeds of selling their home to pay for their entrance fees. One of the requirements is that the project pre-sales about 75% of the project prior to the beginning of the construction period, if not the project cannot move forward.

S. Froot: Does the Hebrew Home own the parcel of the Passionist Retreat? How much revenue would be raised by the operation the CCRC?

- The parcel was purchased by the Hebrew Home Foundation, the home did not have the assets to purchase the parcel.
- When the Passionist Retreat parcel became available, the Hebrew Home Foundation purchased it as a defensive move to not lose the parcel to another developer with future opportunity to expand.
- The decision to build the CCRC is to give seniors a community to live in; give seniors financial stability; and provide healthcare. This model offers a viable security for older adults.
- There will be 117 units with 90 percent of open-space.

R. Fanuzzi: What is the projection of sanitary water? Has DEP signed-off on the construction estimates of water usage? Is there sufficient sanitary sewer capacity?

- DEP has reviewed the EAS and determined that there is no significant impact on the water system.

R. Ginty: Questions in regards to the 12-story building; as or right the building is 45 feet, but it is presented as 144 feet. Did you consider any other way to construct that building so that it is not so massive?

- The design is to make it better for the residents. In order to make it easier for the residents to get from their apartment to the elevators, the design has to be more compact.

Councilman Andrew Cohen:

- Stated that he has been involved with the Hebrew Home development for five years.
- There has been a productive dialogue between the applicant and the community.
- The most recent proposal was not given to the board and the elected officials until early this morning and has not given everyone the opportunity to fully digest the proposal.
- Asked for someone on the board to consider making the motion to hold voting off for the Hebrew Home ULURP application until June 18<sup>th</sup> to give some extra time to reach a compromise.

D. Padernacht made the motion at the Councilmember's request that the vote be adjourned until the full board meeting on June 18<sup>th</sup>, giving the parties one more week to reach a compromise. If no compromise is reached, a vote will be taken to approve or disapprove the application.

**In Favor: 27**

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M. Yamagata, H. Young, R. Zavras

**Opposed: 0**

**Abstain: 0**

Chair C. Moerdler announced that the Land Use Committee will hold a meeting on June 18<sup>th</sup> at 6:30PM, where it will vote the application. The full board will meet will begin at 7:30PM on June 18<sup>th</sup>.

C. Moerdler adjourned the meeting at 9:45PM.

Submitted by,

Lydia Hernandez  
Community Associate