

**Bronx Community Board 8 Land Use Committee Meeting &
Public Hearing
Minutes of June 7, 2018 Minutes at
Riverdale Temple, 4545 Independence Avenue**

Community Board No. 8 Land Use Committee Members:

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

Absent: E. Bell, B. Bender, D. Escano, D. Fuchs, J. Gomez, I. Ladimer, R. Pochter-Lowe, L. Parker, J.M. Reyes, A.J. Robateau, J. Santiago, S. Sarao, S. Villaverde, M. Yamagata, R. Zavras

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 6:40 p.m.

Agenda Item #1

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.

J. Horstman made presentation:

- The M1 Hotel Special Permit was first announced in the Mayor's 10-point Industrial Action Plan in 2015.
- The current proposal will extend from industrial zones to all M1 zones.
- Hotels are allowed to be built higher than the surrounding uses because they have the ability to use all the permitted floor area.
- In M1 districts the permits will be filed on a case by case basis and discretionary review for appropriateness.
- The permit only applies to new hotels/motels.
- New hotels have to demonstrate to City Planning Commission the following: the proposed site plan includes elements that are necessary to address potential conflicts between the hotel and adjacent uses; the hotel development will not cause traffic or pedestrian congestion; the proposed new hotel will not impair the essential character of the surrounding area.
- Existing hotels/motels will consider conforming uses.
- Transient hotels operated for a public purpose by the City or State of New York are not required to get a permit.

L. Spalter asked for explanation of a transient hotel.

- A transient hotel can be used as a homeless shelter.

C. Moerdler: You indicated that existing hotel uses in an M1, if they wanted to change, they then have to apply for the permit?

- Yes.

If the motel on Van Cortlandt wanted to expand, they would be able to?

- The Van Cortlandt Motel is grandfathered in and is not allowed to change.

C. Moerdler made a motion to vote the application.

In Favor: 17

S. Alexander, L. Daub, R. Fanuzzi, S. Froot, D. Gellman, R. Ginty, M. Gluck, M. Joyce, T. Moran, O. Murray, D. Padernacht, K. Pesce, L. Spalter, I.W. Stone, J. Townes, M. Wolpoff, H. Young

Oppose: 3

G. Santiago, D.B. Jackson, M. Donato

Abstain: 2

C.G. Moerdler, E. Dinowitz

Agenda Item #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.

C. Utschig, engineer for College of Mt. St. Vincent, stated that they have answers to the questions asked at the last Land Use meeting:

- In regards to the FAR, in a parcel this size we are allowed to build up 4 million sq. ft. The current buildings total 575,000 square feet, well under the allowed FAR for the parcel.
- We are seeking three authorizations: modification of topographic features; development on a portion of a zoning lot having steep slope or steep slope buffer; modification of botanic environment and tree preservation and planting requirements.
- There will be 26 trees removed for this project. According to the SNAD, the college has three times the required trees on this zoning lot. The college has agreed to replant trees throughout the entire campus.
- This project will result in the disturbance of greater than an acre, which means there has to be a storm-water prevention plan submitted. We also have an underground water retention system that manages all of our run-off water, controls it and discharges it back to the Hudson River.
- Potential impact on public roads: all of the construction will be inside the campus; all of the construction traffic will enter the campus and stay within the campus.

L. Spalter: How long will the construction take? When do you anticipate starting?

- We will start when we receive the appropriate permits and it is estimated to take about 14 months.

C. Moerdler: Facing the street there will be 4 stories and facing the inside of the campus there will be six stories?

- Yes. That is because they are embedded into the embankment of the slope.

Do you have any connection to the Yonkers Sewers?

- For the sanitary sewer, we are connected to the Yonkers Sewer system.

C. Moerdler made motion to approve the application:

In Favor: 21

S. Alexander, L. Daub, E. Dinowitz, M. Donato, R. Fanuzzi, S. Froot, D. Gellman, R. Ginty, M. Gluck, D.B. Jackson, M. Joyce, C.G. Moerdler, T. Moran, O. Murray, D. Padernacht, K. Pesce, G. Santiago, L. Spalter, I.W. Stone, M. Wolpoff, H. Young

Oppose: 0

Abstain: 1

J. Townes

C. Moerdler announced the opening of the Public Hearing for the Hebrew Home ULURP application.

Public Hearing:

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. CB review period deadline of June 22.

NO VOTE will not be taken.

G. Turnoff from Hebrew Home:

- Our application seeks to build a Continued Care Retirement Community (CCRC), which must include a nursing home, assisted living facilities and new independent senior living units and must be licensed.
- The north campus is located in an R4 zoning district and the south campus is located on an R1-1 zoning district. Both campuses are located in the Special Natural Area District, for which we need authorization to build on.
- A CCRC is an as-of-right in an R4 zone. In an R1 district, large community facilities are allowed with a special permit.

- The application is divided into two parts: the special permit for the R1-1 district and authorizations being requested under the Natural Area District regulations.
- The SNAD application includes: modification to natural topography, modification to outcroppings, tree preservation and removal of trees. The plan includes more planting
- We are requesting a waiver to allow us to build a taller building. We are allowed to cover up to 55% of the lot. But we are only covering 23% of the lot and leaving the rest as open space.

Traffic analysis:

- The traffic will be virtually unchanged. The average age of the residents is 78 yrs. old and will be provided shuttle services to travel.
- The reduction of nursing beds will result in less employees traveling to and from the facility.
- There will be less than 50 trips in one peak hour of travel.
- The construction traffic will be minimized. Construction workers will not be allowed to park on-site. Parking and shuttle buses for the workers will be provided in Yonkers.
- The restoration plan will include: removal of sidewalks to add greenery, planting of trees and ground cover.

C. Moerdler opened the public hearing for speakers to make their comments in regards to the Hebrew Home ULURP application.

Following the public speaking session, Chair Moerdler announced that the record for the public hearing was closed. Anyone wishing to submit a written statement of their position, can do so to the board. The Land Use Committee will vote on this application on June 11th. The full board will vote on June 18th.

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

Submitted by,

Lydia Hernandez
Community Associate