

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATIONS C 110102 ZSX, C 140051 ZSX
ST. PATRICK'S HOME FOR THE AGED AND INFIRM
October 2013**

DOCKET DESCRIPTIONS

CD 8-ULURP APPLICATION NO: C 110102 ZSX-IN THE MATTER OF an application submitted by St. Patrick's Home for the Aged and Infirm pursuant to Sections 197-c and 021 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a nursing home use within a proposed four-story enlargement of an existing eight-story building, on property located at 66 Van Courtlandt Park South (Block 3252, Lot 76), in an R7-1 District, Borough of the Bronx, Community District #8.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

CD 8-ULURP APPLICATION NO: C 140051 ZSX-IN THE MATTER OF an application submitted by St. Patrick's Home for the Aged and Infirm pursuant to Sections 197-c and 201 of the new York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a nursing home use within an existing eight-story building, on property located at 66 Van Cortlandt Park South (Block 3252, Lot 76), in an R7-1 District, Borough of the Bronx, Community District #8.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

BACKGROUND

St. Patrick's Home for the Aged and Infirm seeks two objectives:

- 1) **C-110102 ZSX:** The granting of a Special Permit pursuant to Section 74-90 of the Zoning Resolution to allow a nursing home use in a newly constructed four-story addition to an existing eight-story nursing home facility. This proposed building will be situated adjacent to the existing eight-story facility. No additional beds are to be included, nor will the existing building's height be increased.
- 2) **C 140051 ZSX:** The granting of a Special Permit pursuant to Zoning Resolution 22-42 and 74-90, to allow the construction of a new eight-story building providing 268 beds, replacing a six story facility offering 225 beds. This matter was initiated in 1987. Construction of this new building was completed in 1989 and has been in active use by St. Patrick's Home for the Aged and Infirm since 1989.

C 110102 ZSX

St. Patrick's Home for the Aged and Infirm (the applicant) is proposing to construct an off-street parking garage and concurrently as part of this project, construct a new recreation amenity featuring indoor and outdoor residential recreation areas the highlight of which will be an exterior terrace-garden for passive recreation. This new structure will be located on the southeast corner of Van Cortlandt Park South and Saxon Avenue. No additional beds or increase in the number of residents will result from the proposed project. Existing on-site facilities includes two structures; the nursing home containing of eight stories, 118,547 square feet of floor area and a seven-story convent offering approximately 14,472 square feet of floor area.

The proposed self-parking garage and recreation facility will consist of four stories and accommodate 104 vehicles. It will be constructed adjacent to and connected to the existing eight-story nursing home. This enlargement will be constructed on the site of an existing, off-street asphalt parking lot that currently offers 38 spaces.

The footprint of the new structure will occupy 19,138 square feet and include 74,737 gross square feet. Planned are 32 spaces on the first level consisting of 14,767 square feet, plus storage space consisting 4,371 square feet used for the archiving of documents and records. The second level will offer parking for 35 vehicles and consist of 19,138 square feet. Level three will accommodate 37 vehicles occupying 12,841 square feet plus an additional 6,297 square feet of storage space. Referred to by the applicant as the terrace level, a recreation room consisting of 10,186 square feet will be constructed on the roof of the new garage, as well as an outdoor recreation area consisting of 7,137 square feet, will be accessible from the recreation room. Construction of this proposed facility will increase the total floor area on the premises from 133,019 square feet, to 153,864 square feet and the FAR from 2.5 to 2.8. Vehicular access to the new garage will be on Saxon Avenue, approximately 15-feet north of the southern lot line.

St. Patrick's Home for the Aged and Infirm employs a total of approximately 375 part-time and full-time staff. The facility provides accommodations to 260 residents. During construction of the new parking facility and recreational space no relocation of residents will be necessary. The applicant further indicates that on-site parking lost during this construction will be located off-site. A shuttle service for employees will be provided by the St. Patrick's Home.

The proposed garage and recreational space will be extensively landscaped in order to enhance the building's profile within the surrounding community. Highlights of this landscaping plan include:

- Installation of 36 foundation evergreen shrubs, six feet in height, on Van Cortlandt Park South
- Ivy planting on Saxon Avenue, creating a "green wall"
- A drip irrigation system to assure newly planted materials survive.

All exterior lighting will be spot-focused, so as to prevent intrusion of such illumination on neighboring residences.

C 140051 ZSX

In 1987, the St. Patrick's Home for the Aged and Infirm sought to replace an existing six-story facility offering 225 beds. The Department of Buildings issued a new building permit and subsequently a Certificate of Occupancy (C of O), thereby facilitating construction of and occupancy of the newly constructed eight-story building offering 264 beds that is currently in use.

Subsequent to the issuance of the C of O by the Buildings Department in 1987, the City Planning Commission adopted numerous resolutions which altered the number and boundaries of Community Districts within the Borough of the Bronx. These actions also identified those districts in which any expansion of nursing home beds requires a Special Permit pursuant to ULURP. Originally, the community district in which St. Patrick's Nursing Home for the Aged and Infirm was located did not require a Special Permit. Currently, however, it is so located. The issuance of this Special Permit is therefore necessary as it will legalize the 1987 expansion.

Residential development in the surrounding community is comprised of the Amalgamated Houses. This development includes two, 20 story residences and a number of six-story buildings. Other residential development is typified by six-story buildings and one and two family dwellings. Van Cortlandt Park, the third largest mapped park in the City of New York, is located to the north of the proposed development site. The street network serving this community is dominated by old-growth street trees and decorative streetlights, both of which enhance the neighborhood's profile. Commercial activity and mass transit services are *not* located within a four block radius of St. Patrick's Home.

On January 15, 2013, the New York City Board of Standards and Appeals approved a variance pursuant to Section 72-21 of the Zoning Resolution to allow construction of the proposed facility which does not comply with the rear yard equivalent requirements of Zoning Resolution 24-382.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to CEQR and SEQRA and received a Type II Designation. The City Planning Commission certified these applications as complete on August 5, 2013.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #8 held a public hearing on this application on September 11, 2013. A unanimous vote recommending approval of this application was 42 in favor, zero opposing and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on October 1, 2013. Representatives of the applicant were present and spoke in favor of these applications. No members of the public offered testimony and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

St. Patrick's Home for the Aged and Infirm began serving the people of the Bronx in 1931. Since that time this facility has earned a well deserved reputation of providing quality accommodations for our senior citizens, including a full range of medical care. The entire facility is well maintained and is also considered to be a "good neighbor" by those residing nearby.

My endorsement of these applications is based on both the superb reputation of St. Patrick's Home for the Aged and Infirm, as well as their plan to improve the recreational space for residents while expanding a parking facility used primarily by employees and visitors. I am especially pleased to acknowledge how these two distinctly different functions are being accommodated by the facility now envisioned. A well considered construction plan minimizes noise and dust for those residing nearby, does not require the relocation of any of the Home's tenants. A shuttle service will also be provided for employees during construction. Finally, I am also mindful of the unanimous vote recommending approval of these applications that was rendered by Bronx Community Board #8.

I am pleased to recommend approval of these applications.

TRANSMISSION VERIFICATION REPORT

TIME : 10/16/2013 03:45
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