



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

CONDITIONAL NEGATIVE DECLARATION

Project Identification

CEQR No. 18DCP134X
ULURP Nos. 180321ZSX, N180322ZAX,
N180323ZAX, N180324ZAX,
N180325ZAX, N180326ZAX
and N180327 ZCX

SEQRA Classification: Unlisted¹

Lead Agency

City Planning Commission
120 Broadway, 31st 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 443,190 gross square feet (gsf), comprised of 271 independent senior living units. The two building segments on the South Site (Buildings 2 and 3) would total approximately 190,700 gsf, comprised of 117 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 hazardous materials and air quality will be placed on Block 5933, Lots 55, 210, 224, 225 and 230 as part of the Proposed Actions.

¹ 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.

The (E) designation text related to hazardous materials is as follows:

Block 5933, Lots 55, 210, 224, 225 and 203

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

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 ensure that the heating, ventilation, and air conditioning stack(s) is located at the highest tier or at least 149 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 83 feet above grade to avoid any significant adverse air quality impacts.

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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 63 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 Environmental Assessment Statement, dated April 20, 2018, prepared in connection with the ULURP Application (Nos. 180321ZSX, 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:
 - 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:

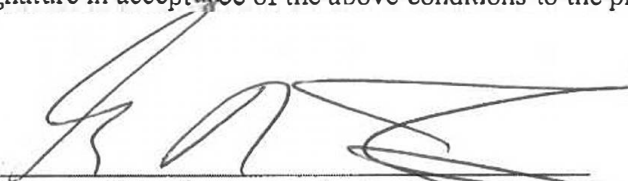
The above determination is based on an environmental assessment which finds that:

1. 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.
2. The (E) designation for hazardous materials and air quality would ensure that the proposed action would not result in significant adverse impacts.
3. 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 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 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: April 20, 2018

Gary Tarnoff, esq.

Name of Applicant or Authorized Representative



Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: April 20, 2018

Marisa Lago, Chair
City Planning Commission

Date: _____