

CITY COUNCIL  
LAND USE DIVISION

2018 NOV 14 A 9:30



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL  
SPEAKER'S OFFICE  
RECEIVED

2018 NOV 14 A 9:10

November 13, 2018

City Council  
City Hall  
New York, NY 10007

Re: Hebrew Home for the Aged  
C 180321 ZSX  
Borough of the Bronx

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 5, 2018, from the City Council regarding the proposed modification to the above-referenced application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. for a special permit pursuant to Section 74-901(a) to modify the use regulations of 22-13, to allow a long-term care facility (use group 3) in an R1-1 district.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 13, 2018 has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Very truly yours,

A handwritten signature in blue ink that reads "Marisa Lago".

Marisa Lago  
Chair

cc: C. Samol, D. DeCerbo, A. Fabre, A. Laremont, R. Singer, J. Mangin, J. Horstman, H. Marcus



THE COUNCIL  
 THE CITY OF NEW YORK  
 LAND USE DIVISION  
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November 5, 2018

Honorable Marisa Lago, Chair  
 City Planning Commission  
 120 Broadway, 31st Floor  
 New York, NY 10271

**Re: Application No.: C 180321 ZSX (L.U. No. 253)**

**The Hebrew Home**

Dear Chair Lago:

On November 5, 2018, the Land Use Committee of the City Council, by a vote 18-0-0 for Application C 180321 ZSX, recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modifications with the Commission:

Matter in double underline is new, to be added;  
 Matter in ~~double strikeout~~ is old; to be deleted

1. The property that is the subject of this application (C 180321 ZSX) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Perkins Eastman, filed with this application and incorporated in this resolution:

<u>Drawing Number</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-1	Zoning Analysis	September 25, 2018
Z-2	Base Plane and Average Curb Level	September 25, 2018
Z-3	Zoning Lot Site Plan	<del>September 25</del> <u>November 5</u> , 2018

**Honorable Marisa Lago, Chair**  
**Application No.: C.180321 ZSX (L.U. No. 253)**  
**November 5, 2018**  
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Z-4	Waiver Plan (R1-1 Zoning)	<del>September 25</del> <u>November 5</u> , 2018
Z-5	Waiver Elevations & Sections (R1-1 Zoning)	September 25, 2018

2. Such development shall confirm to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plan listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. Development pursuant to this resolution shall be allowed only after the restrictive declaration attached hereto as Exhibit A, with such administrative changes as are acceptable to Counsel to the Department of City Planning, has been executed and recorded in the Office of the Register, New York County. Such restrictive declaration shall be deemed incorporated herein as a condition of this resolution.
5. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
6. Upon failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from

Honorable Marisa Lago, Chair  
Application No.: C 180321 ZSX (L.U. No. 253)  
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any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

Please feel free to contact me at (212) 482-5185 if you or your staff have any questions in this regard.

Sincerely,

  
Julie Lubin  
General Counsel, Land Use

JL:mcs

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

C: Members, City Planning Commission  
Raju Mann, Director, Land Use Division  
Amy Levitan, Deputy Director  
Jeff Yuen, Project Manager  
Anita Laremont, Esq., DCP  
Danielle J. DeCerbo, DCP  
File