



CITY PLANNING COMMISSION

July 14, 2004 / Calendar No. 28

C 040252 PQQ

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 197-14 119th Avenue (Block 12653, Lot 6), Borough of Queens, Community District 12, for continued use as an Agency Operated Boarding Home.

This application (C 040252 PQQ) for the acquisition of privately-owned property was filed by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) on January 26, 2004, in order to facilitate the continued use of the property as an Agency Operated Boarding Home.

BACKGROUND

The Administration for Children's Services is proposing to continue to use an existing youth boarding home at 197-14 119th Avenue (Block 12653, Lot 6) in St. Albans, Queens, Community District 12. The facility was originally approved in 1989 (C 890985 PLQ) and was subsequently approved in 1994 (C 920473 PQQ). ACS currently operates the group home pursuant to a lease agreement with the landlord.

ACS plans to continue to occupy the single-family detached home with a boarding home for six males, ages 15 to 21. The three-bedroom boarding home is designed to provide long-term comprehensive service for up to six males. There is at least one staff member present in the home at all times, though seven employees work at the home.

The 3,600 square foot home is on a 6,700 square foot lot on 119th Avenue between 197th and 198th streets. The property is zoned R3-2 and the home is typical of the character of the detached residences in the area. The area is developed with single-family detached residences with some commercial uses on Linden Boulevard, including several small take-out restaurants, a health food store, a deli, a laundromat, a barber, and a beauty supply store.

Several public transportation routes serve the area. The 4 and x63 New York City Transit buses stop on Linden Boulevard, two blocks north of the subject property. By bus, the home is 15 minutes from the Jamaica Center transit hub, with access to the E, J, and Z subway lines and many LIRR lines. The recently renovated St. Albans LIRR station is ten blocks west of the home. The subject property is ten blocks east of Roy Wilkins Park, a large park with a variety of athletic facilities.

ENVIRONMENTAL REVIEW

This application (C 040252 PQQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Administration for Children's Services.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 040252 PQQ) was certified as complete by the Department of City Planning on February 23, 2004, and was duly referred to Community Board 12 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 12 held a public hearing on this application on April 21, 2004, and on April 21, 2004, by a vote of 19 to 14 with 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation

approving the application on June 8, 2004.

However, the Borough President's recommendation was submitted after the Borough President's 30-day review period expired and is therefore non-complying.

City Planning Commission Public Hearing

On May 26, 2004 (Calendar No. 9), the City Planning Commission scheduled June 9, 2004, for a public hearing on this application (C 040252 PQQ). The hearing was duly held on June 9, 2004 (Calendar No. 12). There was one speaker in favor of the application and no speakers in opposition.

A representative from the Administration for Children's Services (ACS) was available to answer questions. In response to questions from the Commission, the representative from ACS stated that the agency operates two boarding homes in St. Albans and that ACS is not aware of any impact on homes sales in the area surrounding the boarding homes.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the acquisition of privately-owned property located at 197-14 119th Avenue (Block 12653, Lot 6) for continued use as an Agency Operated Boarding Home, is appropriate.

The ACS has utilized the space continuously since 1989, serving the community by providing long term comprehensive services to young adults who either attend school or are enrolled in vocational or GED programs.

The Commission understands that youth boarding homes play an important role in the community by providing housing and structured supervision for children and adolescents. The property at

197-14 119th Avenue (Block 12653, Lot 6) is in an ideal location for a small youth boarding home. The house is located on a block of detached houses near a major thoroughfare with several bus routes. The structure is very well maintained and there have been no complaints regarding the conduct of the residents.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application (C 040252 PQQ) of the Administration for Children's Services and the Department of Citywide Administrative Services for the acquisition of property located at 197-14 119th Avenue (Block 12653, Lot 6) , Borough of Queens, Community District 12, for continued use as an Agency Operated Boarding Home, is approved.

The above resolution (C 040252 PQQ), duly adopted by the City Planning Commission on July 14, 2004 (Calendar No. 28), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,

RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,

JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners