



CITY PLANNING COMMISSION

April 13, 2005/Calendar No. 11

C 040413 PCX

IN THE MATTER OF an application submitted by the Department of Probation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 416-426 Willis Avenue (Block 2289, Lot 3), for use as an alternative to a detention program facility, Borough of the Bronx, Community District 1.

The application (C 040413 PCX) was filed on October 29, 2004, by the Department of Probation (DOP) and the Department of Citywide Administrative Services (DCAS), for site selection and acquisition of privately-owned property located at 416-426 Willis Avenue (Block 2289, Lot 3), Borough of the Bronx, Community District 1, for continued use as an alternative to detention program facility.

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BACKGROUND

DOP and DCAS request site selection/acquisition of Block 2289, Lot 3 to ensure the continued provision of a community based alternative to detention services (ATD). The project site is located at the southeast corner of Willis Avenue and East 145th Street, in an R6 zoning district with a C1-4 commercial overlay. The use is located within a two-story building where the ATD occupies approximately 14,000 square feet on the first floor and a portion of the second floor. The facility contains five classrooms, office space, a kitchen, a recreation room, a computer lab and a library. The Administration for Children Services occupies the remainder of the second floor and has its own separate entrance.

The ATD program office was previously located at 230 East 162nd Street. Since that site was part of an assemblage for the new Bronx Criminal Court Complex (which is currently under construction) DOP realized that the ATD facility would eventually be asked to vacate their premises. The DOP Facilities Management Unit working through DCAS became aware that New York City Housing Authority (NYCHA) was vacating a site, its Bronx application office, at 416-426 Willis Avenue where the City had an existing contract with the property owner. The pre-existing relationship between the City and the landlord, the space suitability and the proximity to the Family Court made relocation to this site desirable. DOP moved into this new facility in 1999.

The ATD currently provides services to approximately 60 registrant juvenile probationers between the ages of 11 to 16 who have been arrested on a variety of non-violent charges. Otherwise, the juvenile would be sent to a secured detention facility operated by the Department of Juvenile Justice. A total of twenty-three professional and support staff work at the facility. The youngsters are paroled by Family Court judges to the ATD program as a condition of their parole to their parent/guardian. Staff works closely with the Court to monitor and report on the juveniles' activities and attendance. The juvenile's length of time in the program is largely a factor of the time it takes for the court to reach a conclusion on the pending case. On average, stays last approximately 70 days. This facility has a projected future growth capacity to serve 100 juveniles.

In addition to the Bronx facility, DOP also has ATD offices in Queens, Manhattan, and Brooklyn. Each office serves participants from its' borough exclusively. The hours of operation at 416-426 Willis Avenue are Monday through Friday from 8:00 a.m. to 8:00 p.m. Through a highly structured environment that provides educational, counseling and recreational services, program participants are guided to socially constructive, appropriate and responsible behavior. The following activities are provided in a small school setting: individual and group counseling, computerized learning labs, school monitoring, educational trips, vocational workshops, independent living skills. Staff is involved with case management and the preparation of monthly ad hoc reports.

The surrounding area is characterized by residential uses including two-family homes, five-story apartment buildings with ground floor commercial uses and New York City Housing Authority projects. Commercial uses are found in the HUB along Third Avenue and East 149th Street. Junior High School 149 is located across Willis Avenue west of the site. St. Mary's Park, a 43 acre park, with a recreation center is located two blocks east of project site. Public transportation is available from the #2 and #5 trains which stop at the Third Avenue-149th St. Station, four blocks north of the site and the Bx 15 bus which stops across the site on Willis Avenue. The Bx 2 and Bx 21 buses stop on Third Avenue, one block west of the project site.

ENVIRONMENTAL REVIEW

This application (C 040413 PCX) 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 04DOP003X. The lead agency is the Department of Probation.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on August 27, 2004.

UNIFORM LAND USE REVIEW

This application (C 040413 PCX) was certified as complete by the Department of City Planning on December 6, 2004, and was duly referred to Community Board 1 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on January 27, 2005, and on that day, by a vote of 26 to 0 with 0 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 March 10, 2005.

City Planning Commission Public Hearing

On March 2, 2005 (Calendar No. 1), the City Planning Commission scheduled March 16, 2005, for a public hearing on this application (C 040413 PCX). The hearing was duly held on March 16, 2005 (Calendar No. 34). There was one speaker, representing the applicant, who supported the application. There were no other speakers, and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application submitted by the Department of Probation (DOP) and the Department of Citywide Administrative Services (DCAS), for site selection and acquisition of privately-owned property located at 416-426 Willis Avenue (Block 2289, Lot 3) for continued use as an alternative to detention program facility is appropriate.

The Commission notes that the ATD facility currently provides services to approximately 60 registrant juvenile probationers between the ages of 11 to 16 who have been arrested on a variety of non-violent charges. Otherwise, the juvenile would be sent to a secured detention facility operated by the Department of Juvenile Justice. A total of twenty-three professional and support staff work at the facility. The youngsters are paroled by Family Court judges to the ATD program as a condition of their parole to their parent/guardian. Staff works closely with the Court

to monitor and report on the juveniles' activities and attendance. The Commission supports this vital and needed service to the borough.

The project was included in the Citywide Statement of Needs for the FY'00-01.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

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 submitted by the Department of Probation and the Department of Citywide Administrative Services for site selection and acquisition of property located at 416-426 Willis Avenue (Block 2289, Lot 3), Community District 1, Borough of the Bronx, for the continued use as an alternative to a detention program facility, is approved.

The above resolution (C 040413 PCX), duly adopted by the City Planning Commission on April 13, 2005 (Calendar No. 11), 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 Chair

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