



CITY PLANNING COMMISSION

December 3, 2003/Calendar No. 16

C 030397 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 114-58 175th Place (Block 12397, Lot 113), Borough of Queens, Community District 12, for continued use as an Agency Operated Boarding Home.

This application (C 030397 PQQ) for the acquisition of privately-owned property was filed by Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) on March 20, 2003, 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 114-58 175th Place (Block 12397, Lot 113) in St. Albans, Queens, Community District 12. The facility was originally approved in 1989 (C 890986 PLQ) and was renewed for a 10-year period in 1994 (C 920266 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 as a boarding home for five males, ages 12 to 14. The three-bedroom boarding home is designed to provide long-term comprehensive service for up to six males. At least one of the seven staff members is present in the home at all times.

The 2,000 square foot home is on a 4,200 square foot lot on 175th Place between Linden Boulevard and 115th Avenue. 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 Merrick Boulevard and Linden Boulevard. The subject property is one block north of Roy Wilkins Park, a large park with a variety of athletic facilities.

Merrick and Linden Boulevards intersect one block north and two blocks west of the boarding home. Several small restaurants, a grocery store, and other small stores are located at or near the intersection. There are five New York City Transit bus routes (4, 5, 84, 85, x63), one Green Bus Line (9A), and one Long Island Bus (N4) with stops at the intersection of Merrick and Linden. The Jamaica Transit Hub is approximately ten minutes by bus and offers connections to New York City Transit subway, Long Island Railroad, and many bus routes serving New York City and the surrounding counties.

ENVIRONMENTAL REVIEW

This application (C 030397 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 ACS.

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

UNIFORM LAND USE REVIEW

This application (C 030397 PQQ) was certified as complete by the Department of City Planning on July 21, 2003, 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 October 15, 2003,

However, the community board held its public hearing after the 60-day review period and did not hold a vote on the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on October 21, 2003.

City Planning Commission Public Hearing

On October 22, 2003 (Calendar No. 6), the City Planning Commission scheduled November 5, 2003, for a public hearing on this application (C 030397 PQQ). The hearing was duly held on November 5, 2003 (Calendar No. 8). 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.

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 114-58 175th Place 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 114-58 175th Place (Block 12397 lot 113) is in an ideal location for a small youth

boarding home. The house is located on a block of detached houses just to the north of a very large park with a variety of recreational facilities. The house is also located near the intersection of two major thoroughfares 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 030397 PQQ) of the Administration for Children's Services and the Department of Citywide Administrative Services for the acquisition of property located at 114-58 175th Place (Block 12397, Lot 113), Borough of Queens, Community District 12, for continued use as an Agency Operated Boarding Home, is approved.

The above resolution (C 030397 PQQ), duly adopted by the City Planning Commission on December 3, 2003 (Calendar No. 16), 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