

CITY PLANNING COMMISSION

November 29, 1989/Calendar No. 64

C 890833 PLK

IN THE MATTER OF an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the leasing of up to ten years of private property located at 116 Linden Boulevard (Block 5087, Lot 27), Borough of Brooklyn, Community District 17, for use as an Agency Operated Group Home.

The application (C 890833 PLK) for the lease of privately-owned property for a term of up to ten years was filed by the Human Resources Administration (HRA) on April 17, 1989. HRA will use this property as an Agency Operated Group Home (AOGH).

BACKGROUND

HRA proposes to lease an existing, attached, three-story residential building located at 116 Linden Boulevard (Block 5087, Lot 27), in the Flatbush section of Brooklyn. The building and the area surrounding it are in good condition. An Agency Operated Boarding Home (AOBH) has been operating at this site since February 8, 1989, under a license agreement. HRA proposes to use this building as an Agency Operated Group Home (AOGH). An AOBH can serve up to six children while an AOGH serves from 6 to 12 children.

The building is in a well-kept residential area within an R7-1 zoning district. The blockfront is characterized by other similar attached houses. The site is served by the IND Sixth

Avenue Express (D and Q trains) which stop at Church Avenue and 18th Street, six blocks west of the site. Prospect Park is three blocks northwest of the site. The site also has a backyard for recreational use.

According to HRA this facility meets the requirements of the New York State Department of Social Services regulations (NYCRR 447).

ENVIRONMENTAL REVIEW

This application (C 890833 PLK) 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) procedures set forth in Executive Order No. 91 of 1977.

This application (C 890833 PLK) was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 890833 PLK) was certified as complete by the City Planning Commission on August 7, 1989, and was duly referred to Brooklyn Community District 17 in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

COMMUNITY BOARD PUBLIC HEARING

Community Board 17 held a public hearing on this application on September 20, 1989 and adopted a resolution on the same day disapproving the application by a vote of 19 in favor with 0 in opposition and 5 abstentions.

The Community Board recommendation stated

- "1. Guidelines are different from those originally submitted to Social Services Committee by Mr. Arce of HRA.
2. Use terms have changed from an agency operated boarding home for 6 children to an Agency Operated Group Home for 12 adolescents, 16-21 years old.
3. As a group home the Board would lose control of its uses as opposed to a boarding home which restricts the number (of residents) to six."

CITY PLANNING COMMISSION PUBLIC HEARING

On October 2, 1989 (Calendar No. 8), the City Planning Commission scheduled October 18, 1989, for a public hearing on this application (C 890833 PLK). The hearing was duly held on October 18, 1989 (Calendar No. 21).

There were no appearances and the hearing was closed.

CONSIDERATION

The Commission believes that this leasing action is appropriate. The Human Resources Administration's Agency Operated Boarding Home (AOBH) program was developed to provide children who need shelter with livable accommodations in facilities with on-site social services. In the future, these children's homes may make it possible for HRA to reduce its reliance on hospitals and private child care institutions. The Commission recognizes the urgent need to provide more of these homes to offer services needed by the city's population of children in the foster care.

In response to the concerns voiced by Community Board 17 in its recommendation, HRA, in a letter dated September 25, 1989 has indicated that the facility will house not more than eight children.

The building was the subject of a serious fire on October 25, 1989. In a letter to the Commission dated October 30, 1989, HRA indicated its desire to continue with the ULURP application for this site. The letter stated that HRA expected the building to be structurally sound and that it would be rehabilitated for future use as a foster care facility. The letter further stated "that the building, upon completion of renovation, will be in full compliance with all fire and building codes."

The Commission finds that the proposed facility is situated in an area suitable for children, that adequate open space is near

by, and that the area is adequately served by public transportation. The Commission therefore recommends that the Board of Estimate approve this application.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter that based on environmental determination and the consideration described in this report, the application of the Human Resources Administration for the leasing of private property located at 116 Linden Boulevard (Block 5087, Lot 27) the Borough of Brooklyn, Community District 17, for use as an Agency Operated Group Home for a term of up to ten years is approved.

The resolution (C 890833 PLK), duly adopted by the City Planning Commission on November 29, 1989 (Calendar No. 64) is filed with the Secretary of the Board of Estimate, in accordance with the requirements of Section 197-c of the New York City Charter.

SYLVIA DEUTSCH, Chairperson
DENISE M. SCHEINBERG, Vice-Chairperson
SALVATORE C. GAGLIARDO, MARILYN M. MAMMANO. WM. GARRISSON MCNEIL,
Commissioners.