

CITY PLANNING COMMISSION

November 29, 1989/ Calendar No. 57

C 890991 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 a lease of private property for a term of up to ten years, located at 860 East 38th Street (Block 7565, part of Lot 39), Borough of Brooklyn, Community District 17, for use as an Agency Operated Group Home.

The application (C 890991 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 May 25, 1989. HRA will use this property as an Agency Operated Group Home (AOGH).

BACKGROUND

HRA proposes to lease an existing four-story building, which was formerly a convent for the St. Vincent Ferrer Roman Catholic Church. The church adjoins the site to the west. The site is located at 860 East 38th Street (Block 7565, Lot 39), in the Flatbush section of Brooklyn. The building site and the area surrounding it are in good condition. An Agency Operated Boarding Home (AOBH) has been operating at this site since November 16, 1988. An AOBH can serve up to six children while an AOGH serves 6 to 12 children. HRA plans to use the facility as a Group Home (AOGH).

The building is in a well-kept residential area within an R4 zoning district. The blockfront is characterized by the church

building on Glenwood Avenue, and detached and semi-detached residential buildings. A private school is located one block west of the site. The site is accessible from the IRT #2 and #5 trains which stop at Brooklyn College, about five blocks west of the site.

There are three public parks near the site. The closest, Paerdegat Park, is about two blocks northeast of the site. Amerfort Park is two blocks directly south of the site and a large neighborhood park is about six blocks northwest of the site.

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 890991 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 (CEQRA) procedures set forth in Executive No. Order 91 of 1977.

This application (C 890991 PLK) was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 890991 PLK) was certified as complete by the City Planning Commission on August 21, 1989, and was duly

referred to Brooklyn Community Board 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 October 18, 1989. The Board did not adopt a recommendation on the application.

City Planning Commission Public Hearing

On October 18, 1989 (Calendar No. 3), the City Planning Commission scheduled November 8, 1989, for a public hearing on this application (C 890991 PLK). The hearing was duly held on November 8, 1989 (Calendar No. 44).

There were no appearances and the hearing was closed.

CONSIDERATION

The CPC believes that this leasing action is appropriate. The Human Resources Administration's Agency Operated Group Home (AOGH) 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 foster care.

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 leasing action.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter that based on the environmental determination and the consideration described in this report, the application of the Human Resources Administration for the leasing of private property located at 860 East 38th Street (Block 7565 Lot 39), 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 890991 PLK), duly adopted by the City Planning Commission on November 29, 1989 (Calendar No. 57) 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. GARRISON McNEIL,
Commissioners