
IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 3377 White Plains Road (Block 4624, Lot 37), Borough of The Bronx, Community District 12, for use as senior center and youth center.

This application (C 980091 PSX) was filed on August 21, 1997 by the Department for the Aging (DFTA) and the Department of Citywide Administrative Services (DCAS) for site selection of property located at 3377 White Plains Road (Block 4624, Lot 37), Borough of The Bronx, Community District 12, for use as a senior center and youth center.

BACKGROUND

The Department of the Aging is proposing to occupy property located at 3377 White Plains Road (Block 4624, Lot 37), in the Bronx, to relocate the R.A.I.N. (Regional Aid for Interim Needs) Gunhill Senior Center and to establish a new youth center.

The senior center is currently located in a 1,200 square foot room in the basement of 3445 Holland Avenue, in the Gun Hill Houses. The center has outgrown its current space and has been seeking to relocate for over ten years. On May 2, 1990, the City Planning Commission approved an application to relocate the center to 735 Magenta Street (C 890818 PLX), also in the Gun Hill Houses. However the Gun Hill Houses' Resident Committee opposed the use of that space as a senior center and it was not relocated. The need to relocate this facility is cited in the Citywide Statement of Needs for Fiscal Years 1998-1999.

The proposed site is located about one block from the existing facility and is across White Plains Road from the Gun Hill Houses. The site is city-owned and is excavated and encumbered with partial foundations from a mid-1970 school construction project which was abandoned. DFTA expects that the existing construction will be removed and that the 26,085 square foot lot will be developed with a 80,000 square foot building which will include a swimming pool, gymnasium, arts and crafts area, library, game rooms and dining area, as well as a parking area for 65 cars.

DFTA also intends to expand the service to the community by also offering a youth program. There are no current youth programs in this community. The youth and senior programs will have separate facilities, however, DFTA expects that some common areas, such as the swimming pool, gymnasium and auditorium, will be shared, with seniors scheduled to use these areas in the morning and early afternoon, and youths in the late afternoon and evening.

The Senior Center will operate from 8:00 AM to 4:00 PM, Monday through Friday and will be closed on weekends. It will provide breakfast and lunch. The senior center currently has an average daily attendance of 70 persons, however, DFTA expects that the daily attendance of the new facility will be approximately 125 persons.

The youth center will operate from 3:00 PM to 10:00 PM, Monday through Friday, and from 9:00 AM to 10:00 PM on weekdays when school is not in session. It will be closed on weekends. The facility will be used by children between the ages of 6 and 18 and

DFTA expects that the daily attendance to be approximately 225 youths.

The site is located in a C2-2 (R6) zoning district, which allows the use. White Plains Road is developed with ground level retail stores, some with residences above, and automobile-related uses. PS 41 abuts the rear of the site. The area surrounding the site is predominately developed with one- and two-family detached residences. The elevated 2 and 5 trains run above White Plains Road and stop at the Gun Hill Road Station, one block from the site. The BX 39 bus also runs on White Plains Road, in front of the site.

ENVIRONMENTAL REVIEW

This application (C 980091 PSX) 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 Procedures of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department for the Aging. The designated CEQR number is 97DFA003X.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on August 15, 1997.

UNIFORM LAND USE REVIEW

This application (C 980091 PSX), was certified as complete by

the Department of City Planning on March 29, 1999 and was duly referred to Community Board 12 and the Borough President of The Bronx, 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 22, 1999, and on that date, by a vote of 17 to 0 with 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 980091 PSX) was considered by the Borough President of The Bronx, who issued a recommendation approving the application on May 24, 1999.

City Planning Commission Public Hearing

On May 19, 1999 (Calendar No. 1), the City Planning Commission scheduled June 2, 1999 for a public hearing on this application (C 980091 PSX). The hearing was duly held on June 2, 1999 (Calendar No. 4). There was one speaker representing the Department for the Aging, who spoke in favor of this application. There were no others speakers and the hearing was closed.

Consideration

The City Planning Commission believes that the application of

the Department for the Aging and the Department of Citywide Administrative Services for site selection of property located at 3377 White Plains Road, (Block 4624, Lot 37), Borough of The Bronx, Community District 12, for use as a senior center and youth center, is appropriate.

The senior center has outgrown its current space, a 1,200 square foot room in the basement of 3445 Holland Avenue, in the Gun Hill Houses. That space also suffers from physical problems, including frequent sewer backups which has caused the cancellation of the meals program.

The proposed site is a 26,085 square-foot, city-owned lot which will be developed with an 80,000 square foot building. The proposed building, located about one block from the existing facility, will be fully handicapped accessible and will be of sufficient size to accommodate the anticipated senior citizen population, as well as the additional youth center population. Furthermore, the site is well served by public transportation. The elevated 2 and 5 trains run on White Plains Road and stop at the Gun Hill Road Station, one block from the site. The BX 39 bus also runs on White Plains Road, in front of the site.

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Section

197-c of the New York City Charter, that based on the environmental determination and consideration described in this report, the application (C 980091 PSX) of the Department for the Aging and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 3377 White Plains Road (Block 4624, Lot 37), Borough of The Bronx, Community District 12, for use as a senior center and youth center, is approved.

The above resolution, duly adopted by the City Planning Commission on July 7, 1999 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Borough President of The Bronx, in accordance with the requirements of Section 197-d of the New York City Charter.

JOSEPH B. ROSE, Chairman
VICTOR G. ALICEA, Vice-Chairman,
ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,
IRWIN CANTOR, P.E., KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN,
ANTHONY I. GIACOBBE, Esq., WILLIAM GRINKER, BRENDA LEVIN,
JACOB B. WARD, Esq., Commissioners.

Community/Borough Board
Recommendation

cc.
Parsons
Bronx - SCP
Status office

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

- 1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
- 2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 980091 PSX

DOCKET DESCRIPTION

IN THE MATTER OF an application by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of property located at 3377 White Plains Road (Block 4624, Lot 37), Borough of the Bronx, Community District 12, for use as a senior center and youth center.

COMMUNITY BOARD NO. 12

BOROUGH Bronx

BOROUGH BOARD Bronx

DATE OF PUBLIC HEARING 4/22/99

LOCATION 4101 White Plains Rd

WAS QUORUM PRESENT? YES NO

(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE 4/22/99

LOCATION 4101 White Plains Rd

RECOMMENDATION

- APPROVE APPROVE WITH MODIFICATIONS/CONDITIONS
- DISAPPROVE DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

CITY PLANNING COMMISSION
99 APR 26 AM 9:42
DEPT. OF CITY PLANNING

VOTING :

IN FAVOR 17 AGAINST 34
TOTAL MEMBERS APPOINTED TO BOARD 34

ABSTAINING 2

April 23, 1999

DATE

Cecilia Infelice
COMMUNITY/BOROUGH BOARD OFFICER
District Manager

TITLE

**Borough President
Recommendation**

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX# (212) 720-3356

*P.C.C.
Parnell
3/20/99 - DCP
Statute Office*

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COMMUNITY BOARD NO.12

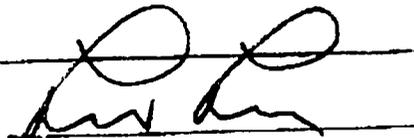
BOROUGH BRONX

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE

EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

*Please see attachment
for Borough President's
Recommendation*


BOROUGH PRESIDENT

5/24/99
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: 980091 PSX**

BACKGROUND

This application has been filed by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of property located at 3377 White Plains Road, (Block 4624, Lot 37). The site, to be developed and used as a senior and youth center, is located in Bronx Community District 12. It is zoned R6, C2-2.

Currently the selected site is a vacant unimproved lot, secured by fencing. It is located on the west side of White Plains Road, mid block between Rosewood Street on the south and Magenta Street to the north. Olinville Avenue is one block west. The dimensions of the lot include a frontage of 251.79 feet on White Plains Road, and a depth of 103.6 feet, for a total of 26,088 square feet. Adjacent to the site on White Plains Road are one story structures used for retail purposes. Also located on Block 4624 is a public school and playground. These facilities front onto Olinville Avenue. Their lot boundaries establish the western line of Lot 37.

The community is dominated by an elevated segment of the Number 2 & 5 subway lines, which operate on White Plains Road. Bus service is available on Gun Hill Road, two blocks north, as well as on White Plains Road.

Residential development in the surrounding neighborhood includes the Gun Hill Houses, a high-rise housing complex situated on a large, landscaped lot. It is on the east side of White Plains Road, one block north of the proposed senior-youth center. Six buildings make up this complex, with a primary entrance on Gun Hill Road. Other residences in the surrounding neighborhood are typified by two story wood frame houses.

It is the intention of the applicant to develop a center which will provide services to those between the ages of six and eighteen as well as those over sixty years old. The facility will operate between 8:00 a.m. & 4:00 p.m. weekdays. The youth component will function between 3:00 p.m. to 10:00 p.m. during school days, and all day when school is not in session. Community groups will be invited to use this facility as well.

Envisioned is a two story structure plus a cellar level. In the building will be a gym, swimming pool, reading room, art gallery, wood shop, movie projection room, auditorium, game room and computer room. Club and class rooms are also incorporated into the facility. A staff of 20 full time people will be supplemented by an additional 25 part time employees. Off street parking will accommodate a maximum of 65 vehicles. The rear of the facility will include an open yard. The complex will be managed by the Region Aide for Interim Needs (RAIN), a non-profit organization. The programs now provided by RAIN at their undersized facility on Holland Avenue will be transferred to the White Plains Road location.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a negative declaration. It was certified as complete on March 29, 1999.

COMMUNITY BOARD RECOMMENDATION

This application was reviewed by Community Board 12 on April 23, 1999. The Community Board voted to approve this application. The vote was 17 in favor, -0- against, 2 abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on May 18, 1999. Speakers representing the applicant were present and made a presentation. There were no other speakers and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Envisioned by the Regional Aid For Interim Needs, Inc.(RAIN) is a center for the young and old, where a host of educational programs and recreational options would be available. The site selected for this center is within a two block radius of the Gun Hill Houses, two major subway lines, and a school. Therefore the vacant lot at 3377 White Plains Road is ideal for such a facility.

As the parking access is from the White Plains Road, every effort should be made to eliminate potential automobile and pedestrian conflicts and associated safety concerns. The curb cut must clearly be marked and warning lights should be considered. It is important that exterior lighting illuminating the frontage of this facility be incorporated into the project. This will make the center inviting at night, while enhancing security. Finally, where ever appropriate, street trees must be incorporated into the plan, and that overall landscaping be used to complement the building's exterior.

I recommend approval of this application.