



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Jerry Iannece Chairperson / **Susan Seinfeld** District Manager

COMMITTEE REPORT

To: All Community Board Members

From: Steve Pivawer and Zion Halili, Group Home Committee Co-Chairs

Date: May 9, 2012

Re: QSAC Site Selection - 78-42 Springfield Blvd.

On Tuesday, May 8, 2012, the Group Home Committee held a meeting to discuss the proposal by QSAC, Quality Services for the Autism Community (QSAC) under the auspices of the NYS Office of People with Developmental Disabilities, to establish an 8-Person community residence at 78-42 Springfield Boulevard in Bayside.

Present at the meeting were Zion Halili and Steve Pivawer, Co-Chairs, Board Members Henry Euler, Edith Basom and Eileen Miller, Susan Seinfeld, District Manager, Cory Polshansky, the Deputy Executive Director of QSAC and five neighborhood residents.

QSAC was established in 1978 and has a \$40 million budget, which is predominately funded by the federal, state and city governments. QSAC has no other homes in CB 11, however, they have eight group homes in Queens and four in Nassau County. They have a pre-school at the Marathon Jewish Center in Douglaston and school services in Whitestone.

This site will house 8 male residents who are between the ages of 20 and 22 and have mild to severe autism. They all currently live in Queens. All residents work or attend Adult Day Programs throughout the week and travel by private buses to and from their daily activities. There will be a minimum of two staff members present at night and four staff members present starting at 6 am. All staff members will be carefully screened and fingerprinted. During the day, Monday to Friday, from approximately 8 AM to 3 PM, the home will be empty. Residents will, at all times, be accompanied by a staff member. A medical coordinator attends to medical needs.

The house is a detached, single-family house with a private driveway. The house will be purchased for \$715,000. QSAC will make renovations, costing about \$200,000, including hard-wired smoke detectors, CO2 detectors and other safety features. The rooms will be renovated to include a large dining room, living area, family room, three double bedrooms and two single bedrooms and three bathrooms. There will be no external renovations to the house. All expenditures are approved by the NYS Office of People with Developmental Disabilities, and all construction according to building codes.

Steve Pivawer stated, “that as per Section 41.34 of the mental health law, the Board can vote to approve the site selection, suggest alternate sites or object due to a concentration of other residential facilities that the nature and character of the neighborhood would be substantially altered”.

The Committee was very impressed by the presentation by Mr. Polshanky who was thorough and knowledgeable and answered all questions raised by members and residents. There was no objection by any of the neighbors attending the meeting.

A motion was made by Henry Euler to approve the site selection for the group home and was seconded by Eileen Miller. The committee voted unanimously to approve.