



**Department of  
Veterans Affairs**

NY Harbor Healthcare System  
Public Affairs Office

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Brooklyn, NY 11209  
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## **PUBLIC NOTICE**

**FOR IMMEDIATE RELEASE**

**5/17/2007**

### **PUBLIC HEARING NOTICE: U.S. DEPT. OF VETERANS AFFAIRS**

The Department of Veterans Affairs (VA), in accordance with 38 U.S.C. Section 8161, et seq., provides notice of a public hearing to present and receive views on an Enhanced-Use Lease (EUL) Project at the New York Harbor Healthcare System, St. Albans Primary and Extended Care Center (St. Albans Campus). This EUL would support the Secretary's CARES (Capital Asset Realignment for Enhanced Services) decision to replace existing healthcare facilities and services with new residential and outpatient/clinic buildings and pursue a long-term EUL of the remaining acres on the Campus. The EUL would enable VA to improve its ability to continue providing benefits and services to New York veterans and their families through non-VA development of a certain portion of the St. Albans Campus.

**HEARING DATE AND TIME: May 29, 2007 at 6:30 PM**

**HEARING LOCATION:**

**St. Albans Primary and Extended Care Center Pratt Auditorium  
179-00 Linden Boulevard, St. Albans, NY 11425**

**IDENTIFICATION OF PROPERTY TO BE LEASED**

The St. Albans Campus is located in the Borough of Queens of New York City, in a residential area of predominantly two and three story single family houses, approximately 13 miles from the center of Manhattan and two miles north of John F. Kennedy Airport. The Campus is sited on 55 acres of land with the main entrance on the northwest border along Linden Boulevard and a secondary entrance to the south off Baisley Boulevard. The Long Island Railroad is on the northeast border and Roy Wilkins Community Park is on the west side of the site. St. Albans Campus is currently operating 181 nursing home and 50 domiciliary beds on land acquired by the VA from the Department of Defense in 1974. The site consists of 19 buildings totaling approximately 707,000 square feet. The current capital plan design calls for new residential, domiciliary, nursing home, and outpatient/clinic services to occupy approximately 30 acres, leaving approximately 25 acres of contiguous land to be developed under VA's EUL Leasing Program.

**DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY:**

Potential development opportunities on the approximate 25 acres may include: residential, senior or independent living and skilled nursing in a Continuing Care Retirement Community; commercial retail and/or medical office as well as other compatible, market-determined permitted uses.

**DESCRIPTION OF THE PROPOSED LEASE:**

Using its EUL authority, VA plans to lease approximately 25 acres to a selected developer for up to 75 years. In exchange for the EUL, VA would receive fair consideration as determined by the Secretary. It is intended that such fair consideration would include the design and construction of new VA medical facilities on the St. Albans Campus. In addition, VA and veterans would benefit from the lessee's provision of health care space and services that would be made available to veterans and their families. Under the terms of the EUL, the developer would assume all business, legal and financial risk of its reuse development of the EUL portion of the St. Albans Campus. The underlying leasehold interest and all related improvements would revert to VA at the end of the EUL. The public is invited to attend the hearing and encouraged to submit comments on the proposed Enhanced-Use Lease in writing prior to the hearing to:

Raymond Aalbue  
Public Affairs Officer  
VA NY Harbor Healthcare System  
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