



CITY PLANNING COMMISSION

December, 19 2006 / Calendar No. 14

C 070354 PQM

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 639 Edgecombe Avenue (Block 2111, Lot 58), Borough of Manhattan, Community District 12, for continued use as a day care center.

This application (C 070354 PQM) was filed on February 22, 2007 by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) for the acquisition of privately-owned property located at 639 Edgecombe Avenue (Block 2111, Lot 58) for continued use as a day care center.

BACKGROUND

The Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) propose to continue to occupy privately-owned property located at 639 Edgecombe Avenue (Block 2111, Lot 58) for continued use as a day care center.

The Administration of Children's Services is proposing to continue to use privately-owned property located at 639 Edgecombe Avenue (Block 2111, Lot 58) as a day care center. The facility has been operating at this location continuously since 1972. The most recent application for acquisition of this site for use as a day care center was approved for a term of ten years by the commission on August 27, 1990 (C900285 PLM, Calendar #13).

The Rena Daycare Center is an existing two-story building located on the northwest corner of Edgecombe Avenue between West 165th and West 166th streets in the Washington Height section of Community District 12 within an R7-2 district. The building has approximately 22,022 square feet of floor area and approximately 10,601 square feet of roof level play area. The center provides daily nutritional lunches and two snacks, supervised play time, group interaction and socialization activities, and introduction to fundamental education concepts.

The Rena Daycare Center has the capacity to serve approximately 155 children. Pre-school children may attend the program full-time from 8:00 a.m. to 6:00 p.m., Monday through Friday. There are approximately 38 professionals, para-professionals and support staff that work at the center.

The center is adjacent to an apartment building along Edgecombe and an at-grade parking lot along West 166th Street. The surrounding neighborhood is predominately residential. The subject site is served by the A,C, and #1 subway lines, which stop at West 168th Street and Broadway and by the M100, M101, M2, M3, and M18 bus lines.

Since August 1990, major renovations were done to the center. These renovations included; new interior and exterior painting, new roofing systems, new ceiling tiles, interior furniture improvements, new floors and classroom doors and extensive HVAC work.

ENVIRONMENTAL REVIEW

This application (C 070354 PQM) 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) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Administration for Children's Services.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 070354 PQM) was certified as complete by the Department of City Planning on July 23, 2007, and was duly referred to Community Board 12 and the Manhattan Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 12 did not issue a recommendation regarding this application.

Borough President Recommendation

This application (C 070354 PQM) was considered by the Manhattan Borough President who issued a recommendation approving the application on October 29, 2007.

City Planning Commission Public Hearing

On October 31, 2007 (Calendar No.12), the City Planning Commission scheduled November 14, 2007, for a public hearing on this application (C 070354 PQM). The hearing was duly held on November 14, 2007 (Calendar No. 24). There were three speakers who appeared in favor of the application and none in opposition.

The first speaker in favor of the application was a representative from the Manhattan Borough Office who restated the Borough President's recommendation. Two representatives from ACS also stated their support for the project.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application by ACS and DCAS for acquisition of privately owned property located at 639 Edgecombe Avenue (Block 2111, Lot 58), in Community District 12, Borough of Manhattan, for continued use as a day care center, is appropriate. The Rena Daycare Center has been in operation at this location since 1972. For over thirty years they have been providing childcare services for the families in the surrounding area.

In addition to the daily nutritional lunches and snacks provided, this facility introduces fundamental concepts that they feel are essential to the growth and development of the children who attend through the supervised play time, group interaction and the socialization activities.

Approval of this application would ensure the continued provision of child care services to the community.

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 consideration described in this report, the application (C 070354 PQM) of the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) for acquisition of property located at 639 Edgecombe Avenue (Block 2111, Lot 58), in Community District 12, Borough of Manhattan for continued use as a day care center, is approved.

The above resolution, duly adopted by the City Planning Commission on December 19, 2007 (Calendar No. 14), is filed with the Office of the Speaker, City Council, and the Borough President of Manhattan in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice-Chairman
ANGELA M. BATTAGLIA, ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO,III, RICHARD W. EADDY,
NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILLIPS,
DOLLY WILLIAMS, Commissioners

MARIA M. DEL TORO, Commissioner, ABSTAINING