



## **CITY PLANNING COMMISSION**

August 19, 2009/ Calendar No. 18

C090324PQX

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IN THE MATTER OF an application submitted by the Administration of Children's Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 3261 Third Avenue (Block 2368, Lot 39) for continued use as a child care center, Community District 3, Borough of the Bronx.

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This application for acquisition of property was filed on February 13, 2009 by the Administration of Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) to facilitate the continued operation of a child care center at 3261 Third Avenue, in Community District 3 of the Bronx.

### **BACKGROUND**

The Administration of Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) seek to continue use of approximately 22, 207 square feet of privately-owned property at 3261 Third Avenue (Block 2368, Lot 39) for continued use as a child care center. The child care center has been operational at this location since 1971. On September 12, 1990 (Cal. No. 52), the City Planning Commission approved an application (C900561PLX) for a 10 year extension of the previous lease on the property. The current lease on the property ends on August 23, 2010.

The subject building is a two story building with a roof top play area located on the west side of Third Avenue approximately 75 feet north of W. 163rd Street. The property is located in an M1-1/R7-2 district within the Special Morrisania Mixed Use District (MX-7). The child care center occupies the entire building. The building has approximately 22, 207 square feet of floor area and approximately 5718 square feet of roof level play area. The center serves up to 77 pre-school

children ages 2 – 5, providing meal service, supervised playtime, group interaction, socializing activity and education. The program staff at the center is comprised of 19 professionals, para-professionals and support staff. The center operates five days per week, Monday to Friday 8am to 4pm.

The site is surrounded by mixed use development. The developments along Third Avenue and 163<sup>rd</sup> Street comprise ground floor retail, with multi-story offices or housing on upper floors. The development sites of Boricua Village Housing and Boricua College located on 163<sup>rd</sup> Street are in close proximity to this site. Public transit access to this facility includes the bus lines BX6, BX15, BX21 and BX 55.

During 2003, major building wide improvements were made as part of the lease renewal upgrade program. A roof top play area with play tiles and shade structure was added to the facility as part of this renovation. In addition, the building received new ceiling tiles, paint finish, floor tiles with vinyl base, ceramic tiles in all bathroom facilities, play sinks with cabinets, base board heaters, air-conditioning units, light fixture bulbs and lenses, toilet accessories and toilet partitions. The kitchen was expanded and new kitchen fixtures and appliances were installed. Several doors and frames were replaced and a new security system was installed.

## **ENVIRONMENTAL REVIEW**

This application (C090324PQX) 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 Procedure of 1991 and Executive Order No. 91 of 1977. . The lead

agency is the Administration of 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 (C090324PQX) was certified as complete by the Department of City Planning on April 20, 2008, and was duly referred to Community Board 3 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

#### **Community Board Public Hearing**

Community Board 3 held a public hearing on this application on June 9th, 2009, and on that date, by a vote of 16 to 0 with 2 abstentions, adopted a resolution recommending approval of the application.

#### **Borough President Recommendation**

This application (090324PQX) was considered by the Borough President, who issued a recommendation approving this application on July 9<sup>th</sup>, 2009.

#### **City Planning Commission Public Hearing**

On July 1, 2009 (Calendar No. 1), the City Planning Commission scheduled July 22, 2009, for a public hearing on this application (C090324PQX). The hearing was duly held on July 22, 2009 (Calendar No. 15). There was one speaker in favor of the project: A representative from ACS appeared in favor. There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the acquisition of property located at 3261 Third Ave (Block 2368, Lot 39) is application (090324PQX) by the Administration of Children's Services for the acquisition of property is appropriate.

The site has operated as a day care center since 1971, serving 77 pre-school children in Morrisania neighborhood of Community District 1. The facility is an as of right use in the Morrisania Mixed-Use district. The facility is located within the growing residential community it serves and is also accessible by public transit.

The acquisition of this property will allow the existing day care facility to continue to provide much needed educational, recreational, social and nutritional programs for the children in this community.

## **RESOLUTION**

**RESOLVED**, that this application submitted by the Administration of Children's Services and the Department of Citywide Administrative Services, , pursuant to Sections 197-c of the New York Charter, for the acquisition of property located at 3261 Third Ave (Block 2368, Lot 39), for continued use as a child care center is approved.

The above resolution ( C090324PQX), duly adopted by the City Planning Commission on August 19, 2009 (Calendar No. 18), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN**, FAICP Chair  
**KENNETH J. KNUCKLES**, Esq., Vice Chairman  
**ANGELA M. BATTAGLIA**, **RAYANN BESSER**, **IRWIN G. CANTOR, P.E.**,  
**ANGELA R. CAVALUZZI, AIA. ALFRED C. CERULLO, III, RICHARD W. EADDY**,  
**NATHAN LEVENTHAL, SHIRLEY A. MCRAE, KAREN A. PHILLIPS**, Commissioners