



CITY PLANNING COMMISSION

September 19, 2012/Calendar No. 5

C 120260 PQQ

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 29-49 Gillmore Street (Block 1669, Lot 38) for continued use as a day care center, Borough of Queens, Community District 3.

This application for acquisition of property was filed on April 4, 2012 by the Administration of Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) to facilitate the continued operation of a day care center at 29-49 Gillmore Street, in Queens Community District 3.

BACKGROUND

The Administration of Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) seek to continue the use of property located at 29-49 Gillmore Street (Block 1669, Lot 38) in East Elmhurst, Queens Community District 3 as a day care center. The Jerome Hardeman Sr. Day Care Center has operated at this location since 1973. A previous application for the continued use of this property as a day care center (C 920277 PQQ) was approved by the City Planning Commission on June 28, 1993 (Calendar No. 4) for a period of twenty years. The current lease agreement will expire on January 31, 2013.

The site is located on the northeast corner of Gillmore Street and 31st Avenue and has a small amount of frontage on Astoria Boulevard. The 5,792 square foot property is zoned R3-2 and developed with a 10,238 square foot, privately owned, two-story building with a cellar and a rooftop play area. Adjacent and surrounding properties are primarily developed with detached, one- and two-story, single and two-family residences. Astoria Boulevard is a major west-east thoroughfare, characterized by a mix of low-rise, residential and commercial uses.

The Jerome Hardeman Sr. Day Care Center has a staff of 16 which includes professional, paraprofessional and support staff. The center serves approximately 67 pre-schoolers daily and operates Monday through Friday, from 8am to 6pm. A variety of social, nutritional, educational and cultural programs are provided. The children are also provided with lunch and two snacks

daily. Most parents walk their children to the facility from the surrounding community at the beginning of the work day. The center is conveniently accessible by public transportation, which includes the Q49, Q 23 and Q19 buses which run within two blocks of the site.

ENVIRONMENTAL REVIEW

This application (C 120260 PQQ) 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 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 (C 120260 PQQ) was certified as complete by the Department of City Planning on June 4, 2012, 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 (C 120260 PQQ) on June 21, 2012, and on that date, by a vote of 26 to 1 with 8 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 120260 PQQ) was considered by the Queens Borough President, who issued a recommendation approving this application on August 16, 2012.

City Planning Commission Public Hearing

On August 8, 2012 (Calendar No. 4), the City Planning Commission scheduled August 22, 2012 for a public hearing on this application (C 120260 PQQ). The hearing was duly held on August 22, 2012 (Calendar No.23). There was one speaker in favor and none opposed.

A representative from the Agency for Children's Services appeared in favor of the application. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application submitted by the Administration of Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) for the acquisition of privately-owned property located at 29-49 Gillmore Street (Block 1669, Lot 38) for continued use as a day care center, is appropriate.

The Commission notes that the Center has served the East Elmhurst community at this location for almost 40 years. The Commission further notes that the daycare center is permitted as-of-right under the existing R3-2 zoning and compatible with the surrounding neighborhood. Well located within the community, the daycare center is in walking distance for most of the parents using the facility and is also easily accessible by public transportation.

The Commission believes that the acquisition of this property will allow for the continued provision of daycare services, providing much needed educational, recreational, social and nutritional programs to the children of this 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 the consideration described in this report, the application (C 120260 PQQ) of the Administration of Children's Services and the Department of Citywide Administrative Services for acquisition of property located at 29-49

Gillmore Street (Block 1669, Lot 38), Borough of Queens, Community District 3, for continued use as a day care center, is approved.

The above resolution (C 120260 PQQ), duly adopted by the City Planning Commission on September 19, 2012 (Calendar No. 5), 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.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,
ORLANDO MARIN, Commissioners

Application #: **120260 PQQ**

Project Name: **Jerome Hardeman Child Care Center**

CEQR Number:

Borough(s): **Queens**

Community District Number(s): **3**

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
 - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - **MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - **FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

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 acquisition of property located at 29-49 Gillmore Street (Block 1669, Lot 38) for continued use as a child care center.

Applicant(s): Administration for Children's Services 150 William Street 15th floor NY NY 10038 Department of Citywide Administrative Services 1 Centre Street 20th floor NY NY 10007	Applicant's Representative: Mary Anne Szabo 212-341-2757 Randy Fong 212-669-7150	
Recommendation submitted by: Queens Community Board 3		
Date of public hearing: June 21, 2012 Location: I. S. 227 - 32-02 Junction Boulevard, E. E.		
Was a quorum present? YES <input type="checkbox"/> NO <input type="checkbox"/> <i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>		
Date of Vote: June 21, 2012 Location: Same As above		
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.		
Voting # In Favor: 26 # Against: 1 # Abstaining: 8 Total members appointed to the board: 44		
Name of CB/BB officer completing this form Marta E. Lebreton	Title Chairperson, CB#3, Queens	Date 7/16/2012

Queens Borough President Recommendation

APPLICATION: ULURP # C 120260PQQ

COMMUNITY BOARD: Q03

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c of the NYC Charter for acquisition of property for continued use as a child care center in an R3-2 district, located at **29-49 Gillmore Street**, Block 1669, Lot 38, Zoning Map 10a, East Elmhurst, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on June 28, 2012, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were two (2) speakers for the application. The hearing was closed.

CONSIDERATION

Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- o The Administration for Children's Services (ACS) and Department of Citywide Administrative Services (DCAS) seeks acquisition of this site located at 29-49 Gillmore Street for continued use as a child care center in an R3-2 district;
- o The project site is located on the northeast corner of Gillmore Street and Astoria Boulevard. The building is a two (2) story structure containing approximately 10,238 sf of floor area including 7,679 sf of interior and 2,559 sf of roof play area;
- o The property is leased to the Administration for Children's Services (ACS) for use as a child care center which has operated on the site since the early 1970's. The center provides full time educational and recreational services for 67 pre-school aged children from 8 AM to 6 PM Monday through Friday. The children are dropped off and picked up from the center by their parents, enabling the parents to work, attend school, or receive vocational training;
- o The child care center has been operated by a not-for-profit provider. The Jerome Hardeman Child Care Center has successfully attained a high performance rating while building strong self-esteem and fostering healthy family relationships in this community. The preservation of all child care services and daycare slots currently provided at this center is essential to the well-being of this working class East Elmhurst community;
- o The immediate surrounding area is primarily developed with residential homes. Astoria Boulevard which is nearby is a major thoroughfare developed with a mix of light industrial and transportation related uses with ground floor commercial/retail stores along the boulevard;
- o Community Board 3 (CB 3) approved this application by vote of twenty-six (26) in favor, one (1) opposed, and eight (8) abstentions at a public hearing held on June 21, 2012. CB 3 raised concerns about continuity of service at this child care center with a provider with history and ties to the community.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.

Child care and after-school programs provide children with critical educational opportunities that pave the way for and support future success. These programs also allow working parents to maintain jobs and support their families while their children receive safe affordable care in the community. It is of the utmost importance that the children are cared for and taught by providers who have established a long term record of quality service in the community.


PRESIDENT, BOROUGH OF QUEENS


DATE