



## **CITY PLANNING COMMISSION**

February 8, 2006/Calendar No. 11

C 040527 PQX

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**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 450 Castle Hill Avenue (Block 3511, Lot 30), Bronx, Community District 9, for continued use as a childcare center.

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The application was submitted by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) on June 16, 2004, for the continued use of property located at 450 Castle Hill Avenue as a childcare center.

### **BACKGROUND**

The Dr. Richard L. Green Childcare Center is located in the Castle Hill neighborhood of Bronx Community District 9 within an R5 zoning district, which allows childcare facilities.

The facility is a two-story structure with cellar that consists of 27,200 square feet of floor area and a 7,000 square foot roof top play area. ACS utilizes the first and second floors, which contain approximately 13,467 square feet of floor area, for their childcare and head start programs. The facility has been in use since 1971. The City Planning Commission approved a 10 year lease renewal on September 26, 1990 (C 900559 PLX, Calendar No. 40). The lease expired on April 15, 2005 and they are currently on a month-to-month lease.

The first floor contains offices, classrooms and a kitchen. An outdoor play-area is provided on the roof of the structure. The facility serves approximately 134 children and employs 34 professional, para-professional and support staff. Children are provided lunch and snacks,

supervised playtime, group interaction and socialization activities and educational services. The facility operates Monday through Friday from 8:00 A.M. to 6:00 P.M. The site is adjacent to a row of two-family homes and is across the street from a N.Y.C. Housing Authority Development known as the Castle Hill Houses. The surrounding area is predominantly residential.

The area is served by the Bronx 22 bus, which travels along Castle Hill Avenue.

### **ENVIRONMENTAL REVIEW**

This application (C 040527 PQX) 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 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 040527 PQX) was certified as complete by the Department of City Planning on September 12, 2005, and was duly referred to Community Board 9 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 9 held a public hearing on this application on October 20, 2005, and on November 17, 2005, by a vote of 22 in favor, 0 against with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on December 19, 2005.

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

On December 7, 2005 (Calendar No. 1), the City Planning Commission scheduled December 21, 2005 for a public hearing on this application (C 040527 PQX). On December 21, 2005 (Cal. No. 31) the hearing was continued to January 11, 2006 (Calendar No. 35). There was one speaker from the Administration for Children's Services appearing in support of the application.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the acquisition of property located at 450 Castle Hill Avenue (Block 3511, Lot 30), for continued use as a childcare center, is appropriate.

The Dr. Richard L. Green Childcare Center has occupied the premises continuously since 1971 serving 74 pre-school children in its child care program and 60 children in its head start program. This facility is an as-of-right use permitted in the R5 zoning district. The facility is located within the community it serves, and is also accessible by the Bx 22 bus, which runs along Castle Hill Avenue.

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

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED** by the City Planning Commission pursuant to Sections 197-c of the New York City Charter, that the acquisition of property located at 450 Castle Hill Avenue (Block 3511, Lot 30), for continued use as a childcare center, in an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, dated June 16, 2004, is approved.

The above resolution (C 040527 PQX), duly adopted by the City Planning Commission on February 8, 2006, (Calendar No. 11) is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, 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, IRWIN G. CANTOR, P.E., ANGELA CAVALUZZI, R.A.**

**ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,**

**CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,**

Commissioners