



CITY PLANNING COMMISSION

April, 26 2006 / Calendar No. 10

C 050371 PQK

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 783 Knickerbocker Avenue (Block 3413, Lot 6), Borough of Brooklyn, Community District 4, for continued use as a day care center.

This application (C 050371 PQK) was filed on March 17, 2005, 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 783 Knickerbocker Avenue (Block 3413, Lot 6) 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 783 Knickerbocker Avenue (Block 3413, Lot 6) for continued use as a day care center facility.

The Administration of Children's Services is proposing to continue to use a privately-owned property located at 783 Knickerbocker Avenue (Block 3413, Lot 6) as a day care center. The facility has been operating at this location continuously since 1971. 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 October 24, 1990 (C900675 PQK, Calendar #31).

783 Knickerbocker Avenue is an existing two-story building, with approximately 24,832 square feet of floor area located in located in a R6 zoning district on the southwest corner of Knickerbocker Avenue and Halsey Street. Children are taken to and from the center by their parents, and the center provides daily nutritional lunches and two snacks, supervised play time, group interaction and socialization activities, and introduction to fundamental education concepts.

The Grand Street Settlement Child and Family Center has the capacity to serve approximately 172 children. Pre-school children may attend the program full-time from 8:00 a.m. to 6:00 p.m., Monday through Friday. The program staff at the day care program consists of 40 staff members including administrative, aids, custodial, and kitchen staff.

Block 3413 contains the project site, two-three story row houses, and one 10,000 square foot city-owned vacant lot under ACS jurisdiction. The surrounding blocks consist of mostly one to two and three story homes, the St. Martin Roman Catholic Church and Irving Square Park, which is located across Knickerbocker Avenue from the site. The facility is near the Brooklyn/Queens border and is accessible by public transportation including the B26 bus which stops at the corner of Knickerbocker Avenue and Halsey Street and the L train which stops at the Halsey Street station which is one block to the north of the site.

Since the ULURP approval of October 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 050371 PQK) 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 050371 PQK) was certified as complete by the Department of City Planning

on December 5, 2005, and was duly referred to Community Board 4 and the Brooklyn Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 4 held a public hearing on this application (C 050371 PQQ) on February 1, 2006 and by a vote of 33 to 0 with 0 abstentions, issued a recommendation approving the application.

Borough President Recommendation

This application (C 050371 PQQ) was considered by the Borough President of Brooklyn, who issued a recommendation approving the application on March 8, 2006 with the following condition:

“...that ACS commit to designing the Head Start building to facilitate the Grand Street Child and Family Center’s use of its outdoor space.”

City Planning Commission Public Hearing

On March, 8 2006 (Calendar No. 3), the City Planning Commission scheduled March 22, 2006, for a public hearing on this application (C 050371 PQQ). The hearing was duly held on March 22, 2006 (Calendar No. 25). There was one speaker who appeared in favor of the application and none in opposition.

The speaker in favor of the application was a representative from ACS, who testified that the adjacent lot has been cleaned, a new fence has been installed and that it is currently being programmed for a new Head Start facility. The speaker then stated that in the future there is a possibility that the lot may be transferred to the Department of Housing Preservation and Development (HPD) for housing development.

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 783 Knickerbocker Avenue (Block 3413, Lot 6), in Community District 4, Borough of Brooklyn, for continued use as a day care center, is appropriate.

This facility, one of the largest in the Bushwick area, has been in operation since the early 1970s, and is near public transportation and major thoroughfares. Approval of this application would ensure the continued provision of child care services to the community.

In response to the recommendations of the Borough President, ACS is considering his request that the programmed Head Start facility grant the use of its outdoor space to the Grand Street Child and Family Center. The commission notes however that the children of the Grand Street Child and Family center currently utilize Irving Square Park, a Dept of Parks and Recreation facility located across the street from the day care center.

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 050371 PQK) of the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) for acquisition of property located at 783 Knickerbocker Avenue (Block 3413, Lot 6), in Community District 4, Borough of Brooklyn for continued use as a day care center, is approved.

The above resolution, duly adopted by the City Planning Commission on April 26, 2006 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President of Brooklyn 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

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