



CITY PLANNING COMMISSION

September 19, 2012/ Calendar No. 2

C120139PQX

IN THE MATTER OF an application submitted by the Administration for Children's Services, the Department for the Aging, 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 200 West Tremont Avenue, (Block 2877, Lot 522), for continued use as a child care center and senior center, Community District 5, Borough of the Bronx.

The application for acquisition of property was filed on December 16, 2011 by the Administration for Children's Services (ACS), the Department for the Aging (DFTA) and the Department of Citywide Administrative Services (DCAS), to facilitate the continued use of the building as a child care center and a senior center, in the University Heights neighborhood of Bronx, Community District 5.

BACKGROUND

The Administration for Children's Services (ACS), the Department for the Aging (DFTA) and the Department of Citywide Administrative Services (DCAS) seek to continue to use approximately 42,793 square feet of floor area in a privately owned building at 200 West Tremont Avenue, (Block 2877, Lot 522), as a child care center and a senior center. The subject property has been used as a child care center and a senior center since the 1970's. Currently, the building houses the Ezekiel P. Rivers Learning Center, the Highbridge Advisory Council Early Learning Center, and the Bronxworks Heights Senior Center, which are operated by not-for-profit organizations under contract with the City. On November 18, 1992 (Calendar No. 15), the City Planning Commission approved an application (C 920392 PQX) to acquire the property for up to 20 years. The current lease on the property ends on November 17, 2012.

The project site is located in the West Tremont/University Heights neighborhood of Community District 5. It is a predominantly residential area that also contains some commercial and community facility uses. Across Montgomery Avenue, south from the site, the South Bronx Job Corps residential training facility is housed in the landmarked site of the former Messiah Home for Children Orphanage. To the east, along the Reverend Dr. Martin Luther King Jr. Boulevard, are a mix of residential buildings, public institutions, and commercial uses. To the west, are high rise residential buildings located along Sedgwick Avenue, the Roberto Clemente State Park,

and the Harlem River waterfront. The CUNY/Bronx Community College campus is a few blocks to the north.

The subject property is a six-story, brick building situated along a steeply sloping section of West Tremont Avenue. It is zoned R6. The building has 42,793 square feet of leased space and a 6,325 square foot rooftop play area. The child care facility uses 26,067 square feet of leased space; the senior center uses the remaining 16,726 square feet of space. The senior program occupies the building's 2nd and 3rd floors, the childcare facilities occupy the 4th, 5th, and 6th floors.

The Ezekiel P. Rivers Learning Center and the Highbridge Advisory Council Early Learning Center cumulatively serve 120 preschoolers, and is open from 8:00 AM to 6:00 PM during the work week. Daily meal service includes two snacks and one lunch. The facilities emphasize play and physical activity as the primary educational mechanisms. Supervised playtime is appropriate to each child's age, size and stage of development. Storytelling and discussions encourage students' creativity, sharing, and socialization skills. Number system concepts and alphabet recognition are also introduced to the students, as appropriate. The childcare facility has 26 professional, para-professional, kitchen, and support staff.

The Bronxworks Heights Senior Center provides meals, case assistance, education, recreation, and health/nutrition services to more than 110 seniors. Breakfasts and lunches are provided daily. Activities include arts and crafts, table games, films, and computer classes. Education-oriented activities include English as a second language classes and computer basics. Excursions to concerts and museums are part of the programming, as are film screenings. Case assistance and health education classes make sure that the off-site needs of seniors and their families are addressed. The facility is open from Monday through Friday, 8:00 AM until 4:00 PM.

The building is close to public transportation, including the IRT #4 Burnside Avenue station and the # BX3, BX13, BX18, BX32, BX36, BX40, and BX42 buses.

Building improvements made during the current lease period include the installation of double glazed windows, ceiling tiles, vinyl composition floors, and base board heaters. A new fire alarm system and building security systems were installed. Bathroom plumbing fixtures, toilet partitions, and ceramic tiles were installed throughout the building.

ENVIRONMENTAL REVIEW

The application (C 120139 PQX) was reviewed pursuant to the New York State Environmental Quality Review (SEQRA), and 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 (ACS). This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

The application (C 120139 PQX) was certified as complete by the Department of City Planning on May 7, 2012, and was duly referred to Community Board 5 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 4 held a public hearing on this application on May 18, 2012, and on May 23, 2012, by a vote of 9 to 0 with 7 abstentions, adopted a resolution recommending conditional

- 1) Building wide security measures such as cameras be installed throughout the building, including the entrance from the street into the building lobby.
- 2) New elevators be installed. The existing elevators experience breakdowns at least once a month, which causes hardships to the seniors.

Borough President Public Hearing

The Borough President held a public hearing on this application on July 31, 2012 and on August 16, 2012 issued a recommendation approving this application.

City Planning Commission Public Hearing

On August 8, 2012 (Calendar No.1), the City Planning Commission scheduled August 22, 2012 for a public hearing for this application (C 120139 PQX). The hearing was duly held on August 22, 2012 (Calendar No. 20). There were four speakers in favor of the application and none opposed.

The first speaker was the managing agent for the building. Responding to community concerns about elevator safety, he described the maintenance regimen, including Department of Buildings-conducted annual inspections, and the number of elevator stoppages over a recent 6 month period. He indicated that some of the stoppages were for scheduled servicing, that both elevators were never inoperable simultaneously, and that there were no reports of persons being trapped in elevators. He agreed to consider shifting scheduled inspections/serving calls to evenings or weekends when the service programs are not in operation.

A representative of the Division of Citywide Administrative Services also appeared in favor, acknowledging the concerns about elevator safety and building security, and stated that it would be addressed as part of the contract negotiating process. He indicated that the Department would forward a letter to Commissioner Burden discussing how these issues might be resolved. Representatives from DFTA and ACS also discussed agency oversight with regards to this facility.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of property located at 200 West Tremont Avenue, is appropriate.

The City Planning Commission notes that the site has operated as a child care center and a senior center continuously since 1973, providing needed services for children and senior citizens. The proposed community facility uses are permitted as-of-right in the R6 zoning district. The Commission also believes that the facility is well served by public transportation, being in close proximity to the No. 4 train as well as the seven bus lines.

The Commission is pleased to note that, building improvements made during the current lease period include the installation of double glazed windows, ceiling tiles, vinyl composition floors, and base board heaters. A new fire alarm system and building security systems were installed. Bathroom plumbing fixtures, toilet partitions, and ceramic tiles were installed throughout the building. The Commission believes that these improvements have created an improved environment within the child care center and the senior center.

The Commission notes that, in a letter dated September 10, 2012, DCAS stated in response to concerns raised by the Community Board and Borough President, that, “the owners of 200 West Tremont Avenue have agreed to allow the agencies to install additional cameras, including at the entrance to the building.” In addition, DCAS further states in the September 10th letter that, they “addressed this issue with ownership and they have agreed to limit elevator preventative maintenance work to after business hours.”

The Commission believes that the acquisition of this property will allow the existing child care center and senior center to continue to provide much needed educational, recreational, social and nutritional programs to the children and seniors of this community.

RESOLUTION

RESOLVED, that this application submitted by the Administration for Children’s Services (ACS), the Department for the Aging (DFTA) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c of the New York Charter, for the acquisition of property located at 200 West Tremont Avenue (Block 2877, Lot 522) for continued use as a child care center and a senior center, is approved.

The above resolution (C 120139 PQX), duly adopted by the City Planning Commission on September 19, 2012 (Calendar No. 2), is filed with the Office of 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 #: **C 120378 PCQ**

Project Name: **Travers Park Addition**

CEQR Number: **I12DPR004Q**

Borough(s): **Queens**

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

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

SUBMISSION INSTRUCTIONS

- 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"
- 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 Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 36-16 79th Street (Block 1251, p/o lot 12) for use as a park.

Applicant(s): Department of Parks and Recreation 830 Fifth Avenue NY, NY 10065 Department of Citywide Administrative Services 1 Centre Street NY, NY 10007		Applicant's Representative: Joshua Laird 212-360-3402 Randy Fong 212-669-7150
Recommendation submitted by: Queens		
Date of public hearing: June 21, 2012		Location: I. S. 227- 32-02 Junction Boulevard, E.E.
Was a quorum present? YES <input checked="" 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: 36 # Against: # Abstaining: Total members appointed to the board: 44		
Name of CB/BB officer completing this form Marta E. Lebreton	Title Chairperson	Date 7/13/2012

Queens Borough President Recommendation

APPLICATION: ULURP #120378 PCQ

COMMUNITY BOARD: Q03

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by Department of Parks and Recreation (DPR) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c of the NYC Charter, for site selection and acquisition of property located at **33-16 79th Street**, Block 1251, part of Lot 12, Zoning Map 9d, Jackson Heights, 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 in favor of the application. The hearing was closed.

CONSIDERATION

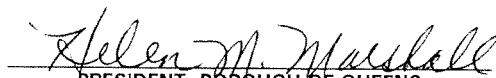
Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

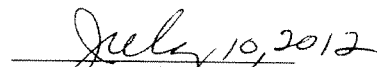
- The Department of Parks and Recreation (DPR) and the Department of Citywide Administrative Services (DCAS) proposes site selection and acquisition of an existing 24,6000 sf asphalt play yard owned by the Garden School at 33-16 79th Street in Jackson Heights for use as a public park;
- The project site is located mid-block and generally bounded by 34th Avenue, 78th Street and 79th Streets, and Northern Boulevard. The site is surrounded by the Garden School to the north, Joseph Pulitzer School (I.S. 145) to the east (across 79th Street), the existing J. Travers Park to the west (across 78th Street), and adjacent to a six (6) story residential building (78-01 34th Avenue) to the south;
- The property is owned by the Garden School a private not for profit educational facility. The property is improved with an asphalt play area containing a baseball field and striping for tennis used by the school for its recreational activities. DPR would manage the property as a public park during non-school hours including weekends and the summer months. As part of the acquisition agreement, the Garden School would retain rights for use of the site during school hours.;
- Jackson Heights has been identified as one of the areas most underserved by publicly accessible open space. The two nearest publicly accessible open spaces from the proposed acquisition site are respectively 2,000 and 3,000 feet or more than a ten minute walk away. The district profile for Queens Community District 3 lists 1,879.12 acres of parklands and selected publicly accessible open spaces in 27 facilities. Out of total acreage, 98.6% (1,853.84 acres) are located either in Flushing Meadows Corona Park or the green spaces along the Grand Central Parkway.;
- The surrounding areas to the south, east and west of the project site are predominantly developed with medium density apartment buildings. Northern Boulevard is a major east west thoroughfare that is heavily developed with ground floor commercial uses.;
- Community Board 3 approved this application by unanimous vote at a public hearing held on June 21, 2012.

RECOMMENDATION

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

The need for additional open space in the Jackson Heights community has long been recognized by the community board and local elected leaders. However, the lack of available undeveloped land suitable for use as recreational open space restricts the ability to provide more facilities. Addition of the proposed open space will provide greatly needed new publicly accessible open space and supplement the active and passive recreational provided in Travers Park for the growing Jackson Heights community. There is widespread support in the community for this project and capital funding has been provided by this office and local elected officials.


PRESIDENT, BOROUGH OF QUEENS


DATE: July 10, 2012