



CITY PLANNING COMMISSION

September 24, 2003/Calendar No. 21

C 030126 PQQ

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 175 Moore Street (Block 3100, Lot 78), Community District 1, Borough of Brooklyn, for the continued use as a day care center.

This application was filed on September 16, 2002, by the Administration for Children's Services and the Department of Citywide Administrative Services for the acquisition of privately-owned property for continued use as a day care center located at 175 Moore Street (Block 3100, Lot 78), Community District 1, Borough of Brooklyn.

BACKGROUND

The Administration for Children's Services (ACS) and the Department of Citywide Administrative Services propose to continue to occupy privately-owned property located at 175 Moore Street (Block 3100, Lot 78) for continued use as a day care center. The site is located in Community District 1, Brooklyn.

The Fennel Day Care Center, operating since 1972, occupies 7,795 square feet in the ground floor of a two-story church building. The day care center serves 59 pre-school children who attend a full-time program from 8:00 AM to 6:00 PM, Monday through Friday. The day care center employs 14 people, including professional, para-professional and support staff. Children are brought to and taken from the day care center by their parents. The Administration for Children's Services is responsible for the general administration of the center, which is licensed

and subject to the established standards of all federal, state and city regulations. A previous application (C 870787 PLK) to extend the lease for this facility was approved by the City Planning Commission on December 9, 1987 (Cal. No. 75), and approved by the Board of Estimate on January 28, 1988. The current 10 year lease expired in October, 2002.

The day-care center is located in an M1-1 manufacturing district. The surrounding neighborhood is characterized by a mix of residential, light industrial and automotive uses. There are 4 two-story residential buildings to the west of the site, while to the east of the site is a vacant warehouse and a number of automotive uses. The center is conveniently accessible by public transportation which includes the L train at Montrose Avenue and the B57 bus between Flushing Avenue and Bushwick Avenue.

Churches and day care centers are not permitted in M1 districts. The subject facilities are however, pre-existing, non-conforming uses.

ENVIRONMENTAL REVIEW

This application (C 030126 POK) 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 030126 PQK) was certified as complete by the Department of City Planning on May 5, 2003, and was duly referred to Community Board 1 and the Borough President of Brooklyn, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

COMMUNITY BOARD PUBLIC HEARING

Community Board 1 held a public hearing on this application on June 10, 2003, and on July 15, 2003, by a vote of 40 to 0 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 August 12, 2003.

CITY PLANNING COMMISSION PUBLIC HEARING

On August 13, 2003 (Calendar No. 2), the City Planning Commission scheduled August 27, 2003, for a public hearing on this application (C 030126 PQK). The hearing was duly held on August, 27, 2003, (Calendar No. 7). There was one speaker in favor and none in opposition to the application.

A representative from the Administration for Children's Services described the day care facility and its program. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application 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 175 Moore Street (Block 3100, Lot 78), Brooklyn, for continued use as a day care center, is appropriate.

Approval of the proposed long-term lease renewal would allow the Fennel Day Care Center to continue to operate and provide day care services for the children in this area. Furthermore, this lease renewal would allow the refurbishment and upgrade of the facility. The scope of the proposed work includes, repair or replacement of doors and windows, painting and plastering, replacing floor tiles, upgrading electrical and plumbing systems and installing a completely new fire alarm system. The day care center will also get new play tiles at both play areas in the front and back, new safety padding on posts and poles of the new fence surrounding the facility, and storage sheds at both play areas.

The day-care center is located in an M1-1 manufacturing district and is a pre-existing, non-conforming use. The day care center is conveniently accessible by public transportation which includes the L train at Montrose Avenue and the B57 bus between Flushing Avenue and Bushwick Avenue.

City-operated day care centers have been established in neighborhoods where a need for them is established based on demographic characteristics such as income and eligibility. These facilities play an important role in the community by providing day care to children whose parents live and work in the area.

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 030126 PQQ) of the Administration for Children's Services and Department of Citywide Administrative Services for the acquisition of property located at 175 Moore Street (Block 3100, Lot 78), Community District 1, Brooklyn for continued use as a day care center, is approved.

The above resolution (C 030126 PQQ), duly adopted by the City Planning Commission on September 24, 2003 (Calendar No. 21), 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
ANGELA M. BATTAGLIA, ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY,
JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS,
JOSEPH B. ROSE, DOLLY WILLIAMS, Commissioners

