



CITY PLANNING COMMISSION

January 4, 2012/ Calendar No. 4

C 110356 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 144-06 Rockaway Boulevard (Block 12062, Lot 51) for continued use as a day care center, Borough of Queens, Community District 12.

This application for acquisition of property was filed on May 19, 2011 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 144-06 Rockaway Boulevard, in Queens Community District 12.

BACKGROUND

The Administration of Children's Services (ACS) seeks the continued use of approximately 17,925 square feet of privately-owned property at 144-06 Rockaway Boulevard (Block 12062, Lot 51) for a day care center which has been in operation at this location since 1971. The continued use of the day care center was previously approved for a term of up to 20 years by the City Planning Commission (C 920658 PQQ) on December 16, 1992 (Cal. No. 31). At the time of the 1992 approval, the facility was cited as being in need of repair. Since then, building wide improvements were made as part of the lease renewal upgrade program. The building received a new roof and play tiles, new windows and interior finishes. Finally, a sump well and pump were installed to alleviate flooding in the building's basement.

The subject site is a two-story building, with a roof top play area, located on the south side of Rockaway Boulevard between 144th and 145th Streets. The property is located in a C2-3/R5D zoning district, which allows the use as-of-right. The child care center occupies the entire 17,925

square foot building and has an approximately 5,975 square feet of play area on the roof. The center serves up to 95 pre-school children ages 2 years to 5 years and provides meal service, supervised playtime, group interaction, socializing activity and education. The program staff at the center is comprised of 21 professionals, paraprofessionals and support staff. The center operates from 8am to 6pm on Monday through Friday.

The facility is well situated within the community it serves with most of the parents walking their children to the day care center each morning. The center is served by two MTA Bus routes (Q7 and Q40) and is in close proximity to the Van Wyck Expressway and North Conduit Avenue, providing good access to the highway network.

The surrounding area is primarily developed with one- and two-family detached residential buildings. Rockaway Boulevard is the neighborhood's main thoroughfare and is characterized by a mix of residential and retail uses.

ENVIRONMENTAL REVIEW

This application (C 110356 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 110356 PQQ) was certified as complete by the Department of City Planning on August 22, 2011, and was duly referred to Community Board 12 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 12 held a public hearing on this application (C 110356 PQQ) on September 21, 2011, and on that date, by a vote of 31 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 110356 PQQ) was considered by the Borough President of Queens, who issued a recommendation approving this application on October 19, 2011.

City Planning Commission Public Hearing

On November 16, 2011 (Calendar No. 1), the City Planning Commission scheduled November 30, 2011, for a public hearing on this application (C 110356 PQQ). The hearing was duly held on November 30, 2011 (Calendar No. 5). There was one speaker in favor and none opposed.

A representative from the Agency for Children Services (ACS) was present to respond to inquiries from the Commission. 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 144-06 Rockaway Boulevard (Block 12062, Lot 51) for continued use as a day care center is appropriate.

The City Planning Commission notes that the site has operated as a day care center for the past 40 years, providing much needed daycare services for children, including educational, recreational, and nutritional programs. The Commission further notes that the facility is well situated in the community with most parents walking their children to the center. The Commission also notes that the day care is accessible by public transportation.

The Commission believes that improvements made to the building during 2001 and 2002 have created a much improved environment at the day care and further believes that the acquisition of this property will allow the existing day care facility to continue to provide high-quality day care services in South Jamaica.

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 110356 PQQ) of the Administration of Children's Services and the Department of Citywide Administrative Services for acquisition of property located at 144-06 Rockaway Boulevard (Block 12062, Lot 51), Borough of Queens, Community District 12, for continued use as a day care center, is approved.

The above resolution (C 110356 PQQ), duly adopted by the City Planning Commission on January 4, 2012 (Calendar No. 4), 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.
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SHIRLEY A. MCRAE, Commissioners