



CITY PLANNING COMMISSION

December 7, 2005 / Calendar No. 8

C 050361PQX

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 4035 White Plains Road (Block 4829, Lot 6), Bronx, Community District 12, for continued use as a daycare center.

The application was submitted by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) on March 11, 2005, for the continued use of property located at 4035 White Plains Road as a daycare center.

BACKGROUND

The North Bronx National Council of Negro Women Child Development Center is located in the Williamsbridge neighborhood of Bronx Community District 12. The site is zoned R5 / C2-2, which allows daycare facilities.

The facility is a one-story structure with a basement that consists of 22,400 square feet of floor area and of 7,000 square feet of roof play area. The North Bronx National Council of Negro Women Child Development Center occupies the entire building. The facility has been in use since 1971. The City Planning Commission approved a 10 year lease renewal on December 5, 1990 (C 900685 PQX, Calendar No. 20).

The first floor contains offices, classrooms and a kitchen; the basement contains storage areas, classrooms, and multi-purpose rooms. An outdoor play-area is provided on the roof of the structure. The facility serves approximately 118 pre-school and 66 school age children and employs 38 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 8 AM to 6 PM.

The site fronts on White Plains Road, which contains a variety of retail uses. The surrounding area consists of one- and two-family homes. P.S. 21 is located two blocks south of the site, on East 225th Street. P.S. 103 is three blocks northwest of the site on Carpenter Avenue. A public library is located on East 229th Street, three blocks north of the site.

The area is served by transit including the elevated number 2 and 5 subway lines along White Plains Road, the Bx 41, which runs north-south on White Plains Road, and the BxM 11, which provides express service to Manhattan.

ENVIRONMENTAL REVIEW

This application (C 050361 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 050361 PQX) was certified as complete by the Department of City Planning on July 11, 2005, and was duly referred to Bronx Community Board 12 and the Bronx Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 12 held a public hearing on this application on September 22, 2005, and on that date, by a vote of 29 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

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

City Planning Commission Public Hearing

On October 19, 2005 (Calendar No. 1), the City Planning Commission scheduled November 2, 2005 for a public hearing on this application (C 050361 PQX). On November 2, 2005 (Calendar No.23) the hearing was duly held and continued to November 16, 2005 (Calendar No. 20). On November 16, 2005 there were 2 speakers from the Administration for Children's Services appearing in support.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of property located at 4035 White Plains Road (Block 4829, Lot 6), for continued use as a daycare center, is appropriate. The North Bronx National Council of Negro Women Child Development Center has occupied the premises continuously since 1971 serving 118 preschool and 66 school-age children in the Williamsbridge neighborhood of Community District 12. The proposed facility is an as-of-right use permitted in

the R5 / C2-2 zoning district. The facility is located within the community it serves, but is also accessible by the Bx 41 and BxM 11 busses and the number 2 and 5 subways which run along White Plains Road.

The acquisition of this property will allow the existing day care 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 Section 197-c of the New York City Charter, that the acquisition of property located at 4035 White Plains Road (Block 4829, Lot 6), Bronx, for continued use as a daycare center, in an application submitted by the Administration for Children's Service and the Department of Citywide Administrative Services, dated March 11, 2005, is approved.

The above resolution (C 050361 PQX), duly adopted by the City Planning Commission on December 7, 2005 (Calendar No. 8), 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, AICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. 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