



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 123-10 143rd Street (Block 12039, Lot 44) for continued use as a child care center, Borough of Queens, Community District 12.

This application for acquisition of property was filed on February 6, 2015 by the New York City Administration for Children’s Services (ACS), the Department for the Aging (DFTA), and the Department of Citywide Administrative Services (DCAS). The proposed action would facilitate the continued use of property located at 123-10 143rd Street (Block 12039, Lot 44) as Omega Psi Phi Early Childhood Education Center, a child care center, and Rockaway Boulevard Senior Center.

BACKGROUND

ACS, DFTA, and DCAS are seeking the acquisition of property to facilitate the continued operation of a child care center and senior center in the South Jamaica neighborhood of Queens. This site has been used to provide child care and senior services since 1971 and was the subject of a previous acquisition approved by the Commission on December 18, 1991 (C 900850 PQQ, Cal. No. 19). The previous lease expired in November 2013 and since that time the facility has operated under a month-to-month license agreement. The proposed action would allow for the negotiation of a new lease for the continued use of the property as a child care center and senior center.

The project site is located in R5D and R3A zoning districts established in 2011 by the South Jamaica Rezoning (C 110145 ZMQ), which amended the zoning map on all or portions of 530 blocks in Queens. The goals of the South Jamaica Rezoning are to protect the lower-density character of the neighborhoods as well as allow for a moderate increase of residential and commercial density along main corridors. Prior to 2011, the project site was located within an

R3-2 zoning district. Day care centers are allowed as-of-right in R5D and R3A zoning districts. The area surrounding the facility is generally developed with single- and two-family detached homes. Rockaway Boulevard, a major east-west corridor with C1-3 commercial overlay zones mapped in several locations, is developed with a mix of residential, commercial, manufacturing, and community facility uses.

The day care and senior center facilities are located in a three-story, privately-owned building with frontage on Rockaway Boulevard, 143rd Street, and 123rd Avenue. The ACS child care facility and DFTA senior center occupy the entire three-story building, including a rooftop play area. The building comprises a total of approximately 36,228 square feet, including approximately 29,721 square feet of interior space and approximately 6,507 square feet of rooftop play area. The building contains sprinklers on the cellar level but not on the floors above.

The child care facility's primary entrance is located on 123rd Avenue. The child care facility occupies the second floor and cellar, while the senior center occupies the first floor. The second floor contains classrooms and meeting room space as well as a commercial-grade kitchen, bathroom facilities, and a small children's library. The cellar level contains classrooms, a large auditorium, kitchenette, storage rooms, children's bathrooms, and office facilities.

Omega Psi Phi Early Childhood Education Center currently serves up to 82 children, who may attend from 8:00 am to 6:00 pm, Monday through Friday. The center provides daily meal service (breakfast, lunch, and a snack), supervised playtime (indoor and outdoor), and education focused on developmentally appropriate practices to enhance children's physical, cognitive, social, and emotional development. The center is currently served by 15 professional, paraprofessional, and support staff.

Rockaway Boulevard Senior Center's primary entrance is located on 143rd Street, with a secondary egress on Rockaway Boulevard. It occupies space on the first floor and includes a commercial-grade kitchen, multipurpose recreation rooms, computer lab, bathroom facilities, and offices. It is open from 8:00 am to 4:00 pm, Monday through Friday, and serves a diverse clientele with various social, economic, and educational backgrounds. The center also currently

serves an average of 50 breakfasts and 60 lunches to an average of 70 senior citizens each day and is operated by nine staff members.

ENVIRONMENTAL REVIEW

This application (C 150255 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 City Environmental Quality Review Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is ACS. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 150255 PQQ) was certified as complete by the Department of City Planning on October 16, 2017, and was duly referred to Queens Community Board 12 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 12 held a public hearing on this application (C 150255 PQQ) on November 15, 2017, and on that day, by a vote of 36 in favor, none opposed, and with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 150255 PQQ) on November 30, 2017 and issued a recommendation approving the application on December 12, 2017.

City Planning Commission Public Hearing

On December 13, 2017 (Calendar No. 4), the City Planning Commission scheduled January 3, 2018 for a public hearing on this application (C 150255 PQQ). The hearing was duly held on January 3, 2018 (Calendar No. 14). Two speakers testified in favor of the application.

A representative from ACS spoke in favor of the application, noting the long history of child care provision at this facility and the ACS requirements for admission. A representative from DCAS discussed the intended lease terms, including the proposed 10-year duration with option for renewal.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of a lease of property located at 123-10 143rd Street (Block 12039, Lot 44) for continued use as a child care center and senior center, is appropriate.

A child care center and senior center have occupied this space continuously since 1971, serving the community by providing needed services. Omega Psi Phi Early Childhood Education Center currently serves up to 82 children and provides daily meal service, supervised play time, and education using the Creative Curriculum as a guide. The daycare center gives parents of enrolled children time to work, attend school, or acquire vocational training. Rockaway Boulevard Senior Center currently serves approximately 70 senior citizens each day and provides breakfast, lunch, and recreational activities. Both uses are permitted as-of-right in the R5D and R3A zoning district within which the facilities are located.

It should be noted that the Commission previously imposed term limits on the use of this and other facilities as a result of continuing concerns expressed by local community boards, borough presidents and the Commission itself about a general pattern of poor maintenance and repairs. The Commission and Department staff have played a significant role in helping to ensure that these important facilities remain in a state of good repair through Commission oversight and taking a 'second look' at the progress made on the outstanding repairs and maintenance issues raised during the public review process. ULURP review has been helpful in addressing these issues and the Commission will continue to have an oversight role in direct lease facilities.

The Commission urges ACS to explore installing fire control sprinklers throughout this facility and others as a proactive policy. The Commission also notes the critical importance of ensuring that the exterior appearance of these facilities is welcoming and inviting, in light of their role as a critical neighborhood resource. Here, the Commission notes that some of the building's façades do not contribute to a welcoming environment for its clients or neighborhood residents. The Commission encourages DFTA, ACS, and DCAS to pursue façade improvements, including improved signage and a covered awning for the senior center entrance, to enhance the building's appearance and accessibility, making it a more welcoming and attractive neighborhood asset. Furthermore, the Commission encourages ACS and DFTA to establish an intergenerational programming component at this facility.

The Commission is also aware that no decision has yet been made concerning the long-term future of the facilities co-located at this site. The Commission believes that its unique role in planning for the orderly growth and future development of the City will complement ACS's and DFTA's needs assessments in determining whether these facilities are at an appropriate location given future population demographics and neighborhood land use patterns.

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 Sections 197-c of the New York City Charter, that this application submitted by the Administration for Children's Services, Department for the Aging, and the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, for the acquisition of property located at 123-10 143rd Street (Block 12039, Lot 44) for continued use as a child care center and senior center, is approved for a period of fifteen years or without time limitation if acquired in fee.

The above resolution (C 150255 PQQ), duly adopted by the City Planning Commission on January 31, 2018 (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.

MARISA LAGO, *Chair*

RAYANN BESSER, ALFRED C. CERULLO, III,

MICHELLE DE LA UZ, JOSEPH DOUEK, CHERYL COHEN EFFRON,

HOPE KNIGHT, ANNA HAYES LEVIN, LARISA ORTIZ, *Commissioners*



Community Board 12
The City of New York
Borough of Queens

Jamaica, Hollis, St. Albans, South Ozone Park, and Springfield Gardens

90-28 161st Street
 Jamaica, New York 11432
qn12@cb.nyc.gov
www.nyc.gov/qcb12

(718) 658-3308
 Fax (718) 739-6997

Melinda Katz
 BOROUGH PRESIDENT

Vicky Morales Casella
 DIRECTOR OF COMMUNITY BOARDS

CHAIRPERSON

Yvonne Reddick
 DISTRICT MANAGER

November 16, 2017

1. Application #C150255 PQQ submitted by 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 123-10 143rd Street (Block #12039, Lot #44) for continued use as a child care center and senior center.

Vote taken at Board Meeting on November 15, 2017

Place of Meeting: **Robert Ross Johnson Family Life Center**
172-17 Linden Blvd
St. Albans, NY

36 Members Present

36 Members Approved

0 Members Opposed

0 Members abstained

36 Voted

Signature of CB officer completing this form

Title

Dist. Manager

Date

11/16/2017

Queens Borough President Recommendation

APPLICATION: ULURP #C150255 PQQ

COMMUNITY BOARD: Q12

DOCKET DESCRIPTION

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 NYC Charter, for the acquisition of a property located at **123-10 143rd Street** in a R5D and R3A District for continued use as a child daycare center and senior center, Block 12039, Lot 44, Zoning Map 18c, South Ozone Park, Borough of Queens

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, November 30, 2017, 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 no other speakers. The hearing was closed.

CONSIDERATION

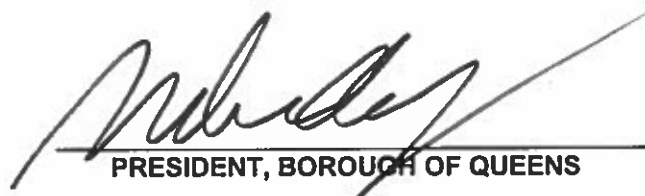
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- o This application is for the acquisition of privately owned property to allow the continued operation of the existing Omega Psi Phi Early Childhood Education Center and the Rockaway Boulevard Neighborhood Senior Center;
- o The existing facility is a 30,750 sf, two-story building with a cellar located on a 21,352 sf lot. The daycare center and senior center have been operated on the site since the early 1970s. The property has been leased by the city for twenty year terms with renewals allowing continuous operation of these centers. Responsibility for repairs and maintenance of the building to keep it in good physical condition are specified in the lease terms;
- o The Omega Psi Phi Early Childhood Center is operated in the cellar level and second floor of the building. They also have use of a rooftop play area. In addition to the educational and recreational programs the children receive breakfast, lunch and a snack on a daily basis. The hours of operation are from 8 AM to 6 PM Monday through Friday.;
- o The Rockaway Boulevard Neighborhood Senior Center operates 40 hours a week from 8 AM to 4 PM on weekdays. The senior center provides social services, recreational and socialization activities, application assistance and help with governmental correspondence. Meals are provided at low or no cost for up to 97 persons each day. Services are focused on individuals aged 60 and over who are frail or minorities.;
- o Community Board 12 approved this application by a vote of thirty-six (36) in favor with none (0) against or abstaining at a public hearing held on November 15, 2017.

RECOMMENDATION

Provision of quality and reliable services for preschool children and seniors are indispensable to the daily lives of our families in Queens.

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



PRESIDENT, BOROUGH OF QUEENS

12/12/17

DATE