



CITY PLANNING COMMISSION

February 16, 2005/Calendar No. 18

C 040528 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 189-26 Linden Boulevard (Block 12599, Lot 8), for continued use as a day care center, Borough of Queens, Community District 12.

The application for the acquisition of property was filed by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) on June 16, 2004, for the continued use of property located at 189-26 Linden Boulevard (Block 12599, Lot 8), Queens Community District 12, as a day care center.

BACKGROUND

The Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS), propose to continue to occupy privately-owned property located at 189-26 Linden Boulevard (Block 12599, Lot 8) for continued use as a day care center.

The City Planning Commission originally approved the acquisition and siting of this day care center in 1970 for a period of 20 years. On August 27, 1990, the City Planning Commission voted to continue the use on this site for an additional 10-year period (C 900324 PLQ). The current lease expires in April 2005.

The site is located on the south side of Linden Boulevard, between Farmer's Boulevard and 190th Street in an R6B zoning district. A C1-2 commercial overlay extends over the site. Half of the

approximately 12,792 square foot lot is occupied by a 2-story building which contains approximately 17,055 square feet of floor area. The Jamaica NAACP Day Care Center is the sole occupant of the building. The remaining half of the lot is devoted to a fenced, outdoor children's playground for use by the day care center.

Immediately to the west of the day care facility is a city-owned "Lots for Tots" park. This small landscaped garden park is open to the public when it is not in use by the day care center. The facility fronts along Linden Boulevard, which is developed primarily with local commercial and office uses. On the lots immediately to the rear of the site facing 117th Road, 1- and 2- family detached and semi-detached homes predominate.

The Jamaica NAACP Day Care Center is accessible by public transportation, with the Q3 and Q4 bus lines traversing Linden Boulevard in front of the facility and the St. Albans Long Island Rail Road Station located 3 blocks to the west on Linden Boulevard.

The day care center operates from 8AM to 6PM, Monday through Friday and serves approximately 89 preschool and school age children. Jamaica NAACP Day Care provides children in its care with a nutritionally balanced lunch and two snacks daily, with special accommodations for children with special religious or medical considerations. The day care facility also provides supervised play time, group interaction and socializing activities, and introduces concepts of the alphabet and number system as part of its educational programming. The program team consists of 20 professional, paraprofessional and support staff.

The owner of the property has recently undertaken a series of repairs and renovations to the building. In 2000, the owner completed a number of improvements, including installation of new floor and ceiling tiles, repairs to the roof, installation of a new air conditioning unit, painting of the interior and exterior and installation of interior emergency lights.

In the summer of 2004, the owner installed new ceramic tiles and new appliances in the kitchen, repainted the interior, and completed additional repairs to the roof, and the applicant (ACS) refurbished the adjacent outdoor playground by installing a new rubberized play surface and new playground equipment.

ENVIRONMENTAL REVIEW

This application (C 040528 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 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 040528 PQQ) was certified as complete by the Department of City Planning

on September 20, 2004, and was duly referred to Community Board 12 and the 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 November 17, 2004, and on that date, by a vote of 27 to 0 with 1 abstention, 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 December 17, 2004.

City Planning Commission Public Hearing

On December 22, 2004 (Calendar No. 6), the City Planning Commission scheduled January 5, 2005, for a public hearing on this application (C 040528 PQQ). The hearing was duly held on January 5, 2005 (Calendar No. 14). There were no speakers. The hearing was continued, and duly held on January 19, 2005 (Calendar No. 10). There were no speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application submitted by the Administration for Children's

Services (ACS) and the Department of Citywide Administrative Services (DCAS) for the acquisition of property located at 189-26 Linden Boulevard (Block 12599, Lot 8) for continued use as a day care center, is appropriate.

The Administration for Children's Services has utilized the space continuously since 1970, providing needed day care services for children, including educational, recreational and nutritional programs. The day care facility is well-served by public transportation, including the Q3 and Q4 bus and the LIRR station.

Approval of this application would ensure the continued provision of child care services to the community.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application (C 040528 PQQ) of the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) for the acquisition of property located at 189-26 Linden Boulevard (Block 12599, Lot 8) Community District 12, Borough of Queens, for the continued use as a day care center, is approved.

The above resolution (C 040528 PQQ), duly adopted by the City Planning Commission on February 16, 2005 (Calendar No. 18), 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, A.I.C.P., Chair

KENNETH J. KNUCKLES, ESQ., Vice-Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO, DOLLY WILLIAMS, Commissioners