



CITY PLANNING COMMISSION

August 10, 2005 / Calendar No. 6

C 050193 PQX

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 2340 Cambreleng Avenue (Block 3089, Lot 24), for continued use as a daycare center, Community District 6, Borough of the Bronx

The application was submitted by the Administration for Children’s Services (ACS) and the Department of Citywide Administrative Services (DCAS) on November 30, 2005, for continued use of a property located at 2340 Cambreleng Avenue as a daycare center.

BACKGROUND

The Belmont Community Daycare Center is located in the Belmont neighborhood of Bronx Community District 6. To the west of the facility is the “Little Italy” of the Bronx centered on the intersection of East 187th Street and Arthur Avenue, to the east is the Bronx Zoo. The site is zoned R7-1 which allows daycare facilities.

The facility is a two-story, 16,160 square foot structure located on a through lot. The facility has been in use since 1971. The City Planning Commission approved a 10 year lease renewal in 1990 (C 090601 PLX, Cal No. 30).

The first floor contains offices and classrooms, the second floor contains a kitchen, storage area and classrooms. An outdoor play area is provided on the roof of the structure and the basement has a mix of classrooms, indoor play areas and multi-purpose rooms. Many of the classrooms have their own outdoor terrace and most have natural lighting, including skylights in the basement. The facility was designed as a daycare center and ACS is the only tenant.

The facility serves approximately 77 pre-school and 60 school age children and employs 30

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.

Immediately south and west of the site are parking lots, to the north and to the east are residential buildings. Other uses on the block include three to six story apartment buildings, one and two-family homes, mixed commercial/residential buildings and parking. The land uses in the surrounding area include three to six-story apartment buildings, one and two-story homes, retail and mixed commercial/residential buildings.

The area is served by transit including the Bx 17, which runs north-south on Crotona Avenue.

ENVIRONMENTAL REVIEW

This application (C 050193 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 050193 PQX) was certified as complete by the Department of City Planning on April 11, 2005, and was duly referred to Bronx Community Board 6 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 6 held a public hearing on this application on May 11, 2005, and on that date, by a vote of 17 to 0 with 0 abstentions, adopted a resolution recommending unconditional approval of the application.

Borough President Recommendation

This application was considered by the Bronx Borough who issued a recommendation on June 22, 2005 approving the application with the following conditions on:

1. Extending the dumbwaiter service from the first floor to the building's lower level. This will eliminate the need for the employees to carry hot food via a staircase from the kitchen located on the first floor to the basement area.
2. Repair and correction of water seepage that occurs in rooms located on the lower level.
3. Reinstallation of the existing gate at the Beaumont Avenue entrance, to street level so as to prevent this area from being used as a congregating point for older youngsters and teenagers after the center closes. I also insist that all razor wire associated with this fence be removed.
4. Installation of exterior lighting to improve security and safety.
5. Establish a pickup and drop off zone on Cambreleng Avenue so as to eliminate the persistent ticketing of parents' cars entering the center to receive or drop off their youngsters.
6. Upgrading of the facility's air conditioning system.

City Planning Commission Public Hearing

On June 22, 2005 (Calendar No. 1), the City Planning Commission scheduled July 13, 2005 for a

public hearing on this application (C 050193 PQX). The hearing was duly held on July 13, 2005 (Calendar No. 21). There was one speaker in favor of the application and none in opposition.

A representative from the Administration for Children's Services described the project and indicated that they were installing a security gate, improving exterior lighting, and removing the razor wire from the fence. He further stated that ACS was working to address the other concerns of the Borough President.

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of property located at 2340 Cambreleng Ave (Block 3089, Lot 24), for continued use as a daycare center, is appropriate.

The proposed facility is an as-of-right use permitted in an R7-1 zoning district. These facilities are important neighborhood resources. The Belmont Community Daycare Center has occupied the premises continuously since 1971 serving 77 preschool and 60 school-age children in the Belmont neighborhood. The facility is located within the community it serves, but is also accessible by the Bx 17 bus which runs along Crotona Avenue.

The Commission acknowledges the Borough President's recommendations regarding improving and maintaining the physical and functional integrity of the facility. IN response to these concerns ACS sent a letter dated July 27, 2005 stating:

The following provides clarification of the Children's Services role and addresses the items of concern related to the Bronx Borough President's public hearing and recommendations.

Dumbwaiter Extension: At present, we are soliciting proposals to ascertain both the structural and financial feasibility of proceeding with the extension of the dumbwaiter. If structurally feasible, we intend to secure the required funds to facilitate the work. It is anticipated that a project of this nature can be completed by the end of this year, taking into account securing the necessary permits needed to proceed with the work.

Water Seepage: We have inspected and identified the locations of water seepage into the rooms at the lower level, and are proceeding with the necessary remediation work. Weather permitting, the completion of this work is expected next month, August 2005.

Security Gate: We are soliciting proposals to relocate the gate at the sidewalk level. Since the gates by code cannot swing into the sidewalk, we intend to install sliding gates. The razor wires will also be removed at the same time. This work is currently being designed and is projected to be completed during the month of August 2005.

Exterior Lighting: The installation of additional exterior lighting will be completed during the month of August 2005.

Pick-up and Drop-off Zone: A designated area for this purpose on the city streets will have to be secured via a request to the Department of Transportation. The day care center can explore this option with the relevant oversight agency noted, with the assistance of the Bronx Borough President's Office. At this point, we cannot authorize parking or submit a time schedule for its resolution.

Air Conditioning System: The landlord is required to maintain this system and provide summer and winter design temperatures. We have notified the Landlord to ensure his compliance with these requirements. Currently, the air conditioning system is functioning at the proper temperatures.

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 2340 Cambreleng Avenue (Block 3089, Lot 24), Borough of the 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 November 30, 2005, is approved.

The above resolution (C 050193 PQX), duly adopted by the City Planning Commission on August 10, 2005 (Calendar No. 6), 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

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