



CITY PLANNING COMMISSION

September 10, 2003/Calendar No. 17

C 030127 POK

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 774 Saratoga Avenue (Block 3568, Lot 1), Community District 16, Borough of Brooklyn, for continued use as a day care center.

This application was filed on September 16, 2002, by the Administration for Children's Services and the Department of Citywide Administrative Services for the acquisition of privately-owned property on located at 774 Saratoga Avenue (Block 3568, Lot 1) Borough of Brooklyn, Community District 16, for continued use 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 774 Saratoga Avenue (Block 3568, Lot 1) in Brooklyn for continued use as a day care center. The Faith, Hope and Charity Day Care Center has been operating at the site since 1976. The current lease expired in October, 2002. While the building complies with current code and has been well maintained the proposed renewal will include a commitment of more than \$1 million in further building and site improvements.

The site is a 16,840 square foot lot in an R6/C2-3 zoning district. The lot is developed with a 28,000 square foot building that is occupied entirely by the Faith, Hope and Charity #1 Day Care Center. The building contains classrooms, a rooftop and outdoor play space, offices, a recreation room and a full service kitchen. The surrounding neighborhood is comprised primarily of two-family homes with some small scale ground floor retail along Livonia Avenue.

The day care center operates from 8am to 6pm Monday through Friday. The center employs 37 staff who provide a variety of social, nutritional, educational, cultural and physical programs for up to 200 children. Nearby public transportation includes the 3 train at Saratoga and Livonia and the B7, B15 and B60 bus lines within blocks.

ENVIRONMENTAL REVIEW

This application (C 030127 PQK) 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 030127 PQK) was certified as complete by the Department of City Planning on April 21, 2003 and was duly referred to Community Board 16 and the Borough President of Brooklyn, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 16 held a public hearing on this application (C 030127 PQQ) on June 24, 2003, and on that date by a vote of 28 to 0 with 0 abstentions, adopted a resolution, recommending approval of the application.

Borough President Recommendation

This application (C 030127 PQQ) was considered by the Borough President of Brooklyn, who issued a recommendation approving this application on July 31, 2003.

City Planning Commission Public Hearing

On July 23, 2003 (Cal. No. 6) the City Planning Commission scheduled August 13, 2003 for a public hearing on this application. The hearing was duly held on August 13, 2003 (Calendar No. 8). There was one speaker in favor and none in opposition to the application.

A Director from the Administration for Children's Services appeared in favor of the application and described the facility and the programs it offered. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) for the acquisition of

privately-owned property located at 774 Saratoga Avenue (Block 3568, Lot 1), Brooklyn, for continued use as a day care center, is appropriate

Approval of the proposed long term lease renewal would allow the Faith, Hope and Charity Day Care Center, which has been operating at this site since 1976 to continue providing care for area children. The building contains classrooms, a rooftop and outdoor play space, offices, a recreation room and a full service kitchen. The current lease expired in October, 2002. While the building has been improved to current code and has been well maintained the proposed renewal will include a commitment of more than \$1 million in further building and site improvements.

Day care centers have been established in neighborhoods where demographic characteristics such as income and eligibility, demonstrate a need for such services . These facilities play an important role in the community by supplying day care to children whose parents live and work in the area.

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 030127 PJK) of the Administration for Children's Services and the Department of Citywide Administrative Services for the acquisition of property located at

774 Saratoga Avenue (Block 3568, Lot 1), Brooklyn, Community District 16 for continued use as a day care center, is approved.

The above resolution (C 030127 PQK) duly adopted by the City Planning Commission on September 10, 2003 (Calendar No.17) is filed with the Office of the Speaker, City Council, and the Borough President of Brooklyn 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. RICHARD W. EADDY,
ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,
KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS, Commissioners