



CITY PLANNING COMMISSION

January 11, 2006 / Calendar No. 13

C 050471PQX

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 670-680 East 219th Street (Block 4651, Lot 44), Borough of The 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 May 19, 2005, for the continued use of property located at 670-680 East 219th Street as a daycare center.

BACKGROUND

The Williamsbridge NAACP Early Childhood Education Center is located in the Williamsbridge neighborhood of Community District 12 and is within an R6/C1-2 zoning district, which allows daycare facilities.

The center occupies a two-story building and consists of approximately 22,700 square feet of interior floor area and 6,500 square feet of a roof-top play area. The facility has been in use since 1971. On October 24, 1990, (C900686PQX, Calendar # 21), the City Planning Commission approved the acquisition of the site for a period of ten years.

This child care center serves approximately 100 pre-school children and 40 school age children from 7:30 A.M. to 6:00 P.M., Monday through Friday, with a variety of programs and activities such as supervised playtime, group interaction and socializing and educational activities. The children are provided with a lunch and two snacks daily. The staff consists of 30 professional, para-professional and support personnel.

The site fronts on East 219th Street, a primarily residential street. It also abuts two-and three-story homes to the west and neighborhood retail uses to the east. The surrounding area consists of one- to three-story homes and neighborhood retail uses along White Plains Road.

The area is served by public transportation, including the numbers 2 and 5 trains with a station at East 219th Street and the BX 41 bus, which runs north-south on White Plains Road.

ENVIRONMENTAL REVIEW

This application (C 050471 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 050471 PQX) was certified as complete by the Department of City Planning on September 12, 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 October 27, 2005, and on that date, by a vote of 25 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 November 28, 2005.

City Planning Commission Public Hearing

On November 16, 2005 (Calendar No. 4), the City Planning Commission scheduled December 7, 2005 for a public hearing on this application (C 050471 PQX). The hearing was duly held on December 7, 2005 (Calendar No.22). There were two speakers from the Administration for Children's Services appearing in support of the application.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of property located at 670-680 East 219th Street (Block 4651, Lot 44), for continued use as a daycare center, is appropriate.

The Williamsbridge NAACP Early Childhood Education Center has occupied the premises continuously since 1971, serving 100 preschool and 40 school-age children in the Williamsbridge neighborhood of Community District 12. The proposed facility is an as-of-right

use permitted in the R6/C1-2 zoning district. The facility is located within the community it serves, but is also accessible by the BX 41 bus which runs along White Plains Road and the numbers 2 and 5 subways with a station at East 219th Street, less than a block from the site.

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 670-680 East 219th Street (Block 4651, Lot 44), Borough of The Bronx, Community District 12, 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 May 19, 2005, is approved.

The above resolution (C 050471PQX), duly adopted by the City Planning Commission on January 11, 2006 (Calendar No. 13), 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