



## **CITY PLANNING COMMISSION**

April 5, 2006/Calendar No. 6

C 060001 PQX

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**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 1211-1221 Croes Avenue (Block 3748, Lot 15), Borough of The Bronx, Community District 9, for continued use as a daycare center.

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The application was submitted by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) on July 5, 2005, for the continued use of property located at 1211-1221 Croes Avenue as a daycare center.

### **BACKGROUND**

The Sound Dale Daycare Center is located in the Bruckner neighborhood of Bronx Community District 9 within an R6/C1-2 zoning district, which allows daycare facilities. The center is a two-story structure that consists of 23,180 square feet of floor area and a 6,500 square-foot roof-top play area. ACS utilizes the first and second floors for the daycare program. The facility has been in use since 1971. The City Planning Commission approved a ten-year lease renewal on September 26, 1990 (C 900550 PLX, Calendar No. 39). The lease will expire on August 6, 2006.

The first floor contains offices, classrooms and a kitchen. An outdoor play area is provided on the roof of the structure. The facility serves approximately 94 preschool and 45 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 from 8:00 A.M. to 6:00 P.M.

The site is adjacent to a one-story restaurant to the north and to the Soundview Station Post Office to the south. It is also across the street from a 20-story residential building. The rest of the surrounding area is predominantly residential with one and two-family attached and semi-detached homes.

The area is served by the BX 4 and BX 27 buses and the IRT No. 6 elevated train, which travel along Westchester Avenue.

### **ENVIRONMENTAL REVIEW**

This application (C 060001 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 060001 PQX) was certified as complete by the Department of City Planning on December 5, 2005, and was duly referred to Community Board 9 and the Borough President

in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 9 held a public hearing on this application on January 19, 2006, and on that date, by a vote of 25 in favor, 0 against 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 February 21, 2006.

### **City Planning Commission Public Hearing**

On February 22, 2006 (Calendar No. 1), the City Planning Commission scheduled March 8, 2006 for a public hearing on this application (C 060001 PQX). The hearing was duly held on March 8, 2006 (Calendar No. 16). There were no speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the acquisition of property located at 1211-1221 Croes Avenue (Block 3748, Lot 15), for continued use as a daycare center, is appropriate.

The Sound Dale Daycare Center has occupied the premises continuously since 1971, serving 94

pre-school and 45 school-age children in its childcare program. This facility is an as-of-right use permitted in the R6/C1-2 zoning district. The facility is located within the community it serves, and is also accessible by the BX 4 and BX 27 buses, and the IRT No. 6 elevated train, which run along Westchester Avenue.

The acquisition of this property will allow the existing daycare 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 Sections 197-c of the New York City Charter, that the acquisition of property located at 1211-1221 Croes Avenue (Block 3748, Lot 15), for continued use as a daycare center, in an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, dated June 16, 2004, is approved.

The above resolution (C 060001 PQX), duly adopted by the City Planning Commission on April 5, 2006, (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

**ANGELA M. BATTAGLIA**, **IRWIN G. CANTOR**, P.E., **ANGELA 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