



CITY PLANNING COMMISSION

November 14, 2007/Calendar No. 16

C 070355 PQK

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 1491 Bedford Avenue (Block 1253, Lot 7), Borough of Brooklyn, Community District 8 for continued use as a day care center.

This application (C 070355 PQK) was filed on February 22, 2007 by the Administration for Children's Services and the Department of Citywide Administrative Services for the acquisition of privately-owned property located at 1491 Bedford Avenue (Block 1253, Lot 7) for continued use as a day center.

BACKGROUND

The Administration for Children's Services and the Department of Citywide Administrative Services seek to continue use of approximately 23,000 square feet of privately-owned property located at 1491 Bedford Avenue (Block 1253, Lot 7) as a day care center, located in Community District 8, Crown Heights, Brooklyn.

The Administration for Children's Services seeks to continue its programs at the site to ensure the provision of child care to the surrounding community. The facility has operated at this site since 1972. The City Planning Commission previously approved the continued use as a day care center at this location on October 1, 1990 (C 900317 PLK, Calendar No. 7) and the City Council did not assume jurisdiction. The current lease expires on May 23rd, 2008.

1491 Bedford Avenue is an existing one-story building of 10,400 square feet located at the southeast corner of the intersection of Bedford Avenue and St. Johns Place in an R6 zoning

district. The facility has approximately 5,000 square feet of rear yard play space. The blocks surrounding this facility are also zoned R6, as well as an R6/C2-3 district north of the site along Bedford and Rogers Avenues. These nearby blocks are composed of row house residential buildings, a retirement home, a church and local commercial retail uses.

The site is well served by public transportation and is two blocks away from the Franklin Avenue station on the 2, 3, 4 and 5 subway lines. The B49 bus is also available, which runs along Bedford Avenue.

The Haitian American Day Care Center, which occupies the entire building, serves approximately 95 preschool children from 8:00 AM to 6:00 PM Monday through Friday. The center, which has a staff of 30, offers meal services, supervised playtime, group interaction and educational services. There is also an after school activity program that serves 56 children ages six to eleven.

ENVIRONMENTAL REVIEW

This application (C 060380 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 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 070355 PQK) was certified as complete by the Department of City Planning on June 18, 2007, and was duly referred to Community Board 8 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 8 held a public hearing on this application (C 070355 PQK) on September 13th, 2007 and on that date by a vote of 27 in favor, zero against and one abstention adopted a recommendation approving the application.

Borough President Recommendation

This application (C 070355 PQK) was considered by the Borough President of Brooklyn who issued a recommendation approving the application on September 21, 2007.

City Planning Commission Public Hearing

On October 3, 2007 (Calendar No. 3), the City Planning Commission scheduled October 17, 2007 for a public hearing on this application (C 070355 PQK). The hearing was duly held on October 17, 2007 (Calendar No. 11). There was one speaker who appeared in favor of the application and none in opposition. This speaker was a representative of the Administration for Children's Services.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application by the Administration for Children's Services and the Department of Citywide Administrative Services for acquisition of property located at 1491 Bedford Avenue (Block 1253 Lot 7), in Community District 8, Borough of Brooklyn for continued use as a day care center is appropriate. This facility is necessary to maintain the respective day care programs for families in the surrounding area. The Haitian American Day Care Center has been in operation since 1972 and is located near public transportation and major thoroughfares.

The day care center provides supervised custodial, educational and recreation activities for neighborhood children enabling their parents to work, attend school, or acquire vocational training. 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 Section 197-c of the New York

City Charter, that based on the environmental determination and consideration described in this report, the application (C 070355 PQK) of the Administration for Children’s Services (ACS) and the Department of Citywide Administrative Services (DCAS) for acquisition of property located at 1491 Bedford Avenue (Block 1253, Lot 7), in Community District 8, Borough of Brooklyn for continued use as a day care center, is approved.

The above resolution, duly adopted by the City Planning Commission on November 14, 2007 (Calendar No. 16), 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
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, BETTY CHEN, RICHARD EADDY,
NATHAN LEVENTHAL, JOHN MEROLO, KAREN PHILLIPS,
DOLLY WILLIAMS, Commissioners