



CITY PLANNING COMMISSION

December 8, 2004/Calendar No. 9

C 040143 PQK

IN THE MATTER OF an application submitted by the Administration for Children's Services, the Department for the Aging, 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 741 Flushing Avenue (Block 2276, Lot 37), Community District 1, Borough of Brooklyn, for the continued use as a day care center and senior center.

This application was filed on October 20, 2003, by the Administration for Children's Services, the Department for the Aging, and the Department of Citywide Administrative Services for the acquisition of privately-owned property for continued use as a day care center and a senior citizen center located at 741 Flushing Avenue (Block 2276, Lot 37), Community District 1, Borough of Brooklyn.

BACKGROUND

The Administration for Children's Services (ACS), the Department for the Aging (DFTA), and the Department of Citywide Administrative Services propose to continue to occupy privately-owned property located at 741 Flushing Avenue (Block 2276, Lot 37) for continued use as a day care center in Community District 1, Williamsburg Brooklyn.

The Robert F. Kennedy Day Care Center and Diana H. Jones Senior Citizen Center have occupied the site since June 1969. The siting of this facility was previously approved by the City Planning Commission (CPC) on October 4, 1989 (C 890165 PLK) for a period of 10 years, and renewed on November 24, 1999 (

C 990345 POK). In the approval of the renewal application, the City Council resolution limited the term of the lease to five years.

The subject site consists of a four-story building with a basement, located on the north side of Flushing Avenue, between Throop Avenue and Broadway and is zoned C4-3, which permits the present use. Flushing Avenue is a major thoroughfare developed with a mix of residential and commercial uses. The surrounding neighborhood is characterized by residential buildings with ground floor commercial retail uses and warehouses.

The Robert F. Kennedy Day Care Center occupies approximately 22,430 square foot in the basement, first and second floors of a four story building with a 3,090 square foot of fenced-in play area in the rear of the building. The day care center serves 64 pre-school age children, who attend a full time program from 8:00 AM to 6:00 PM, Monday through Friday. The day care center employs 24 people, including professional, para-professional and support staff. Children are brought to and from the day care center by their parents. The Agency for Child Development is responsible for the general administration of the center, which is licensed and subject to the established standards of all federal, state and city regulations.

The Diana H. Jones Senior Center operated by the Department for the Aging occupies the third and

fourth floors of the subject building. The senior citizen center serves approximately 150 seniors between the hours of 8:00 AM and 4:00 PM. The center serves 66 on-site meals per day and provide other programs including; home delivered meals, education and recreation, health services, transportation and case management.

As part of the new lease terms, work will be undertaken at the facility. The scope of the proposed work includes minor repair or replacement of doors and windows, painting and plastering, replacing floor tiles, upgrading electrical and plumbing systems and installing a completely new fire alarm system. The play area behind the day care center will be refurbished with new play tiles, play equipment and a fence surrounding the facility.

The site is well served by public transportation, including the B40, the B43, the B46 and the B57 buses, which all stop within a block of the site. The J and M trains stop at the Flushing Avenue station, located on Broadway less than one block east of the site.

ENVIRONMENTAL REVIEW

This application (C 040143 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 040143 PQQ) was certified as complete by the Department of City Planning on July 12, 2004, and was duly referred to Community Board 1 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 1 held a public hearing on this application on August 10, 2004, and on September 13, 2004, by a vote of 34 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

BOROUGH PRESIDENT RECOMMENDATION

This application was considered by the Borough President, who issued a recommendation approving the application on October 13, 2004.

CITY PLANNING COMMISSION PUBLIC HEARING

On October 6, 2004 (Calendar No. 2), the City Planning Commission scheduled October 20, 2004,

for a public hearing on this application (C 040143 POK). On October 20, 2004 (Calendar No. 9) the hearing was continued. The continued hearing was duly held on November 3, 2004, (Calendar No. 15).

There was one speaker representing the Administration for Children's Services, who described the site and the services provided by the day care center and senior citizen center.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes this application by the Administration for Children's Services (ACS), the Department for the Aging (DFTA), and the Department of Citywide Administrative Services (DCAS) for the acquisition of privately owned property located at 741 Flushing Avenue (Block 2276, Lot 37), Brooklyn, for continued use as a day care and senior citizen center, is appropriate.

Approval of the proposed application would allow the Robert F. Kennedy Day Care Center and Diana H. Jones Senior Center to continue to operate and provide services for the children and seniors in this area. Furthermore, the day care and senior citizen centers would be upgraded and refurbished. The scope of the proposed work includes, repair or replacement of doors and windows, painting and plastering, replacing floor tiles, upgrading electrical and plumbing systems and installing a completely new fire alarm system. The play area behind the day care center will be refurbished with new play tiles, play equipment and a fence surrounding the facility.

The day-care center and senior center is located in a C4-3 zoning district, which permits the present use. This facility is conveniently accessible by public transportation, the J and M trains stop at the Flushing Avenue station on Broadway, and the B40, B43, B46 and the B57 buses stop either in front of the center or within a block of the site.

City-operated day care centers and senior citizen centers have been sited in neighborhoods where a need for them is established based on demographic characteristics such as income and eligibility. These facilities play an important role in the community by providing day care to children whose parents live and work in the area and seniors who live in the surrounding 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 040143 PQQ) of the Administration for Children's Services, the Department for the Aging and the Department of Citywide Administrative Services for the acquisition of property located at 741 Flushing Avenue (Block 2276, Lot 37), Community District 1, Brooklyn, for continued use as a day care center, is approved.

The above resolution (C 040143 PQQ), duly adopted by the City Planning Commission on December 8, 2004 (Calendar No. 9), 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 R. CAVALUZZI, R.A., ALFRED C. CERULLO, III, RICHARD W. EADDY,
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WILLIAMS, Commissioners**