



September 6, 2017 / Calendar No. 18

C 150395 PQQ

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 117-16 Sutphin Blvd. (Block 12022, Lot 20) for continued use as a child care center, Borough of Queens, Community District 12.

This application was filed on May 19, 2015 by the New York City Administration for Children’s Services (ACS) and the Department of Citywide Administrative Services (DCAS) to facilitate the continued use of property located at 117-16 Sutphin Boulevard (Block 12022, Lot 20) as All My Children Daycare 6, a child care center.

BACKGROUND

ACS and DCAS are seeking the acquisition of property to facilitate the continued operation of a child care center in the South Jamaica neighborhood of Queens. This site has been used to provide child care since 1973 and was the subject of a previous acquisition, approved by the Commission on September 8, 1993 (C 920279 PQQ, Cal. No. 18). The previous lease expired in April 2015, and the facility has operated pursuant to a license agreement since that time. The proposed action would allow for the negotiation of a new lease for the continued use of the property as a child care center.

The project site is located in R3A and R5D/C2-3 zoning districts established by the 2011 South Jamaica Rezoning (C 110145 ZMQ), which amended the zoning map on all or portions of 530 blocks to protect the lower-density character of the neighborhoods and allow a moderate increase in residential and commercial density along main corridors. Prior to 2011, the project site was located within an R3-2/C2-2 zoning district. Daycare centers are allowed as-of-right in R3A and R5D zoning districts. The surrounding area is generally developed with residential uses, characterized by single- and two-family detached homes, and a mix of residential, commercial,

and community facility uses along Sutphin Boulevard. The project area is accessible by public transportation via the Q6 bus line, which runs along Sutphin Boulevard adjacent to the facility.

The facility is located in a two-story, privately-owned building at 117-16 Sutphin Boulevard (Block 12022, Lot 20) located between Foch Boulevard and 119th Avenue. The ACS child care facility occupies the entire two-story building, including two rooftop play areas. It comprises a total of approximately 14,475 square feet, including approximately 9,075 square feet of interior space and approximately 5,400 square feet of rooftop play areas.

The facility has a primary entrance and a secondary exit on Sutphin Boulevard, as well as two additional secondary exits that lead into a side yard with access to Sutphin Boulevard. Three classrooms for three- to five-year-old children and two classrooms for two- to three-year-old children are located on the first floor. Each classroom has its own children's bathroom facility. The first floor also includes the reception area, offices, commercial kitchen and staff bathroom facilities. The second floor contains a staff lounge and additional office space, while the roof contains play areas on two levels. The cellar level contains mechanical equipment.

All My Children Daycare 6 currently operates at approximately 92 percent capacity, with 46 children enrolled. Children may attend from 8:00 am to 6:00 pm, Monday through Friday. The center provides daily meal service (breakfast, lunch, and a snack), supervised playtime (indoor and outdoor), and education focused on developmentally appropriate practices to enhance children's physical, cognitive, social, and emotional development. The center is currently served by 15 professional, paraprofessional, and support staff.

ENVIRONMENTAL REVIEW

This application (C 150395 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 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 (ACS). This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 150395 PQQ) was certified as complete by the Department of City Planning on June 5, 2017 and was duly referred to Queens Community Board 12 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 12 held a public hearing on this application (C 150395 PQQ) on June 21, 2017, and on that day, by a vote of 34 in favor, none opposed, and with one abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 150395 PQQ) on June 29, 2017 and issued a recommendation approving the application on July 21, 2017.

City Planning Commission Public Hearing

On July 26, 2017 (Calendar No. 6), the City Planning Commission scheduled August 9, 2017 for a public hearing on this application (C 150395 PQQ). The hearing was duly held on August 9, 2017 (Calendar No. 43). One speaker testified in favor of the application and none spoke in opposition.

A representative from ACS spoke in favor of the application, noting the high enrollment figures and continued demand for the programmatic child care that the facility offers.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of a lease of property for continued use as a daycare center, located at 117-16 Sutphin Boulevard (Block 12022, Lot 20), is appropriate.

A daycare center has occupied this space continuously since 1973, serving the community by providing needed child care services. The center serves up to 50 children and provides daily meal service, supervised play time, and education using the Creative Curriculum as a guide. The services provided by the daycare center allow parents of enrolled children time to work, attend school, or acquire vocational training. The use is permitted as-of-right in the R3A and R5D/C2-3 zoning districts within which the facility is located.

It should be noted that the Commission previously imposed restrictions on the use of this and other day care facilities as a result of continuing concerns expressed by local community boards, borough presidents and the Commission itself about a general pattern of poor maintenance and repairs. The Commission and Department staff have played a significant role in helping to ensure that these important facilities remain in a state of good repair through Commission oversight and taking a ‘second look’ at the progress made on the outstanding repairs and maintenance issues raised during the public review process. ULURP review has been effective in addressing these issues, and the Commission believes it should continue to have an oversight role in direct lease daycare facilities.

The Commission notes the critical importance of ensuring that the façade of these facilities are welcoming and inviting in light of their role as critical neighborhood resources. Here, the Commission notes that the center’s exterior appearance does not contribute to a welcoming environment for its clients or neighborhood residents. The Commission encourages DCAS and ACS to pursue streetscape and façade improvements to improve the center’s appearance, making it a more welcoming and attractive neighborhood asset.

The Commission is also aware that no decision has yet been made concerning the long-term future of this facility. The Commission believes that its unique role in planning for the orderly growth and future development of the City will complement ACS’s needs assessment in determining whether this facility is at an appropriate location given future population demographics and neighborhood land use patterns. The Commission has, therefore, determined that this use would be suitable for a period of 10 years.

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 this application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, for the acquisition of property located at 117-16 Sutphin Boulevard (Block 12022, Lot 20) for continued use as a child care center, is approved for a period of 10 years.

The above resolution (C 150395 PQQ), duly adopted by the City Planning Commission on September 6, 2017 (Calendar No. 18), 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.

MARISA LAGO, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, MICHELLE DE LA UZ,
JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT,
ORLANDO MARÍN, LARISA ORTIZ**, Commissioners

Application #: **C150395 PQQ**

Project Name: **All My Children Daycare 6**

CEQR Number: Type II

Borough(s): **Queens**

Community District Number(s): **12**

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

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 117-16 Sutphin Blvd. (Block 12022, Lot 20) for continued use as a child care center.

Applicant(s): Administration for Children's Services 150 William Street, 13th Floor New York, NY 10038		Applicant's Representative: Ana Colares (ACS) 212-341-2746	
Recommendation submitted by: Queens Community Board 12			
Date of public hearing: June 21, 2017		Location: Robert Ross Johnson Family Life Center, 172-17 Linden Bl	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: June 21, 2017		Location: Robert Ross Johnson Family Life Center, 172-17 Linden Bl	
RECOMMENDATION			
<input checked="" type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor: 34 # Against: 0 # Abstaining: 1 Total members appointed to the board: 49			
Name of CB/BB officer completing this form		Title	Date
Yvonne Reddick		Dist. Manager	6/30/17

Queens Borough President Recommendation

APPLICATION: ULURP #150395 PCQ

COMMUNITY BOARD: Q12

DOCKET DESCRIPTION

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 NYC Charter, for the acquisition of property for the continued operation of a child care center in an R5D/C2-3 and R3A District located at **117-16 Sutphin Boulevard**, Block 12022 Lot 20, Zoning Map 14d, Jamaica, Borough of Queens

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 29, 2017, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. The hearing was closed.

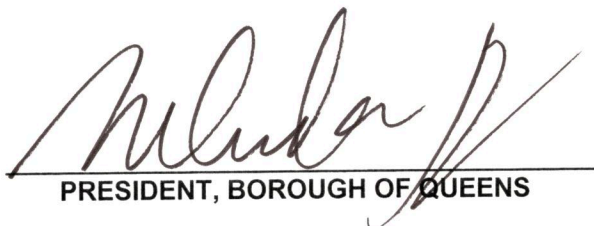
CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Administration for Children's Services and the Department of Citywide Administrative Services has filed this application for the acquisition (lease) of the property located at 117-16 Sutphin Boulevard to allow the continued operation of an existing child care center;
- The All My Children Daycare 6 has been operated at this site since 1973. The building is a two-story 9075 sf building located in an R5D/C2-3 district. The child daycare occupies the entire building and two roof play areas totaling 5400 sf. The center has three classrooms for 3- to 5-year olds and two classrooms for 2- to 3-year olds. There are fifteen professional, para-professional and support staff with seats for up to 43 preschool children at this daycare center. There is also a commercial kitchen, offices and staff facilities in the building;
- There are a variety of activities and programs provided for the children throughout the year. These include meals (breakfast, lunch and a snack), supervised play time and educational instruction. All activities are age appropriate and geared towards each child's stage of development;
- Community Board 12 approved the application by a vote of thirty-four (34) in favor with none (0) against and one (1) abstention at public meeting held on June 21, 2017;
- The Administration for Children's Services representative stated at the Borough President's Land Use Public Hearing that proposed lease term would be ten (10) years and that delineation of responsibility between the landlord and the city for any needed capital or building improvements would be part of the lease negotiation authorized by approval of this application.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS



DATE