



## CITY PLANNING COMMISSION

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October 25, 2006/Calendar No. 4

C 060380 PQK

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**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 3001 West 37<sup>th</sup> Street (Block 7065, Lot 1), Borough of Brooklyn, Community District 13 for continued use as a day care and senior citizens center.

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This application (C 060380 PQK) was filed on March 9, 2006 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 located at 3001 West 37<sup>th</sup> Street (Block 7065, Lot 1) for continued use as a day care and senior citizens center.

### **BACKGROUND**

The Administration for Children's Services, the Department of the Aging and the Department of Citywide Administrative Services seek to continue use of approximately 20,000 square feet of privately-owned property located at 3001 West 37<sup>th</sup> Street (Block 7065, Lot 1) as both a day care facility and senior center, located in Community District 13, Coney Island, Brooklyn.

Both the Administration for Children's Services and the Department of the Aging seek to continue their respective programs at the site to ensure the provision of child care and senior care to the surrounding community. The agencies have operated facilities at this site since 1970. The City Planning Commission previously approved the continued use as a day care and senior citizens center at this location on November 29, 1989 (C 890834 PLK, Calendar No. 56) and the Board of Estimate approved the application on December 21, 1989. The current lease expires on June 30, 2007.

3001 West 37<sup>th</sup> Street is an existing three-story building of 20,000 square feet with 5,912 square

feet of rooftop play space located on West 37<sup>th</sup> Street between Surf Avenue and the Boardwalk in an R6A zoning district. The day care and the senior citizen center occupy the entire building.

The Roberta Bright Child Care Center, which occupies part of the first floor and the entire third floor, serves approximately 34 preschoolers and 42 school age children from 8:00 AM to 6:00 PM Monday through Friday. The center, which has a staff of 22, provides snacks and lunch, play and socializing activities and pre-school educational curriculum.

The Surf Solomon Senior Center occupies part of the first floor and the entire second floor. The senior center serves approximately 300 daily as well as home delivering approximately 425 meals per day. The center operates from 8:00 AM to 4:00 PM and provides meals, case assistance, recreation, health promotion and nutrition education with a staff of eight.

The building has been renovated with repairs completed in early 2006. The renovation included a new roof with a rooftop play area, bathrooms, floors, new windows and repainting.

Block 7065 is an irregularly shaped block with three lots. The day care and senior center are located on the western end of the block at W.37<sup>th</sup> Street. The two adjacent lots are currently used for parking and take up the balance of the block fronting Surf Avenue and West 36<sup>th</sup> Street.

To the south is the boardwalk and beach, to the west is the Seagate residential community, the block to the east is vacant land and the blocks to the north are occupied by a senior residential development and a New York City Housing Authority project. The site is accessible by public

transportation on the B36 and B74 buses.

## **ENVIRONMENTAL REVIEW**

This application (C 060380 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 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 060380 PQK) was certified as complete by the Department of City Planning on June 5, 2006, and was duly referred to Community Board 13 and the Brooklyn Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

## **Community Board Public Hearing**

Community Board 13 did not hold a public hearing and did not submit a recommendation.

## **Borough President Recommendation**

This application (C 060380 PQK) was considered by the Borough President of Brooklyn who

issued a recommendation approving the application on September 14, 2006.

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

On September 13, 2006 (Calendar No. 1), the City Planning Commission scheduled September 27, 2006 for a public hearing on this application (C 060380 PQQ). The hearing was duly held on September 27, 2006 (Calendar No. 13). There were three speakers who appeared in favor of the application and none in opposition. The speakers in favor were a representative of the Department for the Aging and two representatives from 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, the Department for the Aging and the Department of Citywide Administrative Services for acquisition of property located at 3001 West 37<sup>th</sup> Street (Block 7065 Lot 1), in Community District 13, Borough of Brooklyn for continued use as a day care and senior center is appropriate.

This facility is necessary to maintain the respective day care and senior citizen programs for families in the surrounding area. Both centers have been in operation since 1970 and are 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.

The senior center serves approximately 300 seniors daily as well as home delivering approximately 425 meals per day. Approval of this application insures the continued provision of health and recreational services to the area's senior population.

## **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 060380 PQQ) of the Administration for Children's Services (ACS), the Department for the Aging(DA) and the Department of Citywide Administrative Services (DCAS) for acquisition of property located at 3001 West 37<sup>th</sup> Street (Block 7065 Lot 1), in Community District 13, Borough of Brooklyn for continued use as a day care and senior center, is approved.

The above resolution, duly adopted by the City Planning Commission on October 25, 2006

(Calendar No. 4), 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, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,**

**JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS**

Commissioners