



## **CITY PLANNING COMMISSION**

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March 16, 2005/Calendar No. 33

C 050045 PQQ

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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 109-45 207<sup>th</sup> Street (Block 10917, Lot 29), for continued use as a daycare center, Borough of Queens, Community District 13.

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The application for the acquisition of property was filed by the Administration for Children's Services and the Department of Citywide Administrative Services on August 2, 2004 for continued use of property located at 109-45 207<sup>th</sup> Street as a daycare center.

### **BACKGROUND**

The Administration for Children's Services proposes to continue to occupy a privately-owned building located at the intersection of Hollis Avenue and 207<sup>th</sup> Street in the Queens Village neighborhood of Community District 13. The building would continue to be occupied by a day care center. The Charles R. Drew Early Learning Center has operated at the site continuously since 1971. In 1990 the City Planning Commission approved a ten-year lease renewal ( C900546 PLQ) which became effective in 1995 and will expire in June, 2005.

The site is located in an R2 zoning district and is improved with a two-story, 15,620 square-foot building with roof top and yard play areas. The Charles R. Drew Early Learning Center occupies the entire building which was renovated during 2001/2002. At that time, substantial improvements were made to the roof, perimeter walls, play surfaces and fencing, as well as the

construction of a shade structure over the roof top play area. The interior of the building was also renovated, including new floor tiles and toilet fixtures, ceiling replacement, heating improvements and complete painting. Air conditioning was replaced in 2004 and exterior landscaping was added.

The surrounding area is zoned R2 and R3-2 and characterized by one- and two-family detached and attached dwellings. Hollis Avenue, which has C1-2, C1-2 and C2-2 commercial overlay districts in the vicinity of the site, is commercially developed with auto-related uses and local retail and service uses.

The Charles R. Drew Early Learning Center operates weekdays between the hours of 7:00 a.m. and 5:45 p.m. It provides educational and after-school programs for approximately 120 children from the Queens Village/St. Albans area.

## **ENVIRONMENTAL REVIEW**

This application (C 050045 PPQ ) 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.

This application was determined to be a Type II action which requires no further environmental review.

## **UNIFORM LAND USE REVIEW**

This application (C 050045 PPQ) was certified as complete by the Department of City Planning on November 1, 2004, and was duly referred to Community Board 13 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 13 held a public hearing on this application on December 20, 2004, and on that date, by a vote of 19 to 0 with no abstentions, adopted a resolution recommending approval of the application.

However, the community board voted without a quorum and was, therefore, non-complying.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on February 2, 2005.

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

On February 2, 2005 (Calendar No. 4), the City Planning Commission scheduled February 16, 2005, for a public hearing on this application (C 050045 PQQ). The hearing was duly held on February 16, 2005 (Calendar No. 13). There were no speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the acquisition of property located at 109-45 207<sup>th</sup> Street (Block 10917, Lot 29), for continued use as a daycare center, is appropriate.

The proposed facility is an as-of-right use permitted in an R2 zoning district. The Charles R. Drew Early Learning Center has occupied the premises continuously since 1971 serving 98 pre-school and 21 school-age children in the local Queens Village/St. Albans neighborhoods. The facility is located within the community it serves, but is also accessible by the Q77 and Q2 buses which run along Francis Lewis Boulevard, one block west of the site, and Hollis Avenue.

The acquisition of this property will allow the existing day care 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 Section 197-c of the New York City Charter, that the acquisition of property located at 109-45 207<sup>th</sup> Street (Block 10917, Lot 29), for continued use as a daycare center , Borough of Queens, Community District 13, in an application submitted by the Administration for Children's Service and the Department of Citywide Administrative Services, dated August 2, 2004, is approved.

The above resolution (C 050045 PQQ), duly adopted by the City Planning Commission on March 16, 2005 (Calendar No. 33), 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 R. CAVALUZZI, R.A.,**

**ALFRED C. CERULLO, III, RICHARD W. EADDY, LISA A. GOMEZ,**

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

*Commissioners*