



## CITY PLANNING COMMISSION

---

March 28, 2007 / Calendar No. 12

C 060561 PQX

---

**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 2547 East Tremont Avenue (Block 4078, Lot 10), Borough of The Bronx, Community District 11, for continued use as a daycare center.

---

The application was submitted by the Administration for Children’s Services (ACS) and the Department of Citywide Administrative Services (DCAS) on June 28, 2006, for the continued use of property located 2547 East Tremont Avenue as a daycare center.

### **BACKGROUND**

The Westchester Tremont Day Care Center is located in the Westchester Square neighborhood of Community District 11 and is within an R4/C2-2 zoning district, which allows daycare facilities.

The center occupies a one-story building and consists of approximately 12,330 square feet of interior floor area, which is the entire cellar and part of the first floor, and 8,581 square feet of outdoor play area. The other part of the first floor is used by the landlord of the building – Westchester Methodist Church. The center has operated at this site since the early 1970s. On July 6, 1988 (C 860953 PLX, Calendar No. 59), the City Planning Commission approved the acquisition of the site for a permit of fifteen years. The lease will expire on December 13, 2007.

The day care center serves approximately 110 children, between the ages of two to six years old. Pre-school children may attend the program full time from 8 am to 6 pm, Monday to Friday,

with a variety of programs and activities such as meal service, supervised playtime, group interaction and socializing activities, and primary education. The staff consists of 30 professional and support personnel. ACS is responsible for the general administration of the center. The center is licensed and subject to the established standards of ACS as well as federal, state and city regulations.

The center is located in the Westchester Square neighborhood, on the E. Tremont Avenue commercial corridor between Lurting Avenue and Roselle Street. It is in an R4 zoning district with a C2-2 overlay. The land uses on the block are predominantly one- and two-family detached homes, one retail establishment on the E. Tremont Avenue commercial corridor, and two smaller retail uses on the corner between E. Tremont Avenue and Silver Street. The neighborhood is low density one- and two-family development surrounding the major commercial corridor of E. Tremont Avenue.

The center is conveniently accessible by public transportation that includes the No. 6 subway line – Westchester Square station, which is six blocks away from the site. The BX 40, BX 42 and BX 14 run east/west along E. Tremont Avenue, and the BX 8 and BX 31 run north/south on Williamsbridge Road and Eastchester Road, respectively.

## **ENVIRONMENTAL REVIEW**

This application (C 060561 PQX) 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 060561 PQX) was certified as complete by the Department of City Planning on December 4, 2006, and was duly referred to Bronx Community Board 11 and the Bronx Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 11 voted this application on December 22, 2006, and on that date, by a vote of 31 to 0 with no abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Bronx Borough President who issued a recommendation approving the application on February 6, 2007.

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

On February 7, 2007 (Calendar No. 1), the City Planning Commission scheduled February 28, 2007 for a public hearing on this application (C 060561 PQX). The hearing was duly held on

February 28, 2007 (Calendar No. 15). There were two speakers from the Administration for Children's Services appearing in support of the application.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the acquisition of property located at 2547 East Tremont Avenue (Block 4078, Lot 10), for continued use as a daycare center, is appropriate.

The Westchester Tremont Day Care Center has occupied the premises continuously since the early 1970s, serving 110 children, between the ages of two to six years old, in the Westchester Square neighborhood of Community District 11. The proposed facility is an as-of-right use permitted in the R4/C2-2 zoning district. The facility is located within the community it serves, and is also easily accessible by public transportation.

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 2547 East Tremont Avenue (Block 4078, Lot 10), Borough of The Bronx, Community District 11, for continued use as a daycare center, in an application submitted by the Administration for Children's Service and the Department of Citywide Administrative Services, dated June 28, 2006, is approved.

The above resolution (C 060561 PQX), duly adopted by the City Planning Commission on March 28, 2007 (Calendar No. 12), 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,**

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

**BETTY CHEN, NATHAN LEVENTHAL**, Commissioners, **OBSTAINED**