



CITY PLANNING COMMISSION

September 7, 2011/ Calendar No.3

C110260PQX

IN THE MATTER OF an application submitted by the Administration of Children's Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 629 Courtlandt Avenue (Block 2411, Lot 41) for continued use as a child care center, Community District 1, Borough of the Bronx.

This application for acquisition of property was filed on March 21, 2011 by the Administration of Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) to facilitate the continued operation of a child care center at 629 Courtlandt Avenue, in Community District 1 of the Bronx.

BACKGROUND

The Administration of Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) seek to continue use of approximately 24,248 square feet of privately-owned property at 629 Courtlandt Avenue (Block 2411, Lot 41) for continued use as a child care center. The child care center has been operational at this location since 1973. On July 7, 1993 (Cal. No. 29), the City Planning Commission approved an application (C920274 PQX) to acquire the property for up to 20 years. The current lease on the property ends on September 16, 2012.

The subject site is a three-story building, with a roof top play area, located on Courtlandt Avenue between East 151st and East 152nd streets. The property is located in an R7-1/C2-4 zoning district. The child care center occupies the entire building. The building has approximately 24,248 square feet of floor area and approximately 5,083 square feet of play area on the roof. The center serves up to 135 pre-school children ages 2 years to 5 years, providing meal service,

supervised playtime, group interaction, socializing activity and education. The program staff at the center is comprised of 34 professionals, para-professionals and support staff. The center operates five days per week, Monday to Friday 8am to 6pm.

The site is surrounded by mixed use development. The development along Courtlandt Avenue typically consists of 4-6 story apartment buildings with ground floor retail. The development site of Via Verde is located four blocks away. Public transit access to this facility includes the number 2 and 5 trains as well as the BX2, BX19 and BX41 bus lines.

During 2001, major building wide improvements were made as part of the lease renewal upgrade program. The building received a new roof and play tiles, new ceiling tiles, new paint finish, new vinyl base, new vinyl composition floor tile, new play sinks with cabinets, new base board heaters, new light fixture bulbs and lenses, new toilet accessories, new toilet partitions, new drinking fountain, new kitchen finishes and appliances. In addition, several doors, frames with hardware including all exterior doors with new security system were replaced. All windows were replaced with double-glazed, double hung aluminum retrofit type windows.

ENVIRONMENTAL REVIEW

This application (C110260PQX) 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 of 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 (C110260PQX) was certified as complete by the Department of City Planning on May 23, 2011, and was duly referred to Community Board 1 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 1 held a public hearing on this application on June 30, 2011, and on that date, by a vote of 25 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C110260PQX) was considered by the Borough President of the Bronx, who issued a recommendation approving this application on July 26, 2011.

City Planning Commission Public Hearing

On July 27, 2011 (Calendar No. 1), the City Planning Commission scheduled August 10, 2011, for a public hearing on this application (C110260PQX). The hearing was duly held on August 10, 2011 (Calendar No. 17). There was one speaker in favor and none opposed. A representative from the Agency for Children Services (ACS) appeared to respond to inquiries from the Commission. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of property located at 629 Courtlandt Avenue (Block 2411, Lot 41) (C110260PQX) by the Administration of Children's Services is

appropriate.

The City Planning Commission notes that the site has operated as a day care center since 1973, serving 135 pre-school children in the Melrose neighborhood of Community District 1. The Commission believes that the facility is well located to serve the growing residential community of Melrose. The Commission also notes that the facility is well served by public transportation, being in close proximity to the number 2 and 5 trains as well as the BX2, BX19 and BX41 bus lines.

The Commission is pleased to note that, during 2001, major building wide improvements were made to the property as part of the lease renewal upgrade program. The building received a new roof and play tiles, new ceiling tiles, new paint finish, new vinyl base, new vinyl composition floor tile, new play sinks with cabinets, new base board heaters, new light fixture bulbs and lenses, new toilet accessories, new toilet partitions, new drinking fountain, new kitchen finishes and appliances. In addition, several doors, frames with hardware including all exterior doors with new security system were replaced. All windows were replaced with double-glazed, double hung aluminum retrofit type windows. The Commission believes that these improvements have created an improved environment for the education of the youngest residents of Melrose.

The Commission believes that 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 this application submitted by the Administration of Children's Services and the Department of Citywide Administrative Services, pursuant to Sections 197-c of the New York Charter, for the acquisition of property located at 629 Courtlandt Ave (Block 2411, Lot 41), for continued use as a child care center, is approved.

The above resolution (C110260PQX), duly adopted by the City Planning Commission on September 7, 2011 (Calendar No. 3), 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, FAICP, Chair

RICHARD W. EADDY, Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.

ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,

NATHAN LEVENTHAL, ANNA HAYES LEVIN,

SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners

ORLANDO MARIN, Commissioner, Abstained

**BOROUGH PRESIDENT
RECOMMENDATION****CITY PLANNING COMMISSION**
22 Reade Street, New York, NY 10007
Fax # (212)720-3356**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 110260 PQX**DOCKET DESCRIPTION****PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION****COMMUNITY BOARD NOS. 1****BOROUGH: THE BRONX****RECOMMENDATION****APPROVE****APPROVE WITH MODIFICATIONS/CONDITIONS (List below)****DISAPPROVE****EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)****PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION**
BOROUGH PRESIDENT
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 110260 PQX
Community District 1
July 13, 2011

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 629 Courtlandt Avenue, (Block 2411, Lot 41) for continued use as a child care center.

BACKGROUND

Approving this application will facilitate the renewal of a lease agreement between the Philip H. Michaels Child Care Center (the daycare center) and the Department of Citywide Administrative Services for the continued use of premises located at 629 Courtlandt Avenue (Block 2411, Lot 41) as a daycare center. This facility is located on the west side of Courtlandt Avenue, between East 151st and East 152nd Street, in Bronx Community District 1, in an R7-1/C2-4 zone.

The Philip H. Michaels Child Care Center has operated at this Courtlandt Avenue location since the 1970's. It offers a maximum of 135 preschoolers a comprehensive array of supervised activities including:

- Supervised playtime exposing youngsters to activities appropriate for their age and stage of development by a child care worker
- Group interaction and socializing activities including reading that encourage a child's creative and socializing skills
- Education including learning a alphabet and number system.

Lunch plus two snacks are served each day. The daycare center operates weekdays from 8:00 a.m. to 6 p.m. The staff includes professional, para-professional and supportive personnel, totaling 34 people. Each class is overseen by two child care providers. The facility is located in a three story building consisting of 24,248 square feet. Included are nine class rooms, a full service cafeteria and a play area located on the roof with a supplemental area on the lower level used during inclement weather. With the only exception being the roof area, the building is fully accessible, complying with ADA mandates.

Existing development of the surrounding community includes mid rise residential buildings, one and two family homes, and high rise public housing facilities operated by the New York City Housing Authority (NYCHA). The Alfred E. Smith High School is situated on the same block as the daycare center. Retail activity and access to public transportation are situated on Third Avenue, three blocks to the east. Subway access is found on East 149th Street at Third Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Type II Declaration meaning that it poses no threat to the environment. The City Planning Commission certified this application as complete on May 23, 2011.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 1 convened a public hearing on this application on June 30, 2011. A unanimous vote recommending approval of this application was 25 in favor, zero opposed and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

On July 21, 2011 the Bronx Borough President held a public hearing on this application. Those parties representing the applicant were present and spoke in favor of this application. No remaining members of the public offered testimony, and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Since the 1970's the Phillip H. Michaels Child Care Center has been providing day care services to the Melrose community's pre schoolers from the same location, 629 Courtlandt Avenue. Approving this application will facilitate a lease agreement allowing this essential community service to continue at its current location.

Quality pre-school child care is proven to be a genuine asset for those youngsters able to participate in such programs. Just as critical for working families is that safe child care is readily available. This assures that the needs of youngsters does not conflict with the demands placed on parents.

I recommend approval of this application.