



January 31, 2018 / Calendar No. 9

C 150329 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 143-04 101st Avenue (Block 10021, Lot 1) for continued use as a child care center, Borough of Queens, Community District 12.

This application for acquisition of property was filed on April 9, 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 143-04 101st Avenue (Block 10021, Lot 1) as 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 Jamaica neighborhood of Queens. This site has been used to provide child care since 1972 and was the subject of a previous acquisition, approved by the Commission on December 16, 1992 (C 910445 PQQ, Cal. No. 29). The previous lease expired in June 2015, and since that time the facility has operated under a month-to-month license agreement. The proposed action would allow for the continued use of the property as a child care center.

The project site is located in an R5 zoning district established in 2007 by the Jamaica Plan Rezoning (C 070314A ZMQ), which amended the zoning map on all or portions of 368 blocks in Queens. The goals of the Jamaica Plan Rezoning are to promote a mix of residential, business, and community activities in downtown Jamaica as well as protect the lower-density character of the residential neighborhoods outside of the downtown. Prior to 2007, the project site was mapped with an R4 zoning district. Day care centers are allowed as-of-right in R5 zoning districts.

The area surrounding the day care center is generally developed with single- and two-family detached homes as well as multistory apartment buildings. West of the project area, the south side of 101st Avenue is mapped with a C1-4 commercial overlay, and land uses include a mix of residential, commercial, manufacturing, and parking uses. South of the project area is Liberty Boulevard, an east-west commercial corridor characterized by retail, automotive, and parking uses. The project area is accessible by public transportation via the Q8 bus line, which runs along 101st Avenue adjacent to the facility.

The facility is located in a three-story, privately-owned building at 143-04 101st Avenue between Brisbin Street and Allendale Street. The ACS child care facility occupies the entire three-story building, including a rooftop play area. It comprises a total of approximately 26,635 square feet, including approximately 21,308 square feet of interior space and approximately 5,327 square feet of rooftop play area. The building contains sprinklers on the cellar level but not on the floors above.

The primary entrance is on Brisbin Street, with a secondary egress on 101st Avenue. The first floor contains three classrooms, a reception area, bathroom facilities, and offices. The second floor contains two classrooms, offices, bathroom facilities, and a commercial-grade kitchen. The third floor contains four classrooms, bathroom facilities, offices, and a library. The cellar contains an indoor multipurpose room, a music room, bathroom facilities, and a staff kitchenette. The rooftop is entirely enclosed and used as a play area.

The Concerned Parents of Jamaica Early Learning Center currently serves up to 116 children, who 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 38 professional, paraprofessional, and support staff.

ENVIRONMENTAL REVIEW

This application (C 150329 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 Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is ACS. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 150329 PQQ) was certified as complete by the Department of City Planning on October 2, 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 150329 PQQ) on November 15, 2017, and on that day, by a vote of 36 in favor, none opposed, and with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 150329 PQQ) on November 30, 2017 and issued a recommendation approving the application on December 12, 2017.

City Planning Commission Public Hearing

On December 13, 2017 (Calendar No. 5), the City Planning Commission scheduled January 3, 2018 for a public hearing on this application (C 150329 PQQ). The hearing was duly held on January 3, 2018 (Calendar No. 15). Three speakers testified in favor of the application and zero spoke in opposition.

A representative from ACS spoke in favor of the application, noting the long history of child care provision at this facility and the ACS requirements for admission. A representative from DCAS described the process of establishing a phasing plan, after the execution of the lease, to perform building repairs and improvements while minimizing programmatic disruption. A representative from ACS stated that the agency is interested in providing sprinkler systems throughout each floor of its facilities, but that it must first determine the feasibility of installation at each location.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of a lease of property located at 143-04 101st Avenue (Block 10021, Lot 1) for continued use as a child care center is appropriate.

A child care center has occupied this space continuously since 1972, serving the community by providing needed services. The center serves up to 116 children and provides daily meal service, supervised play time, and education using the Creative Curriculum as a guide. The day care center gives parents of enrolled children time to work, attend school, or acquire vocational training. The use is permitted as-of-right in the R5 zoning district within which the facility is located.

It should be noted that the Commission previously imposed term limits 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 helpful in addressing these issues and the Commission will continue to have an oversight role in direct lease daycare facilities.

The Commission urges ACS to explore installing fire control sprinklers throughout this facility and others as a proactive policy. The Commission also notes the critical importance of ensuring that the exterior appearance of these facilities is welcoming and inviting, in light of their role as a critical neighborhood resource. Here, the Commission notes that the center is equipped with adequate exterior signage, a covered awning over the entrance, and street trees in front of the property. The Commission encourages DCAS and ACS to continue to pursue streetscape and façade improvements to enhance 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.

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 143-04 101st Avenue (Block 10021, Lot 1) for continued use as a child care center, is approved for a period of twenty years or without time limitation if acquired in fee.

The above resolution (C 150329 PQQ), duly adopted by the City Planning Commission on January 31, 2018 (Calendar No. 9), 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*
RAYANN BESSER, ALFRED C. CERULLO, III,
MICHELLE DE LA UZ, JOSEPH DOUEK, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN, LARISA ORTIZ, *Commissioners*



Community Board 12

The City of New York

Borough of Queens

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BOROUGH PRESIDENT

Vicky Morales Casella
DIRECTOR OF COMMUNITY BOARDS

CHAIRPERSON

Yvonne Reddick
DISTRICT MANAGER

November 16, 2017

1. Application #C150329 PPQ submitted by 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 143-04 101st Avenue (Block #10021, Lot 1) for continued use as a child care center.

Vote taken at Board Meeting on November 15, 2017

Place of Meeting: **Robert Ross Johnson Family Life Center**
172-17 Linden Blvd
St. Albans, NY

36 Members Present

36 Members Approved

0 Members Opposed

0 Members Abstained

36 Voted

Signature of CB officer completing this form

Title

Date

Yvonne Reddick

Dist. Manager

11/16/2017

Queens Borough President Recommendation

APPLICATION: ULURP #150329 PQQ

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 acquisition of property at **143-04 101st Avenue** located in an R5 District for continued use as a child daycare center, Block 10021, Lot 1, Zoning Map 14d, South 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, November 30, 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. There were no other speakers. 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:

- o This application is for the acquisition of privately owned property to allow the continued operation of the existing Concerned Parents of Jamaica Early Learning Center facility;
- o The existing facility is a 16,875 sf, three-story building located on an 10,000 sf lot. The daycare center has been operated on the site since the early 1970s. The property has been leased by the city for twenty year terms with renewals allowing continuous operation of these centers. Responsibility for repairs and maintenance of the building to keep it in good physical condition are specified in the lease terms;
- o The Concerned Parents of Jamaica Early Learning Center facility is operated on the three floors and cellar of the building. They also use the rooftop play area. In addition to the educational and recreational programs the children receive breakfast, lunch and a snack on a daily basis. The hours of operation are from 8 AM to 6 PM Monday through Friday;
- o Community Board 12 approved this application by a vote of thirty-six (36) in favor with none (0) against or abstaining at a public hearing held on November 15, 2017.

RECOMMENDATION

Provision of quality and reliable services for preschool children and seniors are indispensable to the daily lives of our families in Queens.

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



PRESIDENT, BOROUGH OF QUEENS

12/12/17

DATE