



CITY PLANNING COMMISSION

May 10, 2006 / Calendar No. 23

C 050473 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 34-10 108th Street (Block 1749, Lot 7), Borough of Queens, Community District 3, 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 May 19, 2005, for the continued use of property located at 34-10 108th Street as a daycare center.

BACKGROUND

The ACS and DCAS propose to continue to occupy the Better Community Life Day Care Center located in the North Corona neighborhood of Queens, Community District 3. The property is zoned R6B which allows community facilities.

The center is a two-story structure that consists of approximately 22,000 square feet of floor area and has a fenced-in 5,000 square-foot roof-top play area. The day care center has been operating continuously at the site since 1971 and the 20 year lease expired on August 8, 1991. On March 26, 1990 an application (900644PQQ) was filed by the HRA for the continued use of the property located at 34-10 108th Street as a day care center. The original application proposed either acquisition of the site or a lease for up to 20 years. A revision of the application to reduce the length of the lease for up to ten years was submitted by the HRA on August 8, 1990. The City Planning Commission approved that application on October 10, 1990. The current lease will expire on August 6, 2006.

The day care center operates from 8AM to 6PM, Monday through Friday and serves approximately 80 preschool and 39 school age children. The center provides the children in its care with a nutritionally balanced lunch and two snacks daily, with special accommodations for children with special religious or medical considerations. The day care facility also provides supervised play time, group interaction and socializing activities, and introduces concepts of the alphabet and number system as part of its educational programming. The program team consists of 26 professional, paraprofessional and support staff. The building is well maintained and in good condition.

The Better Community Life Day Care Center occupies the entire building two-story building. Properties adjacent to the site are developed with one- and two-family homes. The surrounding area is characterized by low-rise residential development. The center is accessible by public transportation, with the Q48 and Q66 bus lines that run north and south on 108th Street. The #7 elevated subway that connects Downtown Flushing to western Queens and Manhattan is located five blocks south of the day care center on Roosevelt Avenue with stations at 103rd and 111th streets.

ENVIRONMENTAL REVIEW

This application (C 050473 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 (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 050473 PQQ) was certified as complete by the Department of City Planning on January 9, 2006, and was duly referred to Community Board 3 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on February 16, 2006, and on that date, by a vote of 29 in favor, 0 against with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Queens Borough President, who issued a recommendation approving the application on March 1, 2006.

City Planning Commission Public Hearing

On March 22, 2006 (Calendar No. 5), the City Planning Commission scheduled April 5, 2006 for a public hearing on this application (C 050473 PQQ). The hearing was duly held on April 5, 2006 (Calendar No. 20). There was one speaker, a representative from the Administration for Children's Services, in favor of the application.

CONSIDERATION

The Commission believes that the acquisition of property located at 34-10 108th Street (Block 1749, Lot 7), for continued use as a daycare center, is appropriate.

The Better Community Life Day Care Center has occupied the premises continuously since 1971, serving 80 preschool and 39 school age children in its childcare program. This facility is an as-of-right use allowed in the R6B District. The facility is located in the North Corona neighborhood that it serves and is accessible by public transportation from East Elmhurst and Corona via the Q48 and Q66 bus lines. The #7 train has two stations south of the site on Roosevelt Avenue that provides access to western Queens, Manhattan and Downtown Flushing .

The acquisition of this property will allow the existing daycare facility to continue to provide much needed educational, recreational, social and nutritional programs for the children in this community.

RESOLUTION

RESOLVED by the City Planning Commission pursuant to Sections 197-c of the New York City Charter, that the acquisition of property located at 134-10 108th Street (Block 1749, Lot 7), for continued use as a daycare center, in an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, dated May 19, 2005, is approved.

The above resolution (C 0050473 PQQ), duly adopted by the City Planning Commission on May 10, 2006 (Calendar No. 23) is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
IRWIN G. CANTOR, P.E., ANGELA CAVALUZZI, R.A. ALFRED C. CERULLO, III,
RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,
DOLLY WILLIAMS, Commissioners