



CITY PLANNING COMMISSION

July 25, 2012/ Calendar No. 10

C 120140 PQX

IN THE MATTER OF an application submitted by the Administration for Children's Services, the Department for the Aging, 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 1181 Nelson Avenue (Block 2516, Lot 51), for continued use as a child care center and senior center, Community District 4, Borough of the Bronx.

The application for acquisition of property was filed on December 16, 2011 by the Administration for Children's Services (ACS), the Department for the Aging (DFTA) and the Department of Citywide Administrative Services (DCAS), to facilitate the continued use of the building as a child care center and a senior center, in Community District 4 of the Bronx.

BACKGROUND

The Administration for Children's Services (ACS), the Department for the Aging (DFTA) and the Department of Citywide Administrative Services (DCAS) seek to continue use of approximately 38,860 square feet of floor area in a privately owned building at 1181 Nelson Avenue (Block 2516, lot 51) as a child care center and a senior center. The Highbridge Advisory Council Child Care Center and the PSS Highbridge Senior Center have been in operation at this location since early 1970's. On October 21, 1992 (Cal. No. 29), the City Planning Commission approved an application (C 920121 PQX) to acquire the property for up to 20 years. The current lease on the property ends on October 20, 2012.

The subject site is a 3-story building with a roof top play area, located on Nelson Avenue between West 167th and West 168th Streets. The building contains approximately 38,860 sq. ft. of floor area, of which 27,734 sq. ft. is used by the Child Care Center and the remaining 11,126 sq. ft. is used by the Senior Center program. The child care center uses the cellar, part of the first floor, the entire third floor and the roof top as a play area. The senior center occupies part of the first floor and the entire second floor.

The Highbridge Advisory Council Child Care Center serves up to 210 pre-school children ages 2-5, providing meal service, supervised playtime, group interaction, socializing activities and education. The main roof has play equipment. The pre-school children may attend the program full time from 8 am to 6 pm, Monday through Friday. The program staff consists of 65 professional, para-professional and support staff.

The PSS Highbridge Senior Center serves approximately 53 persons daily, providing meal service, case assistance, education and recreation, and health promotion/ nutrition education. The senior center typically operates between the hours of 8 am to 4 pm, Monday through Friday. The program staff consists of approximately 4 staff members.

The building entrance and egress are both located along Nelson Avenue. The site is located within a residential R7-1 zoning district. The surrounding neighborhood is characterized by six-story residential buildings, two churches and two grocery stores. Adjacent to the north of the site is a parking lot accessory to the adjoining residences. The lot immediately behind on the north of the site is currently vacant. A six story residential building is located to the south. Public transit access to this facility includes the #4 train on River Avenue, 5 blocks to the east of the project site, as well as the BX11 and BX13 buses, immediately to the west on Ogden Avenue and north on East 168th street.

During 2000, building wide improvements were made as part of ACS's lease renewal upgrade program. The building received a new roof, play tiles and shade structure, new ceiling tiles, new paint finish, new vinyl base, new vinyl composition floor tiles, new play sinks with cabinets, new base board heaters, new light fixture bulbs and lenses, repaired ceramic tile finishes in all bathrooms, new plumbing fixtures, new toilet accessories, new toilet partitions, new kitchen finishes and appliances. In addition, several doors, frames with hardware including all exterior doors with new security system were replaced.

ENVIRONMENTAL REVIEW

The application (C 120140 PQX) was reviewed pursuant to the New York State Environmental Quality Review (SEQRA), and 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 (ACS). This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

The application (C 120140 PQX) was certified as complete by the Department of City Planning on March 12, 2012, and was duly referred to community Board 4 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 4 held a public hearing on this application on April 24, 2012, and on that date, by a vote of 17 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Public Hearing

The Borough President held a public hearing on this application on May 24, 2012 and on June 5, 2012 issued a recommendation approving this application.

City Planning Commission Public Hearing

On June 6, 2012 (Calendar No. 1), the City Planning Commission scheduled June 20, 2012 for a public hearing for this application (C 120140 PQX). The hearing was duly held on June 20, 2012 (Calendar No. 22). There was one speaker in favor and none opposed. A representative from the Administration of Children's 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 on 1181 Nelson Avenue (Block 2516, lot 51) (C 120140 PQX) by the Administration for Children's Services (ACS), the Department for the Aging (DFTA) and the Department of Citywide Administrative Services (DCAS), is appropriate.

The City Planning Commission notes that the site has operated as a child care center and a senior center since the early 1970's, serving 210 pre-school children and 53 people respectively, of the Bronx Community District 4. The Commission also notes that the facility is well served by public transportation, being in close proximity to the #4 train as well as the BX11 and BX13 bus lines.

The Commission is pleased to note that, during 2000, major building wide improvements were made as part of the lease renewal upgrade program. The building received a new roof, play tiles and shade structure, new ceiling tiles, new paint finish, new vinyl base, new vinyl composition floor tiles, new play sinks with cabinets, new base board heaters, new light fixture bulbs and lenses, repaired ceramic tile finishes in all bathrooms, new plumbing fixtures, new toilet accessories, new toilet partitions, new kitchen finishes and appliances. In addition, several doors, frames with hardware including all exterior doors with new security system were replaced. The Commission believes that these improvements have created an improved environment within the child care center and the senior center.

The Commission believes that the acquisition of this property will allow the existing child care center and senior center to continue to provide much needed educational, recreational, social and nutritional programs to the children and seniors of this community.

RESOLUTION

RESOLVED, that this application submitted by the Administration for Children's Services (ACS), the Department for the Aging (DFTA) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c of the New York Charter, for the acquisition of property located at 1181 Nelson Avenue (Block 2516, lot 51), for continued use as a child care center and a senior center, is approved.

The above resolution (C 120140 PQX), duly adopted by the City Planning Commission on July 25, 2012 (Calendar No. 10), is filed with the Office of 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

KENNETH J. KNUCKLES, ESQ., Vice Chairman

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

ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA Uz,

MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,

ORLANDO MARIN, SHIRLEY A. MCRAE, Commissioners

**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 120140 PQX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 4

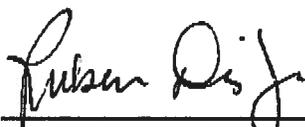
BOROUGH: BRONX

RECOMMENDATION

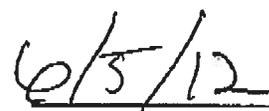
- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION



BOROUGH PRESIDENT



DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 120140 PQX
Highbridge Child Care Center & Senior Center**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Administration for Children's Services, the Department for the Aging, 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 1181 Nelson Avenue (Block 2516, Lot 51), Borough of the Bronx, Community District #4, for continued use as a child care center and senior center.

BACKGROUND

Approving this application facilitate a lease renewal (terms to be determined) by the Administration for Children's Services (ACS) and the Department for the Aging (DFTA) for continued use of a building located at 1181 Nelson Avenue (Block 2516, Lot 51). This facility is located on the west side of Nelson Avenue, between East 167th and East 168th Street. It is located in an R7-1 zone in Bronx Community District #4.

This facility offers the Highbridge community a venue for two functions; a comprehensive child care center for pre school age youngsters and a senior center for older adults. The building includes three stories approximating 38,860 square feet of which, 27,734 square feet is used by the child care center. This space includes the cellar level, a portion of the first floor and the entire third floor. An additional 7,500 square feet of space located on the building's roof is utilized by the child care center for recreational purposes. The remaining space consisting of 11,126 square feet is utilized by the senior citizen center. This center occupies a portion of the first floor and the entire second floor.

The child care center operates Monday through Friday from 8:00 a.m. to 6:00 p.m. It accommodates 210 pre-school age children. The daily program includes:

- A nutritionally balanced lunch plus to snacks.
- Supervised playtime with special emphasis on active recreation
- Story telling and appropriate activities designed to encourage social interaction between youngsters
- Educational programs focusing on the alphabet and number systems

A staff of 65 professional, para-professional and support personnel are employed at the childcare facility. Youngsters attending this facility enter and depart the facility through passages used exclusively by the child care facility.

The senior citizen facility accommodates 53 participants daily. It operates from 8:00 a.m. and concludes at 4:00 p.m., Monday through Friday. The daily program includes:

- Meal services
- Case assistance
- Educational and Recreational activities
- Health and nutritional education

The senior center employs four staff members.

An on-site kitchen is utilized by staff for food preparation accommodating both facilities. So too, offices for both facilities are located within the building. An elevator serves the entire facility. The senior center also includes a card room, billiard room and boutique. The childcare center utilizes ten classrooms and the recreational area on the roof.

Development of the surrounding community is typified by mid-rise residential buildings and low-rise two family dwellings. Commercial activity and bus transportation are found on Ogden Avenue, one block west of the Nelson Avenue facility. Subway transportation via the Lexington Avenue #4 train is available on 167th Street, approximately four blocks east of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was been reviewed pursuant to SEQR and CEQR and received a Type II Designation. The City Planning Commission certified this application as complete on March 12, 2012.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #4 held a public hearing on this application on April 24, 2012. A unanimous vote recommending approval of this application was 17, in favor, zero opposed and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a hearing on this application on May 24, 2012. Representatives of the applicant were present and spoke in favor of this application. No other members of the public attended and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Providing daycare for pre-schoolers and a comprehensive daily program for senior citizens will be offered at this facility located on Nelson Avenue in the Highbridge community. I note that this facility has been in operating at this location since the 1970's. I am also pleased to understand that both programming functions will continue pending approval of this application.

As I endorse this application and recommend approval, I also encourage the Administration for Children's Services and the Department for the Aging to maintain contact with my administration. My purpose here is to work with both these agencies and identify potential

locations across the Bronx where similar care facility for both preschoolers and seniors can be established.

I recommend approval of this application.