



CITY PLANNING COMMISSION

January 9, 2013, Calendar No. 7

C120259PQX

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services pursuant to *Sections 197-c* of the New York City Charter for acquisition of property located at 1600 Crotona Park East (Block 2939, Lot 90) for continued use as a child care center, Community District 3, Borough of the Bronx.

This application for acquisition of property was filed by the Administration for Children's Services and the Department of Citywide Administrative Services on April 4, 2012, to facilitate the continued operation of Tremont Crotona Child Care Center at 1600 Crotona Park East, in Bronx Community District 3.

BACKGROUND

The Administration for Children's Services (ACS) and Department of Citywide Administrative Services request the acquisition of the property located at 1600 Crotona Park East for continued use of approximately 32,352 square feet of floor area as a child care center. The child care center has been operating at this location since 1972. On January 11, 1993 the City Planning Commission approved an application (C 920103 PQX) to acquire the property for up to 20 years. The current lease on the property ends on January 10, 2013.

The site is located in an R7-1 zoning district and is located at the south east corner of Crotona Park East and Suburban Place in Community District 3 of the Bronx. The building is three-stories with a basement and a roof top play area. The child care center occupies the entire building. The building entrance and egress is located along Crotona Park East.

The center serves approximately 224 pre-school and school age children, providing meal service, supervised playtime, group interaction and education. The center is licensed and subject to the established standards of ACS as well as federal, state and city regulations. The hours of operation are 8:00a.m – 6:00p.m. The center has a staff of 42 persons.

The center is currently undergoing renovation to install perimeter wall insulation. The building underwent major renovations in 2002 as part of the lease renewal upgrade program. These

improvements included a new roofing system, new resilient play tiles, new play equipment, and shade structure. The building received 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 fixtures, new tiles and accessories in all bathrooms, new toilet partitions, new drinking fountains and new kitchen finishes and appliances. In addition, several doors and frames including exterior doors with new security system were replaced.

The facility is accessible by public transit including the Bx21 bus which runs on Boston Road, one block east, the Bx11 bus, which runs on Claremont Parkway two blocks south of the site and Bx19 which runs on Southern Boulevard two blocks east of the site. The number 2 and 5 trains stop at the 174th Street Station, two blocks northeast of the site.

Crotona Park is located north of the child care facility, across Crotona Park East. The area to the south and west of the child care center is occupied by Charlotte Gardens, a housing complex consisting of 100 single family detached homes. To the east of the child care center is P.S. 98 Hermann Ridder Junior High School, and to the south of the site is a house of worship.

ENVIRONMENTAL REVIEW

This application (C120259PQX) 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 (C120259PQX) was certified as complete by the Department of City Planning on August 20, 2012, and was duly referred to Community Board 3 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 3 held a public hearing on this application on October 9, 2012, and on that date, by a vote of 26 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C120259PQX) was considered by the Borough President, who issued a recommendation approving this application on November 9, 2012.

City Planning Commission Public Hearing

On November 14, 2012, Cal. No. 1, the City Planning Commission scheduled November 28, 2012, for a public hearing on this application (C120259PQX). The hearing was duly held on November 28, 2009 (Calendar No. 10). There was one speaker in favor of the project. A representative from ACS who discussed the operation of the facility and testified that the child care center is in a good condition.

CONSIDERATION

The Commission believes that the acquisition of property located at 1600 Crotona Park East (C120259PQX) by the Administration for Children's Services and Department of Citywide Administrative Services for the continued use as a child care center, is appropriate.

A child care center serving the community of Crotona Park East has been operating from this site since 1972, providing needed child care services, including educational, recreational and nutritional programs. It is an as of right use in the R7-1 district. The facility is located in a neighborhood which has a significant and increasing young population. The facility is accessible by public transit including three bus lines and the number 2 and 5 subway line.

The Commission has heard testimony from a representative of the center that the facility is well maintained and that physical improvements to the building are continuing to be made. Therefore, the Commission believes that the proposed facility is well maintained and well

located to continue to provide much-needed child care services to the residents of Crotona Park East.

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 based on the environmental determination and consideration described in this report, the application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services pursuant to Sections 197-c of the New York City Charter for acquisition of property located at 1600 Crotona Park East (Block 2939, Lot 90) for continued use as a child care center, Community District 3, Borough of the Bronx, is approved.

The above resolution (C120259PQX), duly adopted by the City Planning Commission on January 9, 2012 (Calendar No. 7), 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
KENNETH J. KNUCKLES, ESQ., Vice Chairman,
RAYANN BESSER, ALFRED C. CERULLO, III, BETTY Y. CHEN,
MICHELLE R. DE LA UZ, MARIA M. DEL TORO, RICHARD W. EADDY,
ORLANDO MARÍN, Commissioners

**BRONX BOROUGH PRESIDENT'S RECOMEMNDATION
ULURP APPLICATION NO: C 120259 PQX
Tremont Crotona Child Care Center
November 13, 2012**

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 New York City Charter for the acquisition of property located at 1600 Crotona Park East (Block 2939, Lot 90), Borough of the Bronx, Community District #3, for continued use as a child care center.

BACKGROUND

Approving this application will facilitate the renewal of a lease agreement for use of property located at 1600 Crotona Park East, (Block 2939, Lot 90) for continued use as a child care center which is known as the Tremont Crotona Child Care Center. The final terms of this agreement have not been determined. The building consists of four stories and is located on the southwest corner of Crotona Park East, between Suburban Place and East 173rd Street. The site is zoned R7-1.

The Tremont Crotona Child Care Center has served the Bronx community at this location since the 1970's. Currently approximately 125 pre-school age children benefit from a comprehensive array of services, including:

- Nutritionally balanced hot lunch plus two snacks
- Recreational playtime as supervised by professional child care workers
- Story-telling and group discussions specifically designed to encourage the development of social skills with all participating youngsters
- Educational opportunities focusing on the alphabet and the number system

A staff of 42 employees, including professional, para-professional and support staff operate this facility.

The building consists of four stories, including a roof-top play area for active recreation. The site consists of approximately 32,000 square feet, of which 25,591 square feet of interior space includes classrooms, a kitchen and adjacent space for lunch and snack provisions and administrative offices. The remaining 6,336 square feet is street level exterior space used for passive activities.

Development of the surrounding community includes P.S. 98, the Hermann Ridder Middle School, which is situated directly adjacent to the daycare center on the north. Residential development is typified by five- and six-story buildings. Crotona Park, which exceeds 100 acres of property, is located on the west side of Crotona Park East, directly opposite the daycare

facility. Access to mass transit and retail activity is found on Boston Road, approximately one block east, and includes subway transportation via the 2 and 5 trains.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Type II Designation meaning that the proposed use will have no impact on the environment. The City Planning Commission certified this application as complete on August 20, 2012.

BRONX COMMUNITY BOARD PUBLIC HEARING

This matter was reviewed at a public hearing held by Bronx Community Board #3 on October 9, 2012. A unanimous vote recommending approval of this application was 26 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was calendared by the Bronx Borough President on this matter for October 29, 2012. Due to Hurricane Sandy and the resulting shut down of all mass transit services throughout the region, this hearing did not convene. A new hearing is being convened without prejudice for November 20, 2012, commencing at 11:00 a.m. This hearing will be conducted in the office of the Borough President, 851 Grand Concourse, Room 206, Bronx, New York 10451. Pending public input at that time, comments made at the hearing will be submitted for consideration by the City Planning Commission.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Comprehensive care for pre-school age children is a critical service for young Bronx families. The availability of professionally run daycare affords youngsters an opportunity to learn, socialize and play, while also benefitting from a well balanced lunch and snack regimen. At the same time, parents can be assured that while at work their children are being appropriately cared for by trained professionals.

Since the early 1970's the Tremont Crotona Child Care Center has utilized their current site located at 1600 Crotona Park East. Approval of this application best assures the Bronx families that rely on this daycare facility that they can continue to do so.

I therefore concur with Bronx Community Board #3's unanimous decision and recommend approval of this application.

**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 120259 PQX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 3 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

Ruben De J.

BOROUGH PRESIDENT

11/9/2012

DATE