



CITY PLANNING COMMISSION

September 11, 2013/ Calendar No. 7

C 130126 POK

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 200 Central Avenue (Block 3228, Lot 20), for continued use as a child care center in Community District 4, Borough of Brooklyn.

The application for acquisition of property was filed on November 30, 2012 by the Administration for Children’s Services (ACS), and the Department of Citywide Administrative Services (DCAS), to facilitate the continued use of 200 Central Avenue as a child care center, in Community District 4 of the Borough of Brooklyn.

BACKGROUND

The Administration for Children’s Services (ACS), and the Department of Citywide Administrative Services (DCAS) requests the acquisition of property located at 200 Central Avenue (Block 3228, Lot 20) to facilitate the continued use of the site as a day care center. The subject building is currently occupied by the Bushwick United Early Childhood Development Center. A day care center has operated at this location continuously since the 1970’s.

The site is located in an R6 zoning district which is predominately developed with two- to three-story detached residential buildings, row houses and 4-story residential walk-ups. The day care center is a community facility use (Use Group 4) and is permitted as-of-right in the R6 district. The premises to be acquired, 200 Central Avenue (Block 1769, Lot 7), is a three-story building with a basement and a secure rooftop play area for children. The day care center occupies the entire building. An outdoor ‘tot lot’ located at the corner of Hart Street and Evergreen Avenue, across Myrtle Avenue and one block away from the building, is also available for use of the Bushwick United Early Learning Center.

Bushwick United Early Childhood Development Center serves up to 130 pre-school children

ages 2-5, providing meal service, supervised playtime, group interaction, socializing activities and education. The pre-school children attend the program full time from 7:30 AM to 5:30 PM, Monday through Friday. The program staff consists of 28 professional, para-professional and support staff. The day care center is conveniently located and is around the corner from the M and two blocks from the J and Z subway lines in Brooklyn.

On October 21, 1992 (Cal. No. 31), the City Planning Commission approved an application (C 920100 PQK) to acquire the subject property for a term of 20 years. That 20 year lease on the property expired on August 18, 2013.

ENVIRONMENTAL REVIEW

The application (C 130126 PQK) 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 130126 PQK) was certified as complete by the Department of City Planning on May 20, 2013, 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 June 19, 2013 and on that date, by a vote of 32 in favor with three abstentions adopted a resolution recommending approval of this application.

Borough President Public Hearing

The Borough President held a public hearing on this application and on July 23, 2013 issued a recommendation approving the application.

City Planning Commission Public Hearing

On July 24, 2013 (Calendar No. 4), the City Planning Commission scheduled August 7, 2013 for a public hearing for this application (C 130126 PQQ). The hearing was duly held on August 7, 2013 (Calendar No. 15). A representative from the Administration of Children's Services (ACS) testified that the day care center provides care and services for 130 children in a well-maintained and professionally staffed facility.

CONSIDERATION

The Commission believes that the acquisition of property located on 200 Central Avenue (Block 3228, Lot 20) by the Administration for Children's Services (ACS), and the Department of Citywide Administrative Services (DCAS), for continued use as a child care center, is appropriate.

The Commission notes that the site has been continually occupied by a child care center since 1972, providing much needed day care services for the children of the Bushwick Community. The day care center serves up to 130 pre-school children ages 2-5, providing meal service, supervised playtime, group interaction, socializing activities and education. An outdoor 'tot lot' playground is available for use by the facility in addition to the rooftop play area. The Commission further notes that the child care facility is located in an R6 zoning district where such uses are permitted as of right.

The Commission is pleased to receive testimony from ACS representative that the facility is maintained in good condition.

The facility is well served by public transportation, being in close proximity to the J,M and Z subway lines. The Commission believes that the acquisition of this property will allow the existing child care center to continue to provide much needed educational, recreational, social and nutritional programs to the children of this community.

RESOLUTION

RESOLVED, that this application (C 130126 POK) submitted by the Administration for Children’s Services (ACS), 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 200 Central Avenue (Block 3228, Lot 20), for continued use as a child care center is approved. The above resolution is duly adopted by the City Planning Commission on September 11, 2013 (Calendar No. 7), 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
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #:	Project Name:
CEQR Number:	Borough(s):
	Community District Number(s):

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ" ~~XXXXXXXXXX~~
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

Applicant(s):		Applicant's Representative:	
Recommendation submitted by:			
Date of public hearing:		Location:	
Was a quorum present? YES <input type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote:		Location:	
RECOMMENDATION			
<input type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor:	# Against:	# Abstaining:	Total members appointed to the board:
Name of CB/BB officer completing this form		Title	Date

Brooklyn 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 representatives as indicated on the Notice of Certification.

APPLICATION #: 130126 PJK

Bushwick United Early Learning Center

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 seeks a lease renewal for property located at 200 Central Avenue for continued use as a child care center.

COMMUNITY DISTRICT NO. 4

BOROUGH OF BROOKLYN

RECOMMENDATION – 130126 PJK

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

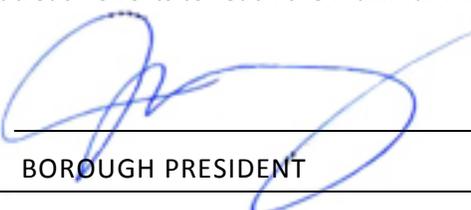
The Borough President generally supports land use actions that seek to support the continuation of businesses and community facilities that provide services to all Brooklynites. Through this land acquisition and lease renewal, up to 130 pre-schoolers will be able to continue receiving full-time day care services.

This child care center serves an important role in the local economy through the approximately 28 jobs that it generates. The continuation of this day care will not only secure its current workforce, it will continue to enable the parents of those children enrolled to maintain their own employment with the understanding that their children are being provided for during the workday.

The Borough President believes it is vital that households in the vicinity of amenities such as daycare services should have maximum opportunity to take advantage of locally-based facilities. He was informed by the Administration for Children's Services (ACS) that it is the responsibility of the contractor (in this case Bushwick United) to recruit families that live or work in the nearby neighborhoods it serves. ACS plays a supportive role in providing timely review of eligible cases submitted by the contractor and validates where cases meet the eligibility criteria for funding sources (i. e. Head Start, CDBG). ACS supports recruitment via massive a admissions advertising campaign promoting EarlyLearn programs. Parents contacting the City are asked where they would like to receive child care services (typically near where they live or work). The Borough President suggests that as part of its outreach process, Bushwick United consult with Community Board 4 and local elected officials to reach the maximum number of locally-based families as possible.

Therefore, be it resolved that the Borough President of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this site acquisition/lease renewal application.

Be it further resolved that Bushwick United consults with Community Board 4 and local elected officials in its outreach efforts to reach the maximum number of locally-based families as possible.


BOROUGH PRESIDENT

July 23, 2013

DATE