



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 38-11 27th Street (Block 386, Lot 7) for continued use as a child care center, Borough of Queens, Community District 1.

This application for acquisition of property was filed on February 25, 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 38-11 27th Street (Block 386, Lot 7) 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 Dutch Kills neighborhood of Queens. This site has been used to provide child care since 1971 and was the subject of a previous acquisition approved by the Commission on December 18, 1991 (C 900874 PQQ, Cal. No. 17). The previous lease expired in November, 2013, and since that time the facility has operated under a month-to-month license agreement. The proposed action would allow for a new lease to be negotiated for the continued use of the property as a child care center.

The project site is located primarily in an M1-2/R5B zoning district, with a small portion within an M1-2/R6A district established in 2008 by the Dutch Kills Rezoning (C 080429 ZMQ), which amended the zoning map on all or portions of 40 blocks in Queens. The goals of the Dutch Kills Rezoning were to remove restrictions on residential development, provide incentives for affordable housing, and support the continued growth of commercial and light industrial businesses. Day care centers are allowed as-of-right in R5B zoning districts and R6A districts.

The area surrounding the day care center is generally developed with single- and two- family detached homes, small apartment buildings, hotels, local commercial uses and community facilities. Four two-story attached homes are located immediately to the north of the day care center and six two-story attached homes are located immediately to the south along 27th street. A 12-story hotel is located at the southeast corner of 27th Street and 39th Avenue. Across the street from the day care center at the northwest corner of 27th Street and 38th Avenue is a single-story warehouse, and a recently completed 14-story hotel is located along the midblock. The project area is accessible by public transportation via the N and Q subway stop at the 39th Avenue station, four blocks away. The Q101 bus stops on Northern Boulevard, four blocks to the east, and the Q102 has a stop located three blocks south on 31st Street.

The facility is located in a two-story, privately-owned building at 38-11 27th Street between 38th and 39th Avenues. The child care facility occupies the entire two-story building, including a rooftop play area. It comprises a total of approximately 25,000 square feet, including approximately 20,000 square feet of interior space and approximately 5,000 square feet of rooftop play area. Fire control sprinklers have not been installed in the building.

The primary entrances and exits are both located along 27th Street. The first floor contains three classrooms, a reception area, bathroom facilities, administrative offices, a family day care area, a multi-purpose room and a kitchen. The second floor contains six classrooms, administrative offices, bathroom facilities, a therapy room, a small family room, a library and a storage room. The third floor contains four classrooms, bathroom facilities, offices, and a library. The rooftop is entirely enclosed and used as a play area.

The Queensbridge Early Childhood Daycare Center currently serves up to 154 pre-school aged 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 day care center follows the Montessori curriculum and is currently served by 35 professional, paraprofessional, and support staff.

ENVIRONMENTAL REVIEW

This application (C 150279 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 150279 PQQ) was certified as complete by the Department of City Planning on October 2, 2017, and was duly referred to Queens Community Board 1 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 1 held a public hearing on this application (C 150279 PQQ) on November 21, 2017, and on that day, by a vote of 25 in favor, one opposed, and with one abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 150279 PQQ) on December 21, 2017 and issued a recommendation approving the application on January 3, 2018.

City Planning Commission Public Hearing

On January 3, 2018 (Calendar No. 3), the City Planning Commission scheduled January 17, 2018 for a public hearing on this application (C 150279 PQQ). The hearing was duly held on January 17, 2018 (Calendar No. 26). Two speakers testified in favor of the application.

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 oversight of repairs and maintenance, both day-to-day, as well as more extensive upgrades that are part of the ongoing lease negotiations. The DCAS representative stated that DCAS is pursuing a longer-term lease that could extend the term for as much as 20 years at the Queensbridge child care center.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of a lease of property located at 38-11 27th Street (Block 386, Lot 7) for continued use as a child care center is appropriate.

The Commission notes that a child care center has occupied this space continuously since 1971, serving the community by providing needed services. The center serves up to 154 children and provides daily meal service, supervised play time, and education using the Montessori 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 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 the direct leasing of daycare facilities.

The Commission finds the exterior appearance of this facility to be welcoming and the interior to be warm and well lit. 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 urges ACS to explore installing fire control sprinklers throughout this facility and others as a proactive policy.

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 38-11 27th Street (Block 386, Lot 7) for continued use as a child care center, is approved for a period of up to twenty years or without time limitation if acquired in fee.

The above resolution (C 150279 PQQ), duly adopted by the City Planning Commission on February 14, 2018 (Calendar No. 13), 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 R. DE LA UZ,
JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARÍN,
LARISA ORTIZ**, *Commissioners*



**City of New York
Community Board #1, Queens**

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Borough President, Queens
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Director, Community Boards
Marie Torniali
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Florence Koulouris
District Manager

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Transportation
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Veterans Services
Jerry Kril
Youth Services
Jose Batista

November 22, 2017

Ms. Ana Colares
Facilities Division
NYC Administration for Children's Services
150 William Street, 13th Floor
New York, New York 10038

Honorable Randal Fong
Assistant Commissioner
NYC Dept. of Citywide Administrative Services
1 Centre Street, 20th Floor
New York, New York 10007

RE: ULURP Application # C150279 PQQ Queensbridge ECDC
Acquisition of Block 386, Lot 7 at 37-11 27th Street
Queens Community District 1

Dear Ms. Colares and Commissioner Fong:

At its monthly meeting on November 21, 2017 Community Board 1 Queens (CB1Q) voted 25 in favor, 1 opposed and 1 abstention to support Application C150279 PQQ submitted by the Administration for Children's Services (ACS) and the NYC Department of Citywide Administrative Services (DCAS) for the acquisition of Block 386, Lot 7 at 37-11 27th Street, Long Island City, for continued use as a child care center.

Proposed Action and Comment

The Queensbridge Early Childhood Development Center is located (Queensbridge ECDC) at 37-11 27th Street in the Dutch Kills neighborhood. The building is two stories, 20,780 SF building and zoned M1-2/R5B and M1-2/R6A.

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Department of City Planning
Queens Office

BOARD MEMBERS (cont.)

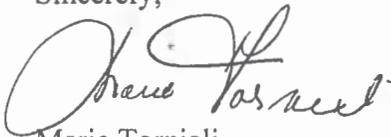
Rose Anne Alafogiannis
George Alexiou
Loren Amor
Iselle Aida Burgess
Edwin Cadiz
Mackenzi Farquer
Dean O. Feratovic
Evie Hantzopoulos
Amy Hau
Helen Ho
Pauline Jannelli
Vanessa Jones-Hall
George Kalergios
Nancy Konipol
Melanie La Rocca
Frances Luhmann-McDonald
Prabir Mitra
Stella Nicolaou
Mary O'Hara
Yawne Robinson
Manuel Salce
Rodolfo Sarchese
Nancy Silverman
Dominic Stiller
Andre Stiith
Rod Townsend

The City of New York or its designated sponsor has operated a child-care center at this location since the 1970s and occupies the entire building including a rooftop recreation area. The Queensbridge ECDC is a licensed facility that serves up to 154 local pre-schoolers full-time from 8 AM to 6 PM weekdays. There are 35 professional, paraprofessional and support staff members. The facility's activities and programs are determined by the children's ages, developmental stages and hours in day care and include meal services, supervised indoor and outdoor playtime as well as Universal Pre-K education.

An issue raised at the hearing was whether the building, if acquired by the City, would continue to serve the community as a child-care center since the existing zoning allows larger and more lucrative development scenarios. The site is located in an area that is rapidly undergoing redevelopment with mixed-used buildings and two hotels on the same block. A representative from ACS responded that the approval of the acquisition would mean DCAS could begin negotiations with the owner for a lease agreement and that ACS intended to continue using the building for child care. The representative also clarified the relationship of Catholic Charities to the facility as an operating sponsor approved by ACS.

The Board believes this type of facility and its services are vital to the residents of the Dutch Kills and Queensbridge areas. The Board supports acquisition of, or leasing, the building for the continued child-care use.

Sincerely,



Marie Torniali
Chair

cc: Ms. Dorothy Sarantopoulos, ACS
Ms. Deborah Carney, Deputy Director, Queens DCP
Mr. Irving Poy, Queens BP Land Use Office
Honorable Michael Gianaris
Honorable Aravella Simotas
Honorable Costa Constantinides
Honorable Jimmy Van Bramer

Queens Borough President Recommendation

APPLICATION: ULURP #C150279 PQQ

COMMUNITY BOARD: Q01

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 the acquisition of a property located at 38-11 27th Street in a M1-2/R5B and M1-2/R6A District for continued use as a child daycare center, Block 386, Lot 7, Zoning Map 9b, Dutch Kills, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, December 21, 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

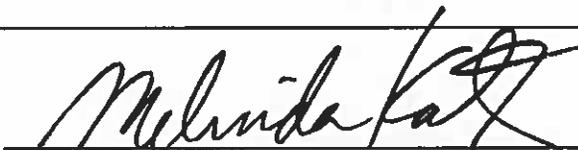
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

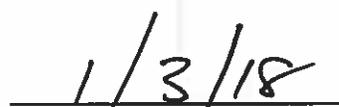
- o An application submitted by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) for acquisition of privately owned property located for continued use as a child daycare center;
- o The Queensbridge Early Childhood Development Center been operated on the leased site since the early 1970s. The center serves up to 154 preschool children. The hours are from 8 AM to 6 PM, Monday through Friday. The children are provided with breakfast, lunch and a snack daily. There is age appropriate supervised play time both indoors and outdoors weather permitting. The center participates in the EarlyLearn and Universal Pre-K Programs for children. The Center employs approximately 35 professional, paraprofessional and support staff;
- o The daycare center is located in a 20,788 sf two-story building with rooftop play area on a 100.83' X 100.08' lot in an M1-2/R5B and M1-2/R6A District. The Queensbridge Early Childhood Development Center occupies approximately 20,000 sf located on the 1st and 2nd floors of the building. They also use the 5000 sf rooftop play area;
- o Community Board 1 approved this application by a vote of twenty-five (25) in favor with one (1) against and one (1) abstaining at a public hearing held on November 21, 2017;
- o At the Borough President's Land Use Public Hearing, ACS and DCAS testified that prior to finalization of the lease terms a scope of work specifying needed repairs or other work necessary to maintain the building in good physical working order is completed and agreed upon. The scope of work also assigns responsibility between the landlord and city agencies for the work to be done.

RECOMMENDATION

Provision of quality and reliable services in sound well maintained buildings for preschool children 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


DATE