



October 17, 2018 / Calendar No. 6

C 170146 PQQ
CORRECTED^{1,2}

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 921 Hegeman Avenue (Block 4315, Lot 40) for continued use as a child care center, Borough of Brooklyn, Community District 5.

This application for acquisition of property was filed on November 21, 2016 by the New York City Administration for Children’s Services (ACS) and the Department of Citywide Administrative Services (DCAS) for the continued use of 921 Hegeman Avenue (Block 4315, Lot 40), in Brooklyn Community District 5, as a child care center.

BACKGROUND

ACS and DCAS are seeking the acquisition of an existing building to facilitate the continued operation of a child care center, known as the Friends of Crown Heights 17 Child Care Center, in the East New York neighborhood of Brooklyn. This site has been used to provide child care since 1971, and was the subject of a previous acquisition, approved by the Commission on April 8, 1992 (C 900921 PQQ, Cal. No. 18). The existing lease will expired on December 21st, 2018. 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 Friends of Crown Heights 17 Child Care Center is located on a 24,820 square-foot lot on the north side of Hegeman Avenue, between Essex and Linwood streets. It occupies a 25,000 square-foot, one-story building from which service is provided to up to 95 preschool-aged children. Pre-schoolers may attend the program full-time, from 8 am to 6 pm, Monday through Friday. The center provides daily meal service (breakfast, lunch, and a snack), supervised

¹ The report (C 170146 PQQ) has been administratively corrected on November 5, 2018. The original report inadvertently omitted the phrase “or longer” from the approval period.

² The report (C 170146 PQQ) has been administratively corrected on January 10, 2019. The original report inadvertently referred to an incorrect Lot number.

playtime (indoor and outdoor), and education focused on developmentally appropriate practices to enhance children's physical, cognitive, social, and emotional development. The center is staffed by 24 professional, paraprofessional, and support staff.

The child care center is located in an R5 zoning district, which allows child care centers as-of-right. The surrounding land use is predominantly residential, with one- and two-family as well as multi-family buildings. The MTA New York City Transit Livonia Maintenance Shop Yard is across the site, occupying three blocks between Linwood and Elton streets. The Linwood and Elton playgrounds are also located diagonally across Linwood Street from the center. The Flatlands/Fairfield Industrial Business Zone is located one block south of the center, south of Linden Boulevard.

The project area is close to public transportation. The New Lots Avenue Subway Station for the 3 line is located three blocks to the west and one block to the north of the site. The B15 bus runs along New Lots Avenue and has stops two blocks northwest and northeast of the center. The B20 bus runs along Linden Boulevard and has stops two blocks southeast of the center. The B84 bus runs along Ashford Street and has a stop three blocks west of the center.

ENVIRONMENTAL REVIEW

This application (C 170146 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 the ACS. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 170146 PQQ) was certified as complete by the Department of City Planning on May 21, 2018, and was duly referred to Brooklyn Community Board 5 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Brooklyn Community Board 5 did not hold a public hearing on this application (C 170146 PQK) and did not submit a recommendation.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 170146 PQK) on July 25, 2018 and issued a recommendation approving the application on August 30, 2018.

City Planning Commission Public Hearing

On August 22, 2018 (Calendar No. 3), the City Planning Commission scheduled September 5, 2018 for a public hearing on this application (C 170146 PQK). The hearing was duly held on September 5, 2018 (Calendar No.16).

There were two speakers in favor of the application. A representative from ACS's Division of Child and Family Well-Being provided information on the center's role as an affordable day care provider to low-income families in the community. The representative stated that the facility has a budgeted capacity of up to 95 children and is presently 80 percent enrolled. Representatives from ACS's Facilities Division and DCAS's Leasing and Real Estate Services Group also testified in favor of the application.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of City-owned property located at 921 Hegeman Avenue (Block 4315, Lot 40) for continued use as a child care center is appropriate.

A child care center has occupied this space continuously since the early 1970s, serving the community by providing needed services. There are currently 100 children enrolled in the center's program. The center provides daily meal service, supervised play time, and educates the children as part of the Early Learn and Universal Pre-K programs. The center also gives parents of enrolled children time to work, attend school, or acquire vocational training. The use is

permitted as-of-right in the R5 zoning district. The site is well served by public transportation, including the New Lots Avenue Subway Station of the 3 line, which is located three block north-west of the facility. The B15, B20 and B84 buses runs along New Lots Avenue, Linden Boulevard and Ashford Street respectively, and have stops close to the site.

The Commission notes the importance of ensuring that the façades of these facilities are warm and inviting in light of their role as critical neighborhood resources. While outside the scope of the actions directly before it, the Commission encourages DCAS and ACS to pursue additional streetscape and façade improvements to improve the center’s appearance, particularly on the Hegeman Avenue frontage, to make it a more welcoming and attractive neighborhood asset that better engages and activates the streetscape.

The Commission notes with favor that ACS plans to include the installation of a fire sprinkler system as part of the lease renewal. The Commission also notes that the public review process for the continued use of this facility has been effective in highlighting maintenance and repair issues that need to be addressed.

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 921 Hegeman Avenue (Block 4315, Lot 40) for continued use as a child care center, is approved for a period of fifteen years or longer, with additional renewal options, or without time limitation if acquired in fee.

The above resolution (C 170146 POK), duly adopted by the City Planning Commission on October 17, 2018 (Calendar No. 6), 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*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,

MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, *Commissioners*