

CITY PLANNING COMMISSION

March 6, 2013/ Calendar No. 5

C 130018 PQK

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 656 Willoughby Avenue (Block 1769, Lot 7), for continued use as a child care center in Community District 3, Borough of Brooklyn.

The application for acquisition of property was filed on July 18, 2012 by the Administration for Children's Services (ACS), and the Department of Citywide Administrative Services (DCAS), to facilitate the continued use of 656 Willoughby Avenue as a child care center, in Community District 3 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 656 Willoughby Avenue (Block 1769, Lot 7) to facilitate the continued use of the site as a day care center. The subject building is currently occupied by the Thomas DeStefano Early Childhood Development Center formerly known as the Aguadilla Day Care Center. A day care center has operated at this location continuously for past forty years.

The site is located in an R6A 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 and is permitted as-of-right in the R6A district. The

premises to be acquired, 656 Willoughby Avenue (Block 1769, Lot 7), is a three-story, 21, 970 square foot building with a basement and a secure rooftop play area for children. The day care center currently occupies the entire building.

Thomas DeStefano Early Childhood Development Center serves up to 124 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 8:30 AM to 6 PM, Monday through Friday. The program staff consists of 27 professional, para-professional and support staff. The day care center is conveniently located and is close to G, J and M lines in Brooklyn and is served by B43, B54 and B15 bus lines.

On July 7, 1993 (Cal. No. 37), the City Planning Commission approved an application (C 920389 PQK) to acquire the subject property for a term of 20 years. That 20 year lease on the property expires on July 6, 2013.

ENVIRONMENTAL REVIEW

The application (C 130018 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 130018 PQQ) was certified as complete by the Department of City Planning on October 15, 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 waived a public hearing on this application and did not submit a recommendation on this application.

Borough President Public Hearing

The Borough President held a public hearing on this application on January 16, 2013 and on January 18, 2013 issued a recommendation approving this application.

City Planning Commission Public Hearing

On January 23, 2013 (Calendar No. 1), the City Planning Commission scheduled February 6, 2013 for a public hearing for this application (C 130018 PQQ). The hearing was duly held on February 6, 2013 (Calendar No. 18). A representative from the Administration of Children's

Services (ACS) appeared to respond to questions about the condition of the facility. He stated that improvements to building systems and finishes were made by the landlord and ACS, and that the building has been inspected by the Department of Health and FDNY and was found to be in satisfactory condition.

CONSIDERATION

The Commission believes that the acquisition of property located on 656 Willoughby Avenue (Block 1769, Lot 7) 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 the much needed day care services for the children of the Bedford-Stuyvesant Community. The day care center serves up to 124 pre-school children ages 2-5, providing meal service, supervised playtime, group interaction, socializing activities and education.

The Commission further notes that the child care facility is located in an R6A zoning district where such uses are permitted as of right. The facility is well served by public transportation, being in close proximity to the G, J and M subway lines as well as the B43, B54 and B15 bus 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 130018 PQQ) 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 656 Willoughby Avenue (Block 1769, lot 7), for continued use as a child care center is approved.

The above resolution is duly adopted by the City Planning Commission on March 6, 2013 (Calendar No. 5), 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, 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 #: C130018 PQK CEQR Number: TYPE II	Project Name: Thomas Destefano Child Daycare Ctr Borough(s): Brooklyn Community District Number(s): 3
<i>Please use the above application number on all correspondence concerning this application</i>	

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"
 - 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:

IN THE MATTER OF an application submitted by The Administration For Children's Services and The Department of Citywide Administrative Services, pursuant to faction 197-C of the NYC Charter for the acquisition of property located at 656 Willoughby Avenue (Block 1769, Lot 7) for continued use as a childcare center.

Applicant(s): ADMINISTRATIVE FOR CHILDREN'S SERVICES NYC DEPARTMENT OF CITY WIDE SERVICES	Applicant's Representative: MARY MANNE SZABO (P) 212.341.2748
Recommendation submitted by: Brooklyn Community Board 3	
(WAIVED)	
Date of public hearing: December 3, 2012	Location: 1388 FULTON ST. BROOKLYN, NY 11216
Was a quorum present? YES <input type="checkbox"/> NO <input checked="" 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: N/A	Location: N/A
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 (WAIVED)	
# In Favor:	# Against:
# Abstaining:	Total members appointed to the board:
Name of CB/BE officer completing this form CYNTHIA PINN	Title VICE CHAIR
	Date 12/24/2012



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 #: 130018 PQK

Thomas DeStefano Child Care Center

In the matter of applications 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 656 Willoughby Avenue for continued use as a child care center.

COMMUNITY DISTRICT NO.

3

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

RECOMMENDATION

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 74 pre-schoolers will be able to continue receiving full-time day care services.

In addition, this child care center serves an important role in the local economy through the approximately 20 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 the during the workday.

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.


BOROUGH PRESIDENT

January 18, 2013

DATE