

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 110260 PQX
Community District 1
July 13, 2011

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 629 Courtlandt Avenue, (Block 2411, Lot 41) for continued use as a child care center.

BACKGROUND

Approving this application will facilitate the renewal of a lease agreement between the Philip H. Michaels Child Care Center (the daycare center) and the Department of Citywide Administrative Services for the continued use of premises located at 629 Courtlandt Avenue (Block 2411, Lot 41) as a daycare center. This facility is located on the west side of Courtlandt Avenue, between East 151st and East 152nd Street, in Bronx Community District 1, in an R7-1/C2-4 zone.

The Philip H. Michaels Child Care Center has operated at this Courtlandt Avenue location since the 1970's. It offers a maximum of 135 preschoolers a comprehensive array of supervised activities including:

- Supervised playtime exposing youngsters to activities appropriate for their age and stage of development by a child care worker
- Group interaction and socializing activities including reading that encourage a child's creative and socializing skills
- Education including learning a alphabet and number system.

Lunch plus two snacks are served each day. The daycare center operates weekdays from 8:00 a.m. to 6 p.m. The staff includes professional, para-professional and supportive personnel, totaling 34 people. Each class is overseen by two child care providers. The facility is located in a three story building consisting of 24,248 square feet. Included are nine class rooms, a full service cafeteria and a play area located on the roof with a supplemental area on the lower level used during inclement weather. With the only exception being the roof area, the building is fully accessible, complying with ADA mandates.

Existing development of the surrounding community includes mid rise residential buildings, one and two family homes, and high rise public housing facilities operated by the New York City Housing Authority (NYCHA). The Alfred E. Smith High School is situated on the same block as the daycare center. Retail activity and access to public transportation are situated on Third Avenue, three blocks to the east. Subway access is found on East 149th Street at Third Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Type II Declaration meaning that it poses no threat to the environment. The City Planning Commission certified this application as complete on May 23, 2011.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 1 convened a public hearing on this application on June 30, 2011. A unanimous vote recommending approval of this application was 25 in favor, zero opposed and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

On July 21, 2011 the Bronx Borough President held a public hearing on this application. Those parties representing the applicant were present and spoke in favor of this application. No remaining members of the public offered testimony, and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Since the 1970's the Phillip H. Michaels Child Care Center has been providing day care services to the Melrose community's pre schoolers from the same location, 629 Courtlandt Avenue. Approving this application will facilitate a lease agreement allowing this essential community service to continue at its current location.

Quality pre-school child care is proven to be a genuine asset for those youngsters able to participate in such programs. Just as critical for working families is that safe child care is readily available. This assures that the needs of youngsters does not conflict with the demands placed on parents.

I recommend approval of this application.