

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 090324 PQX  
FIVE STAR CHILD CARE CENTER  
COMMUNITY DISTRICT 3  
JULY 13, 2009**

**DOCKET DESCRIPTION**

IN THE MATTER OF an application submitted by the Administration for Children's Services (ACS) 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 3261 Third Avenue (Block 2368, Lot 39) continued use as a child care center.

**BACKGROUND**

Since the 1970's the Administration for Children's Services (the applicant) has provided child care services at a facility located at 3261 Third Avenue. Known as the Five Star Child Care Center, this facility occupies a two story building consisting of approximately 22,207 square feet of interior floor space. An exterior play area consisting of 6,215 square feet is situated on the roof of the building. The site is located in Bronx Community District 3 (Block 2368, Lot 39) in a M1-1 R7-2 MX-7 Mixed Use Zone. Approving this application will authorize the applicant to enter into a long term lease agreement with the property owner of 3261 Third Avenue, thereby assuring that the Five Star Child Care Center can remain at this location.

The Five Star Child Care Center (the center) operates Monday through Friday between 8:00 a.m and 6 p.m., providing a capacity enrollment of 77 pre-school children with a comprehensive program of activities. These include:

- Meal services including lunch and two snacks
- Supervised active playtime
- Socialization activities designed to encourage group interaction using verbal and cognitive skills
- Educational programs introducing youngsters to the alphabet and number system.

The center employs nineteen professional and paraprofessional support staff, including fifteen teachers, 3 paraprofessionals and 1 custodian.

Development in the surrounding community includes six story residential buildings on the east side of Third Avenue and five story residential buildings with street level retail activity on the west side. Both vehicular and pedestrian activity in the area is high. Access to public bus transportation is accessible on Third Avenue. Subway service is located on Third Avenue at East 149<sup>th</sup> Street, approximately thirteen blocks south of the day care center.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQR and received a Type II Designation.

## **BRONX COMMUNITY BOARD HEARING**

Bronx Community District 3 held a public hearing on this application on June 9, 2009. A vote recommending approval of this application was 16 in favor, 0 opposed and 2 abstaining.

## **BRONX BOROUGH PRESIDENT'S PUBLIC HEARING**

The Bronx Borough President convened a public hearing on this application on July 9, 2009. A representative of the applicant was present and spoke in favor of this application. No other members of the public offered testimony and the hearing was closed.

## **BOROUGH PRESIDENT'S RECOMMENDATION**

During difficult economic times access to child day care at a center that is well managed and conveniently located is an essential service. Five Star Child Care Center has been providing such care for over thirty years. Approving this application facilitates a long term lease renewal, assuring that this critical service can continue.

I recommend approval of this application.