



CITY PLANNING COMMISSION

October 12, 2010/Calendar No. 5

N 110075 PXM

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 1664 Park Avenue (Block 1623, Lot 35) (Manhattan Community Board 11 District Office), Community District 11, Borough of Manhattan.

WHEREAS, on September 15, 2010, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire office space pursuant to Section 195 of the New York City Charter for the use of space located at 1664 Park Avenue (Block 1623, Lot 35), Community District 11, Borough of Manhattan, which is intended for use as offices by Manhattan Community Board 11; and

WHEREAS, this application (N 110075 PXM) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. This application was determined to be a Type II action which requires no further environmental review; and

WHEREAS, the Notice of Intent was referred by the Department of City Planning to Manhattan Community Board 11 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 11 has not submitted a recommendation; and

WHEREAS, the Borough President of Manhattan has not submitted a recommendation; and

WHEREAS, no recommendations were received from other Borough Presidents; and

WHEREAS, the City Planning Commission held a public hearing on the application on September 29, 2010 (Calendar No. 14); and

WHEREAS, there were no speakers present; and

WHEREAS, the public hearing was closed; and

WHEREAS, the City Planning Commission, in reviewing the proposed location of office space has considered the following criteria of Article 7 of the Criteria for the Location of City Facilities as adopted by the City Planning Commission on December 3, 1990 pursuant to Section 203 (a) of the New York City Charter:

a) **Suitability of the site to provide cost-effective operations.** The space will be utilized by staff of Manhattan Community Board 11. The proposed space is currently occupied by Board 11, is of sufficient size and provides modern office facilities. The space also complies with the provisions of the American with Disabilities Act.

b) **Suitability of the site for operational efficiency.** The proposed site is located within the Board's service area and is well served by public transportation, with the No. 6 train two blocks away and four blocks from the Numbers 2 and 3 subway lines. Additionally, the M1, M98, M101, M102, M103, and M116 bus lines are all within 1-2 blocks of the site.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The facility was not listed in the Citywide Statement of Needs. However, the facility meets the criteria established for the siting, such as access to public transportation and located within the area to be served.

d) **Whether the facility can be located so as to support development and revitalization of the city's regional business districts without constraining operational efficiency.** Although the proposed space is not located within a regional business district it is within walking distance to the 125th Business Improvement District as well as the primary neighborhood shopping corridor along 116th Street.

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

RESOLVED, by the City Planning Commission that the Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services on September 15, 2010 for use of property located at 1664 Park Avenue (Block 1623, Lot 35). Community District 11, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on October 12, 2010, (Calendar No. 5) is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN,
MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, ANNA HAYES LEVIN,
KAREN A. PHILLIPS, Commissioners