



CITY PLANNING COMMISSION

March 2, 2011/Calendar No. 3

N 110204 PXX

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 516 East Tremont Avenue (Block 2924, Lot 20) and 4231 Third Avenue (Block 3043, lot 67) (NYPD Parking Enforcement District, Bronx Enforcement Operations offices and parking lot), Community District 6, Borough of the Bronx.

WHEREAS, on February 2, 2011, 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 516 East Tremont Avenue (Block 2924, Lot 20) and 4231 Third Avenue (Block 3043, lot 67), Community District 6, Borough of the Bronx, which is intended for use as offices and parking by the NYPD Parking Enforcement District, Bronx Enforcement Operations; and

WHEREAS, this application (N 110204 PXX) 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 Bronx Community Board 6 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Bronx Community Board 6 has not submitted a recommendation; and

WHEREAS, the Borough President of Bronx 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 February 16, 2011 (Calendar No. 23); and

WHEREAS, representatives from the New York City Police Department and the Department of Citywide Administrative Services spoke in favor of the application; and

WHEREAS, a letter dated February 24, 2011 was received from the Department of Citywide Administrative Services describing the fencing to be used at the parking lot site;

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 proposed space is currently vacant, of sufficient size and will provide modern office facilities for the relocation of the two offices of the NYPD Parking Enforcement District, Bronx Operations. The space will comply with the provisions of the American with Disabilities Act.

b) **Suitability of the site for operational efficiency.** The proposed site is accessible by public transportation. The BX 40 and BX 42 run along East Tremont Avenue and provide transfers to the B and D subway at Tremont Avenue and the Grand Concourse and the 2 and 5 subway lines at West Farms and East Tremont Avenue. There is also a Metro North stop at Park Avenue and East Tremont Avenue.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The facility was listed in the Citywide Statement of Needs for Fiscal Years 2007-2008. The proposed site fulfills the siting criteria of being in proximity to surface and rail transportation, in addition to providing off-street parking.

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. Tremont Avenue is the main commercial corridor, with the heart of the corridor at the intersection of Third Avenue and Tremont Avenue where the proposed site is located. The area was recently rezoned to C4-5X to provide additional opportunities for commercial and housing development.

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 February 2, 2011 for use of property located at 516 East Tremont Avenue (Block 2924, Lot 20) and 4231 Third Avenue (Block 3043, lot 67). Community District 6, Borough of Bronx, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 2, 2011 (Calendar No. 3), 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
ANGELA M. BATTAGLIA, RAYANN BESSER,
IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,
ANNA HAYES LEVIN, SHIRLEY A. MCRAE,
KAREN A. PHILLIPS, Commissioners