



**CITY PLANNING COMMISSION**

November 16, 2011/Calendar No. 9

N 120084 PXX

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**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 1201 Lafayette Avenue (Block 2739, Lot 15) (Human Resources Administration), Community District 2, Borough of Bronx..

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**WHEREAS**, on October 19, 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 1201 Lafayette Avenue (Block 2739, Lot 15), Community District 2, Borough of Bronx, which is intended for use as offices by the New York City Human Resources Administration; and

**WHEREAS**, this application (N 120084 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 2 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, the District Manager of Community Board 2, in a letter dated October 27, 2011 to the Chair of City Planning Commission, stated that Community Board 2, by a vote of 17 to 9, with two abstentions, recommended approval without conditions; and

**WHEREAS**, the Borough President of the 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 November 2, 2011 (Calendar No. 5); and

**WHEREAS**, at the public hearing there were five speakers in favor of the application and none opposed; and

**WHEREAS**, the speakers in favor included two representatives from the Human Resources Administration and one from the Department of Citywide Administrative Services, and two from the owners of the BankNote Building at 1201 Lafayette Avenue; and

**WHEREAS**, there were no other speakers at the public hearing 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 at 1201 Lafayette (BankNote building) is intended for use by five programs of the Human Resources Administration that are currently located at 260 161<sup>st</sup> Street in Community Board 4 of the Bronx and Community Board 9 of Manhattan. The relocating offices include the FIA/Melrose Job Center, FIA/Melrose Food Stamp Center, FIA/Family Services Call Center, MICSA/Kingsbridge HIV/AIDS Services Administration, Office of Child Support Enforcement Bronx Borough Office MICSA/Bronx Community Alternative Systems Agency. The proposed facility at 1201 Lafayette is of sufficient size and would be appropriately designed for cost-effective and high performing HRA operations. The space is currently vacant and in good condition and will require an office build-out to make it suitable for HRA's needs. The recently renovated building would allow for the consolidation of services into a larger facility and the reduction of overcrowding and outside queuing that are issues at the current location. Approximately 1,700 clients and 670 employees a day would visit the offices at 1201 Lafayette Avenue. Additionally, the space would be fully ADA compliant.

**b) Suitability of the site for operational efficiency.**

The BankNote building is located within an M1-2 district and the Hunts Point Special District, which permits the proposed office space use. Located just east of the Bruckner Expressway, the BankNote building has adequate access to public transportation. The No.

2 and No. 5 elevated train stops at Intervale Avenue and Prospect Avenue are eight and ten blocks from the BankNote building, respectively. The No. 6 subway stops at Longwood Avenue and Hunts Point Avenue are 3 and 4 blocks from the BankNote building, respectively. Additionally, the Bx6 and Bx19 serve run along Hunts Point Avenue and Southern Boulevard with stops two and three blocks from the facility. There are four streets from Southern Boulevard with adequate sidewalks that access the BankNote by crossing under the Bruckner Expressway and above the below grade Amtrak right-of-way. The 79 current parking spaces will increase to approximately 120 spaces with the use of stackers.

**c) Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.**

The acquisition of office space to relocate from 260 East 161st Street to a proposed location in the borough of The Bronx is cited in the Citywide Statement of Needs for City Facilities/ Fiscal Years 2012 and 2013. However, the BankNote Building, as the specific Bronx site, was not yet identified. The BankNote building is an appropriate site that is consistent with its location in a M1-2 district that permits the proposed use.

**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.**

The BankNote building is located in the Hunts Point Special District. It is currently occupied by small businesses, non-profit and creative organizations that have helped to revitalize the Hunts Point section of the Bronx. Effective April 30, 2008, the BankNote

Building was designated a New York City Landmark by the Landmarks and Preservation Commission. HRA's presence in the BankNote building will add to the continuing revitalization of the Hunts Point neighborhood through the patronization of local merchants by both HRA employees and clients.

**WHEREAS**, the Commission notes that the Landmarks Preservation Commission (LPC) has issued a Certificate of Appropriateness that could facilitate 37 parking stackers within the existing parking lot that, according to LPC's report, will be minimally visible over the existing brick perimeter wall from across Tiffany Street; nevertheless, the Commission encourages the property owner to work with HRA to explore whether the stackers are necessary to satisfy the parking demands of the HRA offices; and

**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 October 19, 2011 for use of property located at 1201 Lafayette Avenue (Block 2739, Lot 15), Community District 2, Borough of the Bronx, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on November 16, 2011 (Calendar No. 9), 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**

**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G CANTOR, P.E.,  
ALFRED C. CERULLO, *III*, BETTY Y. CHEN, MARIA M. DEL TORO,  
NATHAN LEVENTHAL, ANNA HAYES LEVIN, ORLANDO MARIN,  
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners**

# Bronx Community Board #2

Borough President Ruben Diaz, Jr.  
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Dr. Ian Amritt  
Chairperson



Rafael Salamanca, Jr.  
District Manager

October 27, 2011

Amanda Burden  
Director  
Department of City Planning  
22 Read Street, Room 2E  
New York, New York 10007

**RE: N 120084 PPX  
Block 2739, Lot 15  
HRA BANKNOTE  
Community Board #2, Bronx**

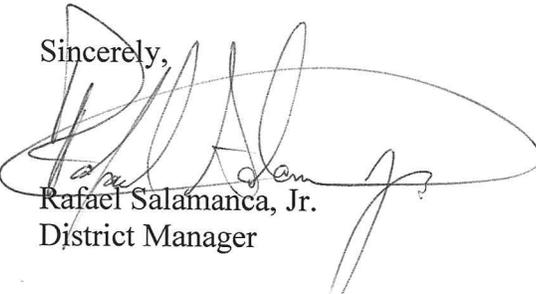
Dear Ms. Burden:

On Wednesday, October 26, 2011, Bronx Community Board #2 voted to support DCAS acquisition of office space to facilitate the relocation of Human Resource Administration (HRA) offices currently at 260 161<sup>st</sup> Street, Bronx, New York 10452 to the BankNote building at 1201 Lafayette Avenue, Bronx, New York 10474.

HRA has worked with Bronx Community Board #2 over the past two months to make the relocation a benefit for the Hunts Point area. Community Board #2 recognizes the need for new space for these offices and supports their relocation to the BankNote.

Should you have any questions please feel free to contact me at 718-328-9125 or email [rsalamanca@cb.nyc.gov](mailto:rsalamanca@cb.nyc.gov).

Sincerely,



Rafael Salamanca, Jr.  
District Manager

cc: Hon. Ruben Diaz, Jr., Bronx Borough President  
Hon. Maria del Carmen Arroyo, NYC Council Member  
Hon. Marcos Crespo, NYS Assembly Member  
Hon. Carmen Arroyo, NYS Assembly Member