



## CITY PLANNING COMMISSION

December 18, 2013/Calendar No. 14

N 140186 PXR

**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 135 Canal Street (Block 527, Lot 5), Community District 1, Borough of Staten Island (Department of Health and Mental Hygiene offices).

**WHEREAS**, on November 22, 2013, 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 135 Canal Street (Block 527, Lot 5), Community District 1, Borough of Staten Island, which is intended for use as office space by the Department of Health and Mental Hygiene; and

**WHEREAS**, this application (N 140186 PXR) 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 Staten Island Community Board 1 and to the Borough President of Staten Island pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, Staten Island Community Board 1 submitted a letter dated December 13, 2013 recommending approval of the application, stating an additional need for an ECB hearing office on Staten Island for food safety and other health violations, however, the Commission notes that additional ECB hearing space is not being sought at this time and is beyond the purview of the current application, but that the Commission encourages the Department of Citywide Administrative Services to work with DOHMH to address this need; and

**WHEREAS**, the Borough President of Staten Island 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 December 4, 2013 (Calendar No. 22); and

**WHEREAS**, representatives from the Department of Health and Mental Hygiene (DOHMH) and the Department of Citywide Administrative Services spoke in favor of the application; and

**WHEREAS**, there were no other speakers and 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 site at 135 Canal Street is large enough to accommodate the proposed operations of DOHMH and will be

appropriately renovated for cost-effective operations. DOHMH will vacate two sites when they move to 135 Canal Street. The city-owned building at 51 Stuyvesant Place will be declared surplus property and the leased space at 2971 Hylan Boulevard will be terminated. The new space is currently vacant and will require some construction work to create an open space office environment that meets DOHMH's needs.

- b) **Suitability of the site for operational efficiency.** The site is suitable for operational efficiency due to its location. Its Stapleton location makes it easily accessible by the Staten Island Railway, bus and private vehicles. The railway stop is less than four blocks away at Water Street and Bay Street. Additionally, the S52, S74 and the S78 bus lines all have stops near the proposed site at Canal and Wright Streets, Beach and Water Streets, and along Bay Street. Several parking spaces will be provided behind the building as part of the lease and there is ample on-street parking on the surrounding streets. The site is zoned C4-2, which permits the proposed use. The proposed build-out will provide sufficient office space, interview/conference and reception space sufficient to meet the operational needs of the staff. When the renovation work is complete, the facility will be fully handicapped accessible.
- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** This project was included in the 2014-2015 Citywide Statement of Needs. The siting criteria used, such as access to public transportation and handicapped accessibility, conform to the criteria used in the Citywide Statement of Needs.
- 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 proposed site is not located within a regional business district. No suitable office space meeting the requirements of DOHMH was found in the St. George part of Staten Island. The proposed location at 135 Canal Street is however consistent with the requirements of the DOHMH.

**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 November 22, 2013 for use of property located at 135 Canal Street (Block 527, Lot 5) (Department of Health and Mental Hygiene offices), Community District 1, Borough of Staten Island, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 18, 2013 (Calendar No. 14), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

**KENNETH J. KNUCKLES, Esq., Vice Chairman**  
**ANGELA M. BATTAGLIA, RAYANN BESSER, ALFRED C. CERULLO, III,**  
**BETTY Y. CHEN, MICHELLE DE LA UZ, MARIA M. DEL TORO, RICHARD W. EADDY,**  
**JOSEPH DOUEK, ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners**