CITY PLANNING COMMISSION

May 21, 2014/Calendar No.14 N 140341 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), (DCAS offices) Community District 1, Borough of Staten Island.

WHEREAS, on April 23, 2014, 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 a computer-based testing and application center (CTAC) by the Department of Citywide Administrative Services; and

WHEREAS, this application (N 140341 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 all the Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Staten Island Community Board 1 has submitted a favorable recommendation; 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 May 7, 2014 (Calendar No. 16); and

WHEREAS, two representatives from the Department of Citywide Administrative Services (DCAS) 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 CTAC and will be appropriately renovated for cost- effective operations. The new space is currently vacant and will require some construction work to create an open space office environment that meets CTAC'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 convenient to the population that it will serve, including the bordering neighborhoods of Tompkinsville, Clifton, Rosebank and New Brighton. The proposed site is 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. 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.** The proposed space was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, sufficient waiting/reception area and handicapped access, 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. The facility's location is however consistent with the requirements of the CTAC.

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 April 23, 2014 for use of property located at 135 Canal Street (Block 527, Lot 5), (DCAS offices) Community District 1, Borough of Staten Island, is hereby **APPROVED.**

The above resolution, duly adopted by the City Planning Commission on May 21, 2014 (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.

CARL WEISBROD, Chairman,
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
MICHELLE DE LA UZ, MARIA M. DEL TORO, JOSEPH DOUEK,
ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners

City of New York
Community Board No. 1
1 Edgewater Plaza, Suite 217 • Staten Island, New York 10305
Tel: 718-981-6900 Fax: 718-720-1342

May 16, 2014

Mr. Leonard Garcia-Duran, Director
Department of City Planning
130 Stuyvesant Place, 6th Floor
Staten Island, New York 10301

Re: N140341PXR
Notice of Intent to Acquire
DCAS – 135 Canal Street – SI

Dear Mr. Duran:

On May 13, 2014 Community Board #1voted unanimously to support DCAS request to acquire office space for their computer base testing and application center to be located at 135 Canal Street.

As always, thank you for your concern for and interest in our community.

Very truly yours,

Leticia Remauro
Chairwoman

Vincent Accornero
Land Use Chairman

Cc: Daniel Colgan, DCAS