



## **CITY PLANNING COMMISSION**

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May 6, 2015 / Calendar No.11

N 150300 PXM

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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 3291-95 Broadway (Block 1999, Lot 36) for the Community Board 9 District Office, Borough of Manhattan, Community District 9.

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**WHEREAS**, on April 8, 2015, 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 3291-95 Broadway (Block 1999, Lot 36), Community District 9, Manhattan, which is intended for use as office space by Manhattan Community Board 9; and

**WHEREAS**, this application (N 150300 PXM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA requirements 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 9 and to all Borough Presidents pursuant to Section 195 of the New York City; and

**WHEREAS**, Manhattan Community Board 9 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 April 22, 2015 (Calendar No. 13); and

**WHEREAS**, there was one speaker at the public hearing in favor of the application and none opposed; and

**WHEREAS**, a representative from the Department of Citywide Administrative Services spoke in favor the 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 facility at 3291-95 Broadway is of sufficient size and will be appropriately built-out for cost-effective Community Board operations. The proposed site will provide modern office facilities including appropriate reception area, non-private offices, adequate conference room and filing space, and data processing facilities. The site provides sufficient space for staff and various committees of the Board. Further, the site provides adequate space for the monthly District Service Cabinet meeting and related activities.
  
- b) **Suitability of the Site for Operation Efficiency.** The site is suitable for operational efficiency due to its accessibility to both staff and residents of Community Board 9. The proposed site is located within the Board's service area and the site is reasonably well served by public transportation. The M4 bus stops within a few feet of the building entrance heading in the Southerly direction; across the street on the other side of Broadway is a stop in the Northerly direction. Additionally, the M100 and M101 bus

lines travel on Amsterdam Avenue, one block to the East. The No. 1 subway line has a station at 125<sup>th</sup> Street and Broadway and a station at 137<sup>th</sup> Street and Broadway, just a short walk North and South from the building. While the proposed leased does not include parking, there is some on-street parking on the surrounding blocks. The site will be handicapped accessible.

**c) Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was not indicated in a Citywide Statement of Needs. The site is located in a C6-1A zoning district, which allows office uses (Use Group 6) as-of-right. , and is located within the service area of the Community Board.

**d) Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts.** The site is located within a C6-1 regional business district. Regional business districts are areas outside of the Manhattan central business district that are zoned C4, C5, or C6, or are hubs of office buildings and/or civic structures.

**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 on April 8, 2015 for the use of space located at 3291-95 Broadway (Block 1999, Lot 36), Community District 9, Manhattan, which is intended for use as office space by Manhattan Community Board 9, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on May 6, 2015 (Calendar No. 11), 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

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,  
CHERYL COHEN EFFRON, MICHELLE DE LA UZ, JOSEPH DOUEK,  
RICHARD W. EADDY, ANNA HAYES LEVIN, BOME E JUNG,  
ORLANDO MARIN, LARISA ORTIZ, Commissioners**