CITY PLANNING COMMISSION

December 2, 2015 / Calendar No. 4 N 160074 PXQ

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 90-15 Sutphin Boulevard (Block 9677, Lot 7) (Department of Small Business Services Support Center), Community District 12, Borough of Queens.

WHEREAS, on November 4, 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 90-15 Sutphin Boulevard (Block 9677, Lot 7), Community District 12, Borough of Queens, which is intended for use by the Department of Small Business Services (SBS) and the Department of Consumer Affairs (DCA) as a Small Business Support Center; and

WHEREAS, this application (N 160074 PXQ) 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 Queens Community Board 12 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Queens Community Board 12 has not submitted a recommendation; and

WHEREAS, the Borough President of Queens 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 18, 2015 (Calendar No. 14); and

WHEREAS, there were three speakers in favor of the application representing SBS, DCAS, and DCA who discussed the possibility of extending the hours of operation of the proposed support center and the future of the existing SBS Business Solutions Center lease at 168-25 Jamaica Avenue; and

WHEREAS, there were no other speakers and the public hearing was closed; and

WHEREAS, in response to concerns raised by the City Planning Commission, the Departments of Small Business Services and Consumer Affairs, in a letter dated November 23, 2015, stated that SBS and DCA believe the proposed 9 am to 5 pm hours of operation will satisfy the diverse range of businesses expected to utilize the center, but will continually assess the ways to meet the needs of their customers, including hours of operations. SBS and DCA go on to state that they will be creating an online portal, which will be available to businesses at all hours, where customers will be able to access personalized information and conduct transactions with the City. It is expected that the full completion of the portal won't be available until post 2016 but some features will be rolled out as they become available. With reference to the lease for 90-15 Sutphin Boulevard, the applicants state that the initial term will run through October 2020, with two five-year renewal options.

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 office space on the fourth floor at 90-15 Sutphin Boulevard is of sufficient size to meet the needs of Small Business Services. The space is vacant and in good condition, requiring only minor upgrades to make it suitable for the agency's needs. Additionally, the site will be made fully ADA compliant.

b) **Suitability of the site for operational efficiency**. The 90-15 Sutphin Boulevard office building has superior access to public transportation. The stations for the E, J, F, and Z subway lines are less than a five-minute walk from the building. Several bus lines have stops on the streets surrounding the building. The Jamaica hub station of the Long Island Railroad and AirTrain to JFK International Airport is also nearby.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs**. The proposed relocation was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, sufficient office space and ADA 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 located within the boundaries of the Sutphin Boulevard Business Improvement District (BID) in downtown Jamaica, an important regional center for southeast Queens. With funding specifically allocated for the improvement of the commercial area, elected officials, community members, and local stakeholders are working together to optimize the Sutphin Boulevard experience. Sutphin Boulevard is one of three commercial BIDs that, together, make downtown Jamaica a thriving business hub and an enjoyable destination to shop, work, live, and visit.

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 4, 2015, for use of property located at 90-15 Sutphin Boulevard (Block 9677, Lot 7), Borough of Queens, Community District 12, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 2, 2015 (Calendar No. 4), 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*, MICHELLE DE LA UZ, JOSEPH I. DOUEK,
CHERYL COHEN EFFRON, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, Commissioners