CITY PLANNING COMMISSION

February 3, 2016 / Calendar No. 6 N 160127 PXK

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 1 Pierrepont Plaza (Block 239, Lot 1), (New York City Law Department offices), Borough of Brooklyn, Community District 2.

WHEREAS, on January 6, 2016, 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 1 Pierrepont Plaza (Block 239, Lot 1), Community District 2, Borough of Brooklyn, which is intended for use as office space by the New York City Law Department's Family Court Division; and

WHEREAS, this application (N 160127 PXK) 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 Brooklyn Community Board 2 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Brooklyn Community Board 2 submitted a letter dated January 22, 2016, stating that, "Community Board 2 waives its opportunity to comment with the request that a court officer assigned to the new facility be posted to an exterior patrol and that among that officer's duties shall be alleviating double-parking in front of the building"; and

WHEREAS, the Borough President of Brooklyn has not submitted a recommendation; and

WHEREAS, no recommendations were received from other Borough Presidents; and

WHEREAS, on January 5, 2016, the City Planning Commission duly advertised January 20, 2016 for a public hearing on this application (N 160127 PXK).

WHEREAS, the City Planning Commission held a public hearing on the application on January 20, 2016 (Calendar No. 5); and

WHEREAS, representatives from NYC Law Department and DCAS spoke in favor of the application at the public hearing; and

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

WHEREAS, in a letter dated January 22, 2016, the Law Department stated that its Family Court Division is not part of the Office of Court Administration and therefore does not employ court officers and that, since visitors to the office require an appointment, it does not expect the daily business of the office to result in double-parking in front of the building; 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**. Subject to renovations/improvements reflecting a configuration conducive to, and supportive of, the intended operations, the proposed space at 1 Pierrepont Plaza is of sufficient size and will be appropriately renovated for cost-effective Family Court Division operations. The proposed space is currently vacant and in good condition. Additionally, the proposed space will be made fully handicap accessible.

b) **Suitability of Site for Operational Efficiency**. The site is suitable for operational efficiency due to its proximity to the Family Court facilities and excellent access to mass transportation. The Family courthouse and offices are located at 330 Jay Street and 350 Jay Street, which are within a 5-minute walk from 1 Pierrepont Plaza. Additionally, the site is located within a few blocks of the 2, 3, 4, 5, A, C, F, N and R, subway lines as well as the B25, 26, 38, 41 and 52 bus routes. This location provides easy vehicular access to the Brooklyn Bridge, the Manhattan Bridge and the Brooklyn-Queens Expressway. The new site will include off-street parking.

c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs**. The proposed expansion was not indicated in the Citywide Statement of Needs request. However the siting criteria used here, such as access to public transportation, proximity to the Family Court facilities 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**. The proposed site is located within the Special Downtown Brooklyn District. The District establishes special height and setback regulations and urban design guidelines to promote and support the continued growth of Downtown Brooklyn as a unique mixed use area. The economic, civic, and retail center of the borough, Downtown Brooklyn is the city's third largest central business district – a hub of office buildings, courthouses and government buildings, major academic and cultural institutions, and active retail corridors.

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 January 6, 2016 for use of property located at 1 Pierrepont Plaza (Block 239, Lot 1), (Law Department Offices), Borough of Brooklyn, Community District 2, is hereby **APPROVED.**

The above resolution, duly adopted by the City Planning Commission on February 3, 2016 (Calendar No. 6), 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, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, *Commissioners*

CITY OF NEW YORK
Community Board No. 2
350 JAY STREET - 8TH FL.
BROOKLYN, N.Y. 11201
(718) 596-5410 FAX (718) 852-1461
cb2k@nyc.rr.com

→ Aley
C: LUR

ERIC ADAMS
Borough President

SHIRLEY A. McRAE
Chairperson

ROBERT PERRIS
District Manager

December 22, 2015

Assistant Commissioner Randal Fong
Department of Citywide Administrative Services
Bureau of Planning
1 Centre Street, 20th Floor
New York, New York 10007

Dear Assistant Commissioner Fong:

Community Board 2 has received, pursuant to Section 195 of the New York City Charter, a draft copy of an application for the acquisition of approximately 30,000 square feet of space at 1 Pierrepont Plaza (Block 239, Lot 1), in the Borough of Brooklyn. The proposed acquisition is for new space to handle a substantial increase of cases anticipated to result from pending state legislation that would, if approved as expected, add 16- and 17-year-olds to the Family Court Division's juvenile delinquency practice in Kings County.

Community Board 2 waives its opportunity to comment with the request that a court officer assigned to the new facility be posted to an exterior patrol and that among that officer's duties shall be alleviating double-parking in front of the building.

Thank you for the opportunity to comment.

Sincerely,

Shirley A. McRae

Shirley A. McRae

cc: Hon. Stephen Levin
New York City Council
Kenneth Majerus, Chief of Operations
New York City Law Department
Winston Von Engel, Brooklyn Borough Director
Alex Sommer, City Planner
Mary Ann Nizzico, City Planner
Department of City Planning

SAMc:RP

DEPARTMENT OF
CITY PLANNING
DEC 24 2015
BROOKLYN OFFICE

ZACHARY W. CARTER
Corporation Counsel

THE CITY OF NEW YORK
LAW DEPARTMENT
100 CHURCH STREET
NEW YORK, NY 10007

KENNETH MAJERUS
Deputy Chief of Administration
(212) 356-1062
kmajerus@law.nyc.gov

OFFICE OF THE
CHAIRPERSON
JAN 27 2016
29347

January 22, 2016

Carl Weisbrod, Chairman
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Law Department office space at One Pierrepont Plaza

Dear Chairman Weisbrod:

Responding to the matters of inquiry and/or concern about the Family Court's occupancy at One Pierrepont Plaza, the Department of Citywide Administrative Services and the Law Department provide the following:

Regarding court officers, we believe there has been a misunderstanding between the operations of the Law Department's Family Court Division and those of the Office of Court Administration (OCA). The Family Court Division is not part of OCA and does not employ court officers.

Toward concerns about street parking, we don't expect the daily business of the Law Department office proposed for One Pierrepont Plaza to result in double-parking in front of the building. Most visitors to this office will be by appointment. Additionally, for operational purposes related to our agency business, we have requested 5 parking spaces in the building's parking lot as part of our lease negotiations.

As to the timeline and lease matters:

- From receipt of all necessary permits (estimated by late spring/early summer 2016), the improvements required to the space are expected to take 6 to 8 months from approval of the cost of work and our occupancy and operations will occur thereafter;

- The proposed office is specifically targeted for the Family Court and to manage market conditions which cause space to be difficult to find at this time. Securing 195 approval is

needed to permit a lease to be executed. If the space works for other City needs, they will be considered, but in any event the proposed lease is not binding until executed and prior to execution, DCAS and the Law Department will confirm the need in order to minimize the risk of binding the City in the absence of approved legislation.

The proposed lease will provide the City a right to terminate after the 7th year and the City will have the right to utilize the space for other agencies (provided such use is permitted under the certificate of occupancy and presumably, appropriate and cohesive with the professional character and composition of the building). Additionally, the City's proposed, standard form of lease contains a general right for the City to sublet and/or assign its space.

Sincerely yours,

Kenneth Majerus

cc: Mal Higgins, Chief of Administration (Law)
Dale Lazerson, Assistant Director, Leasing (DCAS)
Scott Bernstein, Lease Negotiator, (DCAS)
Chris Fleming, Director of Strategic Planning (DCAS)