



June 8, 2016/Calendar No. 20

N 160304 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 118-35 Queens Boulevard (Block 2270, Lot 41), Borough of Queens, Community District 6. (NYPD Queens South Task Force Offices)

WHEREAS, on May 11, 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 118-35 Queens Boulevard (Block 2270, Lot 41), Community District 6, Borough of Queens, which is intended for use as office space by the NYPD Queens South Traffic Enforcement offices; and

WHEREAS, this application (N 160304 PXQ) 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 Queens Community Board 6 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Queens Community Board 6 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, on May 12, 2016, the City Planning Commission duly advertised May 25, 2016 for a public hearing on this application; and

WHEREAS, the City Planning Commission held a public hearing on the application on May 25, 2016 (Calendar No. 12); and

WHEREAS, a representative from 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 space on parts of the 3rd and 4th floors of 118-35 Queens Boulevard will afford cost effective operations for the Queens South Traffic Enforcement Unit. The space, which is currently vacant, will be appropriately configured to provide adequate space to meet the agency's needs. The proposed site will provide space for muster rooms, conference areas, lockers and a few offices. Additionally, the office will be fully handicapped accessible.

b) Suitability of Site for Operational Efficiency

The proposed office is suitable for operational efficiency due to its accessibility to staff. Forest Hills Tower has excellent access to public transportation. The Kew Gardens/Union Turnpike subway station of the E and F subway lines is only one block from the entrance to the building. The Q46 bus runs along Union Turnpike, one block south of the building and numerous other lines, including the Q60 run along Queens Boulevard. There are also numerous express bus lines to and from Manhattan that run along Queens Boulevard and Union Turnpike. Vehicular access is also excellent with several major arteries including the Grand Central Parkway and the Van Wyck Expressway nearby.

c) Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs

The proposed relocation and expansion was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, 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 in the Queens Civic Center area within a regional business district. The facilities location is consistent with the needs and requirements of the NYPD.

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 March 17, 2016, pursuant to Section 195 of the New York City Charter for use of property located at 118-35 Queens Boulevard (Block 2270, Lot 41), Borough of Queens, Community District 6 (NYPD Queens South Task Force Offices), is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on June 8, 2016 (Calendar No. 20), 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 R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, Commissioners