CITY PLANNING COMMISSION

July 27, 2016 / Calendar No. 21 N 160382 PXM

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 230 Park Avenue (Block 1300, Lot 1), Borough of Manhattan, Community District 5 (Office of Court Administrative Offices).

WHEREAS, on June 29, 2016, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire office space pursuant to 195 of the New York City Charter for use of space located at 230 Park Avenue (Block 1300, Lot 1), Community District 5, Manhattan, which is intended for use as office space for the newly appointed Associate Judge to the New York State Court of Appeals and his staff; and

WHEREAS, this application (N 160382 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 5 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 5 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, on June 28, 2016 the City Planning Commission duly advertised July 13, 2016 for a public hearing on this application (N 160382 PXM); and

WHEREAS, the City Planning Commission held a public hearing on the application on July 13, 2016 (Calendar No. 14); and

WHEREAS, representatives from the Department of Citywide Administrative Services and the Office of Court Administrative Offices 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 of 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 15th floor of 230 Park Avenue is large enough to meet the needs of the newly appointed Associate Judge. The proposed space is currently vacant and will require minor renovations to make it suitable for the Judge's needs. Additionally, the site will be made fully ADA accessible.

b) **Suitability of the Site for Operation Efficiency**. 230 Park Avenue has superior access to public transportation. The 4, 5, 6 and 7 subway lines stop at Grand Central Terminal. In addition, the Metro-North train lines arrive and depart from Grand Central Terminal. Numerous bus lines, including the M42, M101 and M102 all have stops within two blocks of the entrance to the building.

c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was not included in the Citywide Statement of Needs. However, the siting criteria used for this site, such as

access to public transportation 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.** Locating the chambers for the newly appointed Associate Judge to the New York State of Appeals at 230 Park Avenue is ideal in order to be in close proximity to the chamber of Chief Judge DiFiore, Chief Judge for the New York State of Appeals, also located at 230 Park Avenue. Several other Associate Judges have also located in Midtown sites that were near Chief Judge DiFiore. Because of the importance of being located within close proximity to the chambers of the Chief Judge for the New York State of Appeals, office spaces in regional business districts outside of the Central Business Districts in Manhattan were not considered. Additionally, 230 Park Avenue is located within the Special Midtown District and the Grand Central Business Improvement District, which is comprised of 70 square blocks in the heart of Midtown Manhattan. These organizations provide supplemental public safety, sanitation, streetscape improvement and business support services to the greater Grand Central neighborhood.

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 June 29, 2016, pursuant to Section 195 of the New York City Charter for use of property located at 230 Park Avenue (Block 1300, Lot 1), Borough of Manhattan, Community District 5, (Office of Court Administrative Offices), is hereby **APPROVED**.

The above resolution is duly adopted by the City Planning Commission on July 27, 2016 (Calendar No. 21), 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