



CITY PLANNING COMMISSION

June 8, 2022 / Calendar No. 6

N 220298 PXX

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and Brooklyn Community Board 17, pursuant to Section 195 of the New York City Charter for use of property located at 350 Clarkson Avenue (Block 4837, p/o Lot 27) for Brooklyn Community Board 17 Offices, Community District 17, Borough of Brooklyn.

WHEREAS, on May 12, 2022, the New York City Department of Citywide Administrative Services (DCAS) and Brooklyn Community Board 17 submitted a Notice of Intent to acquire office space pursuant to Section 195 of the New York City Charter, for the use of property located at 350 Clarkson Avenue (Block 4837, p/o Lot 27), Community District 17, Brooklyn, as office space by Brooklyn Community Board 17; and

WHEREAS, this application (N 220298 PXX) 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 Brooklyn Community Board 17 and to all Borough Presidents on May 12, 2022, pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Brooklyn Community Board 17 has not submitted a recommendation on this matter; and

WHEREAS, the Borough President of Brooklyn 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 May 25, 2022 (Calendar No. 21); and

WHEREAS, representatives from DCAS and Brooklyn Community Board 17 spoke in favor of the application, describing the proposed location, lease terms, efficiency of the proposed layout, and proximity to public transit; and

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

WHEREAS, DCAS stated in a letter dated May 12, 2022 that it believes that the location of the facility and its accessibility to mass transit will satisfy the operational requirements of Community Board 17 and its constituents; 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 350 Clarkson Avenue is adequate for current and anticipated staffing levels and suitable for holding both in-person and remote meetings. It will be appropriately built out for cost-effective administrative operations, providing modern office facilities, including an appropriate waiting area, workstations, conference room, and filing space. The facility will be ADA compliant. Other facilities considered were 2700 Church Avenue, which was not ADA accessible; 837 Clarkson Avenue, which faced security issues due to dim lighting; and 1330 Utica Avenue, which was too small to accommodate staff.

- b) Suitability of the Site for Operation Efficiency.** The site is adequate for operational efficiency due to its location within CB 17's district area and proximity to ample public transportation. The site will provide adequate space for staff and most meetings of CB 17. Additionally, the site is ideally situated near mass transportation, with the MTA 2 and 5 train lines stopping only a few blocks away, and bus lines, such as B12, B44, and B46 passing nearby. The proximity to SUNY Downstate Medical Center is an advantage, as CB 17 regularly holds its public hearings there.
- c) Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation of CB 17's district office was not listed in the Citywide Statement of Needs. However, the proposed location is within Community District 17's boundaries and is well served by public transportation.
- d) Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts.** The proposed new district office is not located in a Regional Business District. However, it is located within a residential district with commercial overlays that support local business uses. The proposed site fulfills the needs of CB 17.

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 DCAS and Community Board 17 on May 12, 2022 for the use of property located at 350 Clarkson Avenue (Block 4837, p/o Lot 27), the Brooklyn Community Board 17 Offices, Community District 17, Brooklyn, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on June 8, 2022 (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.

DANIEL R. GARODNICK, Esq., *Chairman*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
DAVID J. BURNEY, ALFRED C. CERULLO, III, JOSEPH DOUEK,
LEAH GOODRIDGE, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*