



May 10, 2023 / Calendar No. 5

N 230111 PXM

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and Manhattan Community Board 4, pursuant to Section 195 of the New York City Charter for use of property located at 630 Ninth Avenue (Block 1035, p/o Lot 1), (Manhattan Community Board 4 Office), Borough of Manhattan, Community District 4.

WHEREAS, on April 13, 2023, the New York City Department of Citywide Administrative Services (DCAS) and Manhattan Community Board 4 submitted a Notice of Intent to acquire approximately 1,900 square feet of office space located at a property at 630 Ninth Avenue (Block 1035, Lot 1), pursuant to Section 195 of the New York City Charter at a property; and

WHEREAS, this application (N 230111 PXM) 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 or 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 4 and to all borough presidents on April 13, 2023, pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 4 has not submitted a recommendation on this matter; and

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

WHEREAS, no recommendations were received from the other borough presidents; and

WHEREAS, on April 12, 2023, the City Planning Commission duly advertised April 26, 2023, for a public hearing on this application (N 230111 PXM); and

WHEREAS, the City Planning Commission held a public hearing on the application on April 26, 2023 (Calendar No. 15); and

WHEREAS, representatives from DCAS and Manhattan Community Board 4 spoke in favor of the application, describing the proposed location, services, efficiency of the proposed layout, and proximity to public transit; and

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

WHEREAS, the City Planning Commission, in reviewing the proposed location of the 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 630 Ninth Avenue is adequate for current and anticipated staffing levels and suitable for holding most public meetings. It will be appropriately built out for cost-effective administrative operations, providing modern office facilities including an appropriate waiting area, workstations, a conference room, and filing/storage space. DCAS considered other locations within the Community District, including 311 West 43rd Street, 483 Tenth Avenue, and 210-218 Eleventh Avenue. The proposed site at 630 Ninth Avenue was selected because it was the most cost-effective solution in the best location when compared to the other potential sites.

b) **Suitability of the Site for Operational Efficiency.** The site is adequate for

operational efficiency due to its highly accessible location within CB 4's district area and proximity to ample public transportation. The site will provide adequate space for staff and most public meetings of CB 4. In addition, the site is ideally situated near public transportation, with all major subway line and several city bus lines stopping within a short walk from the proposed location.

c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The CB4 office space need is not listed the Citywide Statement of Needs. However, the proposed site is appropriately sized, centrally located within Community District 4 and is well served by public transportation. The proposed relocation was included in the Citywide Statement of Needs for fiscal years 2023-2024 on page 166. When the space need was submitted, DCAS and the building ownership were working to find a longer-term space for CB 4 in the current building, but no suitable space was available. The selected office location is centrally located and accessible to the public, and adequately sized to meet the community board's needs.

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 in a commercial zoning district in Midtown Manhattan. Visitors to the district office are likely to be local residents and are likely to patronize nearby businesses, which will support commercial activity in the 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 DCAS and Manhattan Community Board 4 on April 13, 2023, for use of property located at 630 Ninth Avenue (Block 1035, Lot 1) for Community Board 4's office, Borough of Manhattan, Community District 4, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on May 10, 2023 (Calendar No. 5), 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., *Chair,*
KENNETH J. KNUCKLES, Esq., *Vice-Chairman*
GAIL BENJAMIN, LEILA BOZORG, ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, DAVID GOLD, Esq.,
LEAH GOODRIDGE, RASMIA KIRMANI-FRYE,
ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*