



IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Staten Island Community Board 2, pursuant to Section 195 of the New York City Charter for use of property located at 900 South Avenue (Block 1725, p/o Lot 85) Staten Island Community District 2 office), Borough of Staten Island, Community District 2.

WHEREAS, on February 8, 2024, the New York City Department of Citywide Administrative Services (DCAS) and Staten Island Community Board No 2 submitted a Notice of Intent to acquire 1,063 square feet of office space pursuant to Section 195 of the New York City Charter, for the use of property located at 900 South Avenue (Block 1725, Lot 85), Community District 2, Staten Island, as office space by Community Board 2; and

WHEREAS, this application (N 240045 PXR) 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 the City Planning Commission / Community Board 2 and to all Borough Presidents on February 8, 2024, pursuant to Section 195 of the New York City Charter; and

WHEREAS, Staten Island Community Board 2 has not submitted a recommendation on this matter; and

WHEREAS, the Staten Island Borough President has not submitted a recommendation; and

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

WHEREAS, on February 6, 2024, the City Planning Commission duly advertised February 21, 2024, for a public hearing on this application (N 240045 PXR); and

WHEREAS, the City Planning Commission held a public hearing on the application on February 21, 2024 (Calendar No. 10); and

WHEREAS, representatives from Staten Island Community Board 2 and DCAS spoke in favor of the application, describing the proposed location, lease terms, current use and operations of the site, suitability of the proposed location, parking, 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 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 Operation

The proposed space at 900 South Avenue is sufficient to meet the needs of the existing community Board office located there. The office for Staten Island Community Board 2 has been located here since November 2018 through a license agreement. Although its relocation to the project site was initially intended as a short-term solution, the board has found that the office space adequately meets its needs for administrative duties, community engagement, coordination, and addressing committee responsibilities. The project site is an office space where, in addition to being a working space for the board itself, two full time and one part time staff member currently work. Because the board plans to continue working at this location indefinitely, the creation of a new lease agreement supplanting the ongoing license agreement would be a cost-effective way to keep the board in an office space that is well suited to its needs.

b) Suitability of the Site for Operational Efficiency

Most residents of Staten Island drive rather than commute via public transportation. Community Board 2, their staff, and members of the community that visit this office

space are expected to travel to the site almost exclusively by car. The site is located on South Avenue, a north-south thoroughfare that runs through the northwestern corner of Staten Island, roughly from Richmond Terrace to Travis Avenue. By car, the project site is very accessible to West Shore Expressway and the Staten Island Expressway, which connect the more densely populated outer corners of the borough to the mid-island neighborhoods, as well as directly connecting Staten Island to Brooklyn and New Jersey. The project site is also served by some public transit. A bus stop at 1000 South Ave/Opposite 1000 South Ave is a three-minute walk away from the project site, and it is served by both the S46 and S96.

c) Consistency with the location and other specific Criteria for the Facility Stated in the Statement of Needs

The proposed lease was not included in the most recent Citywide Statement of Needs, as this lease does not represent a relocation or alteration of the board's office space.

d) Whether the facility can be located so as to support Development and Revitalization of the City's Regional Business Districts without Constraining Operational Efficiency.

Staten Island Community District 2 does not encompass any special commercial districts that would constitute a more appropriate location for this office.

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 Staten Island Community Board 2 on February 8, 2024, for the use of property located at 900 South Avenue (Block 1725, Lot 85), for Community Board 2's office space, Borough of Staten Island, Community District 2, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 6, 2024 (Calendar No. 22) 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, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,

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RASMIA KIRMANI-FRYE, ORLANDO MARÍN, JUAN CAMILO OSORIO,

RAJ RAMPERSHAD, *Commissioners*