

CITY PLANNING COMMISSION

November 18, 1992/Calendar No. 21

N 930153 PXX

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IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter for use of up to 1,629 square feet of space located on part of the first floor of 39 Remsen Avenue (Block 4593, Lot 110), Community District 17, Borough of Brooklyn.

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**WHEREAS**, on October 20, 1992, the Department of General Services, Division of Real Property submitted a Notice of Intent to Acquire Office Space pursuant to Section 195 of the New York City Charter for use of up to 1,629 square feet of space on part of the first floor of a one-story building located at 39 Remsen Avenue (Block 4593, Lot 110), Community District 17, Borough of Brooklyn, which is intended for use as offices for Community Board 17; and

**WHEREAS**, this application (N 930153 PXX) 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 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 pursuant to Section 195 of the New York City Charter; and

WHEREAS, Brooklyn Community Board 17 issued a letter regarding the application dated July 19, 1992, stating that "Board 17 finds 39 Remsen Avenue able to provide more room for committee meetings, thus allowing for adequate seating without crowding or standing"; and

WHEREAS, the Borough President of the 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 November 4, 1992 (Calendar No. 12); and

WHEREAS, there were no speakers at the public hearing; 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 Community Board offices were formerly located at 555 Remsen Avenue. The city could not successfully negotiate a lease renewal for the existing office space and the Community Board had to vacate the premises. The proposed location on the first floor of 39 Remsen

Avenue has 1,629 square feet of space and provides ample space for the Community Board's staff of six, an area for conferences or committee meetings, and is handicap accessible. The Community Board is currently occupying the site under a license agreement.

b) Suitability of the site for operational efficiency, taking into consideration its accessibility to staff, public and/or other sectors of city government. The proposed location at 39 Remsen Avenue is a one-story building located in a C8-2 zoning district which permits the offices as-of-right. It is about six blocks north-west of the former offices. The site is accessible to the community. The B12, B17, and B46 buses all stop within one block of the site.

c) Consistency with locational and other specific criteria for the facility stated in the Statement of Needs. This facility was not included in the Statement of Needs.

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. Since Community District 17 does not contain a regional business district, the Community Board 17 offices could not be located so as to support development and revitalization of the city's regional business districts without constraining operational efficiency.

**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 General Services, Division of Real Property on October 20, 1992 for use of up to 1,629 square feet of space located on part of the first floor of 39 Remsen Avenue (Block 4593, Lot 110), Community

District 17, Borough of Brooklyn, is hereby APPROVED.

The above resolution, duly adopted by the City Planning Commission on November 18, 1992, (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.

RICHARD L. SCHAFFER, Chairman  
VICTOR G. ALICEA, Vice Chairman  
EUGENIE L. BIRCH, A.I.C.P., AMANDA M. BURDEN, A.I.C.P.,  
ANTHONY I. GIACOBBE, MAXINE GRIFFITH, JAMES C. JAO, R.A.,  
JOEL A. MIELE SR., P.E., EDWARD T. ROGOWSKY,  
RONALD SHIFFMAN, A.I.C.P., JACOB B. WARD, Commissioners



# COMMUNITY BOARD 17

555 REMSEN AVENUE, BROOKLYN, N. Y. 11238  
(718) 345-5511 - 345-3762

**N. NICK PERRY**  
CHAIRPERSON

**Executive Officers:**

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**Secretary:**

**District Manager:**  
**ROCHELLE TENNER**

July 19, 1991

## NEW ADDRESS

39 REMSEN AVENUE  
BROOKLYN, N.Y. 11212  
(718) 467-3336

Ms. Patricia Thompson  
Lease Negotiator  
Dept. of General Services  
Div. of Real Property Bureau of Acquisitions  
1 Centre St. 20th Fl. North Suite 2000  
New York, N.Y. 10007

Dear Ms. Thompson:

The following statement is in response to Question 7 of the Notice of Intent to Acquire Office Space.

- a) Board 17 finds 39 Remsen Avenue able to provide more room for committee meetings, thus allowing for adequate seating without crowding or standing which was unsafe in previous site. Copying and duplicating equipment is in a large ventilated area not previously provided. Adequate, air conditioned space is now available for our computers. Site is accessible to staff and constituents.
- b) Site is on the direct route of 3 bus lines, B46-Utica Avenue; B-12-East New York Avenue, B17-Remsen Avenue. These buses transfer to many other buses in the area, and also go to the IRT subway lines. There is on-site parking as well.
- c) Not listed in the Statement of Needs-not applicable.
- d) Not in a regional business district-but being on this small commercial strip will stimulate business for the surrounding stores, and will in turn increase utilization of our services.

Yours truly,

*N. Nick Perry*  
N. NICK PERRY, CHAIRPERSON

CC: Rev. Melville Herron, 1st Vice Chair  
James Zimmerman, 2nd Vice Chair  
Rose Meiselas, Treasurer/Budget Chair

encl.