

CITY PLANNING COMMISSION

October 28, 1998/Calendar No. 19

N 990123 PXQ

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 the use of property located at 37-02 82nd Street (Block 1292, Lot 6), Community District 3, Borough of Queens.

WHEREAS, on September 29, 1998, the Department of Citywide Administrative Services submitted a Notice of Intent to Acquire Office Space pursuant to Section 195 of the New York City Charter for use of space located on the second floor of 37-02 82nd Street (Block 1292, Lot 6), Community District 3, Borough of Queens, which is intended for use as an office by Queens Community Board 3.

WHEREAS, this application (N 990123 PXQ) 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 Queens Community Board 3 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Queens Community Board 3 has not submitted a recommendation; and

WHEREAS, the Borough President of Queens 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 October 14, 1998 (Calendar No. 11); and

WHEREAS, the Chairman of Queens Community Board 3 spoke in favor of the application; and

WHEREAS, there were no other speakers; 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.** Community Board 3 monitors the delivery of city services to Community District 3 including the review of zoning and planning issues, the preparation of capital and expense budget priority requests and the filing of complaints regarding the delivery of city services on behalf of residents. The community board

currently occupies 954 square-feet in a city-owned building at 34-33 Junction Boulevard in Corona. The existing space is undersized and unsuitable for the needs of the Board. The proposed site is about half a mile west of the existing office. It is developed with a two-story, handicap-accessible, commercial building whose other tenants include law and accounting firms, building management and maintenance companies, and the 82nd Street Business Improvement District office. The proposed space will accommodate a modern office installation and sufficient space to meet the program needs of the community board, which is staffed by three full-time and two part-time employees. The space will include a reception area, private and shared offices, and a conference room.

b) Suitability of the site for operational efficiency, taking into consideration its accessibility to staff, public and/or other sectors of city government. The site is located in a C4-3 zoning district which allows offices. It is within the geographic boundaries of Community District 3 and abuts stores on either side. 37th Avenue and 82nd Street are both predominately developed with ground level stores, some with residences above. The area surrounding the site is predominately developed with residences. The site is located in the eastern section of the community district and is well served by public transportation. The 82nd Street/Jackson Heights Station of the IRT 7 train, as well as the Q-29, Q-32 and Q-33 buses, are all within one block of the site.

c) Consistency with locational and other specific criteria for the facility stated in the Statement of Needs. The need for a new site was not noted 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 without constraining operational efficiency. The proposed site is located within a C4-3 Zoning District. C4 districts outside the Manhattan central business district are considered regional business districts.

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 September 29, 1998 for use of space located at 37-02 82nd Street (Block 1292, Lot 6), Community District 3, Borough of Queens, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on October 28, 1998 (Calendar No. 19), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

VICTOR G. ALICEA, Vice-Chairman,
ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,
IRWIN CANTOR, P.E., KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN,
ANTHONY I. GIACOBBE, Esq., WILLIAM GRINKER, BRENDA LEVIN,
EDWARD T. ROGOWSKY, JACOB B. WARD, Esq., Commissioners.