

CITY PLANNING COMMISSION

April 21, 1999/Calendar No. 15

N 990527 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 82-11 37th Avenue (Block 1456, Lots 35 and 41), Community District 3, Borough of Queens.

WHEREAS, on March 23, 1999, 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 sixth floor of 82-11 37th Avenue (Block 1456, Lots 35 and 41), Community District 3, Borough of Queens, which is intended for use as an office by Queens Community Board 3.

WHEREAS, this application (N 990527 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 April 7, 1999 (Calendar No. 17); and

WHEREAS, there were no speakers and the 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 operations.** Community Board 3 currently occupies 954 square-feet in a city-owned building at 34-33 Junction Boulevard in Jackson Heights. The existing space is too small to continue to meet the needs of the community board. An application (N 990123 PXQ) to relocate the existing office to 37-02 82nd Street was approved in 1998 but lease negotiations were unsuccessful. The proposed site is located in the eastern portion of the community district, about 12 blocks west of the existing office. It is developed with a nine-story commercial building

which has a drug store on the first floor and offices on the floors above. 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 five full-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 boundaries of Community District 3 and abuts 5-story residences. 37th Avenue is predominately developed with ground level stores, some with residences above. The area surrounding the site is predominately developed with five- and six-story multiple dwellings. The site is well served by public transportation and is located within two blocks of the 82nd Street station of the 7 train, as well as the Q19B, Q32, Q66 and Q72 buses.

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 site, located in a C4 zoning district outside of the Manhattan central business district, is located within a regional business district.

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 March 23, 1999 for use of space located at 82-11 37th Avenue (Block 1456, Lots 35 and 41), Community District 3, Borough of Queens, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on April 21, 1999 (Calendar No. 15), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

JOSEPH B. ROSE, Chairman
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,
WILLIAM GRINKER, BRENDA LEVIN, JACOB B. WARD, Esq., Commissioners.