



---

**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 use of property to be located at 2926 West 19<sup>TH</sup> Street (Block 7060, Lot 1-9, 14, 16-22, 24, 27, 31, 32, 35, 44-51) as office space (New York City Human Resources Administration/Department of Social Services), Borough of Brooklyn, Community District 13.

---

**WHEREAS**, on April 25, 2018, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire office space pursuant to Section 195 of the New York City Charter for the use of space to be located at 2926 West 19<sup>TH</sup> Street (Block 7060, Lot 1-9, 14, 16-22, 24, 27, 31, 32, 35, 44-51), Community District (CD) 13, Brooklyn, which is intended for use as office space by the New York City Human Resources Administration (HRA)/Department of Social Services; and

**WHEREAS**, this application (N 180317 PXX) was reviewed 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 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 13 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, Brooklyn Community Board 13 has not submitted a recommendation; and

**WHEREAS**, the Borough President of Brooklyn has not submitted a recommendation; and

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

**WHEREAS**, on April 25, 2018 the City Planning Commission duly advertised May 9, 2018 for a public hearing on this application (N 180317 PXX); and

**WHEREAS**, the City Planning Commission held a public hearing on the application on May 9, 2018 (Calendar No. 22); and

**WHEREAS**, representatives from HRA and DCAS spoke in favor of the application; and

**WHEREAS**, there were no other speakers and 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 Operations.** The proposed facility at 2926 W 19<sup>th</sup> Street is of sufficient size, allowing the consolidation of HRA programs in Coney Island. The site will provide cost-effective operations in a new building being constructed, in part, to accommodate the new, consolidated HRA facility from three different locations: 33 Beaver Street in Manhattan, and 3030 West 21th Street and 2857 West 8<sup>th</sup> Street in Brooklyn. Programs to be moved to the new location include the HIV/AIDS Services Administration; Job Center; Medical Insurance and Community Services Administration; Fraud Investigation; Office of Policy, Procedure and Training; Supplemental Nutrition Assistance Program; Management Information Systems; General Support Services; and Police Operations.
- b) **Suitability of Site for Operational Efficiency.** The proposed site is suitable for the operational efficiency due to its proximity to HRA’s clients and employees, and excellent access to transit. The Coney Island-Stillwell Avenue Station, which serves the D, F, N and Q subway lines, is located four blocks east of the proposed site. The B74, X28 and X38 Express Bus Service lines (Sea Gate/Benson Hurst – Manhattan Express) run along Mermaid and Surf Avenue, with stops directly on the block of the project site. The location also provides easy vehicular access to both the Belt and Ocean Parkways. HRA anticipates approximately 50 parking spaces at this location, to be used by both city-employees and city cars.
- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was listed in the Citywide

Statement of Needs for Fiscal Years 2017-2018, which noted that a location in CD 13 and good transit access were preferred. The proposed location meets those criteria.

**d) Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts.** The proposed site is located within the Special Coney Island District and its Coney North subdistrict, which is generally developed with mixed residential and neighborhood retail uses. The Coney Island Plan envisioned a new mixed-use building with affordable housing, office and retail uses on vacant sites on Block 7060. HRA is taking significant space in the building as the main commercial tenant, supporting the overall commercial vitality of Mermaid and Surf avenues. Furthermore, the consolidation and relocation of city facilities unlocks one of the proposed sites within the Special Coney Island District dedicated to develop affordable housing as part of the Coney Island Plan.

**WHEREAS**, the City Planning 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 April 25, 2018 pursuant of Section 195 of the New York City Charter for use of property to be located at 2926 West 19<sup>TH</sup> Street (Block 7060, Lot 1-9, 14, 16-22, 24, 27, 31, 32, 35, 44-51) as office space (New York City Human Resources Administration/Department of Social Services), Borough of Brooklyn, Community District 13, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on May 23, 2018 (Calendar No. 14), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

**KENNETH J. KNUCKLES, ESQ.,** *Vice Chairman*  
**ALFRED C. CERULLO, III, JOSEPH DOUEK,**  
**MICHELLE DE LA UZ, RICHARD W. EADDY, CHERYL COHEN EFFRON,**  
**ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ,** *Commissioners*

**ALLEN CAPPELLI,** *Abstaining*