

CITY PLANNING COMMISSION

December 19, 2012/Calendar No. 7

N 130106 PXM

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 located at 1112 St. Nicholas Avenue (Block 2124, Lot 1) (CB 12 offices), Community District 12, Borough of Manhattan.

WHEREAS, on November 20, 2012, 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 located at 1112 St. Nicholas Avenue (Block 2124, Lot 1), Community District 12, Borough of Manhattan, which is intended for use as office space by Manhattan Community Board 12; and

WHEREAS, this application (N 130106 PXM) 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 Manhattan Community Board 12 and to the Borough President of Manhattan pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 12 has not submitted a recommendation; and

WHEREAS, the Borough President of Manhattan 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 28, 2012 (Calendar No. 13); and

WHEREAS, a representative from the Department of Citywide Administrative Services and the District Manager for Manhattan Community Board 12 spoke in favor of the application; and

WHEREAS, 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 office at 1112 St. Nicholas Avenue is of sufficient size and will be approximately built-out for cost-effective Community Board operations. The proposed site will provide modern office facilities including appropriate reception area, private and non-private offices, adequate conference room and filing space and data processing facilities. The site provides sufficient space for staff and various committees of the Board. Further, the site provides adequate space for the monthly District Service Cabinet meeting and related activities.
- b) **Suitability of the site for operational efficiency.** The site is suitable for operational efficiency due to its accessibility to both staff and residents of Community Board 12, Manhattan. The proposed site is centrally located within the Board's service area and is well-served by public transportation. The M2, M3, and M100 bus lines stop directly in front of the new office and the M5 bus line is one block away. The building is located within two blocks of the A, C and No. 1 subway lines at the 168th Street Train Station. There is adequate on-street parking on the surrounding blocks. The site will be handicapped accessible. Further, there are sufficient shopping and eating establishments within the vicinity of the site.
- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The proposed location was not indicated 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 regional business district and centrally located within the service area of the Community Board. Accordingly, the proposed Community Board office supports the continued and sustained growth of this regional business district. Moreover, the proposed site's location enables the Community Board to better deliver services to residents.

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 November 20, 2012 for use of property located at 1112 St. Nicholas Avenue (Block 2124, Lot 1) (CB 12 offices), Community District 12, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 19, 2012 (Calendar No. 7), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners