

# Citywide Statement of Needs For City Facilities Fiscal Years 2022-2023

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Borough President and Community Board Comments



**Bill de Blasio**, Mayor  
City of New York

Compiled by:  
**Department of City Planning**  
Marisa Lago, Director  
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May 2021

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## INTRODUCTION

This document contains comments received by the Department of City Planning (DCP) regarding the FY 2022/2023 *Citywide Statement of Needs* (SON). Comments were received from the Bronx and Brooklyn Borough Presidents; Community Board 8 in the Bronx; Community Boards 13, 14 and 17 in Brooklyn; Community Board 10 in Queens; and Community Board 1 in Staten Island.

The SON is an annual report pursuant to Section 204 of the City Charter intended to facilitate, in conjunction with the *Criteria for the Location of City Facilities* (the *Fair Share Criteria*), a dialogue on siting decisions for City facilities that is aimed at balancing community needs, cost effective service delivery, and the social and economic impacts of these facilities on surrounding areas.

The SON identifies by agency and program all new facilities the City plans to site and all existing facilities the City plans to close or to expand or reduce significantly in size during the next two fiscal years. As part of the SON process, Borough Presidents and Community Boards may submit written comments to DCP. During the comment period, Borough Presidents may propose alternative locations for any new City facilities to be located in their borough if the locations are consistent with the *Criteria for the Location of City Facilities* and with the specific siting criteria listed in the *Statement of Needs*.

Together with information required by the *Fair Share Criteria*, the comments on the SON are considered as part of the City's land use review process for siting City facilities.

### Additional Information

- For more information about the Citywide Statement of Needs visit:  
<http://www1.nyc.gov/site/planning/about/publications/citywide-statement-of-needs.page>
- To view the most recent Citywide Statement of Needs (published in December 2021) visit:  
[https://www1.nyc.gov/assets/planning/download/pdf/about/publications/son\\_22\\_23.pdf](https://www1.nyc.gov/assets/planning/download/pdf/about/publications/son_22_23.pdf)
- To view the City's Fair Share Criteria visit:  
[http://www1.nyc.gov/assets/planning/download/pdf/about/publications/criteria\\_lcf.pdf](http://www1.nyc.gov/assets/planning/download/pdf/about/publications/criteria_lcf.pdf)
- For questions related to this document or the City's Fair Share process, please contact the New York City Department of City Planning at [SON\\_DL@planning.nyc.gov](mailto:SON_DL@planning.nyc.gov)

# **BRONX**



**BRONX BOROUGH PRESIDENT RUBEN DIAZ JR.**

May 7, 2021

Please find below my office's response to the Fiscal Year 2022/23 Citywide Statement of Needs

**Page 82**

**ACS Child Services**

Moving from Morris Avenue to Bartow Avenue is extreme. Co-op City is not subway accessible. Also, is there a need for these services in the Northeast Bronx, as opposed to Morrisania and the surrounding communities?

**Page 83**

**Board of Elections**

Board of Election headquarters should move to one of the borough's CBDs located around 149/161 Streets or Fordham Road, near other governmental facilities, in order to centralize borough services.

**Page 87**

**DOS Cleaning Services**

We recommend that any relocation of these facilities is centralized to the South Bronx, preferably in or around the Bathgate Avenue corridor.

**Page 108**

**Relocation of Bronx Tow Pound**

I still object to the construction of a 24-story jail in a residential neighborhood. While I support the closing of the jails on Riker's Island, like the other boroughs, any new facility needs to be relocated near/adjacent to our court complexes. There is available New York City and State land adjacent to the Bronx Hall of Justice to support such a relocation. This is important to note as the relocation of the Bronx Tow Pound is being instigated by the improper siting of the current iteration of the jail by this administration, following a dubious review process. There is no location, nor plan, for the Bronx Tow Pound. I urge that the current iteration for the jail relocation be scuttled, and that the Bronx Tow Pound be considered for proper relocation, while the current site adopts a mixed-use redevelopment plan that incorporates the residential and commercial of the immediate neighborhood, and light industrial character of the adjacent neighborhood.

**Page 109**

**Relocation of SVU**

Relocation should occur in one of the borough's Central Business Districts located either around 149/161 Streets or Fordham Road, in order to make the office easily accessible to all of the borough's at-risk residents.

Sincerely,

Ruben Diaz Jr.

## **Bronx Community Board 8**

Good Afternoon,

Please see comments from Bronx Community Board No. 8 regarding new office space.

Bronx Community Board No. 8 continues to work with DCAS & OMB on acquiring a new office space.

Bronx Community Board No. 8 serves Riverdale, Kingsbridge, Kingsbridge Heights, Fieldston, Spuyten Duyvil, Van Cortlandt Village and Marble Hill. Bronx Community Board No. 8 is in the extreme northwest portion of New York City, bounded by the Hudson River to the west, Westchester County to the north and extending to Van Cortlandt Park and the Jerome Park reservoir to the east; to the south we are bordered by the Harlem River, West 225th Street and Kingsbridge Road. The area is 3.4 square miles and serves a population of approximately 112,000 people.

A new site within the confines of Community Board 8 is desperately needed. Currently, our district office is located in the furthest northwest corner of the district. It has become clear that our district office should be more centrally located to better serve all our residents equitably. A new site would be more accessible to all residents, especially the disabled, as our current office is less so. Prior to the pandemic, our board met at local religious institutions, schools, nursing homes and community centers. Due to the pandemic, many of our meeting hosts will not be open to hosting in person meetings with at least 50 attendees when that time comes.

A new office would help the Community Board perform the Charter-mandated functions of the Community Board. CB8's primary responsibilities include the following:

- Hold public meetings regarding zoning and land use matters, proposed liquor license applications, transportation infrastructure proposals and other community matters
- Host the monthly District Service Cabinet Meeting
- Provide formal input in the City's Uniform Land Use Review Procedure (ULURP), liquor license applications, Board of Standards and Appeals applications, requests for Certificates of Appropriateness from the Landmarks Preservation Commission and many other matters.
- Monitor service delivery to assure that agencies are responsive to the district
- Resolve complaints on behalf of residents with City agencies regarding services
- Prepare capital and expense budget priority requests and respond to the Mayor's Preliminary Budget

Ciara Gannon

District Manager

Bronx Community Board No. 8

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# **BROOKLYN**





April 27, 2021

Ms. Marisa Lago  
Director  
New York City Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

Re: Citywide Statement of Needs for City facilities for Fiscal Years 2020 and 2021 (FY22/FY23)

Dear Ms. Lago:

I am writing pursuant to Section 204 of the New York City Charter in response to the Citywide Statement of Needs for City Facilities (SoN) for Fiscal Years 2022 and 2023 (FY22/FY23) that was submitted by Mayor Bill de Blasio in December 2020.

As I have noted in my response, I encourage the administration to be as specific as possible in the articulation of its goals and in the formulation of its siting decisions. Therefore, I request that each agency that submitted proposals in this SoN respond to the enclosed comments.

Additionally, as I stated prior years, I would like to encourage an open discussion on several items that, although not mentioned in the SoN FY22/FY23, deserve attention. I encourage the administration to prioritize addressing the long overdue structural upgrades of facilities across all City agencies, as well as consolidating City-leased properties. I also encourage individual agencies to address the following needs:

- New York City Department of Health and Mental Hygiene (DOHMH) and NYC Health + Hospitals Corporation (NYCH+H): The need for the creation of a specialized burn unit in Brooklyn
- New York City Department of Sanitation (DSNY): The need to replace the makeshift Brooklyn Districts 13/15 Sanitation Garages. District 15 sanitation workers are operating out of trailers, exposed to the elements, with trucks kept in open areas opposite the Knapp Street New York City Department of Environmental Protection (DEP) Coney Island Water Pollution Control Plant. District 13 workers are operating out of both a dated building and open-air lots along West 21<sup>st</sup> Street to Neptune Avenue, while the District 13 Garage is wedged between small homes.

April 27, 2021

New York City Department of City Planning Director Marisa Lago

Re: Citywide Statement of Needs for City facilities for Fiscal Years 2022 and 2023

Page 2

- New York City Department of Transportation (NYCDOT): The need to replace and expand street bridges of South 3<sup>rd</sup>, South 4<sup>th</sup>, and South 5<sup>th</sup> streets, securing funding from Federal, State, and City government, in Brooklyn Community District 1 (CD 1)
- New York City Economic Development Corporation (NYCEDC): The need to site ferry landings in southern Brooklyn, including Canarsie, Marine Park, and Plumb Beach

I look forward to working with the administration to support and implement the proposals outlined in this document.

Sincerely,



Eric Adams

Brooklyn Borough President

EA/rb

cc: Brooklyn City Council Members  
First Deputy Mayor Dean Fuleihan  
Deputy Mayor for Health and Human Services Melanie Hartzog  
Deputy Mayor for Housing and Economic Development Vicki Been  
Brooklyn Community Board Chairs  
Brooklyn Community Board District Managers

**BOROUGH OF BROOKLYN  
RESPONSE TO THE  
CITYWIDE STATEMENT OF NEEDS FOR CITY FACILITIES  
FISCAL YEARS 2022 AND 2023 (FY22/FY23)**

**PREPARED BY  
ERIC ADAMS  
BROOKLYN BOROUGH PRESIDENT  
APRIL 2021**

BOROUGH OF BROOKLYN  
RESPONSE TO THE STATEMENT OF NEEDS (SoN)  
FOR FISCAL YEARS 2022-2023 (FY22/FY23)

**NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)**

Proposal in the SoN FY22/FY23

PROPOSAL: New Gowanus Superfund Owls Head CSO Tank Site

AREA SERVED: CD 6

PROPOSED LOCATION: Block 977, Lot 3 and Block 990, Lots 1, 16 and 21, CD 6

SITING CRITERIA: 135,000 sq. ft.; based on drainage area and existing sewer network and their proximity to the Gowanus Canal

**COMMENTS:** Borough President Adams believes the siting of a second combined sewer overflow (CSO) tank, as part of the Gowanus Canal Superfund remedy mandated by the United States Environmental Protection Agency (EPA), would improve overall water quality in the area. He looks forward to the opportunity to weigh in on the formal site acquisition and street demapping actions through the ULURP process.

# NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE (DOHMH)

## Proposal in the SoN FY22/FY23

PROPOSAL: Relocation of Brooklyn Bureau of Early Intervention

AREA SERVED: Boroughwide

PROPOSED LOCATION: Brooklyn

SITING CRITERIA: 11,500 sq. ft.; need for a reception area and waiting area, public transit access

**COMMENTS:** It has been Borough President Adams' longstanding position to bring City services to the community. His vision for bringing municipal offices to Broadway Junction is a result of such policy. As DOHMH has indicated that it would like to occupy such space in Fiscal Year 2023 to 2024 (FY23/FY24), it might be premature to consider office space expected to come online in proximity to Broadway Junction. However, it is possible that this location would be more convenient for the infant to three-year-old population with developmental delays and disabilities, and their caregivers and families, who currently travel to 16 Court Street for supportive services. Borough President Adams believes that the Bureau of Early Intervention (BEI) should map out the home locations of infants and toddlers who rely on these services, to help identify potential sites that might minimize transportation to such a support facility.

## **NEW YORK CITY DEPARTMENT OF SANITATION (DSNY)**

### Proposal in the SoN FY22/FY23

PROPOSAL: Relocation of Salt Storage

AREA SERVED: Community Districts 5 and 16

PROPOSED LOCATION: 807 Forbell Street, CD 5

SITING CRITERIA: 50,000 sq. ft., truck route access accessible to DSNY District 5 and 16 garages

**COMMENTS:** Borough President Adams supports relocation to facilitate the full development of the new Shirley Chisholm State Park at the Granville Payne Avenue site while ensuring optimal service delivery of salt for snow events.

## **NEW YORK CITY DEPARTMENT OF TRANSPORTATION (DOT)**

### Proposal in the SoN FY22/FY23

PROPOSAL: New Sidewalk Inspection Management Field Office – Green Wave Program

AREA SERVED: Citywide

PROPOSED LOCATION: Brooklyn

SITING CRITERIA: 25,000 sq. ft.; 12 parking spaces central location for access to all Boroughs; truck access; highway access.

**COMMENTS:** Borough President Adams supports actions that would promote the installation of protected bike lanes by an additional 20 miles a year to advance the “Green Wave: A Plan for Cycling in New York City.”

### Proposal in the SoN FY22/FY23

PROPOSAL: Relocation of Brooklyn Sign Shop

AREA SERVED: Boroughwide

PROPOSED LOCATION: Brooklyn

SITING CRITERIA: 10,000 sq. ft.; truck access.

**COMMENTS:** Borough President Adams believes that the East New York Industrial Business Zone (IBZ) would provide a reasonably central location for servicing Brooklyn and would support investment in the adjacent communities.

## **NEW YORK CITY HUMAN RESOURCES ADMINISTRATION (HRA)**

### Proposal in the SoN FY22/FY23

PROPOSAL:	Relocation of IT Services
AREA SERVED:	Citywide
PROPOSED LOCATION:	CD 6
SITING CRITERIA:	269,596 sq. ft.; several training rooms are required

**COMMENTS:** In lieu of Brooklyn Community District 6 (CD 6), this use would be a perfect complement to Borough President Adams' vision for Broadway Junction as a commercial office hub, and harness private sector demand in Downtown Brooklyn. Broadway Junction presents a wonderful opportunity to promote City-tenanted office space, which would create a tremendous economic incentive for commercial development. There is potential to improve public access to municipal services and stimulate the private sector to provide destination retail, restaurants for area residents, an office workforce, and visitors.

The New York City Human Resources Administration (HRA) could be joined by other City agencies, which would relocate from buildings where the City rents space and/or municipally-owned buildings in Downtown Brooklyn. This could be done as part of an overall strategy to provide more space to satisfy the demands of private businesses seeking to locate in the Downtown Brooklyn core where, prior to the COVID-19 pandemic, the office vacancy rate was as low as four percent.

By combining the 269,596 sq. ft. of HRA space with hundreds of thousands of square feet of City offices that warrant relocation from Downtown Brooklyn to Broadway Junction, the City would provide an economic boost to both neighborhoods. At the same time, the move would equip HRA with superior facilities in proximity to the Eighth Avenue Express and Local A/C, the 14<sup>th</sup> Street – Canarsie Local L, and the Nassau Street Express and Local J/Z subway lines, multiple bus routes, the Long Island Rail Road (LIRR), and major highway access along Atlantic Avenue and the Jackie Robinson Parkway.



## **NEW YORK CITY OFFICE OF COURT ADMINISTRATION (OCA)**

Proposal in the SoN FY22/FY23

PROPOSAL: Relocations

AREA SERVED: Citywide

PROPOSED LOCATION: One Pierrepont Plaza, CD 2

SITING CRITERIA: 80,000 sq. ft., Separate space for Personnel and Fiscal Departments. Separation from other court staff to maintain confidentiality of other administrative matters.

**COMMENTS:** One Pierrepont Plaza is sufficiently close to 45 Monroe Place to serve as an effective annex to the Courthouse and supplement OCA's existing offices.

## **NEW YORK CITY POLICE DEPARTMENT (NYPD), DETECTIVE BUREAU, CHIEF OF DEPARTMENT BUREAU, DC LABOR RELATIONS**

Proposal in the SoN FY22/FY22

PROPOSAL: Relocation  
AREA SERVED: Citywide  
PROPOSED LOCATION: Citywide  
SITING CRITERIA: 40,000 sq. ft., 60 parking spaces

**COMMENTS:** The existing facility is located at 300 Gold Street. The nearby 15 MetroTech Center, where HRA intends to vacate significantly more space, would provide a relocation opportunity merely one block from the existing facility. Otherwise, this use would be a perfect complement to Borough President Adams' vision for Broadway Junction as a commercial office hub and harness private sector demand in Downtown Brooklyn. Broadway Junction presents a wonderful opportunity to promote City-tenanted office space, which would create a tremendous economic incentive for commercial development. There is potential to improve public access to municipal services and stimulate the private sector to provide destination retail, restaurants for area residents, an office workforce, and visitors.

The NYPD Detective Bureau could be joined by other City agencies, which would relocate from buildings where the City rents space and/or municipally-owned buildings in Downtown Brooklyn. This could be done as part of an overall strategy to provide more space for private businesses seeking to locate to the Downtown Brooklyn core where, prior to the COVID-19 pandemic, the office vacancy rate was as low as four percent.

By combining the 40,000 sq. ft. of NYPD offices with hundreds of thousands of square feet of City offices that warrant relocation from Downtown Brooklyn to Broadway Junction, the City would provide an economic boost to both neighborhoods. At the same time, the move would equip NYPD with superior facilities in proximity to the Eighth Avenue Express and Local A/C, the 14<sup>th</sup> Street – Canarsie Local L, and the Nassau Street Express and Local J/Z subway lines, multiple bus routes, the LIRR, and major highway access along Atlantic Avenue and the Jackie Robinson Parkway.

## **Brooklyn Community Board 13**

Good afternoon,

Brooklyn Community Board #13 is requesting to relocate both BK13 and BK15 sanitation garages to the National Grid site located on Shell Road and Shore Parkway. We have been working with DSNY Real Estate Department on acquiring this site but when they went to put a deposit for a long-term lease (99-year lease) there was no fund from the City. We desperately need to relocate both garages soon. This site would accommodate both community boards.

If this site is not acceptable, please help us secure another site for these garages.

Please review and see if this can be put into the Citywide Statement of Needs. If you need further information, feel free to contact us.

Thank you.

Eddie Mark

District Manager

Community Board #13 - Brooklyn

1201 Surf Avenue, 3rd Floor

Brooklyn, NY 11224

718-266-3002

**BILL DE BLASIO**  
*Mayor*

March 16, 2021

**ERIC L. ADAMS**  
*Borough President*

Marisa Lago  
Chairperson  
Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

**JO ANN BROWN**  
*Chair*

**SHAWN CAMPBELL**  
*District Manager*

**EXECUTIVE COMMITTEE**

**GAIL L. SMITH**  
*First Vice-Chair*

Dear Chairperson Lago,

**STEVEN D. COHEN**  
*Second Vice-Chair*

I am writing on behalf of Brooklyn Community Board 14 to advise that pursuant to Section 204 of the New York City Charter, a public hearing was held regarding to the Citywide Statement of Needs for City Facilities for Fiscal Years 2022 and 2023. The following comments resulted and were reported to and ratified by the full Board directly following the hearing on March 8, 2021.

**JOSEPH DWECK**  
*Third Vice-Chair*

**HINDY BENDEL**  
*Secretary*

We request that we be advised should a Community District 14 site come under consideration for any facilities for which Brooklyn locations are being considered. In addition, please advise as to the status of any site within CD 14 for consideration by the Department of Homeless Services for any shelter facilities for homeless individuals or families.

**SHAHID KHAN**  
*Member-at-Large*

**KARL-HENRY CESAR**  
*Member-at-Large*

**ALVIN M. BERK**  
*Chairman Emeritus*

Our concern regarding the omission in the Citywide Statement of Needs of a new 70<sup>th</sup> Police Precinct House continues unabated. The precinct house has been recognized as a need by the city for well over two decades and funding has been allocated and withdrawn from multiple budgets. The current facility is antiquated, in disrepair, and despite not being ADA compliant, is located among the highest density of mobility impaired residents in the City.

The NYPD Capital Budget Unit and the Office of Management and Budget funded a scoping study in 2018, to ascertain the feasibility of constructing a new building on the current site at 175 Lawrence Avenue. While the site specifications would allow for the building itself, it was determined that the logistical issues posed by the current location are unsolvable.

A site search is necessary and the Citywide Statement of Needs should determine the parameters for a suitable location are reflect this need accordingly. On March 16, 2021 the NYPD Capital Budget Unit reported to CB14 that they have made a request with the Office of Management and Budget to conduct a site search. To date, this has not been approved by OMB. We will advocate for approval and trust that DCP will note this need in support of finally moving this issue forward.

In addition, the members of CB14 wish to take this opportunity to bring your attention to a public site in our District for which no city agency will claim responsibility. Newkirk Plaza is a platform over the Brighton Line tracks between Newkirk and Foster Avenues, with East 16<sup>th</sup> Street and Marlborough Road to the east and west, respectively. Over the years, MTA-New York City Transit has made investments in the Plaza in order to protect the subway assets that are below grade. The NYC Department of Transportation has contributed to upkeep of the Plaza, which is physically connected to the roadways over the abutting avenues. However,

both the NYCT Authority and DOT claim that these investments have been courtesies and not responsibilities. The issues this creates are myriad – from upkeep of the surface, to responsibilities for shoveling snow, and addressing litter, to the inability to program community events in public space.

Any attention and guidance related to this location from the Department of City Planning’s expert point of view, would be appreciated. We look forward to hearing from you.



Shawn Alyse Campbell  
District Manager

Cc: Councilmember Chaim Deutsch, 48<sup>th</sup> CD  
Councilmember Mathieu Eugene, 40<sup>th</sup> CD  
Councilmember Farah Lewis, 45<sup>th</sup> CD  
Councilmember Kalman Yeger, 44<sup>th</sup> CD  
Commissioner Dermot Shea, New York City Police Department  
Commissioner Hank Gutman, New York City Department of Transportation  
Patrick J. Foye, Chairman and CEO, Metropolitan Transit Authority



# The City of New York

## COMMUNITY BOARD 17

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### Executive Officers

**Joan Alexander- Bakiriddin**  
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**Timothy Hunter**  
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**Rev. Chryll D. Crews**  
Secretary

May 4, 2021

**Sherif Fraser**  
District Manager

Ms. Marisa Lago  
Director  
New York City Department of City Planning  
120 Broadway – 31<sup>st</sup> Floor  
New York, NY 10271

**Re:** Citywide Statement of Needs for City Facilities for Fiscal Year 2022 and 2023 (FY22/FY23)

Dear Ms. Largo:

Community Board 17 (CB17) is encouraged to see continued capital planning and development in our borough. Each project presented in this year's Statement of Needs (SON) are necessary for the advancement and development of our great city.

However, while these projects are necessary and beneficial for the city at large, CB 17 encourages the consideration of projects within our district, but more so within central Brooklyn. Equal distribution of projects around the city is the remedy that will make the tale of two cities a distant reality. We must also reiterate our community voice for infrastructural projects such as a Community Center and Cultural Center within CB 17.

It is imperative CB17 is served and considered in the planning of future projects.

Sincerely,

Asshur Cunningham  
Second Vice Chair  
Chair of Budget Committee

Timothy Hunter  
Treasurer

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# QUEENS



ELIZABETH BRATON  
Chairperson

## COMMUNITY BOARD 10

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KARYN PETERSEN  
District Manager

March 16, 2021

Ms. Marisa Lago, Director  
Department of City Planning  
120 Broadway, 31 Floor  
New York, NY 10271

### Re: Citywide Statement of Needs (SON) for Fiscal Years 2022 and 2023

Dear Ms. Lago:

Community Board 10 held its public hearing in regard to the FY2022-23 Citywide Statement of Needs at its March 4, 2021 meeting. Please be advised that the following is the position of Community Board 10, with regard to the Citywide Statement of Needs for FY2022-2023.

Information in the Citywide Statement of Needs for FY2022-FY2023 lacks specificity to specific projects in our board area, therefore, Community Board 10 does not approve the Statement of Needs as presented.

Very truly yours,

Elizabeth Braton  
EB:mm

cc: Hon. Donovan Richards  
Queens Borough President



# **STATEN ISLAND**

Community Board No. 1

April 16, 2021

Ms. Marisa Lago, Director  
Department of City Planning  
120 Broadway  
New York, NY 10271

Staten Island Community Board 1 appreciates the siting of several schools and agencies to our district and the relocation of the DOS District 1 garage.

**GOVERNMENT**

The Board recommends securing additional offices for the District Attorney.

The Board recommends siting the Park Opportunity Program to Snug Harbor

The Board recommends siting DOF Business Center, OATH and the Sheriff to 44 Victory Boulevard.

**PUBLIC SAFETY**

The Board recommends siting Raise the Age to 60 Victory Boulevard.

The Board recommends siting the NYPD Medical Office at One Edgewater Plaza.

**INFRASTRUTURE**

The Board recommends moving and hardening the Victory Boulevard Pump Station.

The Board recommends siting the DEP laboratory at Corporate Commons 3.

**EDUCATION**

The Board recommends building an IS in Mariners Harbor.

Thank you for your consideration and concern for our community.

Sincerely,

  
Nicholas Siclari, Chairman

  
Vincent Accornero, Land Use Chair