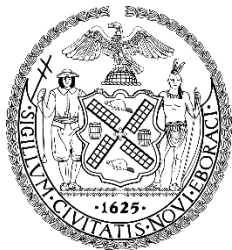


# Citywide Statement of Needs For City Facilities Fiscal Years 2025-2026

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Borough President and Community Board Comments



**Eric Adams**, Mayor  
City of New York

Compiled by:  
**Department of City Planning**  
Dan Garodnick, Director  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

[www.nyc.gov/planning](http://www.nyc.gov/planning)  
SON\_DL@planning.nyc.gov  
April 2024

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## INTRODUCTION

This document contains comments received by the Department of City Planning (DCP) regarding the FY 2025/2026 *Citywide Statement of Needs* (SON). Comments were received from Bronx Community Board Six, the Brooklyn Borough President, Brooklyn Community Board Fourteen, Manhattan Community Board Six, and Queens Community Board Ten.

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 January 2024) visit:  
[https://www.nyc.gov/assets/planning/download/pdf/about/publications/son\\_25\\_26.pdf](https://www.nyc.gov/assets/planning/download/pdf/about/publications/son_25_26.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.go

**BRONX**

## Bronx Community Board 6



### THE CITY OF NEW YORK BRONX COMMUNITY BOARD 6

1932 Arthur Avenue, Room 403-A, Bronx, NY 10457

*Honorable Vanessa L. Gibson, Bronx Borough President*

*Honorable Oswald Feliz, New York City Council Member, 15<sup>th</sup> District*

Telephone: (718) 579-6990 – Email: [bronxcb6@bronxcb6.org](mailto:bronxcb6@bronxcb6.org) – Website: [nyc.gov/bxcb6](http://nyc.gov/bxcb6)

MS. EVONNE CAPERS  
Board Chairperson

MR. RAFAEL MOUTRE-PUNETT  
District Manager

April 11, 2024

Molly Wasow Park  
Commissioner  
Department of Homeless Services  
New York City

Re: Citywide Statement of Needs for City Facilities for FY 25-26

In the FY25-26 Citywide Statement of Needs, DHS proposes New Transitional Shelter Facilities for Homeless Individuals and Families. DHS proposal indicates the need for an Open-Ended Request for Proposals (RFP) to address the need for shelters in New York City. This RFP policy has led to a concentration of homeless shelters in low-income neighborhoods across New York City, further concentrating poverty and high-needs students in schools that do not have the capacity to meet their needs.

In a May 2023, Bronx Community Board 6 received a letter from you stating that “this administration is committed to facilitating a more equitable siting process to ensure that communities across the city are playing an active role in responding to homelessness”. In a follow-up meeting with Deputy Commissioner Marricka Scott-McFadden, we presented concerns about siting and were told DHS would look into our recommendation. We have never received any further feedback. DHS’ proposal in the Citywide Statement of Needs indicates that this policy of shelter siting has not changed.

Bronx Community Board 6 again asks DHS to consider the long-term implications of its shelter siting policy. By allowing the real estate and nonprofit shelter industry to place shelters in the cheapest locations possible, DHS is ceding its responsibility to ensure that NYC communities do their fair share in shelter siting. We did not elect real estate developers to decide where shelters are placed, we elected the mayor to consider the best interests of our city and its residents. It is unconscionable to force homeless individuals coming from neighborhoods with few or no shelters to move into shelters in neighborhoods where they have no ties or support networks. We ask that DHS step up and take an active role in planning shelter locations and can do so by issuing geographic-specific RFPs for shelters in neighborhoods that do not have any.

Regards,

Evonne Capers  
Chair  
Bronx Community Board 6

CC: Department of City Planning  
Council Member Oswald Feliz, 15<sup>th</sup> District  
Bronx BP Vanessa Gibson

Council Member Diana Ayala, Chair, General  
Welfare Committee  
South Bronx Community Boards

# **BROOKLYN**

## Office of the Brooklyn Borough President



### OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

## ANTONIO REYNOSO

Brooklyn Borough President

April 16, 2024

Dan Garodnick  
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 Fiscal Years 2025 and 2026

Dear Director Garodnick:

The following letter contains my response to Brooklyn proposals in the Citywide Statement of Needs for Fiscal Years 2025 and 2026, pursuant to Section 204 of the New York City Charter.

- **DCLA new space request for L10 Cultural Condo**  
I support a new home for organizations funded by the DCLA Cultural Development Fund in Community District 2 (CD 2).
- **OTI relocation of Citywide Service Desk and NYC3**  
I support the consolidation of the Citywide Service Desk and NYC3 into the MetroTech campus in CD 2.

I also call on the City to direct renewed attention and resources to requests from prior years that remain unresolved. Three of the most pressing agency needs in Brooklyn are a consolidated facility for Department of Sanitation (DSNY) vehicles in Community Districts 13/15, a new location for the Department of Homeless Services (DHS) fleet and laundry distribution operation at the former Greenpoint Hospital campus, and the relocation of three Community Board offices.

- 1) New York City Department of Sanitation (DSNY): As noted in prior years, there is an urgent need to establish a new District 13/15 Sanitation Garage. DSNY workers have been operating in obsolete, makeshift facilities established 20 years ago. The CD 13 garage is located in a dilapidated building and open air lots along West 21<sup>st</sup> Street to Neptune Avenue. The CD 15 garage consists of trailers located opposite the Department of Environmental Protection (DEP) Coney Island Water Pollution Control Plant, and open-air parking. According to DSNY, these facilities are among the worst physical plants in their portfolio. Moreover, both sites are vulnerable to flooding, and sustained damage during Superstorm Sandy. New York's Strongest already have some of the most challenging City jobs and should not be forced to labor in substandard conditions.

The Citywide Statement of Needs underscores the difficulty of siting new sanitation garages. However, in this case, the issue is consistent failure to allocate adequate funding. Over 15 years ago, DSNY identified 2731 West 12<sup>th</sup> Street, an approximately 1,000,000 square-foot, M3-1 zoned property on Coney Island Creek, as the ideal location for a new garage. Site selection was approved in 2006, but funding has been withheld in subsequent budgets. The property has since sold, and I request that the administration address this pressing matter for DSNY, the community boards, and the borough.

- 2) Department of Homeless Services (DHS): Since 2017, DHS has unsuccessfully sought to relocate its fleet and laundry distribution operation from the former Greenpoint Hospital campus at 300 Skillman Avenue. Last year, the Department of Citywide Administrative Services (DCAS) sought to relocate the DHS facility to 1427 Ralph Avenue, but negotiations for the site fell through. The relocation site is needed to realize Cooper Park Commons, an approximately 556-unit affordable housing development and new 200-bed shelter that received ULURP approval in late 2021. Phases three and four of the project cannot proceed until the DHS-occupied building is vacated, further delaying this critically needed affordable housing.
- 3) Relocation of Community Board Offices: As New York City's most local form of government, Community Boards are essential to furthering our democratic processes. Community Boards need these office spaces in order to carry out their Charter functions to serve the public, including assisting constituents who walk in, holding meetings and hearings, and receiving mail from district residents and city agencies. The list of previous proposals includes the relocation of CB offices for Boards 6, 13, and 16, and I urge the administration to identify appropriate office spaces for these boards so they can efficiently conduct their agency business.

I look forward to working with the administration to implement these proposals.



Sincerely,

A handwritten signature in black ink, appearing to read 'A. Reynoso', followed by a horizontal line.

Antonio Reynoso  
Brooklyn Borough President

## Brooklyn Community Board 14

April 15, 2024

Daniel Garodnick, Director  
Department of City Planning  
120 Broadway, 31st Floor  
New York, N.Y. 10271

Dear Mr. Garodnick:

This is to advise that pursuant to Section 204 of the New York City Charter, Brooklyn Community Board 14 held a public hearing on March 11, 2024, at the East Midwood Jewish Center, 1625 Ocean Avenue, pertinent to the Citywide Statement of Needs for City Facilities for Fiscal Years 2025-26.

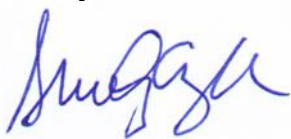
CB14 asks that we be advise should a CD 14 site come under consideration for the siting of facilities still to be determined and for which CD 14 has not been eliminated from consideration.

The 70th Police Precinct house has been repeatedly identified as a need for 30 years and was previously in the City's capital budget. Given the dearth of space in CD14, we ask that the criteria for this necessary facility be reviewed. The current criteria require space for a 45,000 square foot building and 90 parking spaces. A site that offers less square footage might still be more appropriate than the 18,000 square foot dilapidated, antiquated and poorly situated current facility. We request that NYPD provide a list of all sites that have been reviewed and the basis for rejecting those sites.

The SON indicates that the current site at 154 Lawrence would not be relinquished. What are the anticipated plans for use of the existing 115-year-old facility, which needs substantial repairs? Will the city consider purchasing the program site for Adapt Community Network, located at 175 Lawrence Avenue, to allow that organization to relocate so that the precinct house could expand on Lawrence Avenue?

The board will continue to advocate for this important capital investment. We appreciate acknowledgement of our comments as part of the Citywide Statement of Needs for City Facilities process and appreciate your consideration. Please do not hesitate to contact our office should you have any questions.

Sincerely,



Shawn Campbell  
District Manager

cc: Councilmembers Farah Louis, Rita Joseph, Inna Vernikov and Kalman Yeger

# MANHATTAN

## Manhattan Community Board 6

SANDY MCKEE  
CHAIR

JOHN KELLER, FIRST VICE CHAIR  
MARK THOMPSON, SECOND VICE CHAIR



JESÚS PÉREZ  
DISTRICT MANAGER

GABRIEL TURZO, TREASURER  
BEATRICE DISMAN, ASST. TREASURER  
LIVIA SHREDNICK, SECRETARY  
RUPAL KAKKAD, ASST. SECRETARY

THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD SIX  
211 EAST 43 RD STREET , SUITE 1404  
NEW YORK , NY 10017

### VIA E-MAIL

March 14, 2024

Dan R. Garodnick, Director  
Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

### **Resolution commenting on the Citywide Statement of Needs for Fiscal Years 2025 – 2026**

At the March 13, 2024 Full Board meeting of Manhattan Community Board Six, the Board adopted the following resolution:

**WHEREAS**, Section 204 of the New York City Charter requires the mayor to publish a yearly report, called the Citywide Statement of Needs (SON), that details the facilities needs for city agencies;

**WHEREAS**, Section 204(2)(f) of the New York City Charter provides that each community board shall:

- review the SON upon its release,
- make the SON available to the public, and
- conduct a public hearing on the SON;

**WHEREAS**, Section 204(2)(f) of the New York City Charter empowers borough presidents and community boards to submit comments on the SON to the Department of City Planning within ninety days;

**WHEREAS**, the SON for Fiscal Years 2025 - 2026, released on January 23, 2024, includes 101 active proposals, three of which are in Manhattan Community District 6:

- the Department of Sanitation's (DSNY) Consolidation of Garages, Broom Depot, and Manhattan Borough Command,
- the relocation of the Department of Housing Preservation and Development's (HPD) Lead Code Enforcement and Housing Quality Standards office ,

- the relocation of the Department of Health and Mental Hygiene's (DOHMH) Poison Control Center;

**WHEREAS**, the proposed location of the Consolidation of Garages, Broom Depot, and Manhattan Borough Command project has for a decade been 425 East 25th Street, which is the current Hunter-Bellevue School of Nursing (also known as the Brookdale campus) and the site

of the proposed SPARC Kips Bay redevelopment, but on March 6, 2024, DSNY Facilities Planning & Engineering confirmed to Manhattan Community Board Six that 425 East 25th Street "is no longer funded and no longer under consideration";

**WHEREAS**, an alternative location being contemplated for the DSNY garage project was 666 1st Avenue, a large vacant lot formerly known as "the Solow site", and on February 28, 2024, DSNY Facilities Planning & Engineering confirmed to Manhattan Community Board Six that 666 1st Avenue "is no longer under consideration by DSNY";

**WHEREAS**, HPD is exploring siting their Lead Code Enforcement and Housing Quality Standards office within Manhattan Community District 6, among other districts in Manhattan and The Bronx, but at this time, no specific location has yet been identified;

**WHEREAS**, on March 11, 2024, DOHMH confirmed to Manhattan Community Board Six that 220 East 23rd Street is no longer being considered as the site of the proposed relocation of the Poison Control Center, as the Department of Citywide Administrative Services has identified a new site in Manhattan Community District 6 and is working to finalize a lease for the space;

**WHEREAS**, Figure 3 on page 17 of the SON for Fiscal Years 2025 - 2026 graphs all active proposals by agency. The top spot for the most projects is the "other" category, a classification that also includes all community board office space requests. If community boards were grouped together, it would have the fifth most proposals among agencies that need new office space. Relegating community boards to the "other" category obscures the very real need that our agencies have for office and meeting space, as no fewer than seven community boards have active proposals in the SON for Fiscal Years 2025 - 2026;

**THEREFORE, BE IT RESOLVED** that Manhattan Community Board Six requests the following updates be reflected in the next edition of the SON:

- Remove 425 East 25th Street as the proposed location for the Consolidation of Garages, Broom Depot, and Manhattan Borough Command project;
- Remove 666 1st Avenue as an alternative location for the Consolidation of Garages, Broom Depot, and Manhattan Borough Command project;
- Remove 220 East 23rd Street as the proposed location of the Poison Control Center;
- Include a new category in the "Active" Proposals by Agency" graph called "community boards", which would aggregate all of the requests from community boards;

**BE IT FURTHER RESOLVED** that Manhattan Community Board Six supports the siting of the HPD Lead Code Enforcement and Housing Quality Standards office in Manhattan Community District 6 in order to encourage a healthy office occupancy rate in this community;

**BE IT FURTHER RESOLVED** that Manhattan Community Board Six reaffirms its position

that community boards, being city agencies which are Charter-mandated to hold monthly public meetings, must have adequate facilities that would accommodate district office space, meeting space for committees, and larger spaces for full board meetings;

**BE IT FURTHER RESOLVED** that Manhattan Community Board Six calls on the City, whenever redeveloping a building on City land, to always consider ongoing facility needs of community boards or other City agencies in the area. For example, in the redevelopment of the SPARC Kips Bay site, the community board should be granted adequate facilities that would accommodate district office space, meeting space for committees, and larger spaces for full board meetings;

**BE IT FURTHER RESOLVED** that Manhattan Community Board Six requests that the Manhattan Borough President submit written comment on the SON supporting Manhattan Community Board Six's position that community boards must be provided adequate facilities that would accommodate district office space, meeting space for committees, and larger spaces for full board meetings.

**VOTE: 33 In Favor   o Opposed   o Abstention   o Not Entitled**

Best regards,

A handwritten signature in blue ink, appearing to read 'Jesús Pérez', with a stylized, flowing script.

Jesús Pérez  
District Manager

Cc: Hon. Mark Levine, Manhattan Borough President  
Dawn M. Pinnock, Commissioner, NYC Department of Citywide Administrative Services  
Andrew Kimball, President and CEO, NYC Economic Development Corporation  
Nad Kilani, Chair, CB6 Budget & Governmental Affairs Committee

# QUEENS

## Queens Community Board 10



ELIZABETH BRATON  
*Chairperson*

### COMMUNITY BOARD 10

CITY OF NEW YORK • BOROUGH OF QUEENS  
115-01 LEFFERIS BOULEVARD  
SOUTH OZONE PARK, N.Y. 11420  
TEL: (718) 843-4488  
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KARYN PETERSEN  
*District Manager*

April 16, 2024

Mr. Daniel Garodnick, Director  
Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271


**Re: Citywide Statement of Needs (SON) for Fiscal Years 2025 and 2026**

Dear Mr. Garodnick:

Community Board 10 held its public hearing in regard to the FY2025/26 Citywide Statement of Needs at its April 4, 2024 meeting. Please be advised that the following is the position of Community Board 10, with regard to the Citywide Statement of Needs for FY2025-2026.

Information in the Citywide Statement of Needs for FY2025-FY2026 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