



March 27, 2019 / Calendar No. 9

N 190255 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 use of property located at 31-89 123rd Street (Block 4392, p/o Lot 25) (New York City Taxi and Limousine Commission, Enforcement Division), Borough of Queens, Community District 7.

WHEREAS, on February 27, 2019, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire 60,000 square feet of office space, pursuant to Section 195 of the New York City Charter, at property located at 31-89 123rd Street (Block 4392, p/o Lot 25), Community District 7, Borough of Queens, which is intended for use as office space by the New York City Taxi and Limousine Commission's (TLC) Enforcement Division; and

WHEREAS, this application (N 190255 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 7 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Queens Community Board 7 has not submitted a recommendation on this matter; and

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

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

WHEREAS, on February 27, 2019, the City Planning Commission duly advertised March 13, 2019 in the City Record for a public hearing on this application (N 190255 PXQ); and

WHEREAS, the City Planning Commission held a public hearing on the application on March 13, 2019 (Calendar No. 31); and

WHEREAS, representatives from the TLC and DCAS spoke in favor of the application at the public hearing; 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 the 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 60,000 square feet of office space at 31-89 123rd Street is of sufficient size to meet the needs of the TLC for this temporary relocation of its Enforcement Division. The space is currently vacant and will require only minor renovations to make it suitable for the agency's needs. Therefore, it is a cost-effective location. Additionally, the site is fully ADA compliant.
- b) **Suitability of the Site for Operational Efficiency.** Subway access to the proposed site is not optimum, with the nearest station located in downtown Flushing two miles to the southeast. However, the TLC will provide an employee shuttle to the site from the No. 7 transit line's terminal station in Flushing. In addition, the Q65 bus line connects the No. 7 line's station at Main Street/Flushing with a bus stop a one block from the proposed site.
- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to

public transportation, sufficient conference rooms, and handicapped accessibility, conform to the criteria used 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.** 31-89 123rd Street is not located in one of the City's regional business districts, but it is located within the College Point Corporate Park managed by the New York City Economic Development Corporation. The site's location and available parking fulfill a cost-effective solution to meeting the needs of the TLC for this temporary requirement.

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 February 27, 2019 for use of property located at 31-89 123rd Street (Block 4392, p/o Lot 25) (New York City Taxi and Limousine Commission, Enforcement Division), Borough of Queens, Community District 7, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 27, 2019 (Calendar No. 9), is filed with the Office of the Speaker, City Council, in accordance with the requirements of Section 195 of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,

MICHELLE de la UZ, JOSEPH I. DOUEK,

HOPE KNIGHT, ANNA HAYES LEVIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*