



CITY PLANNING COMMISSION

October 6, 2021 / Calendar No. 8

N 220033 PXX

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 185 West 231st Street (Block 3267, Lot 76) (Bronx Community Board 8 Office), Borough of the Bronx, Community District 8.

WHEREAS, on September 9, 2021, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire 1,500 square feet of office space, pursuant to Section 195 of the New York City Charter, to relocate the district office used by the Bronx Community Board 8 (CB 8) to a property located at 185 West 231st Street (Block 3267, Lot 76), Community District 8, Borough of the Bronx; and

WHEREAS, this application (N 220033 PXX) 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 Bronx CB 8 and to all Borough Presidents on September 10, 2021, pursuant to Section 195 of the New York City Charter; and

WHEREAS, Bronx CB 8 has not submitted a recommendation on this matter; and

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

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

WHEREAS, on September 8, 2021, the City Planning Commission duly advertised September 22, 2021, for a public hearing on this application (N 220033 PXX); and

WHEREAS, the City Planning Commission held a public hearing on the application on September 22, 2021 (Calendar No.33); and

WHEREAS, representatives from DCAS and CB 8 spoke in favor of the application at the public hearing, describing the proposed location and the proposed lease terms. They also described the advantages of the proposed building for CB 8's operations, including efficient space layout and proximity to transit options; 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 facility at 185 West 231st Street is adequate for current and anticipated staffing levels and should be adequate for holding most public meetings. It will be appropriately built-out for cost-effective administrative operations, providing modern office facilities including an appropriate waiting area, workstations, a conference room, and filing space.
- b) **Suitability of the Site for Operational Efficiency.** The site is adequate for operational efficiency due to its central location within CB 8's district area and proximity to ample public transportation. The site will provide adequate space for staff and most public meetings of CB 8. In addition, the site is ideally situated for

mass transportation, with the No. 1 train stopping only a few blocks away and numerous bus lines, such as Bx 1, Bx 2, Bx 7, Bx 9 & Bx10 passing nearby.

- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was included in the Citywide Statement of Needs for fiscal years 2022-2023 on page 84. The siting criteria used for the site, such as access to public transportation and 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.** The proposed new district office is not located in a Regional Business District. However, it is located within a residence district with commercial overlays that support local business uses, and thus is very appropriate for the location of a community board office. The proposed site fulfills the needs of CB 8.

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 DCAS on September 9, 2021, for use of property located at 185 West 231st Street (Block 3267, Lot 76) as the district office space for CB 8, Borough of Bronx, Community District 8, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on October 6, 2021 (Calendar No. 8), is filed with the Office of the Speaker, City Council, in accordance with the requirements of Section 195 of the New York City Charter.

ANITA LAREMONT, ESQ., *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice Chair*
DAVID J. BURNEY, ALFRED C. CERULLO III,

**JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*