



CITY PLANNING COMMISSION

August 9, 2006 Calendar No. 23

N 070016 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 46-13 104th Street (Block 1990, Lot 92) (Community Board 4 Office), Community District 4, Borough of Queens.

WHEREAS, on July 12, 2006, 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 use of space located at 46-13 104th Street (Block 1990, Lot 92), Community District 4, Borough of Queens, which is intended for use as offices by Queens Community Board 4,

WHEREAS, this application (N 070016 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 4 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Borough President of Queens 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 July 26, 2006 (Calendar No. 15); and

WHEREAS, there were no speakers on this 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 space will be utilized by Community Board 4 to perform NYC Charter mandated functions of the community board. The Board's primary responsibilities include the following: address zoning and planning issues including applications pursuant to Charter Section 197, the Uniform Land Use Review Procedure (ULURP); monitor service delivery to assure agencies are responsive to the district; file complaints on behalf of residents with City agencies regarding services; prepare capital and expense budget priority requests; respond to the Mayor's Preliminary Budget and the Statement of Needs for the district; maintain contact with civic, cultural and religious groups regarding local issues; hold Community Board, Committee, District Cabinet, and other meetings. The

proposed space at 46-13 104th Street will provide adequate space to meet Community Board 4's operational requirements and comply with the provisions of the Americans With Disabilities Act.

b) **Suitability of the site for operational efficiency.** 46-13 104th Street is located in a C2-3 zoning district, which permits the use. Community Board 4 currently occupies the second floor of 104-03 Corona Avenue, a two story privately owned building that has a medical office on the ground floor. The current site is not ADA compliant and does not have a conference room. The proposed site is located three blocks away from their current location.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The facility was not listed in the Citywide Statement of Needs. Access to the site by public transportation is via the 7 subway line. The Q23 and Q58 buses are also nearby.

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 space is not located within a regional business district.

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 July 12, 2006 for use of property located at 46-13 104th Street (Block 1990, Lot 92), Community District 4, Borough of Queens, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on August 9, 2006 (Calendar No.23), 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, AICP, Chair,
KENNETH J. KNUCKLES, Esq., Vice-Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY,
LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO,
DOLLY WILLIAMS, Commissioners**