



CITY PLANNING COMMISSION

March 2, 2011/Calendar No. 24

N 110203 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 104-01 Metropolitan Avenue (Block 3240, Lot 41) (Queens Community Board 6 District office), Community District 6, Borough of Queens.

WHEREAS, on February 2, 2011, 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 the use of space located at 104-01 Metropolitan Avenue (Block 3240, Lot 41), Community District 6, Borough of Queens, which is intended for use as offices by Queens Community Board 6; and

WHEREAS, this application (N 110203 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 6 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Queens Community Board 6 has not submitted a recommendation; 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 February 16, 2011 (Calendar No. 33); and

WHEREAS, there were no speakers present; 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 staff of Queens Community Board 6. The proposed space is currently vacant, of sufficient size and will provide modern office facilities. The space will comply with the provisions of the American with Disabilities Act.

b) **Suitability of the site for operational efficiency.** The proposed site is located within the Board's service area and is well served by public transportation, with the Q54 and Q23 bus lines and the E and F subway lines nearby.

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. However, the facility meets the criteria established for the siting, such as access to public transportation and located within the area to be served. The proposed site is located within a R3-2/C1-3 zoning district which does permit the use.

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.** Metropolitan Avenue is a primary, local shopping street located in the southern portion of the Forest Hills neighborhood. The proposed site is located $\frac{3}{4}$ mile south of the more centrally located, regional shopping district found between Austin Street and Queens Boulevard at the 71st Street/Continental Avenue transit hub.

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 2, 2011 for use of property located at 104-01 Metropolitan Avenue (Block 3240, Lot 41). Community District 6, Borough of Queens, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 2, 2011 (Calendar No. 24) 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, FAICP, Chair

KENNETH J. KNUCKLES, Esq., Vice-Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER,

IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, BETTY Y. CHEN,

MARIA M. DEL TORO, RICHARD W. EADDY,

ANNA HAYES LEVIN, SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners