



CITY PLANNING COMMISSION

December 19, 2005 Calendar No. 8

N 060232 PXM

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 the use of property located at 4055 10th Avenue (Block 2213, Lot 1)(HRA Job Center), Community District 12, Borough of Manhattan.

WHEREAS, on November 22, 2005, the Department of Citywide Administrative Services 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 4055 10th Avenue (Block 2213, Lot 1), Community District 12, Borough of Manhattan, which is intended for use by the Human Resources Administration as a Job Center,

WHEREAS, this application (N 060232 PXM) 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 Manhattan Community Board 12 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Borough President of Manhattan 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 December 7, 2005 (Calendar No. 24); and

WHEREAS, there were representatives from the Human Resources Administration and the Department of Citywide Administrative Services that appeared in favor of the 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 is intended for use as offices by the Human Resources Administration as the replacement Dyckman Job Center, continuing to serve clients residing within 10032, 10033, 10039, and 10040 zip codes in northern Manhattan. The functions to be performed at this site include the job center, non-public assistance food stamps center, employment services, and homelessness diversion. This office will be staffed by 189 employees relocated from the current site at 4650 Broadway.

b) **Suitability of the site for operational efficiency.** 4055 Tenth Avenue

is a 60,000 square foot, two-story building located between West 215th and West 216th streets. The site is zoned M1-1 which permits the use. The space will be totally renovated to meet the operational needs of the Human Resources Administration. Upon completion of the renovations, the building will comply with the provisions of the Americans with Disabilities Act.

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 IRT #1 train which stops one block from the site at the 215th Street station, and the M-100, Bx-7, and Bx-20 buses which all have stops along Broadway, within two blocks of the site.

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 November 22, 2005 for use of property located at 4055 10th Avenue (Block 2213, Lot 1), Community District 12, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 19, 2005 (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.

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**,
JANE D. GOL, **LISA A. GOMEZ**, **CHRISTOPHER KUI**,
KAREN A. PHILIPS, **DOLLY WILLIAMS**, Commissioners