



CITY PLANNING COMMISSION

July 14, 2004/Calendar No. 24

N 040487 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 1209 Surf Avenue (Block 7266, Lot 250)(Community Board 13 Office) Community District 13, Borough of Brooklyn.

WHEREAS, on June 15, 2004, 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 in a building located at 1209 Surf Avenue (Block 7266, Lot 250), Community District 13, Borough of Brooklyn, which is intended for use as offices by Community Board 13.

WHEREAS, this application (N 040487 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 Brooklyn Community Board 13 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Brooklyn Community Board 13 has not submitted a recommendation; and

WHEREAS, the Borough President of Brooklyn 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 June 23, 2004 (Calendar No. 12); and

WHEREAS, there was one speaker in favor of the application, none in opposition, and the 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 site will be utilized by Community Board 13 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 that 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 1209 Surf Avenue will provide adequate space to meet Community Board 13's operational requirements and comply with the provisions of the American With Disabilities Act.

b) **Suitability of the site for operational efficiency, taking into consideration its**

accessibility to staff, public and/or other sectors of city government. The site is zoned C7, which does not permit the proposed use. On April 20, 2004 the Deputy Mayor approved the applicant's request to override the zoning based on the City exercising its right to override zoning for a public purpose. The Community Board currently occupies 934 square feet in the NYCHA Luna Park Housing, which it must vacate. The proposed space is four blocks away from their current office

c) Consistency with locational and other specific criteria for the facility stated in the Statement of Needs. The need for this facility was not noted in a Citywide Statement of Needs. Access to the site by public transportation is excellent. The site is within a half mile of the D, F and Q trains, and is served by several bus lines, including the B36 and B68 buses.

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 June 15, 2004 for use of space to be located at 1209 Surf Avenue (Block 7266, Lot 250), Community District 13, Borough of Brooklyn, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on July 14, 2004 (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, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,

RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,

JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS Commissioners.