

CITY PLANNING COMMISSION

January 5, 2005, Calendar No. 22

N 050205 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 the use of property located at 88-11 165th Street (Block 9815, Lot 56), (Human Resources Administration and the Administration for Children's Services), Community District 12, Borough of Queens.

WHEREAS, on December 8, 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 located at 88-11 165th Street (Block 9815, Lot 56), Community District 12, Borough of Queens, which is intended for use as offices by the Human Resources Administration and the Administration for Children Services;

WHEREAS, this application (N 050205 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 12 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Queens Community Board 12 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 December 22, 2004 (Calendar No.10); and

WHEREAS, there were no speakers present and 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 (HRA) and the Administration for Children's Services (ACS). HRA's Family Independence Administration (FIA) will operate the Jamaica Job Center, which offers eligibility assessment for public assistance applicants, case management, cash assistance and Medicaid. Additionally, the FIA will operate the Non Public Assistance Food Stamp Office, which will provide food stamps and related services for eligible clients. HRA's Medical Insurance Community Services Administration (MICSA) will operate an Adult Protective Services office, which establishes appropriate safeguards to protect an individual's resources, safety or health, and ensures that proper medical and psychiatric services, financial management, home care, and legal services are provided. ACS will have six administrative units at the site, all of which serve to determine client eligibility for child care. 500 employees in total will be relocated from the current HRA and ACS offices at 90-75

Sutphin Boulevard, which is too small and in disrepair. The proposed space at 88-11 165th Street will provide adequate space to meet the operational requirements of HRA and ACS and comply with the provisions of the Americans With Disabilities Act.

b) **Suitability of the site for operational efficiency.** 88-11 165th Street is a 185,000 square foot ten-story building located near Merrick Boulevard. The site is zoned C4-2, which permits the use. It is located several blocks away from the existing offices at 90-75 Sutphin Boulevard. The space is currently vacant.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The HRA facility was listed in the Citywide Statement of Needs for FY 2005-2006. The ACS facility was not listed in the Citywide Statement of Needs. Access to the site by public transportation is excellent. Over a dozen bus lines stop at or near the site. The F train has a stop at Parsons Boulevard and Hillside Avenue, which is nearby, as is the E and J/Z stop at Jamaica Center/Archer Avenue. The Long Island Rail Road and the Port Authority Air Train from JFK also stop at Jamaica Center.

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 located within the Downtown Jamaica 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 December 8, 2004 for use of property located at 88-11 165th Street (Block 9815, Lot 56), (Human Resources

Administration and the Administration for Children's Services), Community District 12,
Borough of Queens, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on January 5, 2005
(Calendar No. 22), 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
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO III,
RICHARD W. EADDY, JANE D. GOL, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILIPS, DOLLY WILLIAMS, Commissioners.

COMMISSIONER LISA A. GOMEZ ABSTAINED