



January 31, 2018/Calendar No. 4

N 180168 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 use of property located at 211 East 43rd Street (Block 1317, Lot 7), as offices for Community Board 6, Borough of Manhattan, Community District 6.

WHEREAS, on January 3, 2018, 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 211 East 43rd Street (Block 1317, Lot 7), Community District 6, Manhattan, which is intended for use as office space by Community Board 6; and

WHEREAS, this application (N 180168 PXM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA requirements 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 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 6 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Community Board 6 has not submitted a recommendation; and

WHEREAS, the Borough President of Manhattan has not submitted a recommendation; and

WHEREAS, no recommendations were received from other Borough Presidents; and

WHEREAS, on January 2, 2018, the City Planning Commission duly advertised January 17, 2018 for a public hearing on this application (N 160119 PXM).

WHEREAS, the City Planning Commission held a public hearing on the application on January 17, 2018 (Calendar No. 27); and

WHEREAS, representatives from the Manhattan Community Board 6 and DCAS spoke in favor of the application; and

WHEREAS, there were no other speakers 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 of 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 proposed office space on the 14th floor at 211 East 43rd Street is of adequate size for current and anticipated staffing levels and should be adequate for holding smaller public meetings. The proposed office space will be appropriately built-out for cost-effective operations and will provide modern office facilities including a reception area, non-private offices, a small conference room, and filing space. The facility is fully handicapped accessible.

- b) **Suitability of the Site for Operation Efficiency.** The proposed office space is suitable for operational efficiency and is within close proximity to ample public transportation. The proposed site is served by multiple train lines that converge at Grand Central Terminal including the 4, 5, 6, and 7 subway lines and the Metro North Railroad commuter train line. Bus service is available via multiple lines including M15-SBS. The site has nearby access to major thoroughfares, the FDR Drive, and the Queens-Midtown Tunnel.

- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation and handicap access; conform to the criteria used in the Citywide Statement of Needs.

- d) **Whether the Facility can be Located so as to Support Development and Revitalization of the City’s Regional Business Districts.** The facility is located in the Grand Central Partnership Business Improvement District (BID). The BID, which is operated by the Grand Central District Management Association, provides public safety, sanitation, and economic development services.

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 January 3, 2018, for the use of property located at 211 East 43rd Street (Block 1317, Lot 7) as office space (Community Board 6 district offices), Borough of Manhattan, Community District 6, is hereby **APPROVED**.

The above resolution is duly adopted by the City Planning Commission on January 31, 2018, (Calendar No. 4), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

MARISA LAGO, *Chair*
RAYANN BESSER, ALFRED CERULLO, III,
MICHELLE DE LA UZ, JOSEPH DOUEK,
CHERYL COHEN EFFRON, HOPE KNIGHT,
ANNA HAYES LEVIN, LARISA ORTIZ, *Commissioners*