



CITY PLANNING COMMISSION

May 7, 2014/Calendar No. 9

N 140292 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 118-35 Queens Boulevard (Block 2270, Lot 41), Borough of Queens, Community District 6 (Board of Election offices).

WHEREAS, on April 9, 2014, 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 118-35 Queens Boulevard (Block 2270, Lot 41), Community District 6, Borough of Queens, which is intended for use as offices by the Board of Elections; and

WHEREAS, this application (N 140292 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 April 23, 2014 (Calendar No. 26); and

WHEREAS, there were two speakers present who spoke on behalf of the office space 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 proposed space on the 10th and 11th floors of 118-35 Queens Boulevard is of sufficient size to meet the needs of the BOE. The space is vacant and in un-built condition, and will require renovations to make it suitable for the agency's needs. Additionally, the site will be made fully ADA compliant.

b) Suitability of the site for operational efficiency.

The Forest Hills Tower (118-35 Queens Boulevard) office building has excellent access to public transportation. The Kew Gardens/Union Turnpike subway station of the E and F subway lines is only one block from the entrance to the building. The Q46 bus runs along Union Turnpike, one block south of the building and numerous other lines, including the Q60 run along Queens Boulevard. There are also numerous express bus lines to and from Manhattan that run along Queens Boulevard and Union Turnpike. Vehicular access is also excellent with several major arteries including the Grand Central Parkway and the Van Wyck Expressway nearby. The proposed site will provide space for executive and administrative support staff, a training room and adequate secured file and storage rooms.

c) Consistency with locational and other specific criteria for the facility stated in the 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, a training area and handicapped 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 proposed site is located in the Queens Civic Center area within a regional business district. The facilities location is consistent with the needs and requirements of the Board of Elections.

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 (DCAS) on April 9, 2014 for use of property located at 118-35 Queens Boulevard (Block 2270, Lot 41), Community District 6, Borough of Queens for offices by the Board of Elections, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on May 7, 2014, (Calendar No. 9) is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

CARL WEISBROD, *Chairman*

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*

ANGELA M. BATTAGLIA, **RAYANN BESSER**, **IRWIN G. CANTOR**, P.E.,

ALFRED C. CERULLO, III, **MICHELLE R. DE LA UZ**, **MARIA M. DEL TORO**,

JOSEPH I. DOUEK, **ANNA HAYES LEVIN**, **ORLANDO MARIN**, *Commissioners*