



## **CITY PLANNING COMMISSION**

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October 8, 2003 Calendar No. 29

N 040089 PXQ

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**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 91-14 Merrick Boulevard (Block 9795, Lot 1), Community District 12, Borough of Queens.

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**WHEREAS**, on September 9, 2003, 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 91-14 Merrick Boulevard (Block 9795, Lot 1), Community District 12, Borough of Queens, which is intended for use as offices by the Commission on Human Rights' Queens Community Service Center,

**WHEREAS**, this application (N 040089 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 September 24, 2003 (Calendar No. 19); and

**WHEREAS**, a representative from the Commission on Human Rights appeared to answer questions 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 Queens Community Service Center of the Commission on Human Rights. These Borough Offices provide services under the Neighborhood Human Rights Program designed to link individuals, groups, and community leaders on such issues as fair housing, equal access, peer mediation training, community dispute resolution, human rights education, and immigrant employment rights. It will be staffed by 10 employees relocated from the current office space at 136-56 39<sup>th</sup>

Avenue. The existing space is too small to accommodate future staff expansion. The proposed space at 91-14 Merrick Boulevard will provide adequate space to meet operational requirements and comply with the provisions of the Americans With Disabilities Act.

**b) Suitability of the site for operational efficiency.** 91-14 Merrick Boulevard is a 66,000 square foot, six -story building located between Jamaica Avenue and 89<sup>th</sup> Avenue. The site is zoned C4-2, which permits the use. The space is currently vacant and will require only minor renovations.

**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 excellent. Four buses (Q6, Q8, Q9, and Q41) all stop within two blocks from the site. Three subway lines (J, Z, and E) stop at a station approximately 1/4 mile from 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 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 September 9, 2003 for use of property located at 91-14 Merrick Boulevard (Block 9795, Lot 1), Community District 12,

Borough of Queens, is hereby APPROVED.

The above resolution, duly adopted by the City Planning Commission on October 8, 2003 (Calendar No. 29), 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**, **JANE D. GOL**,  
**CHRISTOPHER KUI**, **JOHN MEROLO**, **KAREN A. PHILIPS**, **DOLLY WILLIAMS**,  
Commissioners