



CITY PLANNING COMMISSION

May 21, 2014/Calendar No. 15

N 140342 PXR

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 1141 Hylan Boulevard (Block 3227, Lot 5), Community District 2, Borough of Staten Island (Taxi and Limousine Commission offices).

WHEREAS, on April 23, 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 1141 Hylan Boulevard (Block 3227, Lot 5), Community District 2, Borough of Staten Island, which is intended for use as office space by the Taxi and Limousine Commission; and

WHEREAS, this application (N 140342 PXR) 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 Staten Island Community Board 2 and to all the Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Staten Island Community Board 2 has not submitted a recommendation; and

WHEREAS, the Borough President of Staten Island 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 May 7, 2014 (Calendar No. 17); and

WHEREAS, a representative from the Taxi and Limousine Commission (TLC) and a representative of the Department of Citywide Administrative Services 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 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 site at 1141 Hylan Boulevard is large enough to accommodate the proposed operations of TLC and will be appropriately renovated for cost-effective operations. TLC will vacate temporary space at HRA when they move to 1141 Hylan Boulevard. The space at 1893 Richmond Terrace in Community Board 1 has already been vacated by the TLC due to flooding. TLC was temporarily housed at Staten Island Borough Hall and more recently at HRA. The new space is currently vacant and requires minor renovations to meet TLC's needs.

- b) **Suitability of the site for operational efficiency.** The site is suitable for operational efficiency due to its location. Its Grasmere location makes it easily accessible by the Verrazano Bridge, the Staten Island Expressway, Staten Island Railway, and by bus and private vehicles. The Grasmere railway stop is eight blocks away at Clove Road. Additionally, the S153, and the S179 bus lines have stops in front of the building. The site has an at-grade 41 space parking lot that would be shared with the other building tenant. The site is zoned R2 with a C2-1 overlay which permits the proposed use. After minor renovations the facility will provide sufficient office space, reception space and file storage space to meet the operational needs of the staff. The facility will be fully handicapped accessible.
- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** This project was not included in the 2014-2015 Citywide Statement of Needs. However, the siting criteria used, such as access to public transportation and handicapped accessibility, 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 without constraining operational efficiency.** The proposed site is not located within a regional business district. No suitable office space meeting the requirements of TLC was found in the St. George part of Staten Island. The proposed location at 1141 Hylan Boulevard is however consistent with the requirements of the TLC.

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 April 23, 2014 for use of property located at 1141 Hylan Boulevard (Block 3227, Lot 5) (Taxi and Limousine Commission), Community District 2, Borough of Staten Island, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on May 21, 2014 (Calendar No. 15), 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.,
MICHELLE DE LA UZ, MARIA M. DEL TORO, JOSEPH DOUEK,
ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners