

**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 375 Pearl Street (Block 113, Lot 7501) (Department of Finance offices), Borough of Manhattan, Community District 1.

---

**WHEREAS**, on January 6, 2016, 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 375 Pearl Street (Block 113, Lot 7501), Community District 1, Manhattan, which is intended for use as office space by the Department of Finance; and

**WHEREAS**, this application (N 160118 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 (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 Manhattan Community Board 1 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, on January 26, 2016 the Seaport/Civic Center Committee of Manhattan Community Board 1 voted to issue a resolution not opposing the application, as long as it does not result in additional on-street placard parking; 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 5, 2016, the City Planning Commission duly advertised January 20, 2016 for a public hearing on this application (N 160118 PXM).

**WHEREAS**, the City Planning Commission held a public hearing on the application on January 20, 2016 (Calendar No. 6); and

**WHEREAS**, representatives from the Department of Finance and 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 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 26th through 30th floors at 375 Pearl Street is of sufficient size and will be appropriately built-out for cost-effective operations. The proposed office space will provide modern office facilities including private and non-private offices, conference rooms, training rooms, reception areas, locker rooms, and pantries. The office space is currently vacant and will require moderate upgrades. When complete, the facility will be fully handicapped accessible.
- b) **Suitability of the Site for Operation Efficiency.** The proposed office space is suitable for operational efficiency, as it will place the relocated staff in close proximity to DOF's executive offices located at the David R. Dinkins Municipal Building as well as DOF offices at 253 Broadway and 66 John Street. The proposed site is served by multiple bus routes including the M9 and M103 along Park Row and M15 and northbound M22 along Pearl Street and St. James Place. Access is available to subway lines 4, 5, 6, J, and Z at the Brooklyn Bridge-City Hall station and the R line at the City Hall station. The site has

nearby access to arterial highways and major thoroughfares as well as close proximity to the three Lower Manhattan East River bridges and the Brooklyn-Battery and Holland Tunnels.

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 close proximity to the Executive Offices at 1 Centre Street, 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 proposed site is not located within a regional business district. The facilities location is consistent with the needs and requirements of the New York City Department of Finance.

**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 6, 2016, for the use of space located at 375 Pearl Street (Block 113, Lot 7501), (Department of Finance offices), Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution is duly adopted by the City Planning Commission on February 3, 2015, (Calendar No. 8), 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  
**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**  
**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, LARISA ORTIZ**, Commissioners

COMMUNITY BOARD #1 –MANHATTAN

RESOLUTION

DATE: JANUARY 26, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: N 160118 PXM, 195 Notice of Intent to Acquire Office Space, Department of Citywide Administrative Services/Department of Finance, 375 Pearl Street

WHEREAS: The Department of Citywide Administrative Services (DCAS) has filed application N 160118 PXM with the Department of City Planning, a Notice of Intent to Acquire Office Space for use of property located at 375 Pearl Street; and

WHEREAS: The New York City Department of Finance (DOF) proposes to occupy approximately 175,000 square feet of office space on floors 26 through 30 at 375 Pearl Street; and

WHEREAS: The space is needed to relocate DOF's offices from 210 Joralemon Street and 345 Adams Street in Brooklyn. DOF needs to vacate the buildings in order to accommodate the Brooklyn Court System space requirements; and

WHEREAS: This proposed site will house approximately 650 employees that are assigned to the Audit and Enforcement Divisions, Office of Legal Affairs, EEO, Treasury & Payment Services-Citywide Payment and Receivable Systems Unit, as well as staff from the division of Finance Innovation & Technology (FIT), and ancillary operations such as mail delivery services. These are City-wide functions. The public's visits to the location will be primarily based on appointment only; and

WHEREAS: The agency will require approximately 30 parking spaces to accommodate its operational needs. Although the location of the spaces have not yet been determined, DCAS confirmed that they will not contribute to the street parking and will either be housed inside the building on-site or in a garage at another location; now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB1 does not oppose application N 160118 PXM, for DOF to occupy approximately 175,000 square feet of office space on floors 26 through 30 at 375 Pearl Street, as long as it does not result in additional on-street placard parking.