



## **CITY PLANNING COMMISSION**

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September 3, 2014/Calendar No.7

N150022PXM

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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 use of property located at 570 Lexington Avenue (Block 1305, Lot 60) (Office of Court Administration offices) Borough of Manhattan, Community District 5.

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**WHEREAS**, on August 6, 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 use of space located at 570 Lexington Avenue (Block 1305, Lot 60), Borough of Manhattan, which is intended for use as offices by the New York State Supreme Court, Appellate Division; and

**WHEREAS**, this application (N 150022PXM) 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 6.17.00 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 5 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, the Borough President of Manhattan 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 August 20, 2014 (Calendar No. 20); and

**WHEREAS**, representatives from the Office of Court Administration and the Department of Citywide Administration Services appeared in favor; 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 office space on the 47<sup>th</sup> floor of 570 Lexington Avenue is large enough to meet the needs of the newly appointed Associate Judge. The proposed space is currently vacant and will require a complete build-out to make it suitable for the Judge's needs. Additionally, the site will be made fully ADA compliant.

b) Suitability of Site for Operational Efficiency

570 Lexington Avenue has excellent access to public transportation. The lobby of the building is steps away from entrance to the 51<sup>st</sup> Street on the No. 6 subway line. Numerous bus lines, including the M50, M101 and M103 all have stops within two blocks of the entrance to the building. In addition, the Metro-North train lines arrive and depart from Grand Central Terminal, a short walk from the site.

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 for this site, 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

570 Lexington Avenue is located within the Special Midtown Zoning District. The District was established to guide development of the Midtown Central Business District and has three distinct goals: growth, stabilization and preservation.

**WHEREAS**, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

**RESOLVED**, by the City Planning Commission of the Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services on August 6, 2014 for use of property located at 570 Lexington Avenue (Block 1305, Lot 60), Community District 5, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on September 3, 2014 (Calendar No. 7) 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., JOSEPH I. DOUEK,**  
**CHERYL COHEN EFFRON, BOMEI JUNG, ANNA HAYES LEVIN,**  
**ORLANDO MARIN**, *Commissioners*

**ALFRED C. CERULLO, III**, *Commissioner, Recused*  
**LARISA ORTIZ**, *Commissioner, Abstaining*