



CITY PLANNING COMMISSION

January 8, 2014/Calendar No. 17

N 140214 PXX

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 1775 Grand Concourse (Block 2822, Lot 7501), Community District 5, Borough of the Bronx (New York City Law Department).

WHEREAS, on December 10, 2013, 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 1775 Grand Concourse (Block 2822, Lot 7501), Community District 5, Borough of the Bronx, which is intended for use as office space by the New York City Law Department; and

WHEREAS, this application (N 140214 PXX) 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 Bronx Community Board 5 and to the Borough President of the Bronx pursuant to Section 195 of the New York City Charter; and

WHEREAS, Bronx Community Board 5 has not submitted a recommendation; and

WHEREAS, the Borough President of the Bronx 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 December 18, 2013 (Calendar No. 19); and

WHEREAS, representatives from the New York City Law Department 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 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 1775 Grand Concourse is large enough to accommodate the 44 professionals assigned to the unit, and to provide reasonably close access to the court buildings on East 161st Street. This will allow for cost-effective operations. The new space is currently vacant and will require some renovation/reconfiguration.
- b) **Suitability of the site for operational efficiency.** The site is suitable for operational efficiency due to its location. Its Grand Concourse frontage includes nearby access to the East 175th Street station stop on the IND B and D subway lines. In addition, the Bx#2 and Bx#1 buses stop within 2 blocks of the location. Accessory parking for 5 staff members will be available for agency staff; additional on-street parking will provide for public/client needs. The site is zoned R8 and is within the Grand Concourse Special District. Typically, office use would not be permitted in R8 districts, however, the site is designated as a “commercial infill site” within the district text; making the planned office space a legal conforming use. The proposed build-out will provide sufficient office space, interview/conference and reception space to meet the operational needs of the staff. When the renovation work is complete, 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. 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 the NYC Law Department was found in the East 161st Street corridor. The proposed location at 1775 Grand Concourse is, however, consistent with the requirements of the Law Department.

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 December 10, 2013 for use of

property located at, 1775 Grand Concourse (Block 2822, Lot 7501), Community District 5, Borough of the Bronx (New York City Law Department) is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on January 8, 2014 (Calendar No. 17), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,
MARIA M. DEL TORO, ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

RICHARD W. EADDY, COMMISSIONER RECUSED