



CITY PLANNING COMMISSION

April 25, 2012/Calendar No. 9

N 120232 PXM

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 100 Church Street (Block 125, Lot 20) (OATH, CCRB, CFB offices), Community District 1, Borough of Manhattan.

WHEREAS, on March 28, 2012, 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 100 Church Street (Block 125, Lot 20), Community District 1, Borough of Manhattan, which is intended for use as offices by the Office of Administrative Trials and Hearings, Civilian Complaint Review Board (CCRB), and Campaign Finance Board Offices (CFB); and

WHEREAS, this application (N 120232 PXM) 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 Manhattan Community Board 1 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 1 has not submitted a recommendation; 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 April 11, 2012 (Calendar No. 10); and

WHEREAS, a representative from the Office of Administrative Hearings and Trials, Department of Citywide Administrative Services, Campaign Finance Board, and the Civilian Complaint Review Board spoke in favor of the application; 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 space is currently vacant, of sufficient size and will provide modern office facilities for the relocation of the Office of Administrative Trials and Hearings, Civilian Complaint Review Board (CCRB), and Campaign Finance Board Offices (CFB). The site will provide adequate private and shared work stations, conference areas, hearing rooms, and storage areas. The space will comply with the provisions of the American with Disabilities Act.

b) **Suitability of the site for operational efficiency.** The proposed site is well served by public transportation, with the 1, 2, 3, 4, 5, A, C, E, and R subway lines all within a few blocks of the site. The Staten Island Ferry is also nearby. The location also provides easy vehicular access to the Lower Manhattan East River Bridges and the Brooklyn Battery and Holland Tunnels.

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. However, the siting criteria used here, such as public transit, sufficient office and meeting rooms, and handicapped accessibility, conform to the criteria used in the Citywide Statement of Needs for similar facilities.

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 of Lower Manhattan and is located within the Alliance for Downtown New York Business Improvement District. It is consistent with the needs of the three agencies.

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 March 28, 2012 for use of property located at 100 Church Street (Block 125, Lot 20). Community District 1, Borough of Manhattan, is hereby **APPROVED.**

The above resolution, duly adopted by the City Planning Commission on April 25, 2012 (Calendar No. 9), 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, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER,
IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, BETTY Y. CHEN,
MICHELLE R. DE LA UZ, MARIA M. DEL TORO, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, SHIRLEY A. MCRAE,
Commissioners