



CITY PLANNING COMMISSION

February 27, 2008/Calendar No. 19

N 080273 PXQ

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 75-20 Astoria Boulevard (Block 1027, Lot 50)(New York City Department of Correction), Community District 3, Borough of Queens.

WHEREAS, on January 30, 2008, 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 75-20 Astoria Boulevard (Block 420, Lot 1), Community District 3, Borough of Queens, which is intended for use as offices by the New York City Department of Correction; and

WHEREAS, this application (N 080273 PXQ) 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 Queens Community Board 3 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Borough President of Queens 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 February 13, 2008 (Calendar No. 30); and

WHEREAS, a representative from the Department of Correction (DOC) appeared in favor; and

WHEREAS, the public hearing was closed; and

WHEREAS, in response to concerns raised by the City Planning Commission, the Department of City Planning received letters dated February 19, 2008 from the Departments of Correction and Citywide Administrative Services stating that DOC and DCAS believe that the location of the facility and its accessibility to mass transit, including the provision of shuttle services by the property owner, will satisfy the operational requirements of the Department of Correction and its employees; and

WHEREAS, the Commission believes that the shuttle service to be utilized by the Department of Correction should be monitored to ensure its reliability and frequency of service; and

WHEREAS, the Commission encourages the Department of Citywide Administrative Services to site facilities in proximity to public transportation; 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 space will be utilized by the New York City Department of Correction for use as its headquarters. The proposed space at 75-20 Astoria Boulevard will provide adequate space to meet the operational requirements for DOC's operations. The space will comply with the provisions of the Americans With Disabilities Act

b) **Suitability of the site for operational efficiency.** 75-20 Astoria Boulevard is located in a M1-1 zoning district. Access to the site by public transportation is via the N, W and # 7 subway lines approximately a dozen blocks away. Additionally, the Q33 and M60 bus lines stop several blocks away. There are plans to provide a shuttle bus service to pick up employees at the nearest subway stop. The site is particularly suited for DOC's operational needs due to its proximity to Rikers Island as DOC personnel travel there on a daily basis. Rikers Island is approximately 1 ½ miles away.

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. The facility meets the criteria established for the siting, such as ADA accessibility and proximity to Rikers Island.

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 not located within the city's regional business district.

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 30, 2008 for use of property located at 75-20 Astoria Boulevard (Block 1027, Lot 50). Community District 3, Borough of Queens, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on February 27, 2008 (Calendar No. 19), 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, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice-Chairman

IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA DEL TORO,

RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. MCRAE,

JOHN MEROLO, Commissioners

