

CITY PLANNING COMMISSION



December 12, 2016/Calendar No. 17

N 170133 PXR

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 101 Tyrellan Avenue (Block 7469, Lot 170) as offices (Department of Design and Construction offices), Borough of Staten Island, Community District 3.

WHEREAS, on November 16, 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 the use of space located at 101 Tyrellan Avenue (Block 7469, Lot 170), Community District 3, Staten Island, which is intended for use as office space by the Department of Design and Construction; and

WHEREAS, this application (N 170133 PXR) 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 Staten Island Community Board 3 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Staten Island Community Board 3 has not submitted a recommendation; and

WHEREAS, the Borough President of Staten Island 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 November 30, 2016 (Calendar No. 9); and

WHEREAS, representatives from the Department of Design and Construction 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 space at 101 Tyrellan Avenue is of sufficient size to meet the needs of DDC and will be appropriately renovated for cost-effective operations of the units that will be housed there. The space is currently vacant and in good condition. DDC proposes to reuse some of the existing office installations in order to reduce costs and allow for a more efficient move-in. In addition, the space is fully handicapped accessible.

b) Suitability of Site for Operational Efficiency

The proposed site is suitable for operational efficiency due to its accessibility to the South Shore of Staten Island, where most of DDC's projects are currently located. 101 Tyrellan Avenue is conveniently located at the interchange of the Richmond Parkway and the West Shore Expressway, providing vehicular access to all points on Staten Island. The Richmond Valley station of Staten Island Rapid Transit is within walking distance of the site.

c) Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs

The proposed relocation and expansion was not included in the Citywide Statement of Needs. However, the siting criteria used here 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

101 Tyrellan Avenue is not located in one of the City's regional business districts. The most important siting criteria, however, is the site's vehicular access and its proximity to existing DDC projects on Staten Island.

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 November 16, 2016, pursuant to Section 195 of the New York City Charter for use of property located at 101 Tyrellan Avenue (Block 7469, Lot 170) as office space (Department of Design and Construction offices), Borough of Staten Island, Community District 3, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 12, 2016 (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.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, ALFRED C. CERULLO, III, CHERYL COHEN EFFRON,
MICHELLE DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARÍN, LARISA ORTIZ, Commissioners