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December 1, 2021 / Calendar No. 16

N 220041 PXQ

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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 162-10 Jamaica Avenue (Block 10102, Lot 4) (New York Law Department Offices), Borough of Queens, Community District 12.

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**WHEREAS**, on November 4, 2021, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire 24,000 square feet of office space, pursuant to Section 195 of the New York City Charter, for additional office space for the New York City Law Department's (the Law Department) Family Court Division to a property located at 162-10 Jamaica Avenue (Block 10102, Lot 4), Community District 12, Borough Queens (Queens CB 12); and

**WHEREAS**, this application (N 220041 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 or 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 CB 12 and to all Borough Presidents on November 4, 2021, pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, Queens CB 12 has not submitted a recommendation on this matter; and

**WHEREAS**, the Borough President of Queens has not submitted a letter of recommendation; and

**WHEREAS**, no recommendations were received from the other Borough Presidents; and

**WHEREAS**, on November 1, 2021, the City Planning Commission duly advertised November 17, 2021, for a public hearing on this application (N 220041 PXQ); and

**WHEREAS**, the City Planning Commission held a public hearing on the application on November 17, 2021 (Calendar No. 22); and

**WHEREAS**, two representatives from DCAS and the Law Department spoke in favor of the application at the public hearing, describing the proposed location and the proposed lease terms. They also described the advantages of the office building for the Law Department's Family Law Division operations, including efficient space layout and proximity to transit options and nearby courts; 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 the 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 162-10 Jamaica Avenue is of sufficient size for the Law Department's expanded office need and will be appropriately renovated for cost-effective operations by the Law Department. The space is currently occupied by the Law Department, but it has been temporarily vacated until build-out is completed to make it suitable for Law Department's use. Additionally, the office will meet ADA accessibility guidelines and is readily accessible by multiple public transportation options.

**b) Suitability of the Site for Operational Efficiency.** The proposed site is suitable for operational efficiency by the Law Department due to its excellent accessibility to staff. It was

superior to the other options in the target area for its offers optimal space configuration and reasonable rental cost. 162-10 Jamaica Avenue is well served by public transportation. The E, F, J and Z subway lines are all within a few blocks of the building, as are the Jamaica station on the LIRR and the Jamaica stop on the AirTrain. Numerous bus lines serve the area. Additionally, there are several parking garages in the area, for those who choose to drive. Finally, this site's proximity to the Queens County Family Court makes this site ideal.

**c) Consistency with the Locational and other Specific Criteria for the Facility**

**Stated in the Citywide Statement of Needs.** This site is included in the 2022-2023 Statement of Needs on Page 188. As stated in the document, this site has excellent transit access and provides immediate access to the Queens County Family Court Courthouse.

**d) Whether the Facility can be Located so as to Support Development and**

**Revitalization of the City's Regional Business Districts.** The proposed location is in a commercial area of Jamaica, Queens, one of the borough's central business districts, and within the Special Downtown Jamaica District. The central location is ideal for the program, which expects to handle approximately 1,000 referrals annually. Clients traveling to the office location would bring additional foot traffic to the area during regular business hours.

**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 DCAS on November 4, 2021, for use of property located at 162-10 Jamaica Avenue (Block 10102, Lot 4) as office space for the Law Department, Borough of Queens, Community District 12, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 1, 2021 (Calendar No. 16), is filed with the Office of the Speaker, City Council, in accordance with the requirements of Section 195 of the New York City Charter

**ANITA LAREMONT, *Chair***

**KENNETH J. KNUCKLES, Esq., *Vice Chairman***

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,**

**JOSEPH I. DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners***