



CITY PLANNING COMMISSION

May 10, 2006 Calendar No. 17

N 060425 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 the use of property located at 8119 5th Avenue (Block 5999, Lot 4) (Community Board 10 Office), Community District 10, Borough of Brooklyn.

WHEREAS, on April 12, 2006, 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 use of space located at 8119 5th Avenue (Block 5999, Lot 4), Community District 10, Borough of Brooklyn, which is intended for use as offices by Brooklyn Community Board 10,

WHEREAS, this application (N 060425 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 Brooklyn Community Board 10 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Borough President of Brooklyn 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 26, 2006 (Calendar No. 13); and

WHEREAS, there were no speakers on this 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 space will be utilized by Community Board 10 to perform NYC Charter mandated functions of the community board. The Board's primary responsibilities include the following: address zoning and planning issues including applications pursuant to Charter Section 197, the Uniform Land Use Review Procedure (ULURP); monitor service delivery to assure agencies are responsive to the district; file complaints on behalf of residents with City agencies regarding services; prepare capital and expense budget priority requests; respond to the Mayor's Preliminary Budget and the Statement of Needs for the district; maintain contact with civic, cultural and religious groups regarding local issues; hold Community Board, Committee, District Cabinet, and other meetings. The

proposed space at 8119 5th Avenue will provide adequate space to meet Community Board 10's operational requirements and comply with the provisions of the Americans With Disabilities Act.

b) **Suitability of the site for operational efficiency.** 8119 5th Avenue is located in a C1-3 zoning district, which permits the use. Community Board 10 currently occupies space at 621 86th Street, a two story city owned building that also housed a Department of Sanitation section station, which has since vacated the site. The current site is in disrepair and is located right at the 86th Street exit ramp of the Gowanus Expressway, making street crossings difficult. The proposed site is located six blocks away from their current location.

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. Access to the site by public transportation is via the R subway line; the site is located midway between the 77th Street and 86th Street stations. The B16, B63 and B64 buses are all nearby.

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 a 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 April 12, 2006 for use of property located at 8119 5th Avenue (Block 5999, Lot 4), Community District 10, Borough of

Brooklyn, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on May 10, 2006 (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.

**AMANDA M. BURDEN, AICP, Chair,
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL,
LISA A. GOMEZ, CHRISTOPHER KUI, DOLLY WILLIAMS, Commissioners**