



# THE CITY RECORD

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## THE CITY RECORD

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Mayor

**LISETTE CAMILO**

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Administrative Services

**ELI BLACHMAN**

Editor, The City Record

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## BOARD MEETINGS

### MEETING

#### City Planning Commission

Meets in Spector Hall, 22 Reade Street, New York, NY 10007, twice  
monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the  
Commission.



#### City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall,  
Manhattan, NY 10007, at 1:30 P.M.

#### Contract Awards Public Hearing

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan,  
weekly, on Thursday, commencing 10:00 A.M., and other days, times  
and location as warranted.

#### Civilian Complaint Review Board

Generally meets at 10:00 A.M. on the second Wednesday of each month  
at 40 Rector Street, 2nd Floor, New York, NY 10006. Visit <http://www.nyc.gov/html/ccrb/html/meeting.html> for additional information and  
scheduling changes.

#### Design Commission

Meets at City Hall, Third Floor, New York, NY 10007. For meeting  
schedule, please visit [nyc.gov/designcommission](http://nyc.gov/designcommission) or call (212) 788-3071.

#### Department of Education

Meets in the Hall of the Board for a monthly business meeting on the  
Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is  
held on the first Tuesday of July at 10:00 A.M.

#### Board of Elections

32 Broadway, 7th Floor, New York, NY 10004, on Tuesday, at 1:30 P.M.  
and at the call of the Commissioner.

#### Environmental Control Board

Meets at 100 Church Street, 12th Floor, Training Room #143, New  
York, NY 10007 at 9:15 A.M. once a month at the call of the Chairman.

#### Board of Health

Meets at Gotham Center, 42-09 28th Street, Long Island City, NY  
11101, at 10:00 A.M., quarterly or at the call of the Chairman.

#### Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, NY 10007, at the  
call of the Chairman.

#### Board of Higher Education

Meets at 535 East 80th Street, Manhattan, NY 10021, at 5:30 P.M., on  
fourth Monday in January, February, March, April, June, September,  
October, November and December. Annual meeting held on fourth  
Monday in May.

#### Citywide Administrative Services

Division of Citywide Personnel Services will hold hearings as needed in  
Room 2203, 2 Washington Street, New York, NY 10004.

**Commission on Human Rights**

Meets on 10th Floor in the Commission's Central Office, 40 Rector Street, New York, NY 10006, on the fourth Wednesday of each month, at 8:00 A.M.

**In Rem Foreclosure Release Board**

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

**Franchise and Concession Review Committee**

Meets in Spector Hall, 22 Reade Street, Main Floor, and other days, times and location as warranted.

**Real Property Acquisition and Disposition**

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, bi-weekly, on Wednesdays, commencing 10:00 A.M., and other days, times and location as warranted.

**Landmarks Preservation Commission**

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks).

**Employees' Retirement System**

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, NY 11201, at 9:30 A.M., on the third Thursday of each month, at the call of the Chairman.

**Housing Authority**

Board Meetings of the New York City Housing Authority are scheduled for the last Wednesday of each month (except August) at 10:00 A.M. in the Board Room on the 12th Floor of 250 Broadway, New York, NY 10007 (unless otherwise noted). Any changes to the schedule will be posted here and on NYCHA's website at [http://www.nyc.gov/html/nycha/html/about/boardmeeting\\_schedule.shtml](http://www.nyc.gov/html/nycha/html/about/boardmeeting_schedule.shtml) to the extent practicable at a reasonable time before the meeting. For additional information, please visit NYCHA's website or contact (212) 306-6088.

**Parole Commission**

Meets at its office, 100 Centre Street, Manhattan, NY 10013, on Thursday, at 10:30 A.M.

**Board of Revision of Awards**

Meets in Room 603, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

**Board of Standards and Appeals**

Meets at 40 Rector Street, 6th Floor, Hearing Room "E" on Tuesdays at 10:00 A.M. Review Sessions begin at 9:30 A.M. and are customarily held on Mondays preceding a Tuesday public hearing in the BSA conference room on the 9th Floor of 40 Rector Street. For changes in the schedule, or additional information, please call the Application Desk at (212) 513-4670 or consult the bulletin board at the Board's Offices, at 40 Rector Street, 9th Floor.

**Tax Commission**

Meets in Room 936, Municipal Building, Manhattan, NY 10007, each month at the call of the President. Manhattan, monthly on Wednesdays, commencing 2:30 P.M.

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**BOROUGH PRESIDENT - BROOKLYN**

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■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to Section 201 of the New York City Charter, the Brooklyn borough president will hold a public hearing on the following matters in the Courtroom of Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 P.M., on April 30, 2018.

**Calendar Item 1 — 80 Flatbush Avenue Rezoning (180216 ZMK, 180217 ZRK, 180218 ZSK)**

Applications submitted by the New York City Educational Construction Fund (ECF) and 80 Flatbush Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for a zoning map and text amendments intended to facilitate the redevelopment of a block in Downtown Brooklyn. The zoning map amendment would change a property, bounded by Flatbush Avenue, Schermerhorn Street, State Street, and Third Avenue, and located within the Special Downtown Brooklyn District (SDBD), from a C6-2 to a C6-9 district. The zoning text amendments would designate the project a Mandatory Inclusionary Housing (MIH) area, amend SDBD regulations to set the maximum permitted floor area for a C6-9 district to a Floor Area Ratio (FAR) of 18.0 for commercial and community facility use, and 12.0 FAR for residential use, make the C6-9 district subject to Tower Regulations in New York City Zoning Resolution (ZR) Section 101-223, and establish a new special permit modifying ZR Section 74-752. Pursuant to this permit, the City Planning Commission (CPC) would allow modifications of certain regulations as necessary, to facilitate an ECF project within a C6-9 district within the SDBD, in order to achieve the massing of the development site, as proposed in the application documents.

The requested special permit, pursuant to ZR Section 74-752, would permit modifications for the applicants' project per the following:

- a. Ground-Floor use regulations in order to permit the proposed configuration of the residential and school lobbies on Flatbush Avenue and State Street, which will contain significant retail frontage
- b. MIH requirements so as to allow Phase I construction of the proposed school without affordable housing, which would be constructed in Phase II of the development
- c. Minimum street wall height regulations along Flatbush Avenue to allow the configuration of building volumes on the development site, and provide larger floorplates, as well as an outdoor terrace for the proposed schools
- d. Tower lot coverage requirements in order to permit a maximum lot coverage of 56.7 percent in a tower taller than 150 feet
- e. Off-Street accessory parking regulations in order to waive the requirement to provide an off-street parking facility, due to the project's location in a Transit Zone
- f. Loading berth requirements, to reduce the number of loading berths required in Phase I of the project

Such actions are intended to facilitate the creation of a new, mixed commercial, community facility, and residential development that will replace the existing Khalil Gibran International Academy (KGIA) public high school building with a new facility in a larger space, as well as a new elementary school that would share an auditorium and gymnasium with KGIA. In addition to school uses, the proposed development would provide residential space comprising of approximately 700 units of market-rate housing and 200 units of affordable housing; 201,000 sq. ft. of commercial office space, 42,200 sq. ft. of retail space, and 10,300 sq. ft. of non-school cultural space (within the existing KGIA building). The project is proposed to proceed in two phases in order to permit continued occupancy by KGIA until its new facility is complete. The first phase will result in the completion of the two schools and a mixed-use building fronting Flatbush Avenue and State Street; the second phase will be developed along Third Avenue, with segments of the existing KGIA building to remain at the corner of Schermerhorn and State Streets.

Accessibility questions: Inna Guzenfeld (718) 802-3754, [iguzenfeld@brooklynbp.nyc.gov](mailto:iguzenfeld@brooklynbp.nyc.gov), by: Friday, April 27, 2018, 12:00 P.M.



a16-30

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**BOROUGH PRESIDENT - QUEENS**

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■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing, will be held by the Borough President of Queens, Melinda Katz, on **Thursday May 3, 2018** at 10:30 A.M., in the Borough President's Conference Room, located at 120-55 Queens Boulevard, Kew Gardens, NY 11424, on the following items:

**CD Q05 - BSA #867-55 BZ**

**IN THE MATTER OF** an application submitted by Nasir J. Kahnzada, on behalf of Manny Kumar, pursuant to Section 11-411 of the NYC Zoning Resolution, for a waiver of the Rules of Practice and Procedure for extension of time to obtain a Certificate of Occupancy, to extend the term of variance for an additional period of 10 years and amendment of the previously approved variance to facilitate an enlargement and conversion of auto repair shop to a convenience store in an R4-1 district, located at **66-15 Borden Avenue**, Block 2394, Lot 8, Zoning Map 13c, Maspeth, Borough of Queens.

**CD Q08 - BSA #194-97 BZ**

**IN THE MATTER OF** an application submitted by the Sheldon Lobel, PC, on behalf of Auto Service Management Corporation, pursuant to Section 11-411 of the NYC Zoning Resolution, for an extension of term for a previously granted variance and a waiver of the Board's Rules of Procedure to allow the continued operation of an existing automotive repair establishment, located in an R4B District at **84-12 164th Street**, Block 9792, Lot 31, Zoning Map 14d, Fresh Meadows, Borough of Queens.

**CD Q01 - BSA #2018-1 BZ**

**IN THE MATTER OF** an application submitted by Fox Rothschild LLP, on behalf of 11-02 37th Avenue LLC, pursuant to Section 73-44 of the NYC Zoning Resolution, for a Special Permit to allow a reduction accessory parking for a proposed office use (Use Group 6B), located in an M1-3 District at **11-02 37th Avenue**, Block 361, Lot 18, Zoning Map 9b, Astoria, Borough of Queens.

**CD Q04 - ULURP #180098 ZMQ**

**IN THE MATTER OF** an application submitted by AA 304 GC TIC LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from within an existing R6 District a C1-3 District, bounded by a line 180 feet southerly of Roosevelt Avenue, Baxter Avenue, the northwesterly centerline prolongation of Ithaca Street, and 82nd Street; and
2. changing from an R6 District to a C4-5X District property, bounded by a line 180 feet southerly of Roosevelt Avenue, Baxter Avenue, the northwesterly centerline prolongation of Ithaca Street, and 82nd Street;

Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only), dated January 29, 2018, and subject to the conditions of CEQR Declaration E-463. (Related application ULURP # 180099 ZRQ)

**CD Q04 – ULURP #180099 ZRQ**

**IN THE MATTER OF** an application submitted by AA 304 GC TIC LLC, pursuant to Sections 197-c and 201 of the New York City Charter for a Zoning Text Amendment to amend Appendix F of the NYC Zoning Resolution (Inclusionary Housing Designated Area), to designate the project area as a Mandatory Inclusionary Housing (MIH) Area, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only), dated January 29, 2018, and subject to the conditions of CEQR Declaration E-463. (Related application. ULURP # 180098 ZMQ)

**CD Q08 – ULURP #180241 PCQ**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for site selection and acquisition of property, located in an R2A District, at **182nd Street between 69th and 73rd Avenues**, for preservation of open space, Block 7135, Lots 54 & 60, Zoning Map 14c, Fresh Meadows, Borough of Queens.

**CD Q02 – ULURP #180243 PCQ**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for site selection and acquisition of property, located in an R4 District, at **39th Avenue between 50th and 51st Streets**, for preservation use as a park, Block 129, Lot 30, Zoning Map 9b, Sunnyside, Borough of Queens.

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President's Office, (718) 286-2860, or email [planning@queensbp.org](mailto:planning@queensbp.org) no later than **FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.**



a27-m3

**CITY COUNCIL**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that the council has scheduled the following public hearings on the matters indicated below:

**The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter, in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway, New York, NY 10007, commencing at 9:30 A.M., on Tuesday, May 1, 2018:**

**QUEENS CB - 2**

**PIATTO**

**20185176 TCQ**

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Piatto LLC, d/b/a Piatto, for a new revocable consent to establish, maintain, operate and use an unenclosed sidewalk café, located at 1-50 50<sup>th</sup> Avenue.

**The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway, New York, NY 10007, commencing at 12:00 P.M., on Tuesday, May 1, 2018.**

**The Subcommittee on Planning, Dispositions and Concessions, will hold a public hearing on the following matters in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway, New York, NY 10007, commencing at 2:00 P.M., on Tuesday, May 1, 2018:**

**BETHANY PLACE**

**MANHATTAN CB - 10**

**20185271 HAM**

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property, located at Block 2047, Lots 7 and 10, and termination of the prior exemption, Community District 10, Council District 9.

**CSH**

**BROOKLYN CB - 16**

**20185329 HAK**

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property, located at Block 1499, Lot 13 and Block 1502, Lot 18, Community District 16, Borough of Brooklyn, Council District 41.

**TWO BUILDINGS TENANTS UNITED HDFC**

**MANHATTAN CB - 3**

**20185330 HAM**

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption for the Disposition Area or Exemption Area, pursuant to Section 577 of Article XI of the Private Housing Finance Law, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for property, located at 280 East 3<sup>rd</sup> Street (Block 372, Lot 12) and 230 East 4<sup>th</sup> Street (Block 399, Lot 24), in Community District 3, Borough of Manhattan, Council District 2.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, April 26, 2018, 3:00 P.M.



a25-m1

**CITY PLANNING COMMISSION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that resolutions have been adopted by the City Planning Commission, scheduling a public hearing on the following matters to be held at NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, on Wednesday, May 9, 2018, at 10:00 A.M.

**BOROUGH OF MANHATTAN**

**Nos. 1-6**

**SPECIAL INWOOD DISTRICT REZONING**

**No. 1**

**CD 12**

**C 180204 ZMM**

**IN THE MATTER OF** an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Tenth Avenue;
2. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
  - b. Cooper Street, a line 150 feet northeasterly of 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20<sup>th</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
  - f. Sherman Avenue, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
  - g. Tenth Avenue, a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;

2. changing from an R7-2 District to an R7A District property, bounded by:
  - a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
  - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204<sup>th</sup> Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
  - c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
  - e. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
3. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
4. changing from a C8-3 District to an R7A District property, bounded by:
  - a. Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
  - b. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
  - c. a line 125 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street; and
  - d. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207<sup>th</sup> Street;
5. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 203<sup>rd</sup> Street, a line 300 feet southeasterly of Tenth Avenue, and West 202<sup>nd</sup> Street;
6. changing from an R7-2 District to an R7D District property, bounded by:
  - a. a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
  - b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 207<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue;
9. changing from an M3-1 District to an R8 District property, bounded by:
  - a. West 207<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue; and
  - b. West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 204<sup>th</sup> Street, and Ninth Avenue;
10. changing from an R7-2 District to an R8A District property, bounded by:
  - a. a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
  - b. Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
11. changing from an M1-1 District to an R8A District property, bounded by:
  - a. Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and West 203<sup>rd</sup> Street;
  - b. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street; and
  - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207<sup>th</sup> Street, and a line 180 feet southeasterly of Tenth Avenue;
12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 205<sup>th</sup> Street;
13. changing from an M1-1 District to an R9A District property, bounded by:
  - a. Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street; and
  - b. a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly Street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, West 207<sup>th</sup> Street, Ninth Avenue, and West 206<sup>th</sup> Street;
14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street;
15. changing from an R7-2 District to a C4-4D District property, bounded by:
  - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street; and
  - b. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet northeasterly of West 207<sup>th</sup> Street;
16. changing from a C4-4 District to a C4-4D District property, bounded by:
  - a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
  - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
17. changing from a C8-3 District to a C4-4D District property, bounded by:
  - a. Broadway, West 218<sup>th</sup> Street, Tenth Avenue, and West 214<sup>th</sup> Street; and
  - b. a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Tenth Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
18. changing from a C8-4 District to a C4-4D District property, bounded by Broadway, West 214<sup>th</sup> Street, Tenth Avenue, and West 213<sup>th</sup> Street;

19. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
20. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 219<sup>th</sup> Street, Ninth Avenue, and West 218<sup>th</sup> Street;
21. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118<sup>th</sup> Street;
22. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and Ninth Avenue;
23. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and a line 110 feet southeasterly of Ninth Avenue;
24. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street;
25. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 202<sup>nd</sup> Street;
26. establishing within a proposed R7A District a C2-4 District bounded by:
- Staff Street, Dyckman Street, Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
  - a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
  - a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
  - a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
  - Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
  - a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, West 204<sup>th</sup> Street, Sherman Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
  - a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204<sup>th</sup> Street, Post Avenue, and West 204<sup>th</sup> Street;
  - a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
  - Cooper Street, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, West 211<sup>th</sup> Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street;
  - a line 100 feet southeasterly of Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, and Academy Street;
  - a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street Broadway, and the northeasterly boundary line of a Park (Dyckman House Park);
  - a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
  - a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
28. establishing within a proposed R8 District a C2-4 District bounded by:
- a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, and West 206<sup>th</sup> Street; and
  - Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 204<sup>th</sup> Street;
29. establishing within a proposed R8A District a C2-4 District bounded by:
- a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - a line 100 feet southeasterly of Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206<sup>th</sup> Street;
  - a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, and Tenth Avenue; and
  - a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street;
30. establishing within a proposed R9A District a C2-4 District bounded by:
- a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207<sup>th</sup> Street, Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street; and

- b. Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 201<sup>st</sup> Street and West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street and its northwesterly centerline prolongation;
31. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Broadway, West 215<sup>th</sup> Street, a line midway between Park Terrace East and Broadway, West 218<sup>th</sup> Street, Broadway, the U.S. Pierhead and Bulkhead Line, West 218<sup>th</sup> Street and its southeasterly centerline prolongation, Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, the former centerline of Academy Street\*, West 201<sup>st</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated January 16, 2018.

\*Note: West 208<sup>th</sup> Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line and Academy Street between West 201<sup>st</sup> Street and the U.S. Pierhead and Bulkhead Line are proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

**No. 2**

**CD 12 C 180204(A) ZMM**  
**IN THE MATTER OF** an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

- 1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Tenth Avenue;
- 2. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
  - b. Cooper Street, a line 150 feet northeasterly of 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20<sup>th</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
  - f. Sherman Avenue, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
  - g. Tenth Avenue, a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth

- Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
- 3. changing from an R7-2 District to an R7A District property, bounded by:
  - a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
  - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204<sup>th</sup> Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
  - c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
  - e. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
- 4. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
- 5. changing from a C8-3 District to an R7A District property, bounded by:
  - a. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
  - b. a line 125 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street; and
  - c. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207<sup>th</sup> Street;
- 6. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and West 203<sup>rd</sup> Street;
- 7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
- 8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 207<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue;
- 9. changing from an M3-1 District to an R8 District property, bounded by:
  - a. West 207<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue; and
  - b. West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 204<sup>th</sup> Street, and Ninth Avenue;
- 10. changing from an R7-2 District to an R8A District property, bounded by Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
- 11. changing from an M1-1 District to an R8A District property, bounded by:
  - a. Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and West 203<sup>rd</sup> Street;
  - b. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street; and

- c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207<sup>th</sup> Street, and a line 180 feet southeasterly of Tenth Avenue;
12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 205<sup>th</sup> Street;
13. changing from an M1-1 District to an R9A District property, bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly Street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, West 207<sup>th</sup> Street, Ninth Avenue, and West 206<sup>th</sup> Street;
14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street;
15. changing from a C8-3 District to a C4-4A District property, bounded by Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
16. changing from an R7-2 District to a C4-4D District property, bounded by:
- a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
- b. a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
- c. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet northeasterly of West 207<sup>th</sup> Street;
17. changing from a C4-4 District to a C4-4D District property, bounded by:
- a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
- b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
18. changing from a C8-3 District to a C4-4D District property, bounded by:
- a. Broadway, West 218<sup>th</sup> Street, Tenth Avenue, and West 214<sup>th</sup> Street; and
- b. a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Tenth Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
19. changing from an R7-2 District to a C4-5D District property, bounded by:
- a. a line 100 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
- b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
20. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
21. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 219<sup>th</sup> Street, Ninth Avenue, and West 218<sup>th</sup> Street;
22. changing from an M2-1 District to a C6-2 District property, bounded by Ninth Avenue, the south easterly centerline prolongation of West 218<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218<sup>th</sup> Street;
23. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118<sup>th</sup> Street;
24. changing from a C8-4 District to a C6-2A District property, bounded by Broadway, West 214<sup>th</sup> Street, Tenth Avenue, and West 213<sup>th</sup> Street;
25. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and Ninth Avenue;
26. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and a line 110 feet southeasterly of Ninth Avenue;
27. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street;
28. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 202<sup>nd</sup> Street;
29. changing from an M1-1 District to an M1-4/R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, a line 300 feet southeasterly of Tenth Avenue, and West 202<sup>nd</sup> Street;
30. changing from an M1-1 District to an M1-4/R9A District property, bounded by Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street;
31. establishing within a proposed R7A District a C2-4 District bounded by:
- a. Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
- b. a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
- c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
- d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
- e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
- f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, West 204<sup>th</sup> Street, Sherman Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
- g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204<sup>th</sup> Street, Post Avenue, and West 204<sup>th</sup> Street;
- h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
- i. Cooper Street, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, West 211<sup>th</sup>

Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;

- j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
- k. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
- l. Indian Road, West 218<sup>th</sup> Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218<sup>th</sup> Street;
- m. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205<sup>th</sup> Street and west 206<sup>th</sup> Street; and
- n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204<sup>th</sup> Street and West 205<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;

- 32. establishing within a proposed R7D District a C2-4 District bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
- 33. establishing within a proposed R8 District a C2-4 District bounded by:
  - a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, and West 206<sup>th</sup> Street; and
  - b. Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 204<sup>th</sup> Street;
- 34. establishing within a proposed R8A District a C2-4 District bounded by:
  - a. Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - b. a line 100 feet southeasterly of Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206<sup>th</sup> Street;
  - c. a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, and Tenth Avenue; and
  - d. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street;
- 35. establishing within a proposed R9A District a C2-4 District bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207<sup>th</sup> Street, Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street; and
- 36. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Broadway, West 215<sup>th</sup> Street, a line midway between Park Terrace East and Broadway, West 218<sup>th</sup> Street, Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the

street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, the centerline of former Academy Street, West 201<sup>st</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated April 18, 2018.

\*Note: West 208<sup>th</sup> Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line is proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

**No. 3**

**CD 12** **N 180205 ZRM**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE I - GENERAL PROVISIONS**

**Chapter 1 - Title, Establishments of Controls and Interpretations of Regulations**

\* \* \*

**11-122**  
**Districts established**

\* \* \*

**Establishment of the Special Hunts Point District**

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Inwood District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood District# is hereby established.

**Establishment of Special Limited Commercial District**

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

\* \* \*

**Chapter 2 - Construction of Language and Definitions**

\* \* \*

**12-10**  
**DEFINITIONS**

\* \* \*

**Special Hunts Point District**

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

Special Inwood District

The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, apply.

**Special Limited Commercial District**

The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set forth in Article VIII, Chapter 3, apply.

\* \* \*

**Chapter 4 - Sidewalk Cafe Regulations**

\* \* \*

14-44
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

Table with 4 columns: District Name, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#, and Yes/No indicators. Rows include Manhattan, Hudson Square District, Inwood District, and Limited Commercial District.

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

23-011 Quality Housing Program

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative, pursuant to paragraph (b) of this Section, shall not apply to:

- (2) Special Purpose Districts
However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

- #Special Grand Concourse Preservation District#;
#Special Inwood District#;
#Special Harlem River Waterfront District#;

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of This Chapter

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

ARTICLE III - COMMERCIAL DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

33-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

33-01 Applicability of This Chapter

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts

34-00 APPLICABILITY AND DEFINITIONS

34-01 Applicability of This Chapter

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

35-00 APPLICABILITY AND DEFINITIONS

35-01 Applicability of This Chapter

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

Chapter 7 - Special Urban Design Regulations

37-00 GENERAL PURPOSES

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

- (c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIV;

ARTICLE IV - MANUFACTURING DISTRICT REGULATIONS
Chapter 3 - Bulk Regulations

43-00 APPLICABILITY AND GENERAL PROVISIONS

43-01 Applicability of This Chapter

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

ARTICLE VI - SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 - Special Regulations Applying in the Waterfront Area

62-10 GENERAL PROVISIONS

62-13 Applicability of District Regulations

The regulations of this Chapter shall apply in the #Special St. George District# following Special Purpose Districts except as specifically

modified within the North Waterfront Subdistrict Special Purpose District provisions:

- #Special Inwood District#
- #Special St. George District#.
- \* \* \*

**62-90**  
**WATERFRONT ACCESS PLANS**  
\* \* \*

**62-94**  
**Borough of Manhattan**

The following Waterfront Access Plans are hereby established within the Borough of Manhattan. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

- M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)
- \* \* \*

**ARTICLE XIV – SPECIAL PURPOSE DISTRICTS**

**Chapter 2 - Special Inwood District**

**142-00**  
**GENERAL PURPOSES**

The “Special Inwood District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (b) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (c) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (d) to maintain and establish physical and visual public access to and along the waterfront;
- (e) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (f) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (g) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;
- (h) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (i) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City’s tax revenues.

**142-01**  
**General Provisions**

The provisions of this Chapter shall apply within the #Special Inwood District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

**142-02**  
**District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Subdistricts and Subareas) and Map 2 (Ground Floor Use and Curb Cut Regulations), is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1. Special Inwood District - Subdistricts and Subareas
- Map 2. Special Inwood District - Ground Floor Use and Curb Cut Regulations
- Map 3. Waterfront Access Plan: Parcel Designation
- Map 4. Waterfront Access Plan: Public Access Areas
- Map 5. Waterfront Access Plan: Visual Corridors

**142-03**  
**Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, five subdistricts are established, as follows:

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial “U” Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Inwood District#. Within certain subdistricts, subareas are established, as follows:

- Within Sherman Creek Subdistrict A:
  - Subarea A1
  - Subarea A2
  - Subarea A3
- Within Tip of Manhattan Subdistrict B:
  - Subarea B1
  - Subarea B2
  - Subarea B3
  - Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

**142-04**  
**Applicability**

**142-041**  
**Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #buildings# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**142-042**  
**Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and 23-90, #Mandatory Inclusionary Housing areas# within the #Special Inwood District# are shown in APPENDIX F of this Resolution.

**142-05**  
**Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

**142-06**  
**Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

#### **142-07 Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

#### **142-10 SPECIAL USE REGULATIONS**

The underlying #use# regulations are modified by the provisions of this Section, inclusive.

#### **142-11 Permitted Uses**

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4-4D, C4-5D, C6-2, M1-4 and M1-5 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps, as listed in Use Group 16C, shall be a permitted #use#.

In Subareas B2 and B3, as shown on Map 1, all #uses# listed in Use Groups 3 and 4 shall be permitted #uses#, and Use Group 6A food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited to #floor area# per establishment.

#### **142-112 Special provisions for transient hotels**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts.

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
- (b) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
  - (1) sufficient sites are available in the area to meet the residential development goal; or
  - (2) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

#### **142-113 Regulations for manufacturing uses in Subareas B2 and B3**

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

#### **142-12 Location of Uses**

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that

sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

#### **142-13 Enclosure Requirements in Subdistrict E**

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

#### **142-14 Ground Floor Level Requirements**

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1 and Type 2 #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

#### (a) Along #primary street frontages#

##### (1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations.

##### (2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

#### (b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of Paragraph (b) of Section 37-33.

#### (c) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D

Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

#### **142-14 Special Streetscape Provisions for Blank Walls**

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

##### **(a) Planting**

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

##### **(b) Wall treatment**

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

#### **142-20 SPECIAL FLOOR AREA REGULATIONS**

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

#### **142-21 Floor Area Regulations on Waterfront Blocks**

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

#### **142-22 Floor Area Regulations in Subareas A2, A3 and B1**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines.

#Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

#### **142-23 Floor Area Regulations in Subarea B2 and B3**

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a “granting lot” shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a “receiving lot” shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- (a) the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- (b) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- (c) for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- (d) prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting lot and the receiving lot shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson.

Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot and numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor area# associated with the transfer, and any such other information as may be required by the Chairperson.

The Chairperson shall certify to the Department of Buildings that a #development# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this Section have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

#### **142-30 SPECIAL YARD REGULATIONS**

The underlying #yard# regulations are modified by the provisions of this Section.

In Subareas A1 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot#, located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

#### **142-40 SPECIAL HEIGHT AND SETBACK REGULATIONS**

In Subareas A1, B2 and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying districts are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

#### **142-41 Permitted Obstructions in Subareas A2, A3, B1, B3 and B4**

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions

in certain districts), and balconies shall be permitted in conjunction with residential uses as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

#### 142-42

#### **Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for zoning lots that do not have a shoreline or that have a shoreline with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The street wall location requirements of Paragraph (b) of Section 35-651 shall apply to street frontages along and within 50 feet of Ninth Avenue, and the street wall requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other street frontages of the zoning lot. The street wall articulation provisions of Paragraph (e) of Section 35-651 shall apply along all street frontages.

#### 142-43

#### **Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline**

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for zoning lots that have a shoreline with a length of more than 100 feet, the following height and setback regulations shall apply:

(a) **Street wall location**

The street wall location requirements of paragraph (b) of Section 35-651 shall apply to street frontages along and within 50 feet of Ninth Avenue, and the street wall requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other street frontages of the zoning lot. For the purposes of applying such regulations, all street walls shall extend to at least the minimum base height set forth in Paragraph (b) of this Section, or the height of the building, whichever is less. The street wall articulation provisions of Paragraph (e) of Section 35-651 shall apply along all street frontages.

(b) **Base height and setbacks**

The minimum base height shall be 60 feet on all street frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the building's maximum overall height does not exceed 155 feet, or 85 feet if a building is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the street wall of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(c) **Within 70 feet of the shoreline**

Within 70 feet of the shoreline, the height of a building along 30 percent of the length of a zoning lot, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

(d) **Maximum building height**

The maximum building height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) **Optional tower regulations**

For zoning lots that have a lot area of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (1) the gross area of any story shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any story above 205 feet shall not exceed 90 percent of the gross area of the highest story that is located entirely below a height of 205 feet;
- (3) no portion of such tower shall be located within 80 feet of the shoreline;

- (4) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined lot coverage of all stories above 125 feet; and

- (5) The maximum height of such tower shall not exceed 245 feet. Zoning lots with a lot area in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined lot coverage of all stories above 125 feet.

#### 142-44

#### **Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline**

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for zoning lots that have a shoreline with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

(a) **Base along West 207th Street and Ninth Avenue**

Along the West 207th Street and Ninth Avenue frontages, all buildings shall have a minimum base height of 60 feet, or the height of the building, whichever is less, and a maximum base height of 105 feet. The street wall location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both streets. The boundary of any easement required for a street or sidewalk widening, pursuant to Section 142-64 shall be considered the street line for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the street wall of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(b) **Within 70 feet of the shoreline**

Within 70 feet of the shoreline, the maximum building height shall be 85 feet.

(c) **Within 30 feet of former West 208th Street**

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a building along 30 percent of the length of a zoning lot, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(d) **Maximum building height**

Within the portion of the zoning lot that is beyond 100 feet of West 207th Street, the maximum building height shall be limited to 145 feet. Within the portion of the zoning lot that is within 100 feet of West 207th Street, the maximum building height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) **Optional tower regulations**

For zoning lots that have a lot area of more than one acre, a "tower" shall be permitted above a height of 175 feet, provided that:

- (1) the gross area of any story shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any story above 255 feet shall not exceed 90 percent of the gross area of the highest story that is located entirely below a height of 255 feet; and
- (3) The maximum height of such tower shall not exceed 295 feet.

#### 142-45

#### **Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for zoning lots that have a shoreline with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that Paragraph (e) of such Section shall be modified to allow the gross area of any story in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any story above 225 feet shall not exceed 90 percent of the gross area of the highest story that is located entirely below 225 feet. All visual corridors established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a street line for the purposes of applying all height and setback regulations.

**142-46**  
**Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

**142-47**  
**Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. The boundary of such sidewalk widening shall be considered the #street line# for the purpose of this Section.

**142-48**  
**Special Regulations for Certain Sites in Subdistrict C**

In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# which share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

**142-49**  
**Height and Setback for Certain Zoning Lots in Subdistricts C and D**

In Subdistrict D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for portions of #zoning lots# that are located within 30 feet of West 201st Street, the underlying height and setback regulations of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) shall be modified to limit maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- the minimum required base height shall be 25 feet;
- the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of paragraph (a)(1) of Section 35-651 shall apply.

**142-50**  
**SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

**142-51**  
**Required Accessory Parking Spaces for Residences**

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

**142-52**  
**Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts**

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

**142-53**  
**Public Use of Accessory Parking**

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request for such space is made to the landlord.

**142-54**  
**Accessory Parking on a Roof in Subarea A1**

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

**142-55**  
**Curb Cuts**

For #zoning lots# with frontage along both a #street# specified as a Type 1 or Type 2 primary street on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter, and along a frontage that is not specified on Map 2, no curb cuts accessing off-street parking facilities or loading berths shall be permitted for along the primary street frontage.

**142-60**  
**INWOOD WATERFRONT ACCESS PLAN**

The provisions of Article VI, Chapter 2, (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Map 3 (Waterfront Access Plan: Parcel Designation), Map 4 (Waterfront Access Plan: Public Access Areas), and Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

- Parcel 1: block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
- Parcel 2/3: block 2197, lot 47 and 75
- Parcel 4: block 2188, lot 1
- Parcel 5: block 2187, lots 1, 5, 7 and 20
- Parcel 6: block 2185, lots 25, 36 and 51
- Parcel 7: block 2185, lots 1 and 10
- Parcel 8: block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

**142-61**  
**Lot area and waterfront public access area requirements**

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a "granting lot," as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all "granting lots" and all "receiving lots."

**142-62****Tip of Manhattan, Subdistrict B**

In Tip of Manhattan Subdistrict B, for Parcels 1, 2 & 3, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (a) Applicability of #waterfront public access area requirements# to Use Group 16

In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements#.

- (b) #Shore public walkways#

- (1) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;
- (2) the minimum width of the screening buffer shall be five feet;
- (3) on Parcel 1, no #shore public walkway# shall be required.

- (c) #Upland connections#

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within 100 feet south of the prolongation of the southerly #street line# of West 219<sup>th</sup> Street.

- (d) #Supplemental public access areas#

- (1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;
- (2) on Parcel 2/3, #supplemental public access area# shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.

- (e) #Visual corridors#

#Visual corridors# shall be provided at three locations as shown on Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:

- (1) within the prolongation of the #street lines# of West 220<sup>th</sup> Street;
- (2) within the prolongation of the #street lines# of Ninth Avenue;
- (3) within the area between the prolongation of the centerline of West 218<sup>th</sup> Street and a line parallel to and 50 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

**142-63****Sherman Creek Subdistrict A**

In the Sherman Creek Subdistrict A, Parcels 4, 5, 6, 7 and 8, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (a) #Shore public walkways#

- (1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).
- (2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:

- (i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#, or
- (ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 5, 6 or 7, the planting requirements set forth in Paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include the #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

- (3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

- (b) #Supplemental public access areas#

On Parcel 4, no #supplemental public access area# shall be required.

**142-64****Special Regulations on Parcel 4**

- (a) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 4, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

No excavation or building permit shall be issued for any #development# on Parcel 4 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);
- (2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and
- (3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).

(b) Buildout of Adjoining #Streets#

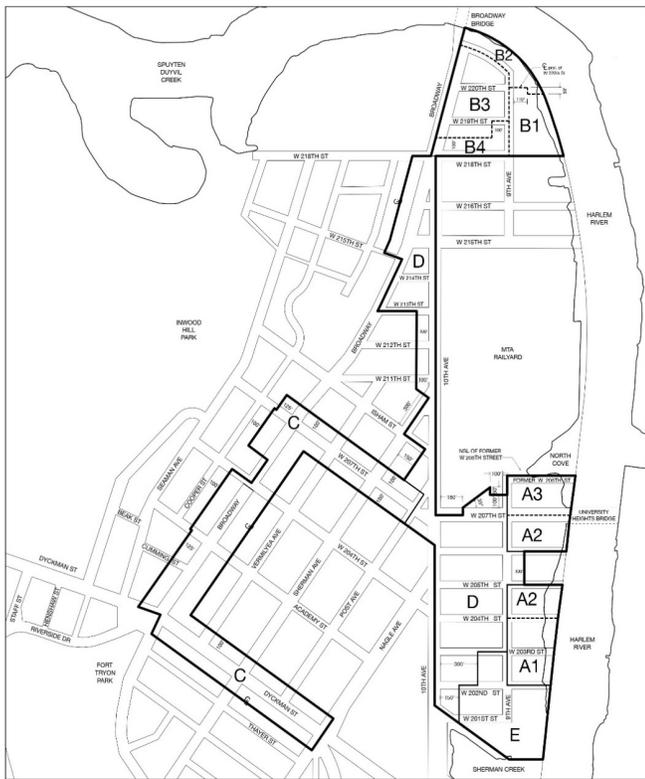
No certificate of occupancy for any #development# on Parcel 4 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

Within 45 days of receipt of a complete application, the Chairperson shall either certify that the proposed #development# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply. Failure to certify or disapprove such application within the 45 day period will release the Department of Buildings or the Department of Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

**APPENDIX**

**Special Inwood District Plan**

Map 1. Special Inwood District – Subdistricts and Subareas



— District Boundary  
 - - - Subdistricts  
 ····· Subareas within Subdistricts

**Subdistricts and Subareas:**

**A – Sherman Creek Subdistrict A**

- Subarea A1
- Subarea A2
- Subarea A3

**B – Tip of Manhattan Subdistrict B**

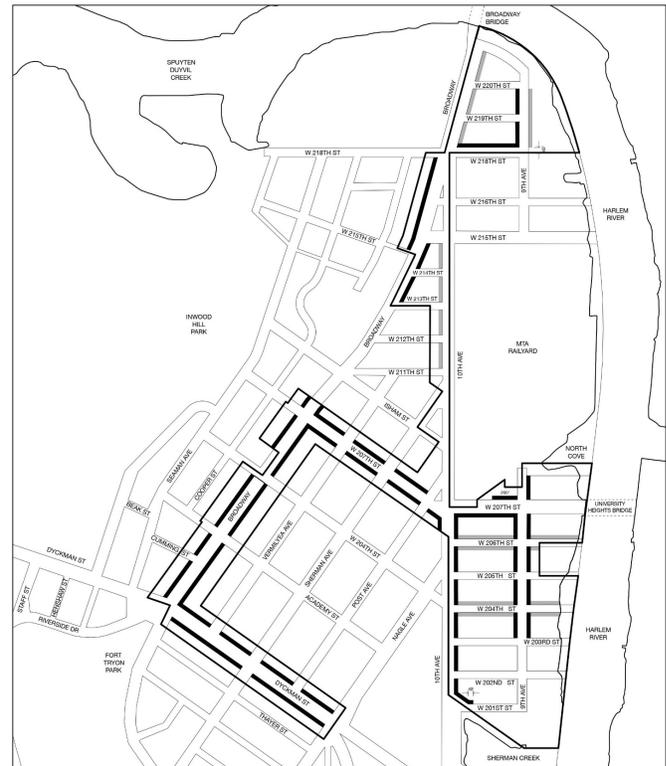
- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

**C – Commercial “U” Subdistrict C**

**D – Upland Area Subdistrict D**

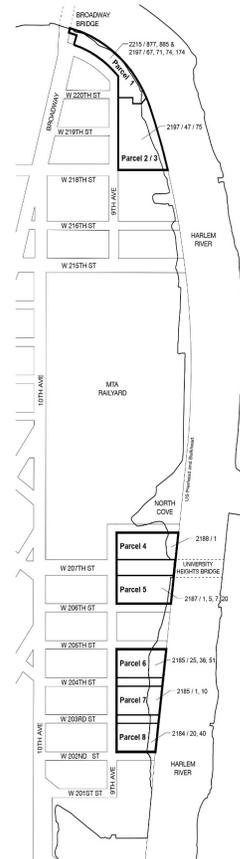
**E – Infrastructure Zone Subdistrict E**

Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



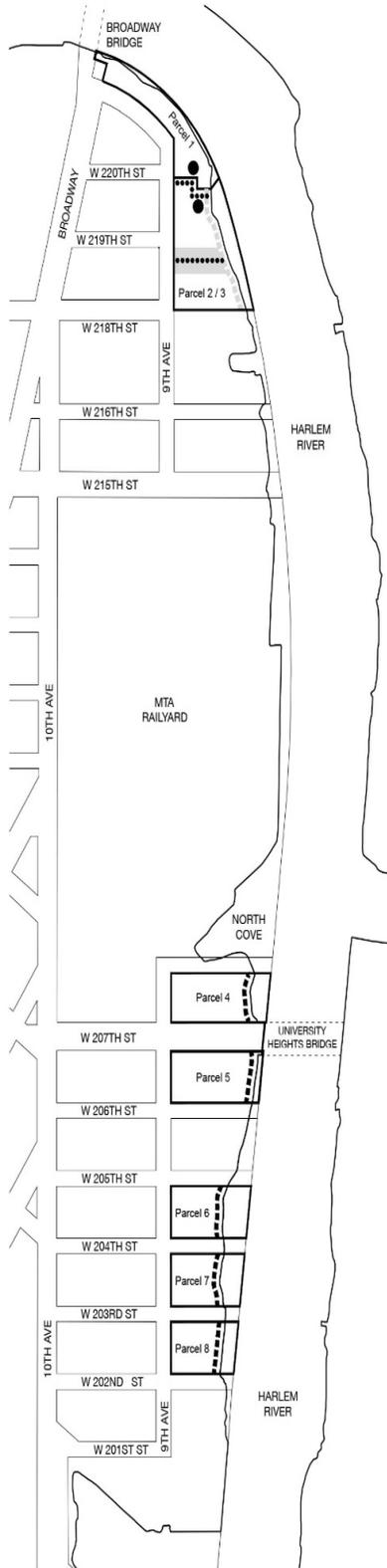
— Type 1 primary street  
 — Type 2 primary street  
 - - - District Boundary

Map 3. Waterfront Access Plan: Parcel Designation



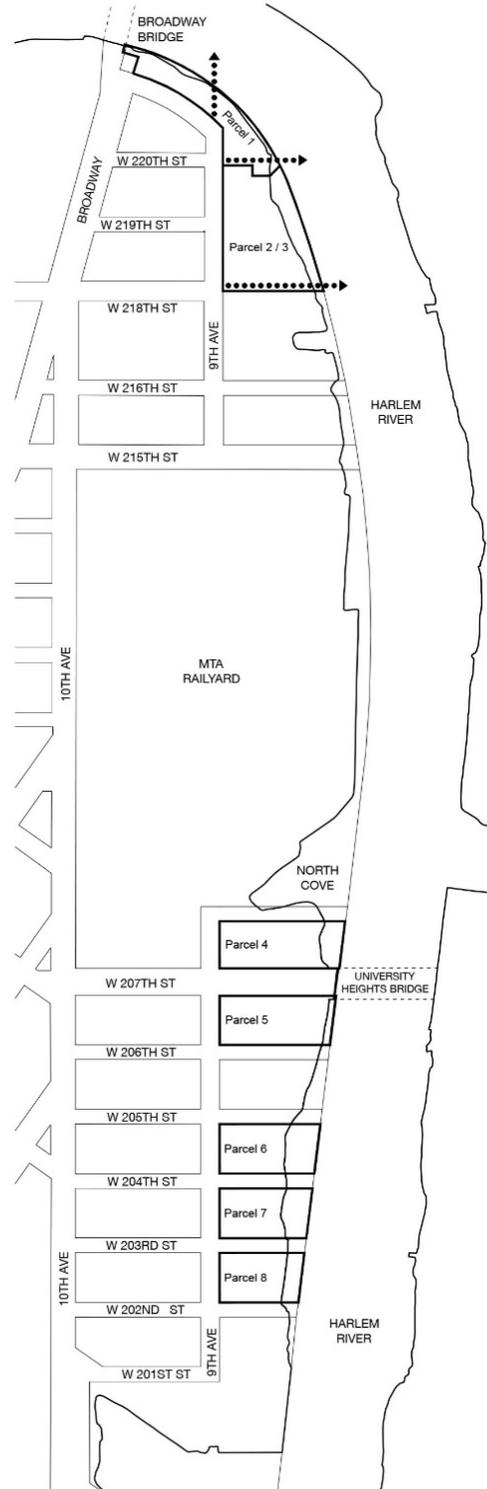
**Parcel Designation**  
 — WAP boundary  
 — Parcel line  
 2185 / 1, 10 Tax Block / Lot Numbers

Map 4. Waterfront Access Plan: Public Access Areas



**Public Access Areas**

- Parcel line
- ▤▤▤▤ Shore Public Walkway - 20-ft minimum required
- ▣▣▣▣ Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- ..... Upland Connection (Designated Location)
- ..... Upland Connection (Flexible Zone)



**Visual Corridors**

- Parcel line
- ..... Visual Corridor

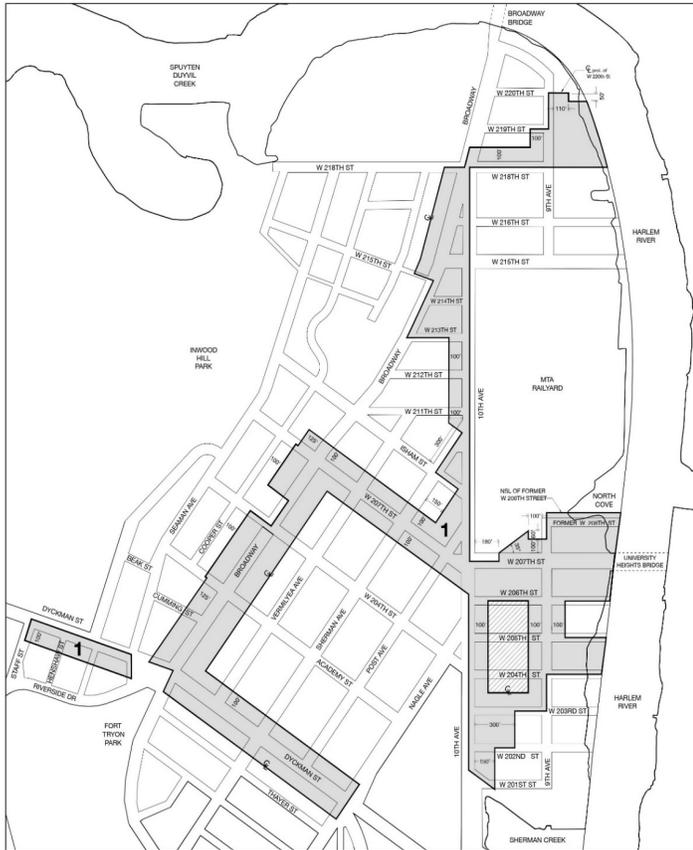
**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory  
Inclusionary Housing Areas**

MANHATTAN

Map 5. Waterfront Access Plan: Visual Corridors

Manhattan Community District 12

Map 1 – (date of adoption)



Portion of Community District 12, Manhattan

\*\*\*  
No. 4

CD 12 N 180205(A) ZRM

**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter within # # is defined in Section 12-10;  
\*\*\* indicates where unchanged text appears in the Zoning Resolution

ARTICLE I - GENERAL PROVISIONS

Chapter 1 - Title, Establishments of Controls and Interpretations of Regulations

11-122 Districts established

Establishment of the Special Hunts Point District  
In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Inwood District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood District# is hereby established.

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

\*\*\*

Chapter 2 - Construction of Language and Definitions

\*\*\*

12-10 DEFINITIONS

\*\*\*

Special Hunts Point District

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

Special Inwood District

The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, apply.

Special Limited Commercial District

The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set forth in Article VIII, Chapter 3, apply.

\*\*\*

Chapter 4 - Sidewalk Cafe Regulations

\*\*\*

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

\*\*\*

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
	***	
Hudson Square District	Yes	Yes
Inwood District	No	Yes
Limited Commercial District	No	No <sup>1</sup>

\*\*\*

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

\*\*\*

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\*\*\*

23-011 Quality Housing Program

\*\*\*

(d) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative, pursuant to Paragraph (b) of this Section, shall not apply to:

\*\*\*

(3) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

\*\*\*

- #Special Grand Concourse Preservation District#;
- #Special Inwood District#;
- #Special Harlem River Waterfront District#;

\*\*\*

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

ARTICLE III - COMMERCIAL DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

33-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

33-01 Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

\* \* \*

Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts

34-00 APPLICABILITY AND DEFINITIONS

34-01 Applicability of This Chapter

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

\* \* \*

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

35-00 APPLICABILITY AND DEFINITIONS

35-01 Applicability of This Chapter

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

\* \* \*

Chapter 7 - Special Urban Design Regulations

37-00 GENERAL PURPOSES

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

\* \* \*

- (c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIII and XIV;

\* \* \*

ARTICLE IV - MANUFACTURING DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations

43-00 APPLICABILITY AND GENERAL PROVISIONS

43-01 Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

\* \* \*

ARTICLE VI - SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 - Special Regulations Applying in the Waterfront Area

\* \* \*

62-10 GENERAL PROVISIONS

\* \* \*

62-13 Applicability of District Regulations

\* \* \*

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

#Special Inwood District#

#Special St. George District#

\* \* \*

62-90 WATERFRONT ACCESS PLANS

\* \* \*

62-94 Borough of Manhattan

The following Waterfront Access Plans are hereby established within the Borough of Manhattan. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)

\* \* \*

ARTICLE XIV - SPECIAL PURPOSE DISTRICTS

Chapter 2 - Special Inwood District

142-00 GENERAL PURPOSES

The "Special Inwood District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (j) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (k) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (l) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (m) to maintain and establish physical and visual public access to and along the waterfront;
- (n) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (o) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (p) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;
- (q) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (r) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

142-01 General Provisions

The provisions of this Chapter shall apply within the #Special Inwood District#. The regulations of all other Chapters of this Resolution

are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

**142-02  
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Special Inwood District – Subdistricts and Subareas), Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) and Map 3 (Special Inwood District – Transit Easement Zones) is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1. Special Inwood District – Subdistricts and Subareas
- Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations
- Map 3. Special Inwood District – Transit Easement Zones
- Map 4. Waterfront Access Plan: Parcel Designation
- Map 5. Waterfront Access Plan: Public Access Areas
- Map 6. Waterfront Access Plan: Visual Corridors

**142-03  
Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, five subdistricts are established, as follows:

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial “U” Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Inwood District#. Within certain subdistricts, subareas are established, as follows:

- Within Sherman Creek Subdistrict A:
  - Subarea A1
  - Subarea A2
  - Subarea A3
- Within Tip of Manhattan Subdistrict B:
  - Subarea B1
  - Subarea B2
  - Subarea B3
  - Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

**142-04  
Applicability**

**142-041  
Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #building# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**142-042  
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and 23-90, #Mandatory Inclusionary Housing areas# within the #Special Inwood District# are shown in APPENDIX F of this Resolution.

**142-043  
Applicability of Article XII, Chapter 3**

In M1 Districts paired with a #Residence District#, the special #use#, #bulk# and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

**142-05  
Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

**142-06  
Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

**142-07  
Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

**142-08  
Off-street Relocation of Subway Station Entrances**

For all #developments# or #enlargements# involving ground floor level construction on a #zoning lot# that is wholly or partially located within a Transit Easement Zone, as shown on Map 3 (Special Inwood District – Transit Easement Zones) in the Appendix to this Chapter, a transit easement volume may be required on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station.

(a) Transit Easement

Prior to filing any application with the Department of Buildings for an excavation permit, foundation permit, new building permit or alteration permit for a #development# or #enlargement#, the owner of the #zoning lot# shall file an application with the Metropolitan Transportation Authority (MTA) and the Chairperson of the City Planning Commission requesting a certification as to whether or not a transit easement volume is required on the #zoning lot#.

Within 60 days of receipt of such application, the MTA and the Chairperson shall jointly certify whether or not a transit easement volume is required on the #zoning lot#. Failure to certify within the 60-day period will release the owner from any obligation to provide a transit easement volume on such #zoning lot#.

When the MTA and the Chairperson indicate that a transit easement volume is required, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the appropriate type of transit easement and reasonable dimensions for such transit easement volume.

The owner shall submit a site plan showing a proposed location of such transit easement volume that would provide access between the #street# and the adjacent subway station and be compatible with the proposed #development# or #enlargement# on the #zoning lot# for joint approval and final certification by the MTA and the Chairperson. The MTA and the Chairperson shall comment on such site plan within 45 days of its receipt and may, within such 45-day period or following its expiration, permit the granting of an excavation permit while the location and size of the transit easement volume is being finalized. Upon joint approval of a site plan by the MTA and the Chairperson, copies of such certification shall be forwarded by the Chairperson to the Department of Buildings.

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors and assigns, to design and construct the improvement, shall be executed and recorded in a form acceptable to the MTA and the

Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

(b) **Construction and Maintenance**

Where a transit easement volume is required, pursuant to this Section, transit access improvements within such volume shall be constructed and maintained either by the MTA or the owner of the #zoning lot# with the #development# or #enlargement#.

- (1) Where such mass transit improvement is constructed and maintained by the owner of the #development# or #enlargement#:
  - (i) a transit access improvement shall be provided in accordance with standards set forth by the MTA;
  - (ii) such improvement shall be accessible to the public at all times, except as otherwise approved by the MTA;
  - (iii) such improvement shall include #signs# to announce accessibility to the public. Such #signs# shall be exempt from the maximum #surface area# of non-#illuminated signs# permitted by Section 32-642 (Non-illuminated signs); and
  - (iv) no temporary certificate of occupancy shall be granted by the Department of Buildings for the #building# until the Chairperson of the City Planning Commission, acting in consultation with the MTA, has certified that the improvement is substantially complete and usable by the public.
- (2) Where such mass transit improvement is constructed and maintained by the MTA:
  - (i) Where the construction of the improvement is not contemporaneous with the construction of the #development# or #enlargement#, any underground walls constructed along the #front lot line# adjacent to a below-grade subway station shall include a knockout panel, not less than 12 feet wide, below #curb level# down to the bottom of the easement. The actual location and size of such knockout panel shall be determined through consultation with the MTA.
  - (ii) Temporary construction access shall be granted to the MTA on portions of the #zoning lot# outside of the transit easement volume, as necessary, to enable construction within and connection to the transit easement volume.
  - (iii) In the event that the MTA has approved of obstructions associated with the #development# or #enlargement# within the transit easement volume, such as building columns or footings, such construction and maintenance shall exclude any such obstructions within the transit easement volume.

(c) **Additional modifications**

Where a transit easement volume is required, pursuant to paragraph (a) of this Section, the Chairperson of the City Planning Commission shall certify the following modifications in conjunction with such transit easement volume certification:

- (1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 142-40 (SPECIAL HEIGHT AND SETBACK REGULATIONS), inclusive, irrespective of whether such volume is incorporated into a #building#;
- (2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 142-40, inclusive, shall be increased by 10 feet, and the maximum number of #stories#, if applicable, shall be increased by one, except where the provisions of Section 142-48 (Special Regulations for Certain Sites in Subdistrict C) are being utilized;
- (3) the floor space contained within any transit easement volume required, pursuant to this Section shall be excluded from the definition of #floor area#; and
- (4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 142-14 (Ground Floor Level Requirements).

(d) **Temporary Use**

Any easement volume required on a #zoning lot#, pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as required by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the

transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #building# or portion of the #zoning lot# within which the easement volume is located prior to the time at which public #use# of the easement area is required, except as otherwise specified by the MTA. A minimum notice of six months in writing shall be given by the MTA to the owner of the #building# or portion of the #zoning lot# in order to vacate the occupants of such temporary #uses#.

(e) **Termination of an easement volume**

In the event that the MTA and the City Planning Commission jointly notify the Department of Buildings and the owner in writing that a transit easement volume is not required on a #zoning lot# in its final construction plans, the restrictions imposed on such #zoning lot# by the provisions of this Section shall lapse, following receipt of notification thereof by the owner, and the owner shall have the right to record an instrument reciting the consent of the MTA to the extinguishment of the easement volume.

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously required transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously required volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 142-14.

**142-10  
SPECIAL USE REGULATIONS**

The underlying #use# regulations are modified by the provisions of this Section, inclusive. In M1-4/R7A and M1-4/R9A Districts, the #use# regulations of Article XII, Chapter 3 of the #Special Mixed Use District# shall apply, except where modified by the provisions of this Section.

**142-11  
Permitted Uses**

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4-4D, C4-5D, C6-2, M1-4 and M1-5 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps, as listed in Use Group 16C, shall be a permitted #use#.

In Subareas B2 and B3, as shown on Map 1, all #uses# listed in Use Groups 3 and 4 shall be permitted #uses#, and Use Group 6A food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited to #floor area# per establishment.

**142-112  
Special provisions for transient hotels**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts:

- (c) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
- (d) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
  - (3) sufficient sites are available in the area to meet the residential development goal; or
  - (4) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

#### 142-113

##### Regulations for manufacturing uses in Subareas B2 and B3

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

#### 142-12

##### Location of Uses

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

Within the portion of the C2-4 District mapped within an R8A District and the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be inapplicable. In lieu thereof, Section 32-422 (Location of floors occupied by commercial uses) shall apply.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

#### 142-13

##### Enclosure Requirements in Subdistrict E

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

#### 142-14

##### Ground Floor Level Requirements

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1, Type 2 and Type 3 #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

##### (d) Along #primary street frontages#

##### (3) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50

percent of the #ground floor level street wall# width may be exempt from such regulations.

##### (4) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of Paragraph (a) of Section 37-35.

##### (5) Type 3 #primary street frontages#

For #buildings#, or portions thereof, with Type 3 #primary street frontage#, #uses# on the #ground floor level# shall comply with the regulations applicable to Type 1 #primary street frontages#. In addition, the following regulations shall apply to the #ground floor level# to a depth of 30 feet from the #street line#:

- (i) an aggregate width equal to at least 50 percent of a #building's street wall# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, 9A, 10 or 12; and
- (ii) the maximum #street wall# width of a bank or loan office, as listed in Use Group 6C, shall not exceed 25 feet.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

##### (e) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of Paragraph (b) of Section 37-33.

##### (f) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

#### 142-141

##### Special Streetscape Provisions for Blank Walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

##### (a) Planting

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

##### (b) Wall treatment

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at

least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

#### **142-20 SPECIAL FLOOR AREA REGULATIONS**

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

#### **142-21 Floor Area Regulations on Waterfront Blocks**

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

#### **142-22 Floor Area Regulations in Subareas A2, A3 and B1**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines.

#Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

#### **142-23 Floor Area Regulations in Subarea B2 and B3**

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a “granting lot” shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a “receiving lot” shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- (a) the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- (b) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- (c) for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- (d) prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting lot and the receiving lot shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson.

Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor

area# associated with the transfer, and any such other information as may be required by the Chairperson.

The Chairperson shall certify to the Department of Buildings that a #development# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this Section have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

#### **142-24 Floor Area Regulations in Subdistrict D**

For #zoning lots# that are located partially in a #Commercial District# mapped within an R8A District and partially in a #Commercial District# mapped within an R9A District, #residential floor area# may transfer across the zoning district boundary from the #Commercial District# mapped within an R8A District to the #Commercial District# mapped within an R9A District.

#### **142-25 Special Commercial and Community Facility Floor Area Regulations in Subdistricts C and D**

Within Subdistricts C and D, the maximum #floor area ratio# permitted for #commercial# and #community facility uses# shall be modified as follows:

- (a) Within Subdistrict C
  - (1) within the C4-4D District mapped around the intersection of Broadway and 207th Street, the maximum #community facility floor area ratio# shall be 4.2;
  - (2) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is west of Broadway, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
  - (3) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is east of Broadway and that is within 100 feet of Dyckman Street, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2.
- (b) Within Subdistrict D
  - (1) within the C2-4 District mapped within an R7D District to the west of Broadway, the maximum #community facility floor area ratio# shall be 4.0;
  - (2) within the C4-4D Districts mapped to the west of Tenth Avenue, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
  - (3) within the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the #commercial floor area ratio# shall be 3.5.

#### **142-30 SPECIAL YARD REGULATIONS**

The underlying #yard# regulations are modified by the provisions of this Section.

In M1-4/R7A and M1-4/R9A Districts in Subareas A1 and B3 as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, and in the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue, and north of West 206th Street, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot# located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

#### **142-40 SPECIAL HEIGHT AND SETBACK REGULATIONS**

In Subareas A1 and B2, and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of the underlying district regulations are modified by Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying district regulations are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

**142-41 Permitted Obstructions in Subareas A2, A3, B1, B3 and B4**

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

**142-42 Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

**142-43 Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline**

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

(f) #Street wall# location

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# shall extend to at least the minimum base height set forth in Paragraph (b) of this Section, or the height of the #building#, whichever is less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

(g) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(h) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

(i) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(j) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (6) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (7) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
- (8) no portion of such tower shall be located within 80 feet of the #shoreline#;
- (9) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
- (10) The maximum height of such tower shall not exceed 245 feet. #Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

**142-44 Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline**

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

(e) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(f) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

(g) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(h) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(f) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 175 feet within the portion of the #zoning lot# that is within 100 feet of West 207<sup>th</sup> Street, provided that:

- (4) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (5) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (6) The maximum height of such tower shall not exceed 295 feet.

**142-45  
Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. The #visual corridor# located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a narrow #street line# for the purposes of applying all height and setback regulations.

**142-46  
Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

**142-47  
Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. Any #development# or #enlargement# with frontage on Ninth Avenue must provide a sidewalk widening with a minimum depth of five feet along such frontage.

**142-48  
Special Regulations for Certain Sites in Subdistrict C**  
In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

**142-49  
Height and Setback for Certain Zoning Lots in Subdistricts C and D**

In Subdistricts C and D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all #non-residential buildings# in C4 and C6 Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) for the applicable residential equivalent.

In Subdistrict D, all #developments# or #enlargements# on zoning lots# within M1-4/R7A and M1-4/R9A Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664, for the applicable #Residence District#, except portions of #zoning lots# that are located within 30 feet of West 201st Street shall be limited to a maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (d) the minimum required base height shall be 25 feet;
- (e) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (f) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of Paragraph (a)(1) of Section 35-651 shall apply.

**142-50  
SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

**142-51  
Required Accessory Parking Spaces for Residences**

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

**142-52  
Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts**

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

**142-53  
Public Use of Accessory Parking**

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request for such space is made to the landlord.

**142-54  
Accessory Parking on a Roof in Subarea A1**

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

**142-55  
Curb Cuts**

Curb cuts accessing off-street parking facilities or loading berths shall not be permitted along the #streets# specified as a Type 1 or Type 2 primary street on Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter on #zoning lots# that also have frontage on a #street# that is not specified on Map 2.

**142-60  
INWOOD WATERFRONT ACCESS PLAN**

The provisions of Article VI, Chapter 2, (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Map 4 (Waterfront Access Plan: Parcel Designation), Map 5 (Waterfront Access Plan: Public Access Areas), and Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

Parcel 1:	block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
Parcel 2/3:	block 2197, lot 47 and 75
Parcel 4:	block 2197, portion of lot 1
Parcel 5:	block 2188, lot 1
Parcel 6:	block 2187, lots 1, 5, 7 and 20
Parcel 7:	block 2185, lots 25, 36 and 51
Parcel 8:	block 2185, lots 1 and 10
Parcel 9:	block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

#### 142-61

##### **Lot area and waterfront public access area requirements**

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a "granting lot," as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all "granting lots" and all "receiving lots."

#### 142-62

##### **Tip of Manhattan, Subdistrict B**

In Tip of Manhattan Subdistrict B, for Parcels 1 and 2/3, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (b) Applicability of #waterfront public access area requirements# to Use Group 16

In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements.

- (c) #Shore public walkways#

(4) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;

(5) the minimum width of the screening buffer shall be five feet;

(6) on Parcel 1, no #shore public walkway# shall be required.

- (f) #Upland connections#

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline.

- (g) #Supplemental public access areas#

(1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared shore to the east, Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;

(2) on Parcel 2/3, #supplemental public access area#, if required, shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.

- (h) #Visual corridors#

#Visual corridors# shall be provided at three locations as shown on Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:

- (1) within the prolongation of the #street lines# of West 220th Street;
- (2) within the prolongation of the #street lines# of Ninth Avenue;
- (3) within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

#### 142-63

##### **Sherman Creek Subdistrict A**

In the Sherman Creek Subdistrict A, Parcels 5, 6, 7, 8 and 9, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (c) #Shore public walkways#

(1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).

(2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:

- (i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or
- (ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 6, 7 or 8, the planting requirements set forth in paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include all of the adjacent #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

(3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

- (d) #Supplemental public access areas#

On Parcel 5, no #supplemental public access area# shall be required.

#### 142-64

##### **Special Regulations on Parcel 5**

- (b) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 5, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

No excavation or building permit shall be issued for any #development# on Parcel 5 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);
- (2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and

(3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).

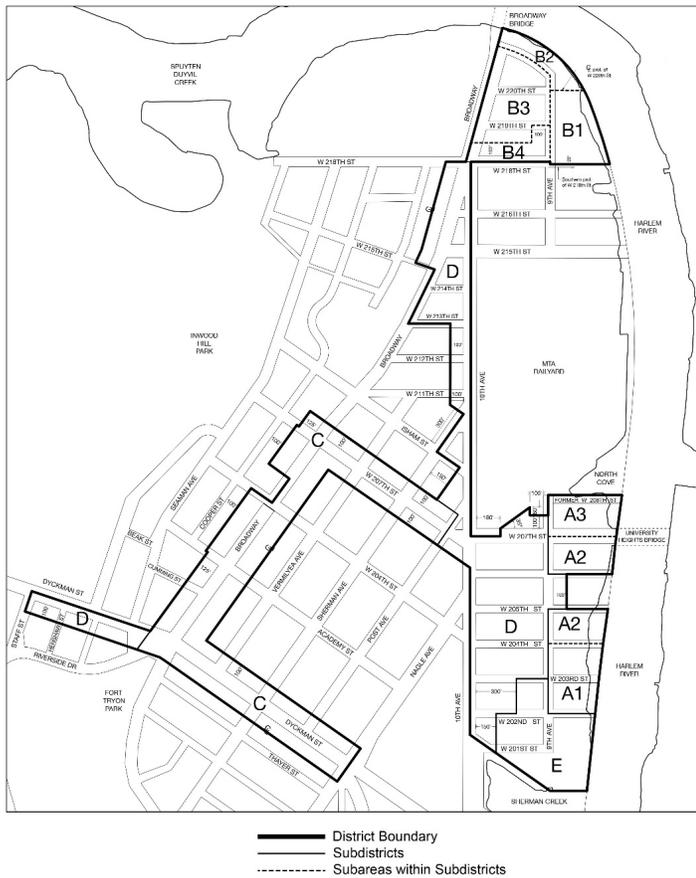
(c) Buildout of Adjoining #Streets#

No certificate of occupancy for any #development# on Parcel 5 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

Within 45 days of receipt of a complete application, the Chairperson shall either certify that the proposed #development# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply. Failure to certify or disapprove such application within the 45 day period will release the Department of Buildings or the Department of Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

**APPENDIX  
Special Inwood District Plan**

Map 1. Special Inwood District – Subdistricts and Subareas



**Subdistricts and Subareas:**

**A – Sherman Creek Subdistrict A**

- Subarea A1
- Subarea A2
- Subarea A3

**B – Tip of Manhattan Subdistrict B**

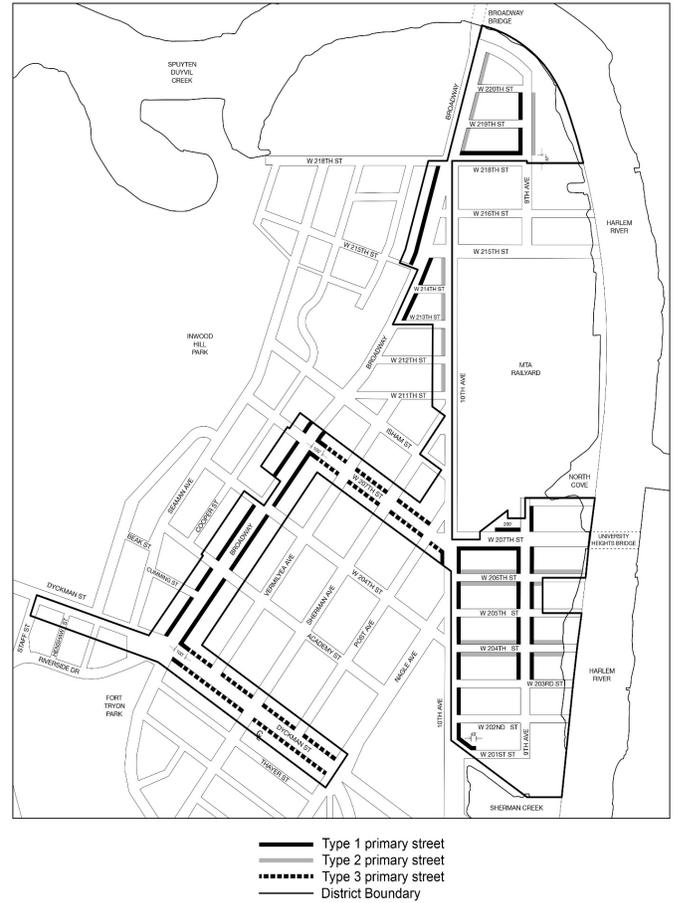
- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

**C – Commercial “U” Subdistrict C**

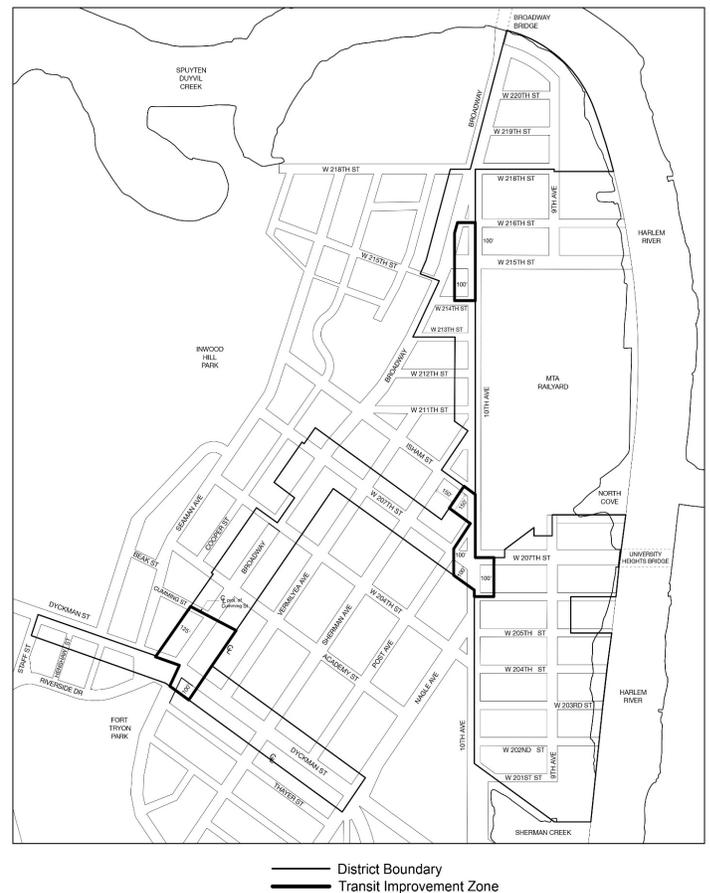
**D – Upland Area Subdistrict D**

**E – Infrastructure Zone Subdistrict E**

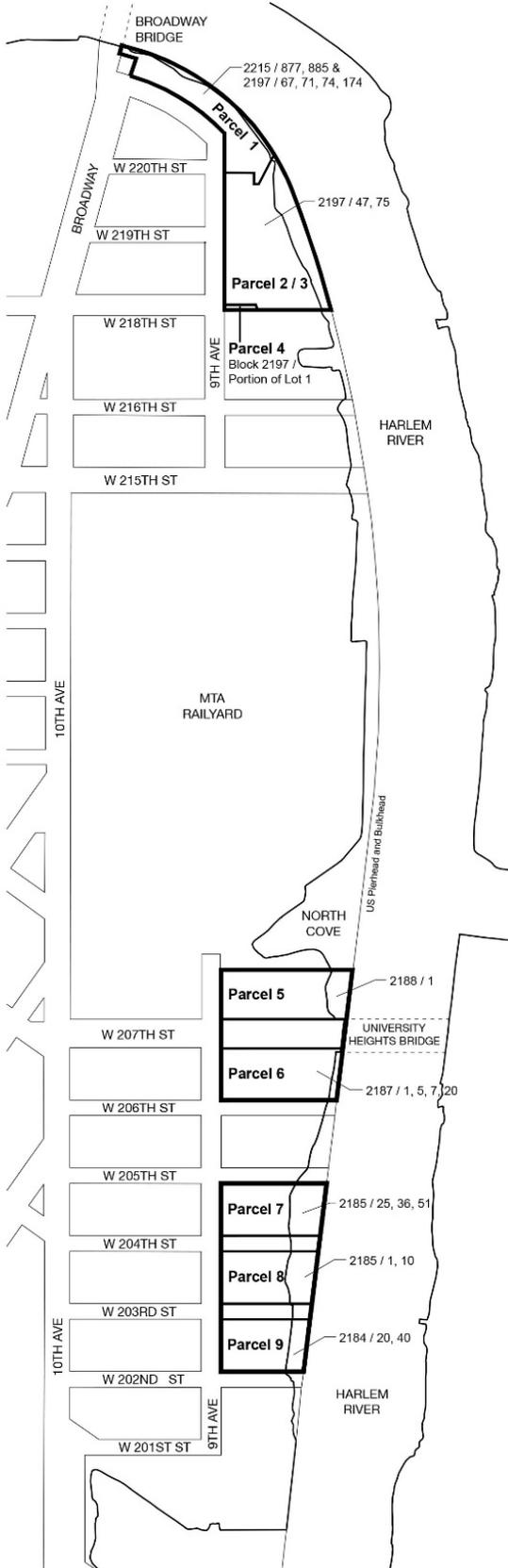
Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



Map 3. Special Inwood District – Transit Easement Zones



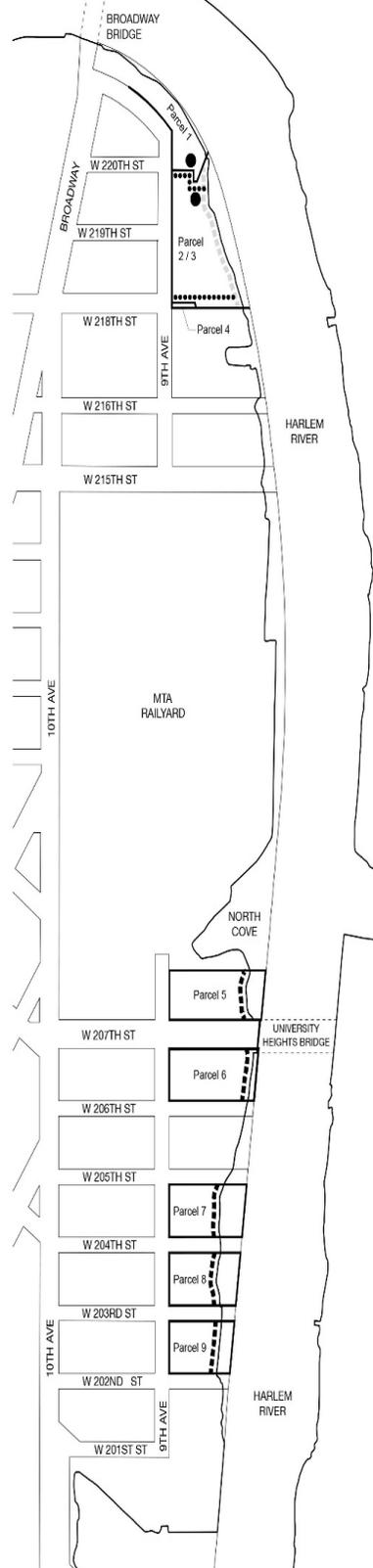
Map 4. Waterfront Access Plan: Parcel Designation



**Parcel Designation**

- WAP boundary
- Parcel line
- 2185 / 1, 10 Tax Block / Lot numbers

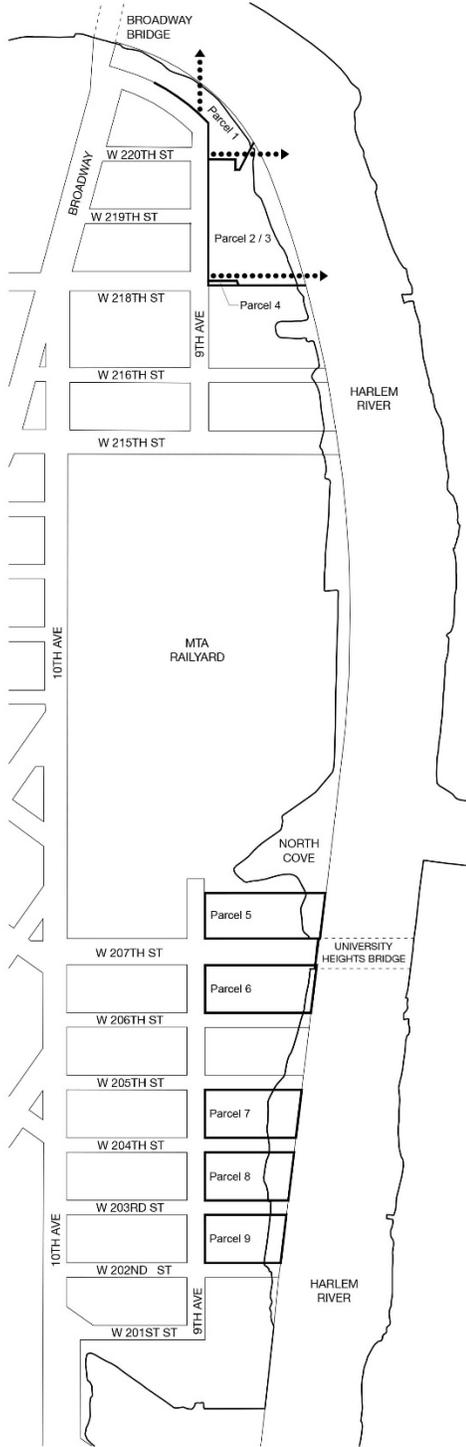
Map 5. Waterfront Access Plan: Public Access Areas



**Public Access Areas**

- Parcel line
- Shore Public Walkway - 20-ft minimum required
- Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- ..... Upland Connection (Designated Location)

Map 6. Waterfront Access Plan: Visual Corridors



**Visual Corridors**

- Parcel line
- ..... Visual Corridor

\* \* \*

**APPENDIX F**

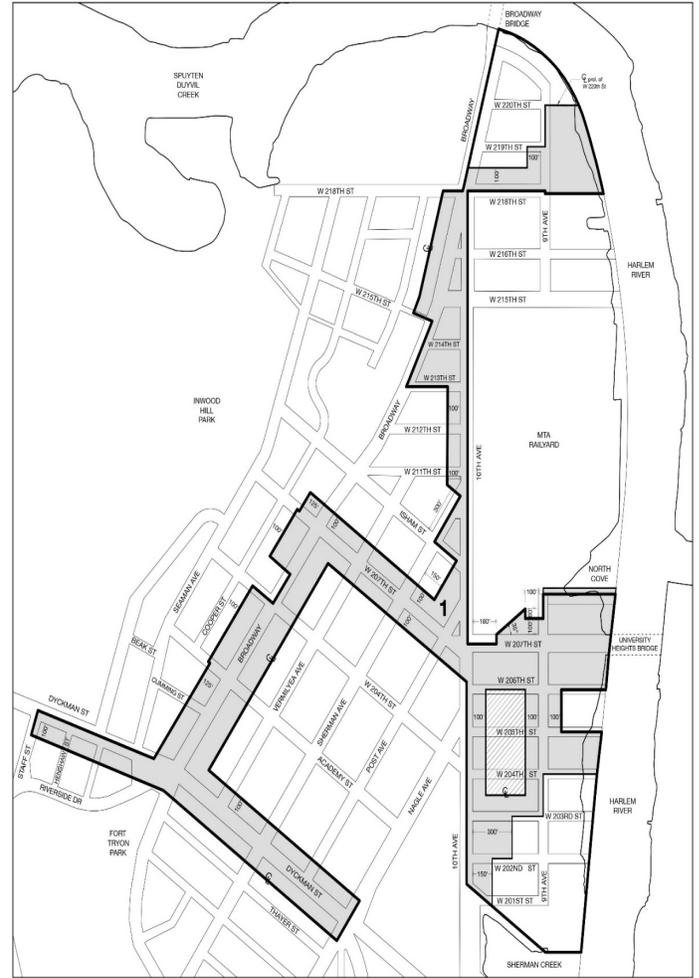
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**MANHATTAN**

\* \* \*

Manhattan Community District 12  
Map 1 – (date of adoption)



- Mandatory Inclusionary Housing Program see section 23-154(d)(3)  
Area 1 - (date of adoption) MIH Program Option 1 and Option 2
- ▨ Excluded Area

**Portion of Community District 12, Manhattan**

\* \* \*

**No. 5**

**CD 12** **C 180206 PPM**  
**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of three City-Owned properties (Block 2185, Lot 36; Block 2197, Lot 47; and Block 2197, Lot 75), pursuant to zoning.

**No. 6**

**CD 12** **C 180207 PQM**  
**IN THE MATTER OF** an application, pursuant to Section 197-c of the New York City Charter, submitted by the Department of Citywide Administrative Services, to acquire approximately 18,000 square feet of space located at 4780 Broadway (Block 2233, Lot 13 and part of Lot 20) for use as a library; to acquire property along the Harlem River (Block 2197, Lot 47) to enlarge an existing City-owned property (Block 2197, Lot 75) to establish street and waterfront frontage; and by the Department of Citywide Administrative Services and the Department of Parks and Recreation, for the acquisition of property, located along the Harlem River (Block 2183, Part of Lot 1; Block 2184, Part of Lot 1) for use public open space and waterfront access.

**No. 7**

**CD 12** **C 180208 HAM**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of properties located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and

2. pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer selected by HPD to facilitate affordable housing and community facility space in Borough of Manhattan, Community District 12.

No. 8

**CD 12 C 180073 MMM**  
**IN THE MATTER OF** an application, submitted by The New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Exterior Street between West 202<sup>nd</sup> Street and West 208<sup>th</sup> Street;
- the elimination, discontinuance and closing of Academy Street between the U.S. Pierhead and Bulkhead Line and West 201<sup>st</sup> Street;
- the elimination, discontinuance and closing of West 201<sup>st</sup> Street and West 208<sup>th</sup> Street between the U.S. Pierhead and Bulkhead Line and Ninth Avenue;
- the elimination, discontinuance and closing of a volume of a portion of West 203<sup>rd</sup> Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in accordance with Map No. 30254 dated January 11, 2018 and signed by the Borough President.

NOTICE

**On Wednesday May 9, 2018, at 10:00 A.M., at the CPC Public Hearing Room, located at 120 Broadway, Lower Concourse in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the Economic Development Corporation of the City of New York (EDC) for approval of several discretionary actions (ULURP Nos. 180204 ZMM, N180205 ZRM and 180206 PPM, 180207 PQM 180208 HAM, 180073 MMM) including zoning map amendments, zoning text amendments, the disposition of City-Owned property and designation/approval of an Urban Development Action Area Project (UDAAP) in the Inwood neighborhood of Manhattan Community District 12.**

The public hearing will also consider a modified application proposed by the applicant (C 180204(A) ZMM and N 180204(A) ZRM).

These actions are intended to preserve the existing building fabric in areas west of Tenth Avenue, extend the mixed-use character of Inwood east to the Harlem River, provide neighborhood access to the Harlem River, redevelop the existing Inwood Library with a new mixed-use affordable housing and library development, and facilitate the development of new affordable housing.

Written comments on the DEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development (DME), the Lead Agency, until Tuesday, May 21, 2018.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DME007M.

Nos. 9, 10 & 11  
**EAST 14<sup>TH</sup> STREET AND IRVING PLACE**  
 No. 9

**CD 3 C 180201 ZMM**  
**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC and the NYC Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from a C6-1 District to a C6-4 District property, bounded by a line midway between East 14th Street and East 13th Street, the southerly centerline prolongation of Irving Place, East 13th Street, and a line 475 westerly of Third Avenue;
2. changing from a C6-2A District to a C6-4 District property, bounded by a line midway between East 14th Street and East 13th Street, a line 325 feet westerly of Third Avenue, East 13th Street, and the southerly centerline prolongation of Irving Place; and

3. changing from a C6-3X District to a C6-4 District property, bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place; as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

No. 10

**CD 3 N 180202 ZRM**  
**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is to be deleted;  
 Matter within # # is defined in Section 12-10;  
 \* \* \* indicates where unchanged text appears in the Zoning Resolution

ARTICLE VII – ADMINISTRATION

Chapter 4 – Special Permits by the City Planning Commission

\* \* \*

**74-72**  
**Bulk Modification**

**74-721**  
**Height and setback and yard regulations**

- (a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum #lot area# of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in Paragraph (e) of this Section, the Commission also may modify #yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
- (2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and
- (3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

\* \* \*

- (e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of adoption].

\* \* \*

**APPENDIX F**  
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

MANHATTAN

\* \* \*

Manhattan Community District 3

\* \* \*

Map 2 – [date of adoption]

[PROPOSED MAP]



Inclusionary Housing Designated Area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area 1 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 3, Borough of Manhattan

\* \* \*

**No. 11**

**CD 3 C 180203 ZSM**

**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-721\* of the Zoning Resolution to modify the rear yard regulations of Section 23-53 (Rear Yards) and the height and setback regulations of Section 33-43 (Maximum Height of Walls and Required Setbacks) to facilitate the development of a 21-story commercial building on property, located at 124 East 14<sup>th</sup> Street (Block 559, Lots 16 & 55), in a C6-4\*\* District, partially within the Special Union Square District, Borough of Manhattan, Community District 3.

\* Note: Section 74-721 of the Zoning Resolution is proposed to be changed under a concurrent related application for a Zoning Text amendment (N 180202 ZRM).

\*\* Note: The site is proposed to be rezoned by changing from existing C6-1, C6-2A and C6-3X Districts to a C6-4 District under a concurrent related application for a Zoning Map change (C 180201 ZMM).

Plans for this proposal are on file with the City Planning Commission, and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

**BOROUGH OF BROOKLYN  
No. 12**

**CD 13 N 180317 PXK**

**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 2926 West 19<sup>th</sup> Street (entirety of Block 7060) (Human Resources Administration offices).

YVETTE V. GRUEL, Calendar Officer  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
Telephone (212) 720-3370



**a25-m9**

**CITY UNIVERSITY**

**■ PUBLIC HEARINGS**

The Annual Board of Trustees Staten Island Borough Hearing, will take place on Monday, May 14, 2018, at 4:30 P.M., at the College of Staten Island, Center for the Arts – Williamson Theatre (1P-111), 2800 Victory Boulevard, Staten Island, NY 10314.

☛ **a30**

**FRANCHISE AND CONCESSION REVIEW  
COMMITTEE**

**■ PUBLIC HEARINGS**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Franchise and Concession Review Committee, will hold a public meeting on Wednesday, May 9, 2018, at 2:30 P.M., at 2 Lafayette Street, 14th Floor, Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, 253 Broadway, 9th Floor, New York, NY 10007 (212-788-0010), no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING.

☛ **a30-m9**

**INFORMATION TECHNOLOGY AND  
TELECOMMUNICATIONS**

**■ PUBLIC HEARINGS**

**NOTICE OF A FRANCHISE AND CONCESSION REVIEW COMMITTEE ("FCRC") PUBLIC HEARING**, to be held on Monday, May 7, 2018, commencing at 2:30 P.M., at 2 Lafayette Street, 14th Floor Auditorium, Borough of Manhattan, relating to: A proposed second amendment to a public communications structure franchise agreement between the City of New York and CityBridge, LLC ("CityBridge"), that will modify (1) the schedule and deployment of Structures to be installed, (2) the criteria applicable to siting of each Structure, (3) the provision of ancillary services, and (4) the timing of franchise compensation payments.

A copy of the proposed second amendment may be viewed by appointment at the Department of Information Technology and Telecommunications, 2 Metrotech Center, 4th Floor, Brooklyn, NY 11201, commencing April 16, 2018, through May 7, 2018, excluding Saturdays, Sundays and holidays. Paper copies of the proposed second amendment may be obtained, by appointment, at a cost of \$.25 per page. All payments shall be made at the time of pickup by check or money order made payable to the New York City Department of Finance. The proposed second amendment may also be obtained in PDF form at no cost, by email request. Interested parties should contact franchiseinfo@doitt.nyc.gov, to request an appointment or a PDF of the amendment.

NOTE: Individuals requesting sign language interpreters or any other accommodation of disability at the public hearing should contact the Mayor's Office of Contract Services, Public Hearing Unit, 253 Broadway, 9<sup>th</sup> Floor, New York, NY 10007, (212) 788-0010, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay service.

The Hearing may be cablecast on NYCMedia channels.

Accessibility questions: (212) 788-0010, by: Thursday, April 26, 2018, 5:00 P.M.



**a16-m7**

**LANDMARKS PRESERVATION COMMISSION**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 8, 2018, a public hearing will be held, at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**454 Fulton Street - Individual Landmark  
LPC-19-18814 - Block 157 - Lot 9 - Zoning: C5-4  
CERTIFICATE OF APPROPRIATENESS**

A department store designed by Robert D. Kohn and Charles Butler and built in 1924-1925, and expanded in 1928-1929. Application is to install signage.

**565A Carlton Avenue - Prospect Heights Historic District**  
**LPC-19-17675** - Block 1137 - Lot 6 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1869-1880. Application is to construct rear yard and rooftop additions.

**17 Bleecker Street - NoHo East Historic District**  
**LPC-19-20186** - Block 529 - Lot 50 - **Zoning:** M1-5B  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Classical style store and loft building, designed by Frederick Ebeling and built in 1909. Application is to legalize the installation of storefront infill, in non-compliance with Certificate of No Effect 19-11252.

**75 Bank Street - Greenwich Village Historic District**  
**LPC-19-23183** - Block 624 - Lot 7504 - **Zoning:** C1-6  
**CERTIFICATE OF APPROPRIATENESS**

An apartment house, designed by Irving Margon and built in 1938. Application is to legalize the removal of stairs and the installation of a service ramp and security cameras and conduit without Landmarks Preservation Commission permit(s).

**428 Lafayette Street - NoHo Historic District**  
**LPC-19-22891** - Block 545 - Lot 40 - **Zoning:** M1-5B  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style townhouse, designed by Seth Geer and built in 1832-33. Application is to alter an entrance bay and install a through-window louver.

**89 Greene Street - SoHo-Cast Iron Historic District**  
**LPC-19-20018** - Block 500 - Lot 7507 - **Zoning:** M1-5A  
**CERTIFICATE OF APPROPRIATENESS**

A store and loft building, designed by J.B. Snook and built in 1886-87. Application is to install a bracket sign.

**120 Prince Street - SoHo-Cast Iron Historic District**  
**LPC-19-17979** - Block 500 - Lot 16 - **Zoning:** M1-5A  
**CERTIFICATE OF APPROPRIATENESS**

A store and light manufacturing building, designed by Fred S. Schlesinger and built in 1892-93. Application is to legalize the installation of a flagpole without Landmarks Preservation Commission permit(s).

**30 East 21st Street - Ladies' Mile Historic District**  
**LPC-19-18706** - Block 849 - Lot 55 - **Zoning:** M1-5M  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style store and loft building, designed by Ralph Samuel Townsend and built in 1897-98. Application is to install a barrier-free access ramp.

**950 Park Avenue - Park Avenue Historic District**  
**LPC-19-19188** - Block 1493 - Lot 37 - **Zoning:** R10  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style apartment building, designed by J.E.R. Carpenter and built in 1919-20. Application is to replace windows.

**1065 Park Avenue - Park Avenue Historic District**  
**LPC-19-13316** - Block 1516 - Lot 1 - **Zoning:** R10  
**CERTIFICATE OF APPROPRIATENESS**

A Modern style apartment building, designed by Stephen C. Lyras and built in 1969-73. Application is to establish a master plan governing the future installation of windows.

**157 East 70th Street - Upper East Side Historic District**  
**LPC-19-22629** - Block 1405 - Lot 24 - **Zoning:** R8B R9X  
**CERTIFICATE OF APPROPRIATENESS**

An altered rowhouse originally built c. 1879, with the current façade built, pursuant to Certificate of Appropriateness 95-0132. Application is to alter the façade, ironwork and areaway.

**2633 Adam Clayton Powell Jr. Boulevard - Individual Landmark**  
**LPC-19-21410** - Block 2016 - Lot 60 - **Zoning:** R7-2  
**ADVISORY REPORT**

A housing project designed by Archibald Manning Brown, and built in 1936-1937. Application is to replace storefront infill, install new window and door openings, a skylight, a canopy, and signage.

**1680 Lexington Avenue - Individual Landmark**  
**LPC-19-23899** - Block 1633 - Lot 13 - **Zoning:** R7-2  
**BINDING REPORT**

A Neo-Grec style public school building, designed by David I. Stagg and built in 1879-82. Application is to install signage in the yard and an air conditioning unit in the alley.

**799 Fort Washington Avenue - Individual Landmark**  
**LPC-19-20929** - Block 2179 - Lot 701 - **Zoning:** R7-2  
**CERTIFICATE OF APPROPRIATENESS**

A museum complex composed of portions of medieval buildings and modern structures, designed by Charles Collens and built between 1934 and 1938. Application is to replace a window.

a25-m8

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on **Tuesday, May 8, 2018, at 9:30 A.M.**, a public hearing will be held, at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**ITEM TO BE HEARD**

ITEM No. 1  
 LP-2599

**Proposed Boerum Hill Historic District Extension,**  
 Borough of Brooklyn

**AREA I**

Area I of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the southern curblineline of Dean Street at a point on a line extending northerly from a portion of the western property line of 86 Dean Street, then extending southerly along the western property line of 86 Dean Street, southerly along the western property line of 90 Bergen Street to the southern curblineline of Bergen Street easterly to a point on a line extending northerly from the western property line of 90 Bergen Street, then extending southerly along the western property line of 90 Bergen Street, easterly along the southern property line of 90 Bergen Street to 134 Bergen Street, northerly along the eastern property line of 134 Bergen Street to the centerline of Bergen Street easterly along said centerline to its intersection with the centerline of Hoyt Street, then along said centerline of Hoyt Street to a point formed by its intersection with a line extending easterly from the southern curblineline of Dean Street, then following the curblineline of Dean Street to the point extending northerly from the western property line of 86 Dean Street.

**AREA II**

Area II of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the eastern curblineline of Nevins Street at a point on a line extending westerly from the northern property line of 245 Bergen Street, then extending southerly along the curblineline of Nevins Street to a point on a line extending westerly along the southern property lines of 258 Wyckoff Street then extending westerly along the southern property line of 258 Wyckoff Street to 196 Wyckoff Street aka 169 Bond Street, the extending northerly along the centerline of Bond Street to the intersection of a line extending westerly from the northern property line of 143 Bond Street, then easterly along the northern property line of 143 Bond Street, southerly along a portion of the eastern property line of 143 Bond Street, then easterly along the northern property line of 199 Bergen Street to the point of beginning.

**AREA III**

Area III of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the southern curblineline of Atlantic Avenue at a point on a line extending northerly from the eastern property line of 428 Atlantic Avenue then following southerly the eastern property line of 428 Atlantic Avenue, then westerly along the southern property line of 428 Atlantic Avenue to 426 Atlantic Avenue, northerly along a portion of the western property line of 426 Atlantic Avenue, then westerly along the southern property line of 424 Atlantic Avenue to 414 Atlantic Avenue, then southerly along a portion of the eastern property line of 414 Atlantic Avenue, then westerly to the intersection of the centerline of Bond Street, then southerly along the centerline of Bond Street to the intersection of the center line of Pacific Street, then following westerly along the centerline of Pacific Street to the intersection of a line extending northerly from the eastern property line of 358 Pacific Street, then southerly along the eastern property line of 358 Pacific Street, then westerly along the southern property line of 358 Pacific Street, northerly along the western property line of 358 Pacific Street to the southern curblineline of Pacific Street, then westerly to the intersection of a line extending southerly from the western property line of 351 Pacific Street, following the western property line of 351 Pacific Street to the southern property line of 368 Atlantic Avenue, then westerly along the southern property line of 368 Atlantic Avenue to the eastern curblineline of Hoyt Street, then northerly along the western property line of 348 Atlantic Avenue to the intersection of the southern curblineline of Atlantic Avenue, then westerly along the southern curblineline of Atlantic Avenue to the intersection of a line extending southerly from the western property line of 365 Atlantic Avenue, then northerly along the western property line of 365 Atlantic Avenue, then westerly along the northern

property line of 365 Atlantic Avenue, northerly along a portion of the western property line of 367 Atlantic Avenue then easterly along the northern property line of 367 Atlantic Avenue, then southerly along a portion of the eastern property line of 367 Atlantic Avenue, then easterly along the northern property line of 369 Atlantic Avenue to 389 Atlantic Ave, southerly along the eastern property line of 389 Atlantic Avenue to the southern curblin of Atlantic Avenue easterly to the point of beginning.

Accessibility questions: Lorraine Roach-Steele (212) 669-7815, lroach-steele@lpc.nyc.gov, by: Thursday, April 26, 2018, 4:00 P.M.



a24-m7

MAYOR'S OFFICE OF CONTRACT SERVICES

MEETING

On Tuesday, May 1, 2018, at 2:00 P.M., the New York City Procurement Policy Board, will hold a meeting in the Rockaway Conference Room, of 253 Broadway, 9th Floor, in the Borough of Manhattan. For more information, please contact the Mayor's Office of Contract Services ("MOCS") at (212) 788-0010. If you wish to observe this meeting and require the services of a sign language interpreter, please call the number listed above or contact MOCS via email, at Michael.Smilowitz@mocs.nyc.gov, no later than April 27, 2018.

Accessibility questions: michael.smilowitz@mocs.nyc.gov, by: Friday, April 27, 2018, 1:00 P.M.



a24-m1

COURT NOTICES

SUPREME COURT

BRONX COUNTY

NOTICE

I.A.S. PART 21 NOTICE OF ACQUISITION INDEX NUMBER 42104/2018E CONDEMNATION PROCEEDING

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Permanent Storm Sewer and Water Main Easements in Block 5636, Part of Lot 100, and a Permanent Storm Sewer Easement in Block 5636, Part of Lot 177, located in the Bronx, for the construction of the

CITY ISLAND WATER MAIN AND STORM SEWER OUTFALLS PROJECT,

Located on the land under the waters of Eastchester Bay in the vicinity of Kilroe Street, and both upland and lands under the waters of Eastchester Bay in the vicinity of Minnieford Avenue, in the Borough of the Bronx, City and State of New York.

PLEASE TAKE NOTICE, that by order of the Supreme Court of the State of New York, County of Bronx, IA Part 21 (Hon. Ben R. Barbato, J.S.C.), duly entered in the office of the Clerk of the County of Bronx on March 26, 2018, the application of the CITY OF NEW YORK ("CITY") to acquire certain real property, for the construction of a water main and storm sewer outfall, was granted and the CITY was thereby authorized to file an acquisition map with the Office of the City Register. Said map, showing the property acquired by the CITY, was filed with the City Register on April 6, 2018. Title to the real property vested in the CITY on April 6, 2018.

PLEASE TAKE FURTHER NOTICE, that the CITY has acquired the following parcels of real property in, over, above, through and beneath the lands described herein, for the City's free right to enter into and upon the easements for the purpose of constructing, inspecting, using, operating, maintaining, repairing or replacing the aforesaid

sewers and/or water mains, and, pursuant to the Terms of Permanent Easements, delineated below, shall affect the following parcels delineated below and as more particularly described in the annexed Exhibit A:

Table with 4 columns: Damage Parcel, Block, Lot, Property Interest Acquired. Contains 3 rows of data regarding easements on various lots in Block 5636.

TERMS OF PERMANENT EASEMENTS

In order to allow the City, its agents, servants, workers or contractors, together with their tools, equipment, vehicles and materials, at all times to install, operate, maintain and reconstruct certain storm sewers and appurtenant structures, and/or water mains, the restrictions described below are placed in perpetuity upon the easement areas:

- a. No permanent structure of any kind shall be erected within, above, or under the easement areas without the prior written approval of the New York City Department of Environmental Protection.
b. Vehicular access at all times shall be available to the City or its agents, public or private, to construct, reconstruct, lay, relay, maintain, operate and inspect the existing/proposed sewers and/or water mains within the easements.
c. No materials or equipment of any kind shall be placed for storage within or over said easements.
d. No trees or shrubs of any kind shall be planted within or over said easement areas.
e. All new footings to be constructed for any new structures shall be completely outside of the easements and, located at such elevations so that no loading of any kind is transmitted from the footing to the existing/proposed sewers.
f. Within the easement areas the condemnee will be permitted to grade, place pavement for use as a parking area and erect any nonpermanent improvement, but if access to the sewers and/or water mains are required for the purpose of constructing, maintaining, repairing or reconstruction of the existing/proposed sewers and/or water mains within the easement areas, the condemnee, his heirs, assigns and successors shall bear the cost of removing and replacing the pavement and nonpermanent improvement installed by the condemnee.

PLEASE TAKE FURTHER NOTICE, that, pursuant to said Order, and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof, shall have a period of one calendar year from the date of service of The Notice of Acquisition for this proceeding, to file a written claim with the Clerk of the Court of Bronx County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, NY 10007. Pursuant to EDPL § 504, the claim shall include:

- a. the name and post office address of the condemnee;
b. reasonable identification by reference to the acquisition map, or otherwise, of the property affected by the acquisition, and the condemnee's interest therein;
c. a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,
d. if represented by an attorney, the name, address and telephone number of the condemnee's attorney.

Pursuant to EDPL § 503(C), in the event a claim is made for fixtures or for any interest other than the fee in the real property acquired, a copy of the claim, together with the schedule of fixture items, if applicable, shall also be served upon the fee owner of said real property.

## EXHIBIT A

**PROPOSED SEWER AND WATER MAIN EASEMENTS  
IN LOT 100 BLOCK 5636****DAMAGE PARCEL 1 – Part of Lot 100 in Block 5636**

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Beginning at a point on the westerly line of the said City Island Avenue, said point being distant 61.17 feet northwestwardly from the intersection of the southwesterly line of the said City Island Avenue with the northerly line of the said Kilroe Street:

Running thence, southeastwardly and along the southwesterly line of the said City Island Avenue, a distance of 60.00 feet to a point, said point being distant 1.17 feet northwestwardly from the intersection of the southwesterly line of the said City Island Avenue (varied width) with the northerly line of the said Kilroe Street.

Thence, eastwardly, forming an interior angle of 257°23'42" with the previous course and through the bed of City Island Avenue, a distance of 40.74 feet to a northwesterly prolongation of a southwesterly line of City Island Avenue (80 feet wide).

Thence, southeastwardly, forming an interior angle of 101°12'06" with the previous course, along the said northwesterly prolongation of the southwesterly line of City Island Avenue (80 feet wide) and through the bed of City Island Avenue, a distance of 35.44 feet to a point on the northerly line of lot 645 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, westwardly, forming an interior angle of 79°20'06" with the previous course and through the beds of City Island Avenue and the said Kilroe Street (westward extent of Kilroe Street not shown on Final Map) and along the said northerly line of lot 645 as shown on the "Map of Estate of Elizabeth R. B. King" and its westerly prolongation, a distance of 355.23 feet to point of the exterior line of the water grant to Benjamin Palmer and others, dated May 27, 1763.

Thence, northwestwardly, forming an interior angle of 98°59'51" with the previous course and along the said exterior line of water grant to Benjamin Palmer and others, dated May 27, 1763, a distance of 350.00 feet to a point.

Thence, southeastwardly, forming an interior angle of 41°00'18" with the previous course and through tax lot 100 in the Bronx tax block 5636, a distance of 391.77 feet to a point.

Thence, eastwardly, forming an interior angle of 219°59'51" with the previous course and through tax lot 100 in the Bronx tax block 5636, a distance of 50.00 feet to the point of beginning.

This parcel consists of part of tax lot 100 in the Bronx tax block 5636 and comprises an area of 63,548 square feet or 1.45886 of an acre.

**PROPOSED SEWER EASEMENT IN LOT 177 BLOCK 5636  
DAMAGE PARCEL 2 - Part of Lot 177 in Block 5636**

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Beginning at a point on the westerly line of Minnieford Avenue (48.10 feet wide) where the same is intersected by the northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being distant 75.70 feet northwardly from the intersection of the westerly line of the said Minnieford Avenue with the northerly line of the said Bridge Street;

Running thence, northwestwardly, forming an angle of 63°26'30" on its northerly side with the westerly line of the said Minnieford Avenue and along the said northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", a distance of 179 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, northeastwardly, forming an approximate interior angle of 65°17' with the previous course and along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 28 feet more or less feet to a point on the said mean high water line.

Thence, northeastwardly, forming an approximate interior angle of 190°21' with the previous course and continuing along the said mean

high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 10 feet more or less feet to a point.

Thence, southeastwardly, forming an approximate interior angle of 104°35' with the previous course, and through tax lot 177 in the Bronx tax block 5636, a distance of 147 feet more or less to a point on the westerly line of the said Minnieford Avenue.

Thence, southwardly, forming an interior angle of 116°33'30" with the previous course and along the westerly line of the said Minnieford Avenue, a distance of 39.13 feet to the point of beginning.

This parcel consists of part of tax lot 177 in the Bronx tax block 5636 and comprises an area of approximately 5,687 square feet or 0.13056 of an acre more or less.

**DAMAGE PARCEL 3 - Part of Lot 177 in Block 5636 and  
adjacent lands under water**

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Commencing at a point on the westerly line of Minnieford Avenue (48.10 feet wide) where the same is intersected by the northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being distant 75.70 feet northwardly from the intersection of the westerly line of the said Minnieford Avenue with the northerly line of the said Bridge Street; thence northwestwardly, forming an angle of 63°26'30" on its northerly side with the westerly line of the said Minnieford Avenue and along the said northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", a distance of 179 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being the point of beginning;

Running thence, northwestwardly, continuing in the direction of the previous course, a distance of 20 feet more or less to a point on the mean high water line as located by NYC Department of Design and Construction in May 2014.

Thence, northeastwardly, forming an approximate interior angle of 78°23' with the previous course and along the said mean high water line as located by NYC Department of Design and Construction in May 2014, a distance of 35.7 feet to a point on the said mean high water line.

Thence, southeastwardly, forming an approximate interior angle of 101°37' with the previous course, and part of the distance through tax lot 177 in the Bronx tax block 5636, a distance of 27 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, southwestwardly, forming an approximate interior angle of 75°25' with the previous course and along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 10 feet more or less feet to a point.

Thence, forming an approximate interior angle of 169°39' with the previous course and continuing along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 28 feet more or less feet to the point of beginning.

This parcel consists of an area between mean high water line as located by NYC Department of Design and Construction in May 2014 and the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883 partially located within tax lot 177 in the Bronx tax block 5636 and comprises an area of approximately 861 square feet or 0.00198 of an acre more or less. This property is being acquired subject to the interests of the State of New York, if any.

Dated: New York, NY  
April 23, 2018  
ZACHARY W. CARTER  
Corporation Counsel of the City of New York  
Attorney for the Condemnor,  
100 Church Street  
New York, NY 10007  
(212) 356-2140

# PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week at: <https://www.propertyroom.com/s/nyc+fleet>

All auctions are open to the public and registration is free.

Vehicles can be viewed in person by appointment at: Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214. Phone: (718) 802-0022

m30-s11

## OFFICE OF CITYWIDE PROCUREMENT

### ■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j2-d31

## POLICE

### ■ NOTICE

### OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT

The following list of properties is in the custody of the Property Clerk Division without claimants:

Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

Items are recovered, lost, abandoned property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

### INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

### FOR MOTOR VEHICLES (All Boroughs):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

### FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806

- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j2-d31

# PROCUREMENT

### "Compete To Win" More Contracts!

*Thanks to a new City initiative - "Compete To Win" - the NYC Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and women-owned businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.*

- [Win More Contracts at nyc.gov/competetowin](http://www.nyc.gov/competetowin)

*"The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City's prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence."*

### HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic prequalification application using the City's Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are required every three years.
- Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete.
- Prequalification applications will be reviewed to validate compliance with corporate filings, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

### Participating NYC Agencies

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

- Administration for Children's Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)
- Housing and Preservation Department (HPD)

Human Resources Administration (HRA)  
Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit [www.nyc.gov/hhsaccelerator](http://www.nyc.gov/hhsaccelerator)

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**ADMINISTRATION FOR CHILDREN'S SERVICES**

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**AWARD**

*Human Services/Client Services*

**EXTRAORDINARY NEEDS FOSTER CARE SERVICES -** Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 06818N0003001 - AMT: \$993,853.33 - TO: American School for the Deaf, 139 North Main Street, Hartford, CT 06107.

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**CITYWIDE ADMINISTRATIVE SERVICES**

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**OFFICE OF CITYWIDE PROCUREMENT****AWARD**

*Goods*

**GRP: OPW FUELING SYSTEM -** Competitive Sealed Bids - PIN# 8571800143 - AMT: \$617,625.00 - TO: Rini Tank and Truck Service Inc, 333 Nassau Avenue, Brooklyn, NY 11222.

● **CART SERV-COMMUNICATION ACCESS REALTIME TRANSLATI -** Renewal - PIN# 8571300450 - AMT: \$399,360.00 - TO: Accurate Communication Inc., 85 Broad Street, 18th Floor, New York, NY 10006.

● **DOC COMMISSARY ITEMS -** Competitive Sealed Bids - PIN# 8571800092 - AMT: \$67,760.00 - TO: Cookies and More Inc., 145 Price Parkway, Farmingdale, NY 11735.

● **CAR SERVICE, VOUCHER BASED, CITYWIDE -** Competitive Sealed Bids - PIN# 8571800061 - AMT: \$670,000.00 - TO: Executive Charge Inc, 1440 39th Street, Brooklyn, NY 11218.

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**EMPLOYEES' RETIREMENT SYSTEM**

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**SOLICITATION**

*Goods and Services*

**IT CONSULTING SERVICES: MAINFRAME MANAGED SERVICES -** Request for Proposals - PIN# 009042020181 - Due 5-22-18 at 5:00 P.M.

NYCERS seeks proposals for a managed mainframe service. A project is in flight to replace NYCERS' current pension management system, which resides on the mainframe written in COBOL/CICS with a system based on a distributed platform. The vendor will be responsible to maintain the software lifecycle for the z/VM and z/VSE operating systems and installed third party software. This includes upgrades and installation of patches/hot fixes/minor/major software updates. The systems should not be more than one (1) version behind the current supported version unless stated by NYCERS. The vendor will provide forecasting of at least 180 days to NYCERS when software updates will be needed.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Employees' Retirement System, [rfp@nycers.org](http://rfp@nycers.org). Cheryl Greenidge (347) 643-3169; [rfp@nycers.org](http://rfp@nycers.org)*

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**FIRE DEPARTMENT**

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**FISCAL-CONTRACT DEVELOPMENT****SOLICITATION**

*Services (other than human services)*

**TEMPORARY PERSONNEL -** Competitive Sealed Bids - PIN# 057180000535 - Due 6-5-18 at 4:00 P.M.

The Fire Department of the City of New York seeks the services of a qualified contractor to furnish temporary personnel services to meet the Department's temporary staffing requirements.

There will be a Non-Mandatory Pre-Bid Meeting on May 15, 2018, at 3:00 P.M., at FDNY Headquarters, 9 MetroTech Center, 1st Floor Auditorium, Brooklyn, NY 11201.

Bidders are hereby notified that this procurement is subject to Local Law 1- M/WBE program requirements.

Bidders are hereby advised that this procurement is subject to New York City Living Wage Requirements.

ePIN No. 05718B0003

Vendor Source ID: 93138

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Fire Department, 9 MetroTech Center, Brooklyn, NY 11201. Cecily Halliburton (718) 999-2845; [hallibc@fdny.nyc.gov](mailto:hallibc@fdny.nyc.gov)*

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**HEALTH AND MENTAL HYGIENE**

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**AWARD**

*Human Services/Client Services*

**YOUTH CLUBHOUSE SERVICES -** Required/Authorized Source - Other - PIN# 17SA047801R0X00 - AMT: \$2,250,000.00 - TO: Lesbian and Gay Community Service Center, Inc., 208 West 13th Street, New York, NY 10011.

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**DEVELOPMENTAL AND SCHOOL READINESS UCLA CENTER FOR HEALTHIER CHILDREN FAMILIES SERVICES -** Sole Source - Available only from a single source - PIN# 16PH013501R1X00 - AMT: \$139,000.00 - TO: Regent University of California Los Angeles, 10960 Wilshire Boulevard, Suite 960, Los Angeles, CA 90024.

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**HOUSING AUTHORITY**

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**SOLICITATION**

*Construction/Construction Services*

**ROOFING AND RAILING REPLACEMENT AND ROOFTOP STRUCTURES RENOVATION AT WEBSTER HOUSES -**

Competitive Sealed Bids - PIN# RF1721657 - Due 5-21-18 at 11:00 A.M.

There will be a Pre-Bid Meeting on May 7, 2018, at 11:00 A.M., at 400 East 169th Street, Bronx, NY 10456. Although attendance is not mandatory, it is strongly recommended that you attend. NYCHA staff will be available to address all inquiries relevant to this contract.

Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00, fee in the form of a money order or certified check made payable to NYCHA. Documents can also be obtained by registering with I-supplier and downloading documents. Please note that original bid bonds are due at the time of Bid Opening.

Please note that in the event only one bidder has submitted a bid in connection with the contract on or before the original bid submission deadline, the bid submission deadline shall automatically be extended for fourteen (14) calendar days. The foregoing extension does not in any way limit NYCHA's right to extend the bid submission deadline for any other reason.

This contract shall be subject to the New York City Housing Authority's Project Labor Agreement if the Bidder's price exceeds \$250,000.00.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Housing Authority, 90 Church Street, New York, NY 10007. Latrena Johnson (212) 306-3223; [latrena.johnson@nycha.nyc.gov](mailto:latrena.johnson@nycha.nyc.gov)*



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**HUMAN RESOURCES ADMINISTRATION**

■ AWARD

*Human Services/Client Services*

**OPERATION OF EMERGENCY SHELTERS FOR VICTIMS OF DOMESTIC VIOLENCE** - Renewal - PIN#09611P0061004R008 - AMT: \$2,945,823.75 - TO: Help Social Service Corporation, 115 East 13th Street, New York, NY 10003.

Contract Term: 3/1/2018 to 2/28/2019.

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**PARKS AND RECREATION**

■ VENDOR LIST

*Construction Related Services*

**PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION, NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION (“DPR” AND/OR “PARKS”) PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS.**

DPR is seeking to evaluate and pre-qualify a list of general contractors (a “PQL”) exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract (“General Construction”).

By establishing contractor’s qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construct its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business enterprise (M/WBE)\*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE\*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

\* Firms that are in the process of becoming a New York City-Certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained online at: <http://a856-internet.nyc.gov/nycvendronline/home.asap>; or <http://www.nycgovparks.org/opportunities/business>.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; [dmwbe.capital@parks.nyc.gov](mailto:dmwbe.capital@parks.nyc.gov)*

j2-d31

**POLICE**

**EQUIPMENT**

■ SOLICITATION

*Goods*

**CAP DEVICE** - Competitive Sealed Bids - PIN#05618ES00005 - Due 5-16-18 at 2:00 P.M.

The New York City Police Department Equipment Section is seeking bids from manufacturers for NYPD CAP DEVICE W/NUMBERS (3,000/6,000) which all conform to the Police Department Specifications. All potential bidders who are interested in submitting a bid must include one (1) sample of the NYPD Cap Device w/number made according to NYPD Specification #601, revised 4/23/93, along with your bid.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Police, 127-10 28th Avenue, 2nd Floor, Room PT 285, Flushing, NY 11354. Thomas Thomasina (718) 670-9642; Fax: (718) 888-3165; [thomasina.thomas@nypd.org](mailto:thomasina.thomas@nypd.org)*

Accessibility questions: Monday through Friday 8:00 A.M. - 4:00 P.M. Thomasina Thomas, by: Wednesday, May 9, 2018, 2:00 P.M.



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**TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY**

■ SOLICITATION

*Construction Related Services*

**DESIGN/BUILD QUALITY OVERSIGHT FOR PROJECTS HC-07, HC-64, HC-30/QM-91 AND QM-81** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# PSC183010X00 - Due 5-17-18 at 3:30 P.M.

For further information, visit [www.mta.info](http://www.mta.info).

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Triborough Bridge and Tunnel Authority, 2 Broadway, New York, NY 10004. Victoria Warren (646) 252-7092; Fax: (646) 252-7077; [vprocure@mtabt.org](mailto:vprocure@mtabt.org)*

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**CITY PLANNING**

■ NOTICE

**CONDITIONAL NEGATIVE DECLARATION**

<b>Project Identification</b>	<b>Lead Agency</b>
CEQR No. 18DCP134X	City Planning Commission
ULURP Nos. 180321ZSX, N180322ZAX	120 Broadway, 31 <sup>st</sup> Floor
N180323ZAX, N180324ZAX,	New York, NY 10271

N180325ZAX, N180326ZAX Contact: Olga Abinader  
and N180327 ZCX (212) 720-3493

SEQRA Classification: Unlisted<sup>1</sup>

**Name, Description and Location of Proposal**

Hebrew Home for the Aged -- Expansion

The applicant, Hebrew Home for the Aged at Riverdale, Inc., is seeking a Special Permit, pursuant to Zoning Resolution (ZR) Section 74-901 for a Long Term Care Facility (LTCF) within an R1-1 zoning district, as well as multiple authorizations, pursuant to the Special Natural Area District 2 requirements. The applicant is also seeking a certification, pursuant to ZR Section 105-45 (Certification of Restoration Plan) for a proposed restoration plan with respect to natural features that were previously altered without prior approval of the CPC (the "Proposed Actions"). The Proposed Actions would facilitate a proposal by the applicant to develop a Continuing Care Retirement Community (CCRC) LTCF at the existing Hebrew Home campus, located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), in the Riverdale neighborhood of the Bronx, Community District 8. The proposed project would include the demolition of several existing buildings and construction of one new building comprised of three new building segments. One new building segment on the North Site (Building 1) would be approximately 443,190 gross square feet (gsf), comprised of 271 independent senior living units. The two building segments on the South Site (Buildings 2 and 3) would total approximately 190,700 gsf, comprised of 117 independent senior living units. The analysis year for the Proposed Actions is 2024.

To avoid the potential for significant adverse impacts, an (E) designation (E-477) for hazardous materials and air quality will be placed on Block 5933, Lots 55, 210, 224, 225 and 230 as part of the Proposed Actions.

The (E) designation text related to hazardous materials is as follows:

**Block 5933, Lots 55, 210, 224, 225 and 203**

**Task 1-Sampling Protocol**

**The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.**

**Task 2-Remediation Determination and Protocol**

**A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.**

**If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.**

**A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.**

The (E) designation text related to air quality is as follows:

<sup>1</sup> The Lead Agency Letter for this project, issued April 3, 2018, identified the project as a SEQRA Type I action. Upon further consideration, the Continuing Care Retirement Community (CCRC) is considered a residential use under SEQRA, as it is a facility used for permanent habitation. Therefore the project does not exceed any Type I thresholds described 6 CRR-NY 617.4 and is considered an Unlisted action.

**Block 5933, Lot 225:**

**Any new residential and/or community facility development for Proposed Building 1 (North Site) on Block 5933, Lot 225 must ensure that the heating, ventilation, and air conditioning stack(s) is located at the highest tier or at least 149 feet above grade to avoid any significant adverse air quality impacts.**

**Block 5933, Lot 55:**

**Any new residential and/or community facility development for Proposed Building 2 (South Site) on Block 5933, Lot 55 must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilation, and air conditioning stack(s) is located at the highest tier or at least 83 feet above grade to avoid any significant adverse air quality impacts.**

**Any new residential and/or community facility development for Proposed Building 3 (South Site) on Block 5933, Lot 55 must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilation, and air conditioning stack(s) is located at the highest tier or at least 63 feet above grade to avoid any significant adverse air quality impacts.**

**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated April 20, 2018, prepared in connection with the ULURP Application (Nos. 180321ZSX, N180322ZAX, N180323ZAX, N180324ZAX, N180325ZAX, N180326ZAX and N180327 ZCX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

1. The applicant will enter into a Restrictive Declaration (RD) to ensure the implementation of project components relating to construction (transportation) which would avoid the potential for any significant adverse impacts. The project components are as follows:
  - The applicant agrees to provide off-site parking and a shuttle service for construction workers to and from the development site for the duration of the construction period, as specified in an RD to be recorded against the property.

**Supporting Statement:**

The above determination is based on an environmental assessment which finds that:

1. The applicant will enter into a Restrictive Declaration to ensure the implementation of project components relating to construction (transportation) which would avoid the potential for any significant adverse impacts related thereto.
2. The (E) designation for hazardous materials and air quality would ensure that the proposed action would not result in significant adverse impacts.
3. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to the Conditional Negative Declaration, you may contact Stephanie Shelloe of the Department of City Planning at (212) 720-3328.

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**CITY RECORD**

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■ NOTICE

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**March 2018**

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**OFFICE OF MANAGEMENT AND BUDGET**

■ NOTICE

**DEPARTMENT OF CITY PLANNING  
MAYOR'S OFFICE OF MANAGEMENT AND BUDGET  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
NOTICE OF PROPOSED PROGRAM CHANGES TO THE 2018  
CONSOLIDATED PLAN  
NOTICE OF AVAILABILITY OF THE PROPOSED CITY FISCAL  
YEAR 2019  
COMMUNITY DEVELOPMENT PROGRAM DESCRIPTIONS &  
BUDGET**

TO ALL AGENCIES, COMMUNITY BOARDS, GROUPS, AND PERSONS:

Modification to the Community Development Block Grant Program (CD)

Pursuant to Section 91.105(c) of the Department of Housing and Urban Development's (HUD) Consolidated Plan Regulations, the City proposes changes in the 2018 Consolidated Plan/Forty-Fourth Community Development Program Year (CD 44), effective July 1, 2018. The proposed changes are identified in the "Proposed City Fiscal Year 2019 Community Development Program." This document contains the Proposed City Fiscal Year 2019 budget, the Proposed Revised CD Year 44 budget (which will be incorporated into the Amended 2018 Consolidated Plan) and the Proposed CD 45 budget. This document is not related to Community Development Block Grant-Disaster Recovery funding.

**Beginning Friday, April 27, 2018, the "Proposed City Fiscal Year 2019 Community Development Program" document will be available, one copy per person or organization, at the following locations and times:**

The Department of City Planning The Book Store 120 Broadway, 31st Floor New York, NY 10271	Mayor's Office of Management and Budget 255 Greenwich Street, 8th Floor Reception Area New York, NY 10007
Monday: 9:30 A.M. to 11:30 A.M.	
Tuesday: 9:30 A.M. to 11:30 A.M.	Monday-Friday: 10:00 A.M. to 5:00 P.M.
Wednesday: 1:00 P.M. to 3:00 P.M.	
Closed: Thursday & Friday	

The Proposed City Fiscal Year 2019 Community Development Program document will also be made available for downloading in Adobe PDF format through the internet via the Department of City Planning's website at [www.nyc.gov/planning](http://www.nyc.gov/planning).

Written comments on the proposed changes should be directed to Charles V. Sorrentino, Consolidated Plan Coordinator, Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, (email: [Con-PlanNYC@planning.nyc.gov](mailto:Con-PlanNYC@planning.nyc.gov)) by close of business May 29, 2018.

City of New York: Marisa Lago, Director, Department of City Planning  
 Melanie Hartzog, Director, Mayor's Office of  
 Management and Budget

Date: April 27, 2018

a27-m3

**MAYOR'S OFFICE OF CONTRACT SERVICES**

■ NOTICE

**NOTICE IS HEREBY GIVEN** that the Mayor will be entering into the following extension(s) of (a) contract(s) not included in the FY 2018 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: HRA/DSS  
 Vendor: Stellar Services, Inc.  
 Description of services: Desktop Asset Management/PC Installations Services  
 Award method of original contract: Competitive Sealed Bid  
 Method of renewal/extension the agency intends to utilize: RCAM Time  
 End date of original contract: 6/30/2018  
 New start date of the proposed renewed/extended contract: 7/1/2018  
 New end date of the proposed renewed/extended contract: 12/31/2018  
 Amount: \$0.00  
 Modifications sought to the nature of services performed under the contract: None  
 Reason(s) the agency intends to renew/extend the contract: To continue critical works and to accommodate time for the CSB Bid  
 Personnel in substantially similar titles within agency: None  
 Headcount of personnel in substantially similar titles within agency: 0  
 Agency: HRA/DSS  
 Vendor: Mythics, Inc.  
 Description of services: Oracle Golden Gate/ASO Oracle Key Vault  
 Award method of original contract: Requirement Contracts  
 Method of renewal/extension the agency intends to utilize: RCAM Time  
 End date of original contract: 3/31/2018  
 New start date of the proposed renewed/extended contract: 4/1/2018  
 New end date of the proposed renewed/extended contract: 5/23/2018  
 Amount: \$0.00  
 Modifications sought to the nature of services performed under the contract: None  
 Reason(s) the agency intends to renew/extend the contract: To extend the PO in order to align with the continuation of service starting 5/24/2018 and also pay invoices for that period  
 Personnel in substantially similar titles within agency: None  
 Headcount of personnel in substantially similar titles within agency: 0

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**TRANSPORTATION**

■ NOTICE

**PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA, LOCATED AT PARK AVENUE (WEST) AND PERSHING SQUARE EAST BETWEEN EAST 41<sup>ST</sup> STREET AND EAST 42<sup>ND</sup> STREET, IN THE BOROUGH OF MANHATTAN**

Pursuant to the Concession Rules of the City of New York, the Department of Transportation ("DOT"), intends to enter into a concession for the operation, management, and maintenance of a pedestrian plaza located at Park Avenue (West) and Pershing Square East between East 41st Street and East 42nd Street, in the borough of Manhattan ("Licensed Plaza"), including through DOT-approved events, sponsorships, and subconcessions, including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that promotes the neighborhood or the concessionaire, or other similar merchandise within the Licensed Plaza.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for

Bids, subject to DOT's prior written approval of both solicitation and award.

DOT has identified the Grand Central District Management Association, Inc. as a potential concessionaire, but DOT will consider additional expressions of interest from other potential concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly-accessible facilities, including but not limited to programming/events management and concession or retail operation/management.

Organizations may express interest in the proposed concession by contacting Emily Weidenhof, Director of Public Space by email at plazas@dot.nyc.gov, or in writing at, 55 Water Street, 6<sup>th</sup> Floor, New York, NY 10041, by May 7, 2018. Ms. Weidenhof may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-4325.

Please note that the New York City Comptroller is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

a25-m8

**PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA, LOCATED AT THIRD AVENUE, EAST 149<sup>TH</sup> STREET, WILLIS AVENUE AND EAST 148<sup>TH</sup> STREET, IN THE BOROUGH OF THE BRONX**

Pursuant to the Concession Rules of the City of New York, the Department of Transportation ("DOT") intends to enter into a concession for the operation, management, and maintenance of a pedestrian plaza located at Third Avenue, East 149th Street, Willis Avenue and East 148th Street, in the borough of the Bronx ("Licensed Plaza"), including through DOT-approved events, sponsorships, and subconcessions, including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that promotes the neighborhood or the concessionaire, or other similar merchandise within the Licensed Plaza.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for Bids, subject to DOT's prior written approval of both solicitation and award.

It should be noted that the Licensed Plaza previously received FCRC Step 1 approval on September 8, 2010 to enter into negotiations with the South Bronx Overall Economic Development Corporation ("SoBRO"). However, in recent years as this Licensed Plaza has been developed and constructed, SoBRO has indicated to DOT that it is no longer interested nor has the capacity to undertake the overall management of the Licensed Plaza.

DOT has now identified the HUB-Third Avenue Merchants District Management Association, Inc. as a potential concessionaire, but DOT will consider additional expressions of interest from other potential concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly-accessible facilities, including but not limited to programming/events management and concession or retail operation/management.

Organizations may express interest in the proposed concession by contacting Emily Weidenhof, Director of Public Space by email at plazas@dot.nyc.gov, or in writing at, 55 Water Street, 6<sup>th</sup> Floor, New York, NY 10041, by May 7, 2018. Ms. Weidenhof may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-4325.

Please note that the New York City Comptroller, is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

a25-m8

CHANGES IN PERSONNEL

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/06/18

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel for the Board of Election Poll Workers for the period ending 04/06/18.

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# LATE NOTICE

## CHARTER REVISION COMMISSION

### NOTICE

#### 2018 Public Hearing Schedule

The New York City Charter Revision Commission will hold public hearings across the five boroughs. The hearings are open to the public and the public will have the opportunity to testify before the Commission on any aspect of the Charter.

#### LOCATIONS OF UPCOMING HEARINGS

Date	Time	Location	Address	Directions
Thursday, May 3, 2018	6:00 P.M.	Queens	Queens Library at Flushing 41-17 Main Street Auditorium, Lower Level Flushing, NY 11355	Take the 7 train to Main Street/ Flushing Station. Walk south on Main Street to the Library
Monday, May 7, 2018	6:00 P.M.	Brooklyn	Brooklyn Botanic Garden, 1000 Washington Avenue, Brooklyn, NY 11225	Take the 2/3/4/5 train to Franklin Avenue Station
Wednesday, May 9, 2018	6:00 P.M.	Manhattan	The New York Public Library, Stephen A. Schwarzman Building, Edna Barnes Salomon Room, 476 5th Avenue, New York, NY 10018	Take the B/D/E/F/M train to 42nd Street - Bryant Park, or the 7 train to 5th Avenue - Bryant Park

#### SUBMITTING TESTIMONY

Written testimony is also encouraged and may be submitted in person at the public hearing, by email to [comments@charter.nyc.gov](mailto:comments@charter.nyc.gov), or through the "Send Comments to the Commission" link on the Commission website, at [www.nyc.gov/charter](http://www.nyc.gov/charter) (on the "About" page). All public hearings and meetings will be livestreamed at [nyc.gov/charter](http://nyc.gov/charter).

#### What if I need assistance to participate in the hearing?

This location is accessible to individuals using wheelchairs or other mobility devices. Induction loop systems and ASL interpreters will be available. In addition, with advance notice, members of the public may request interpretation into the following languages: Arabic, Bengali, Chinese (Mandarin, Cantonese), French, Haitian Creole, Korean, Polish, Russian, Spanish, and Urdu. Please make language interpretation requests or additional accessibility requests by 5:00 P.M., no later than 4 calendar days before a hearing date, by emailing the Commission, at [requests@charter.nyc.gov](mailto:requests@charter.nyc.gov), or calling (212) 386-5350.

Read the **New York City Charter** here: <https://bit.ly/2bJbUKu>.

**Follow us** on twitter @nyccharter, and find us on facebook through the "New York City Charter Revision Commission" page. We are also on Instagram @nyccharter.



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## COMMUNITY BOARDS

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that the following matters have been scheduled for public hearing by Community Board:

### BOROUGH OF STATEN ISLAND

COMMUNITY BOARD NO. 01 - Tuesday, May 1, 2018, 8:00 P.M., Staten Island Board Office, 1 Edgewater Plaza-Suite 217, Staten Island, NY.

#### Agenda

Two City Planning Applications Nos. N 180234 ZAR and N 180252 ZAR have been submitted for 11 and 17 Haven Esplanade, to build one - two family detached residence at each address in a Special Hillside Preservation District.

Board of Standards & Appeals Application No. 177-06-BZ, 1840 Richmond Terrace - extension of a term for variance and amendment to allow for changes to the prior Board Approval, for an automotive gas station to continue to operate.

NYC Planning Application No C 160401ZMR - 5 Bement Avenue, for an amendment to the zoning map, changing from an R3-1 District to a C2-2 District.

**Board of Standards & Appeals Application No. 2017-48-A 36 Hardy Street - mosque and school, partially within the bed of a mapped street.**

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## CONTRACT AWARD HEARINGS

**NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS/TRANSLATORS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, NY 10007, (212) 788-7490, NO LATER THAN TEN (10) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.**

## AGING

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing, will be held on Monday, May 7, 2018, at the Department for the Aging, 2 Lafayette Street, 4<sup>th</sup> Floor, Conference Room, Borough of Manhattan, commencing at 11:30 A.M. on the following:

**IN THE MATTER OF** a proposed contract between the City of New York Department for the Aging and Phipps Neighborhoods, Inc., located at 902 Broadway, 13<sup>th</sup> Floor, New York, NY 10010, for the provision of senior services for Naturally Occurring Retirement Communities (NORCs). The program will be serving Community District 6 in the borough of Manhattan. The contract amount is \$222,000. The contract term shall be from July 1, 2017 to June 30, 2018. The proposed contract will have an E-PIN number of: 12518L0210001 and DFTA PIN number of: 12518DISCN37.

The proposed contract is being funded through discretionary funds, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Office of the Department for the Aging, Contract Procurement and Support Services, 2 Lafayette Street, Room 400, New York, NY 10007, on business days, from April 27, 2018 to May 7, 2018, excluding holidays, from 10:00 A.M. to 4:00 P.M.

Anyone who wishes to speak at this Public Hearing should request to do so in writing. The written request must be received by the Agency within 5 business days after publication of this notice. Written request to speak should be sent to Erkan Solak, Agency Chief Contracting Officer, at the Department for the Aging (DFTA), 2 Lafayette Street, Room 400, New York, NY 10007. If DFTA receives no written requests to speak within the prescribed time, DFTA reserves the right not to conduct the Public Hearing.



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# READER'S GUIDE

The City Record (CR) is published each business day. The Procurement section of the City Record is comprised of notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Notice of solicitations and other notices for most procurement methods valued at or above \$100,000 for goods, services, and construction must be published once in the City Record, among other requirements. Other procurement methods authorized by law, such as sole source procurements, require notice in the City Record for five consecutive editions. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

## NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptroller's Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), and click on Prevailing Wage Schedules to view rates.

## CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City's prestige as a global destination.

## VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc). To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

## SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit [www.nyc.gov/html/sbs/nycbiz](http://www.nyc.gov/html/sbs/nycbiz) and click on Summary of Services, followed by Selling to Government.

## PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc).

## NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board Rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, and the Housing Authority. Suppliers interested in applying for inclusion on bidders lists for Non-Mayoral entities should contact these

entities directly at the addresses given in the Vendor Information Manual.

## PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit [www.nyc.gov/mocs](http://www.nyc.gov/mocs).

## ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women-Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about this program, contact the Department of Small Business Services at (212) 513-6311 or visit [www.nyc.gov/sbs](http://www.nyc.gov/sbs) and click on M/WBE Certification and Access.

## PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City pays interest on all late invoices. However, there are certain types of payments that are not eligible for interest; these are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year: in January and in July.

## PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc)

## COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

## KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB	Competitive Sealed Bidding including multi-step Special Case Solicitations/Summary of Circumstances:
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
CP/PQ/4	Demonstration Project
DP	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition
	<i>For ongoing construction project only:</i>
NA/8	Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors
NA/11	Immediate successor contractor required due to termination/default
	<i>For Legal services only:</i>

NA/12	Specialized legal devices needed; CSP not advantageous
WA	Solicitation Based on Waiver/Summary of Circumstances (Client Services/CSB or CSP only)
WA1	Preventing loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only): An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only) anti-apartheid preference
OLB/a	local vendor preference
OLB/b	recycled preference
OLB/c	other: (specify)

## HOW TO READ CR PROCUREMENT NOTICES

Procurement notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards, and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

## SAMPLE NOTICE

### POLICE

#### DEPARTMENT OF YOUTH SERVICES

##### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BUS SERVICES FOR CITY YOUTH PROGRAM**  
-Competitive Sealed Bids- PIN# 056020000293 -  
DUE 04-21-03 AT 11:00 A.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

*NYPD, Contract Administration Unit,  
51 Chambers Street, Room 310, New York, NY 10007.  
Manuel Cruz (646) 610-5225.*

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ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN #056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 A.M.	Bid submission due 4-21-03 by 11:00 A.M.; bid opening date/time is the same.
<i>Use the following address unless otherwise specified or submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing providing Agency
◀	Indicates New Ad
m27-30	Date that notice appears in The City Record