



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



BINDING REPORT

ISSUE DATE: 11/18/2020	EXPIRATION DATE: 6/9/2026	DOCKET #: LPC-21-00325	CRB CRB-21-00325
<u>ADDRESS:</u> 358 MALCOLM X BOULEVARD		BOROUGH: BROOKLYN	BLOCK/LOT: 1686 / 48
Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District			

To the Mayor, the Council, and the Commissioner of the Department of Housing, Preservation and Development,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission, at the Public Meeting of June 9, 2020, following the Public Hearing of the same date, voted to approve the proposed work at the subject premises, as put forward in your application completed on May 14, 2020, and as you were notified in Status Update Letter 20-03954 (LPC 20-03954), issued on June 24, 2020.

The proposal, as approved, consists of constructing a new three-story building, featuring a brick clad front facade, with punched masonry openings, black painted aluminum-clad wood, one-over-one, double-hung windows at the upper floors, and black painted wood and glass infill at the ground floor, including an entrance, with a single door and surround, and an assembly of one fixed single window, flanked by two one-over-one windows and framed by paneled woodwork, as well as light gray stucco clad masonry rear and side facades, with windows and doors within punched masonry openings at the rear facade, as shown

in an undated digital presentation, titled "358 Malcolm X Blvd, Brooklyn, NY, Owner: Department of Housing Preservation & Development, Proposed Three Story & Cellar 3-Family Dwelling," prepared by Gerald J. Caliendo Architects P.C., including twenty-one (21) slides, consisting of photographs, photomontages, drawings, and a rendering, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Bedford Stuyvesant Historic District Designation Report describes 358 Malcolm X Boulevard as a vacant lot.

With regard to this proposal, the Commission found that constructing a new building, with a front facade aligning with its neighbors, will help restore the continuity of the streetwall, a unifying characteristic of streetscapes within this historic district; that the proposed height and massing of the building will be in keeping with such aspects of buildings typically found along the avenues throughout the historic district and will be a harmonious transition between the immediate neighboring buildings, which feature different heights; that the front facade's compositional organization, number of floors, proportions, cladding materials, and window configurations will replicate aspects of flats buildings found throughout this streetscape and historic district, thereby helping the building harmonize with its context; that the relatively simple details of the front facade elements, as well as the use of cast stone for the sills and fiberglass for the cornices, will maintain a level of articulation which is compatible with the streetscape, while also subtly acknowledging the modernity of the building; that the placement, size and details of the ground floor woodwork will recall the organization and character of the piers and storefront infill found at the base of the flats buildings within this streetscape; that the finishes of the facade cladding, cornices, ground floor framing and infill will be in keeping with the range of finishes historically and currently found within this streetscape; that the use of simply designed stucco clad masonry for the side and rear facades and the solid to void ratio at the rear facade will be consistent with the simple detailing and utilitarian character of secondary facades of neighboring flats buildings; that the rear and side facades will only be partially visible from public thoroughfares, primarily within the context of the neighboring modern one story building, and their simple design, stucco cladding and light finish will help them remain a harmonious and subordinate presence within these views; that the building will not extend further into the rear yard than the neighboring buildings or otherwise detract from the central greenscape; and that the proposed work will support the significant historic and architectural character of the streetscape and historic district. Based on these findings, the Commission determined the work to be appropriate to the historic district and voted to approve it with the stipulation that the applicants work with the Commission staff to refine the details and finishes of the ground floor windows and cornice, as well as the final brick color choice and the masonry details, and to restudy the proportions of the rear facade windows.

The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of digital signed and sealed Department of Building filing drawings showing the approved design and incorporating the required changes.

Subsequently, on July 10, 2020, October 12, 2020, October 23, 2020, October 27, 2020, and November 3, 2020, the Commission received a letter dated July 2, 2020 prepared by Gerald J. Caliendo Architects P.C.; e-mails prepared by Lakshmi Samlal; drawings labeled Z-001.00, A-001.00, A-002.00, A-003.00, A-004.00, A-005.00, A-006.00, A-007.00, A-008.00, A-009.00, and A-010.00, dated October 9, 2020; drawings labeled A-011.00, A-012.00, and A-013.00, dated June 24, 2020; drawings labeled Z-001.00, Z-002.00, A-001.00, A-002.00, A-003.01, A-004.01, A-005.01, A-006.01, A-007.01, A-008.00, A-009.00, A-010.00, A-011.00, EN-001.00, EN-002.00, and EN-003.00, dated March 11, 2019, and prepared by Gerald J. Caliendo, RA; a drawing labeled T-001.00, dated April 26, 2019; and drawings labeled SOE-100.00, SOE-101.00, FO-200.00, FO-201.00, S-001.00, S-002.00, S-003.00, and S-004.00, dated May 15, 2019, and prepared by Rizwan Abdus Salam, PE.

Accordingly, staff reviewed the materials and noted that they include modifications and refinements to the design of the new building, including changing the color of the fiberglass cornice above the first floor from gray to black; incorporating details for trim and framing at the first floor wood infill; adding gray toned cast stone curbing at the base of the first floor; modifying the configuration at the recessed entrance door so that the proportions better align with the remainder of the wood and glass infill at the ground floor; changing the texture of the cast stone lintels and sills at the front facade from rough to smooth; adding cast stone coping stones at the parapets; incorporating a brick return at the south (side) facade, extending approximately 1'-8" from the east (front) facade; lengthening the window openings and associated windows at the rear facade; incorporating the installation of vents, a skylight, and a hatch at the roof; and interior work, as well as written confirmation that the applicants will continue to work with the Commission staff on the brick color choice as well as the details of the prefabricated fiberglass cornices.

With regard to these modifications, staff found that the proposed finishes will help create a unified color palette of the building, which is typical for the historic district, thereby helping them to be a harmonious presence within the historic streetscape; that the refinements to the ground floor infill details will help the infill to maintain appropriate proportions and a level of articulation, and recall characteristics of historic storefronts which were typical of buildings of this size within this streetscape; that the cast stone lintels, sills, and coping will be simply designed and consistent with lintels, sills, and coping of buildings of this size throughout this historic district in terms of profiles and details; that the brickwork return will be in keeping with the typical treatment of side facades, adjacent to front facades, at buildings of this size, with equivalent materials palettes, within this historic district; that the window openings and windows at the rear facade will be similar to the openings and windows at neighboring buildings in terms of their placement and size, thereby helping the windows to be a harmonious presence; that the vents, skylight, and hatch will not be visible from any public thoroughfare; and that none of this work will detract from any significant architectural features of the streetscape or historic district. Additionally, staff found that the design approved by the Commission has been maintained and that the required changes have been incorporated. Based on these and the above findings, the drawings have been marked with an electronic approval, and Commission Binding Report 21-00325 is being issued.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of loose sample mockups of brick, mortar, and cast stone, as well as sample mockups of brick coursing, all at the subject premises, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to dposner@lpc.nyc.gov for review, or contact staff to schedule a site visit.

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of shop drawings for the fiberglass cornices, prior to the commencement of work. Digital copies of all shop drawings may be sent to dposner@lpc.nyc.gov for review.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is

discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dina Posner.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Lakshmi Samlal, Gerald J. Caliendo Architects, P.C.



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BINDING REPORT

ISSUE DATE: 11/25/20	EXPIRATION DATE: 11/25/2026	DOCKET #: LPC-21-01697	SRB SRB-21-01697
<u>ADDRESS:</u> Various Locations		BOROUGH: Brooklyn	BLOCK/LOT: /
Sidewalks Stuyvesant Heights Historic District Fort Greene Historic District Crown Heights North Historic District III Crown Heights North Historic District II Crown Heights North Historic District Clinton Hill Historic District Bedford Historic District Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District			

To the Mayor, the Council, and the Commissioner, NYC Department of Design & Construction:

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of fifty-six (56) Right of Way Infiltration Basins (ROWIB) at sidewalks at multiple locations, including two (2) within the Bedford Historic District at 232 Hancock Street and 272 Jefferson Avenue; nine (9) within the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District at 70 Decatur Street, 537 Halsey Street, and 409, 426, 442, 456, 457, 459, and 463 Macon Street; four (4) within the Clinton Hill Historic District at

304 Dekalb Avenue, 260 and 290 Washington Avenue, and 285 Waverly Avenue; three (3) within the Fort Greene Historic District at 260 Cumberland Street and 166 and 171 Washington Park; nine (9) within the Stuyvesant Heights Historic District at 243, 253, and 255 Decatur Street, 391 Lewis Avenue, 313 MacDonough Street, and 375, 381, and 387 Stuyvesant Avenue; and twenty-nine (29) within the Crown Heights North Historic District, Crown Heights North Historic District II, and Crown Heights North Historic District III, which are historic districts in which proposals for sidewalk work do not require a permit from the Landmarks Preservation Commission pursuant to Section 2-19(a)(1)(iii); including the removal of portions of tinted and untinted concrete paving, and bluestone, granite, tinted concrete, and untinted concrete curbs; the installation of subsurface infiltration basins, which will be rectangular in plan and measure between 10' and 20' in length by between 4' and 6' in width, and will feature steel grates and cast iron cleanout tops installed flush with the sidewalk, and new bluestone-tinted, granite-tinted, or untinted concrete paving and curbs to match the adjacent sidewalks, replacing stone curbs with steel-faced tinted concrete curbs at select locations; as described in a letter dated October 30, 2020, prepared by AKRF Environmental, Planning, and Engineering Consultants; and in written specifications titled "Standard Designs and Guidelines for Green Infrastructure Practices," dated June 17, 2020, and prepared by City of New York Department of Environmental Protection; and as shown on drawings labeled I-3 through I-5, dated June 3, 2020, and prepared by Chi Hsun Kong, P.E.; and in a PDF presentation titled "Project ID: GNCB-14-2A, Construction of Right-of-Way Green Infrastructure in the CSO Tributary Area NCB-014," dated July 2020, and prepared by City of New York Department of Design and Construction, Division of Infrastructure, including 105 pages, consisting of existing condition photographs and drawings, all submitted as components of the application. Staff notes that the infiltration basins will be located within areas of concrete paving, and all shall otherwise conform to Department of Environmental Protection siting guidelines.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk. Furthermore, with regard to these or other aspects of the work, the Commission finds that the concrete paving to be removed is not a significant feature of the historic districts; that the bluestone- or granite-tinted curbs will match the adjacent curbing in terms of color, dimension, and profile; that the grates and cast iron caps are consistent with typical utility equipment found at sidewalks throughout these historic districts; and that the presence of green infrastructure will not detract from the special architectural and historic character of the Bedford, Bedford Stuyvesant/Expanded Stuyvesant Heights, Clinton Hill, Fort Greene, Stuyvesant Heights, Crown Heights North I, Crown Heights North II, and Crown Heights North III Historic Districts. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or

amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dena Tasse Winter.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Joseph LePique, NYC Dept. of Design & Construction



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TEL: 212 669-7700 FAX: 212 669-7780



BINDING REPORT

ISSUE DATE: 11/10/20	EXPIRATION DATE: 11/10/2026	DOCKET #: LPC-21-02602	SRB SRB-21-02602
<u>ADDRESS:</u> 89 SOUTH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 73 / 10
South Street Seaport Historic District			

To the Mayor, the Council, and the NYC Economic Development Corp:

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The proposed work, as approved, consists of exterior work at the east end of the roof, including the temporary installation of an enclosed studio and LED screen, constructed September 2020, and to be removed on or before February 15, 2021; as described in an email dated October 9, 2020, prepared by George Giaquinto, SVP Development, Howard Hughes Corporation; and on shop drawings 1-10, dated August 14, 2020, prepared by Filmwerks, and submitted as components of the application.

In reviewing this proposal, the Commission noted that 89 South Street (aka Pier 17) is a modern pier and retail structure built in 2015.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations. Furthermore, the Commission finds that this is a temporary installations on a publicly owned property and may be renewed for up to one additional installation period. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and

disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Brian Blazak.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; George Giaquinto, Seaport Management Development



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BINDING REPORT

ISSUE DATE: 11/18/20	EXPIRATION DATE: 11/18/2026	DOCKET #: LPC-21-03845	SRB SRB-21-03845
<u>ADDRESS:</u> 1000 FIFTH AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Metropolitan Museum of Art, Interior Landmark			
Metropolitan Museum of Art, Individual Landmark			

To the Mayor, the Council, and the Commissioner, Department of Cultural Affairs,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for interior alterations only at the mezzanine level, at select locations outside of the areas designated as an Interior Landmark, as shown on drawings A-001.00 through A-003.00, A-010.00, A-011.00, A-021.00, A-031.00, A-100.0, A-121.00, A-131.00, A-201.00, A-501.00, A-601.00, and A-701.00, dated March 27, 2020, and prepared by Priti Lund, RA; MEP-001.00, MEP-002.00, MEP-101.00, MEP-201.00, MEP-300.00, MEP-400.00, MEP-500.00, and MEP-501.00, dated March 27, 2020, and prepared by Erik D. Bodelsen, PE; and S-050.00, dated March 27, 2020, and prepared by Eli B. Gottlieb, PE, all submitted as components of the application.

The Commission has reviewed these drawings and finds that the work will have no effect on significant protected features of the building.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those

described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Michelle Craren.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Rebekah Seely, The Metropolitan Museum of Art



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BINDING REPORT

ISSUE DATE: 11/18/20	EXPIRATION DATE: 11/18/2026	DOCKET #: LPC-21-03973	SRB SRB-21-03973
<u>ADDRESS:</u> NYC Streetlight Poles		BOROUGH: Queens	BLOCK/LOT: 0 / 0
Streetlight Poles Historic Street Lampposts, Individual Landmark Jackson Heights Historic District			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Jackson Heights Historic District. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished white to match the existing light pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated November 16, 2020, prepared by Judith Garcia of NYC DoITT, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations.

The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The Approved poletop identification number within the Jackson Heights Historic District is: 22285.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT