

CELEBRATING OVER 150 YEARS



# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

## CITY PLANNING COMMISSION

### ■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, July 30, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/530196/1>

Members of the public attending remotely should observe the meeting through DCP's website. Testimony can be provided verbally by joining the meeting using either Zoom or by calling the following number and entering the information listed below:

877 853 5247 US Toll-free

888 788 0099 US Toll-free

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 PM, one week before the date of the vote. Please use the CPC Comments form that is accessible through the above webpage.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov] or made by calling 212-720-3366. Requests must be submitted at least five business days before the meeting.

## BOROUGH OF BROOKLYN

Nos. 6 - 8

**DOMINO SITE B**

No. 6

CD 1

C 250276 ZSK

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34

(Height and Setback Regulations on Waterfront Blocks), and the requirements of Section 23-62 (Balconies); and

2. Section 74-743(a)(14)\* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large-scale general development for use in a proposed new building (Building B) within the same large-scale general development;

in connection with a mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

\*Note: A zoning text amendment is proposed to create a new Section 74-743(a)(14) under a concurrent related application (N 250275 ZRK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zapping.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

## No. 7

### CD 1

### C 250278 ZSK

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zapping.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

## No. 8

### CD 1

### N 250275 ZRK

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission).

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

\* \* \*

### 74-70

### ADDITIONAL PERMITS

\* \* \*

### 74-74

### Large-scale General Development

\* \* \*

### 74-743

### Special provisions for bulk modification

- (a) For a #large-scale general development#, the City Planning Commission may permit:

\* \* \*

- (12) within the boundaries of Community District 1 in the Borough of Queens, in the area generally north of 30th Road and west of 8th Street, within the Halletts Point Peninsula, the #floor area# distribution from a #zoning lot# containing existing public housing #buildings#, provided that upon approval of a #large-scale general development# there exists unused #floor area# on a separate parcel of land with existing light industrial #buildings# in an amount equivalent to, or in excess of, the #floor area# approved for distribution and further provided:

\* \* \*

- (ii) the existing light industrial #buildings# on the separate parcel of land are demolished; or

- (13) within the boundaries of Community District 1 in the Borough of Brooklyn, on a #waterfront zoning lot# located within a C6-2 District that is mapped within a #Mandatory Inclusionary Housing area#, portions of the land, #piers# or #platforms# projecting seaward of the bulkhead line and existing on December 15, 2021 may be replaced or reconstructed with #new piers# or #new platforms#, as follows:

\* \* \*

- (iii) such #new piers# or #new platforms# that are subject to the provisions of paragraph (a)(13)(ii) of this Section need not meet the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers), or 62-63 (Design Requirements for Public Access on Piers and Floating Structures), inclusive; or

- (14) within the boundaries of Community District 1 in the Borough of Brooklyn, to apply the provisions of Section 23-23 to allow floor area exemptions in #buildings# existing on December 5, 2024 within the #large-scale general development# for use in one or more new #buildings# within the same #large-scale general development#.

\* \* \*

- (b) In order to grant a special permit pursuant to this Section for any large-scale general development, the Commission shall find that:

- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #large-scale general development#, the neighborhood and the City as a whole;

\* \* \*

- (11) where the Commission permits #floor area# distribution from a #zoning lot# containing existing light industrial #buildings# to be demolished in accordance with the provisions of paragraph (a)(12) of this Section, such #floor area# distribution shall contribute to better site planning of the #waterfront public access area# and shall facilitate the #development# of affordable housing units within a #large-scale general development#; and

- (12) where #new piers# or #new platforms# are constructed, replaced or reconstructed in accordance with the provisions of paragraph (a)(13) of this Section, such #new piers# and #new platforms# are an integral part of such #large-scale general development#, result in a superior site plan and form an appropriate relationship with adjacent #waterfront public access areas# and #shorelines#, and provide significant public access to or within the #seaward lot# portion of the #waterfront zoning lot#; and

(13) where the Commission permits floor space to be exempt from the definition of #floor area# in accordance with the provisions of paragraph (a)(14) of this Section:

- (i) such exemptions shall result in improvements to #residential# amenities accessible to all residents of the #large-scale general development#; and
- (ii) an amount of #floor area# equivalent to 20 percent of the amount of #residential# floor space exempted from #floor area# pursuant to the provisions of paragraph (a)(14) shall be allocated to units affordable at levels required for #affordable housing units# for a #UAP site#, as those terms are defined in Section 27-111 (General definitions).

Within Manhattan Community District 2, within the former Washington Square Southeast Urban Renewal Area, where the Commission has approved a #large-scale general development# and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

\* \* \*

## BOROUGH OF QUEENS

Nos. 9 - 11

### IKOS SENIOR LIVING

No. 9

CD 01

C 250208 ZMQ

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

- eliminating from within an existing R5 District a C1-2 District bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway;
- changing from an R5 District to a C4-2A District property bounded by a line midway between 31st Street and 32nd Street, a line 100 feet southwesterly of Broadway, 32nd Street, and a line 150 feet southwesterly of Broadway; and
- changing from an R5 District to a C4-5 District property bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway; as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-771.

No. 10

CD 1

N 250209 ZRQ

**IN THE MATTER OF** an application submitted by New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending 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.

\* \* \*

## APPENDIX F

### Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

\* \* \*

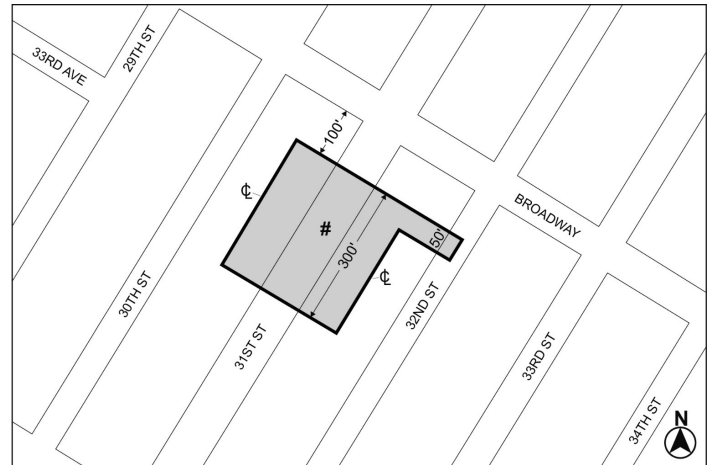
## QUEENS

### Queens Community District 1

\* \* \*

Map 12 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area

Area # — [date of adoption] MIH Option 1

### Portion of Community District 1, Queens

\* \* \*

No. 11

CD 1

C 250207 HAQ

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

- pursuant to Article 16 of the General Municipal Law of New York State for:
  - the designation of property located at 31-07 31st Street (Block 611, Lot 25) as an Urban Development Action Area; and
  - an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 13-story building containing approximately 167 affordable independent residences for seniors (AIRS) and a community facility, Borough of Queens, Community District 1.

Nos. 12 - 18

### LONG ISLAND CITY NEIGHBORHOOD PLAN

CDs 1 & 2

C 250176 ZMQ

**IN THE MATTER OF** an application submitted by the NYC Department of City Planning - Queens Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b:

- eliminating from within an existing R6A District a C1-5 District bounded by a line 75 feet northerly of 46<sup>th</sup> Avenue, a line 100 feet easterly of Vernon boulevard, 46<sup>th</sup> Road, and a line 100 feet westerly of Vernon Boulevard;
- eliminating from within an existing R7A District a C2-5 District bounded by a line 900 feet southwesterly of 43<sup>rd</sup> Avenue, Vernon Boulevard, the northerly street line of former 44<sup>th</sup> Road, and a line 100 feet westerly of Vernon Boulevard;
- eliminating a Special Mixed-Use District (MX-9) bounded by the southwesterly boundary line of Queens Bridge Park and its southeasterly prolongation, Vernon Boulevard, 43<sup>rd</sup> Avenue, and the U.S. Pierhead and Bulkhead Line;
- changing from an M1-3 District to an M1-4A District property bounded by a line 225 feet northeasterly of 40<sup>th</sup> Avenue, 23<sup>rd</sup> Street, a line 100 feet northeasterly of 41<sup>st</sup> Avenue, and a line midway between 22<sup>nd</sup> Street and 23<sup>rd</sup> Street;
- changing from an M1-4 District to an M1-4A District property bounded by 43<sup>rd</sup> Avenue, 13<sup>th</sup> Street, 44<sup>th</sup> Avenue, a line 100 feet northwesterly and westerly of 21<sup>st</sup> Street, a line 100 feet northerly of 44<sup>th</sup> Drive, Vernon Boulevard, 44<sup>th</sup> Road, and 9<sup>th</sup> Street;

6. changing from an M1-3 District to an M1-5A District property bounded by a line 225 feet northeasterly of 40<sup>th</sup> Avenue, a line midway between 22<sup>nd</sup> Street and 23<sup>rd</sup> Street, a line 100 feet northeasterly of 41<sup>st</sup> Avenue, 23<sup>rd</sup> Street, 41<sup>st</sup> Avenue, and 21<sup>st</sup> Street;
  7. changing from an M1-4 District to an M1-5A District property bounded by:
    - a. Queens Plaza South, 13<sup>th</sup> Street, 43<sup>rd</sup> Avenue, 9<sup>th</sup> Street, 44<sup>th</sup> Road, and Vernon Boulevard; and
    - b. a line 190 feet southwesterly of 43<sup>rd</sup> Avenue, 22<sup>nd</sup> Street, 44<sup>th</sup> Avenue, a line 100 feet westerly of 23<sup>rd</sup> Street and its northerly prolongation, a line 100 feet northerly of 44<sup>th</sup> Drive, a line 130 feet easterly of 21<sup>st</sup> Street, and a line 120 feet northwesterly of 22<sup>nd</sup> Street and its southwesterly prolongation;
  8. changing from an M1-4 District to an M1-6A District property bounded by Queens Plaza South, 21<sup>st</sup> Street, 43<sup>rd</sup> Avenue, 23<sup>rd</sup> Street, a line 100 feet northerly of 44<sup>th</sup> Drive, a line 100 feet westerly of 23<sup>rd</sup> Street and its northerly prolongation, 44<sup>th</sup> Avenue, 22<sup>nd</sup> Street, a line 190 feet southwesterly of 43<sup>rd</sup> Avenue, a line 120 feet northwesterly of 22<sup>nd</sup> Street and its southwesterly prolongation, a line 130 feet easterly of 21<sup>st</sup> Street, a line 100 feet northerly of 44<sup>th</sup> Drive, a line 100 feet westerly and northwesterly of 21<sup>st</sup> Street, 44<sup>th</sup> Avenue, and 13<sup>th</sup> Street;
  9. changing an M1-5 District to an M1-6A District property bounded by Queens Plaza South, 23<sup>rd</sup> Street, 43<sup>rd</sup> Avenue, and 21<sup>st</sup> Street;
  10. changing from an M1-4 District to an M1-2A/R6A District property bounded by a line midway between 44<sup>th</sup> Drive and 45<sup>th</sup> Avenue, a line 100 feet westerly of 11<sup>th</sup> Street, 46<sup>th</sup> Road, a line 100 feet easterly of Vernon Boulevard, and a line 100 feet easterly of 10<sup>th</sup> Street;
  11. changing from an R6A District to an M1-3A/R7A District property bounded by a line 75 feet northerly of 46<sup>th</sup> Avenue, a line 100 feet easterly of Vernon boulevard, 46<sup>th</sup> Road, and a line 100 feet westerly of Vernon Boulevard;
  12. changing from an M1-4 District to an M1-3A/R7A District property bounded by 45<sup>th</sup> Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46<sup>th</sup> Avenue, and Vernon Boulevard;
  13. changing from an M1-4 District to an M1-3A/R7X District property bounded by:
    - a. 45<sup>th</sup> Avenue, a line 100 feet easterly of Vernon Boulevard, 45<sup>th</sup> Road, and Vernon Boulevard; and
    - b. 46<sup>th</sup> Road, a line 100 feet westerly of Vernon Boulevard, 47<sup>th</sup> Avenue, and a line 100 feet easterly of 5<sup>th</sup> Street;
  14. changing from an R6B District to an M1-4A/R8A property bounded by 44<sup>th</sup> Drive, 23<sup>rd</sup> Street, a line midway between 44<sup>th</sup> Drive and 45<sup>th</sup> Avenue, and a line 45 feet westerly of 23<sup>rd</sup> Street;
  15. changing from an M1-4 District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44<sup>th</sup> Drive, a line 100 feet westerly of 11<sup>th</sup> Street, a line midway between 44<sup>th</sup> Drive and 45<sup>th</sup> Avenue, a line 100 feet southeasterly of 10<sup>th</sup> Street, 45<sup>th</sup> Avenue, and Vernon Boulevard;
  16. changing from an M1-4/R7A District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44<sup>th</sup> Drive, 23<sup>rd</sup> Street, 44<sup>th</sup> Drive, a line 45 feet westerly of 23<sup>rd</sup> Street, a line midway between 44<sup>th</sup> Drive and 45<sup>th</sup> Avenue, and a line 100 feet westerly of 11<sup>th</sup> Street;
  17. changing from an M1-4 District to an M1-5A/R8 District property bounded by:
    - a. a line 150 feet southerly of former southerly terminus of 44<sup>th</sup> Avenue and its easterly prolongation, the northerly street line of 44<sup>th</sup> Road and its easterly prolongation, Vernon Boulevard, 45<sup>th</sup> Avenue, 5<sup>th</sup> Street, the westerly centerline prolongation of 44<sup>th</sup> Drive, and the U.S. Pierhead and Bulkhead Line; and
    - b. 46<sup>th</sup> Avenue, a line 100 feet westerly of Vernon Boulevard, 46<sup>th</sup> Road, and a line 100 feet easterly of 5<sup>th</sup> Street;
  18. changing from an M1-4/R6A District to an M1-5A/R8 District property bounded by 46<sup>th</sup> Avenue, a line 100 feet easterly of 5<sup>th</sup> Street, 47<sup>th</sup> Avenue, and 5<sup>th</sup> Street;
  19. changing from an M1-5/R9 District to an M1-6/R9 District property bounded by Queens Plaza South, a line 100 feet northwesterly of Crescent Street, 42<sup>nd</sup> Road, and 24<sup>th</sup> Street;
  20. changing from an M1-5/R9 District to an M1-6/R10 District property bounded by 42<sup>nd</sup> Road, a line 100 feet northwesterly of Crescent Street, 43<sup>rd</sup> Avenue, and 23<sup>rd</sup> Street;
  21. changing an R7A District to an M1-6A/R9 District property bounded by a line 900 feet southwesterly of 43<sup>rd</sup> Avenue, Vernon Boulevard, the northerly street line of 44<sup>th</sup> Road and its easterly prolongation, a line 150 feet southerly of former southerly terminus of 44<sup>th</sup> Avenue and its easterly prolongation, and a line 135 feet easterly of former westerly terminus of 44<sup>th</sup> Avenue and its northerly and southerly prolongations;
  22. changing an M1-4 District to an M1-6A/R9 District property bounded by 44<sup>th</sup> Drive and its westerly centerline prolongation, 5<sup>th</sup> Street, 45<sup>th</sup> Avenue, Vernon Boulevard, a line 75 feet northerly of 46<sup>th</sup> Avenue, a line 100 feet westerly of Vernon Boulevard, 46<sup>th</sup> Avenue, 5<sup>th</sup> Street and its northerly centerline prolongation, the northeasterly boundary line of Canal, and the U.S. Pierhead and Bulkhead Line;
  23. changing an M3-1 District to an M1-6A/R9 District property bounded by the northeasterly boundary line of Canal, the northerly centerline prolongation of 5<sup>th</sup> Street, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;
  24. changing an M1-5 District to an M1-6A/R10 District property bounded by 41<sup>st</sup> Avenue, 23<sup>rd</sup> Street, Queens Plaza North, and 21<sup>st</sup> Street; and
  25. establishing a Special Long Island City District (LIC) bounded by:
    - a. a line 225 feet northeasterly of 40<sup>th</sup> Avenue, 23<sup>rd</sup> Street, Queens Plaza South, and 21<sup>st</sup> Street; and
    - b. the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, Queens Plaza South, 21<sup>st</sup> Street, 43<sup>rd</sup> Avenue, 23<sup>rd</sup> Street, a line 100 feet northerly of 44<sup>th</sup> Drive, a line 100 feet westerly of 11<sup>th</sup> Street, 46<sup>th</sup> Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46<sup>th</sup> Avenue, a line 100 feet westerly of Vernon Boulevard, 47<sup>th</sup> Avenue, a line 100 feet easterly of 5<sup>th</sup> Street, 46<sup>th</sup> Avenue, 5<sup>th</sup> Street and its northerly centerline prolongation, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;
- Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

---

### No. 13

#### CD 1, 2

N 250177 ZRQ

**IN THE MATTER OF** an application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending the Special Long Island City District (Article XI, Chapter 7), and related Sections, and amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is old, to be deleted;

Matter within # # is defined in Sections 12-10, 32-301, 66-11, 117-361 or 117-503;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

#### 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 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 the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4, or Article VI, Chapter 6, the provisions of Article VI, Chapter 4, or Article VI, Chapter 6 shall control.

\* \* \*

The regulations of this Chapter shall apply in the following Special Purpose Districts, except as specifically modified within the Special Purpose District provisions:

- #Special Flushing Waterfront District#
- #Special Gowanus Mixed Use District#
- #Special Inwood District#
- #Special Long Island City Mixed Use District#
- #Special St. George District#.

\* \* \*

## 62-90 WATERFRONT ACCESS PLANS

\* \* \*

### 62-95 Borough of Queens

The following Waterfront Access Plans are hereby established within the Borough of Queens. 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:

- Q-1: Northern Hunters Point, as set forth in Section 62-951 the #Special Long Island City Mixed Use District#, Section 117-36 (Northern Hunters Point Waterfront Access Plan)
- Q-2: Flushing Waterfront, in the #Special Flushing Waterfront District#, as set forth in Section 127-50 (FLUSHING WATERFRONT ACCESS PLAN)
- Q-3: Newtown Creek, in the #Special Southern Hunters Point District#, as set forth in Section 125-46 (Newtown Creek Waterfront Access Plan).

### 62-951 Waterfront Access Plan Q-1: Northern Hunters Point

[MOVING PROVISIONS TO SECTION 117-36 AND MODIFYING]

Maps Q-1a through Q-1c in paragraph (f) of this Section show the boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on October 14, 1997, as follows:

- Parcel 1: Block 477, Lot 7
- Parcel 2: Block 477, Lots 13, 15, 20
- Parcel 3: Block 477, Lot 24
- Parcel 4: 43rd Avenue between Vernon Boulevard and the East River
- Parcel 5: Block 488, Lot 114
- Parcel 6: Block 488, Lot 1
- Parcel 7: Block 488, Lots 15, 35  
Block 489, Lots 23, 46
- Parcel 8: Block 25, Lot 15
- Parcel 9: Block 25, Lots 1, 9, 11
- Parcel 10: Block 26, Lot 10
- Parcel 11: Block 26, Lots 1, 2, 3, 4, 8
- Parcel 12: Block 26, Lots 17 and 21

#### (a) Special #waterfront yard# requirements

The #yard# regulations of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be applicable. In addition, where a #waterfront yard# is not required, pursuant to Section 62-33, #yards# meeting the dimensional requirements of Section 62-33 shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

#### (b) Area-wide modifications

The following provisions shall apply to #zoning lots# required to provide a #waterfront public access area#, pursuant to Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive:

- (1) Section 62-57 (Requirements for Supplemental Public Access Areas) shall be inapplicable except where specifically stated otherwise in this Plan.

- (2) Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall be inapplicable. In lieu thereof, for #developments# listed in Section 62-52 (Applicability of Waterfront Public Access Area Requirements), paragraph (b), required #waterfront public access areas# shall be provided in accordance with Sections 62-53 (Requirements for Shore Public Walkways), 62-54 (Requirements for Public Access on Piers), 62-55 (Requirements for Public Access on Floating Structures) and 62-56 (Requirements for Upland Connections), as modified by this Plan.

However, for #developments# that include WD #uses# and would otherwise be permitted to provide public access pursuant to Section 62-58, the location of the public access areas specified in this Plan may be moved upland from the #shoreline# for the minimum distance required to accommodate the upland water-dependent functions of such #developments#, provided the relocation allows for a continuous public walkway connecting to #shore public walkways# on adjoining #zoning lots#.

- (c) Special #waterfront public access area# and #visual corridor# provisions applying on Anable Basin

The following provisions shall apply to certain #developments# on Parcels 8, 9, 10, 11 and 12:

- (1) In the event that a #building or other structure#, existing at the time that a #waterfront public access area# is required, is located so that the minimum dimensional provisions of Sections 62-53 and 62-54 cannot be met without requiring the partial or complete demolition of such #building or other structure#, the required width of such a #waterfront public access area# shall be reduced to the width between the seaward edge of the #waterfront yard# or #lot line# and the existing #building or other structure#. However, the minimum width of a #shore public walkway# shall be six feet and that of an #upland connection# shall be 12 feet. In no case shall a #shore public walkway# have a width less than 10 feet for a continuous distance of more than 300 feet.
- (2) In the event that a #building or other structure#, existing at the time a #waterfront public access area# is required, is located so that the minimum dimensional standards for public access pursuant to paragraph (c)(1) of this Section cannot be met without requiring the partial or complete demolition of such #building or other structure#, all #waterfront public access area# requirements for such #development# shall be waived.
- (3) A #shore public walkway# required in conjunction with a #development# involving existing #buildings or other structures#, or required on any #zoning lot# having a #shoreline# length of less than 150 feet, shall be improved pursuant to Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas), except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the amount of planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent.
- (4) Within any portion of a #shore public walkway# having a width of less than 10 feet, the minimum width of the circulation path shall be six feet and all planting requirements shall be waived.
- (d) Special public access provisions by parcel

The provisions of Sections 62-52 and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the following designated locations which are shown on Map Q-1b in paragraph (f) of this Section:

- (1) Parcel 1

No #upland connection# shall be required within Parcel 1; however, a direct connection shall be provided between the #shore public walkway# and Queensbridge Park.

- (2) Parcel 2

An #upland connection# shall be located between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, which is the westerly prolongation of Queens Plaza South, either:

- (i) along the northerly tax lot line of Block 477, Lot 15, and its extension to Vernon Boulevard, if such tax lot is

#developed# as a #zoning lot# separate from Block 477, Lot 13; or

- (ii) continuously adjoining the boundary between Parcels 1 and 2.

(3) Parcel 3

No #upland connection# shall be required within Parcel 3; however, a direct connection shall be provided between the #shore public walkway# and the public access area provided on Parcel 4.

(4) Parcel 4

- (i) A continuous public access area shall be provided across the westerly termination of 43rd Avenue adjoining the East River and connecting without interruption to the #shore public walkways# on Parcels 3 and 5. Such #waterfront public access area# shall have a minimum width of 40 feet and be improved consistent with the design standards set forth in Section 62-62, paragraphs (a) and (c)(1), for a #shore public walkway#. A screening buffer, pursuant to Section 62-655, shall be provided along any open or enclosed storage areas, maintenance vehicle parking or similar uses adjoining the #waterfront public access area#. Fencing may be provided to assure physical control of non-publicly accessible upland areas.
- (ii) The remaining portion of Parcel 4 shall provide pedestrian access from Vernon Boulevard to the #waterfront public access area# designated in paragraph (d)(4)(i) of this Section. The New York City Waterfront Symbol with the words "Public Waterfront" shall be installed at the intersection of any pedestrian access area with Vernon Boulevard.
- (iii) In the event that 43rd Avenue is demapped as a #street# within Parcel 4, a #shore public walkway# and #upland connection# shall be provided on Parcel 4, pursuant to Sections 62-50 and 62-60, within the westerly prolongation of 43rd Avenue.

Except as otherwise provided in this paragraph (d)(4), Section 62-60 shall be inapplicable.

(5) Parcel 5

(i) #Upland connection#

An #upland connection# shall be provided through Parcel 5 between Vernon Boulevard and the #shore public walkway#. The #upland connection# shall be located within either:

- (a) the flexible location zone indicated on Map Q-1b in paragraph (f) of this Section, having as its southerly boundary a line 500 feet south of 43rd Avenue and as its northerly boundary a line 200 feet north of such southerly boundary; or
- (b) a raised pedestrian sidewalk immediately adjoining a #building# provided both the sidewalk and #building# were existing on October 14, 1997.

The requirements of Sections 62-561 (Types of upland connections) and 62-64 (Design Requirements for Upland Connections) shall be inapplicable; however, any vehicular way traversing the pedestrian sidewalk shall be at the same level as such raised pedestrian sidewalk.

A direct connection shall be provided between the #shore public walkway# and the public access areas on Parcels 4 and 6.

(ii) #Supplemental public access area#

Notwithstanding paragraph (b)(1) of this Section, a #supplemental public access area# shall be provided pursuant to Sections 62-57 and 62-62, and shall be located within the flexible location zone described in paragraph (d)(5)(i) of this Section, immediately adjacent to the intersection of the #shore public walkway# and any #upland connection#, if the #upland connection# is located therein.

(6) Parcel 6

Sections 62-50 and 62-60 shall be inapplicable if public access is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29,

1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If public access is not provided pursuant to the declaration, as such may be modified, then a #waterfront public access area# shall be provided in accordance with Sections 62-50, as modified by paragraph (b) of this Section, and Section 62-60.

(7) Parcel 7

(i) #Shore public walkway#

The #shore public walkway# shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the seaward edge of the #waterfront yard# and as its easterly boundary a line perpendicular to the northerly #street line# of 44th Drive, 600 feet westerly of Vernon Boulevard. The area between the seaward edge of the #waterfront yard# and the #shore public walkway# shall be subject to the provisions of Section 62-332 (Rear yards and waterfront yards).

For #developments# on a #zoning lot# having a #building or other structure#, existing on October 14, 1997, and which #developments# would retain the existing #building or other structure#, any portion of which is located within the #waterfront yard#, the #shore public walkway# may be improved pursuant to Section 62, except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent. In addition, any portion of the #shore public walkway# located on a #platform# existing on October 14, 1997, shall be exempt from the planting requirements of such Section, except that trees shall be required; however, such trees may be located off the #platform# anywhere within or immediately adjoining the #shore public walkway#.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 7.

(8) Parcel 8

An #upland connection# shall be provided through Parcel 8 and shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the westerly #street line# of 5th Street and as its easterly boundary a line 250 feet east of such #street line#. In the event that a #building or other structure#, existing at the time an #upland connection# is required, is located within the southerly prolongation of 5th Street, the #upland connection# may be located anywhere within the flexible location zone; otherwise, the #upland connection# shall be located within the southerly prolongation of 5th Street.

(9) Parcels 9, 10 and 11

(i) #Shore public walkway#

Except as provided in paragraph (c) of this Section, a #shore public walkway# shall be required across each parcel; however, on any #zoning lot# existing on October 14, 1997, having a #shoreline# length of less than 150 feet, the width of the #shore public walkway# may be reduced to 16 feet, consisting of a 10 foot wide circulation path and six foot wide screening buffer, pursuant to Section 62-655. In addition, the width may be further reduced as permitted pursuant to paragraph (c)(1) of this Section.

(ii) #Upland connection#

Except as provided in paragraph (c) of this Section and on any #zoning lot# with a #shoreline# length less than 100 feet, an #upland connection# shall be provided between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b, having as its northerly boundary the westerly prolongation of the southerly #street line# of 45th Avenue and as its southerly boundary the westerly prolongation of the southerly #street line# of 45th Road. In the event that Parcels 10 and 11 are #developed# as a single #zoning lot# and the #upland connection# has not

been provided prior to such #development# of Parcels 10 and 11, the #upland connection# shall be located within the westerly prolongation of 45th Road. Notwithstanding the requirements of Section 62-56 (Requirements for Upland Connections), on any #zoning lot# having a #shoreline# length of less than 150 feet, the required width of an #upland connection# may be reduced to 16 feet consisting of a 10 foot wide circulation path with the remaining area to be planted. In addition, the width may be further reduced, as permitted pursuant to paragraph (c)(1) of this Section.

(10) Parcel 12

No #upland connection# shall be required within Parcel 12; however, a direct connection shall be provided between the #shore public walkway# and 5th Street.

(e) Special #visual corridor# provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are shown on Map Q-1c in paragraph (f) of this Section:

(1) Parcels 1 and 2

A #visual corridor# shall be provided through Parcels 1 and 2 to the pierhead line as the westerly prolongation of Queens Plaza South. In the event that Block 477, Lot 13, is #developed# as a single #zoning lot#, all #visual corridor# requirements on that lot shall be waived.

(2) Parcel 3

The requirement for #visual corridors# on Parcel 3 is waived.

(3) Parcel 4

43rd Avenue shall be provided as a #visual corridor#.

(4) Parcel 5

A #visual corridor# shall be provided through Parcel 5 to the pierhead line within the flexible location zone described in paragraph (d)(5)(ii) of this Section and coincident with any #upland connection# provided therein.

(5) Parcel 6

Sections 62-51 (Applicability of Visual Corridor Requirements) and 62-513 (Permitted obstructions in visual corridors) shall be inapplicable if a #visual corridor# is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as may subsequently be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If the #visual corridor# is not provided pursuant to the declaration, as such may be modified, then a #visual corridor# shall be provided in accordance with Section 62-51.

(6) Parcel 7

The requirement for #visual corridors# on Parcel 7 is waived.

(7) Parcel 8

A #visual corridor# shall be provided through Parcel 8 as the southerly prolongation of 5th Street.

(8) Parcels 9, 10 and 11

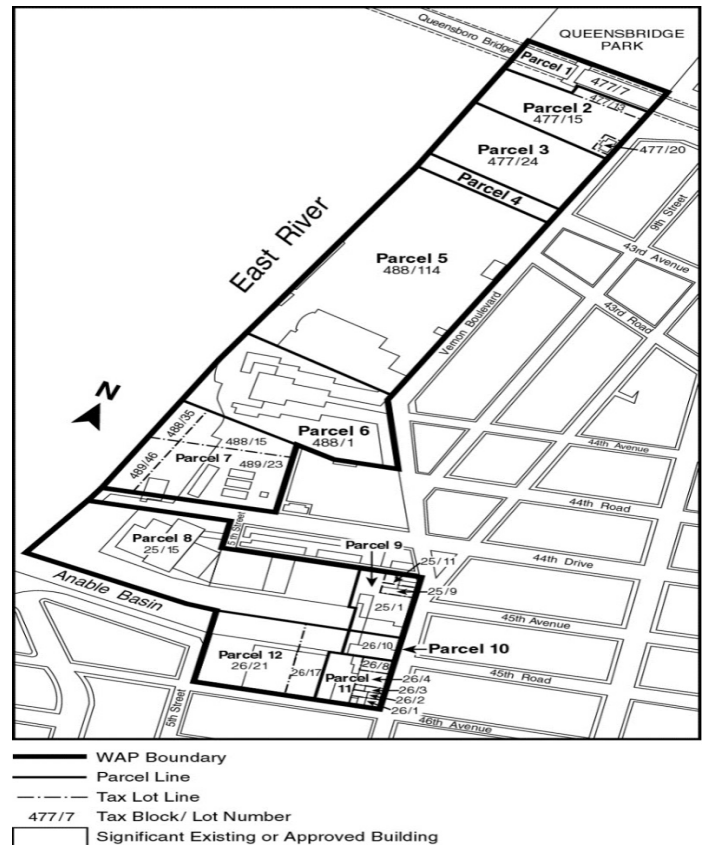
A #visual corridor#, if required pursuant to Section 62-51, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.

(9) Parcel 12

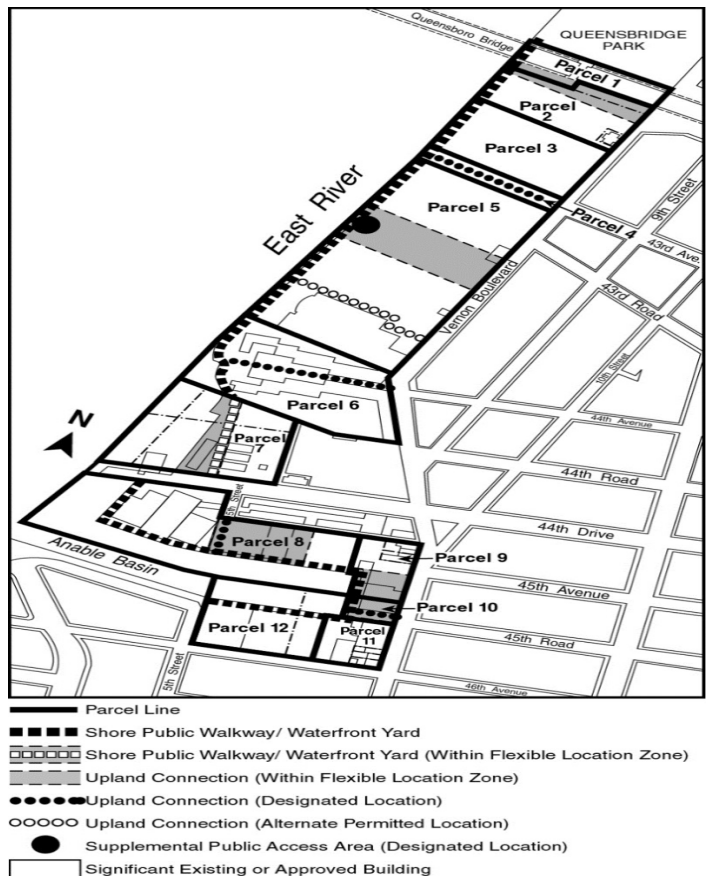
The requirement for #visual corridors# on Parcel 12 is waived.

(f) Northern Hunters Point Waterfront Access Plan Maps

Q-1a: Parcel Designation (62-951f.1)

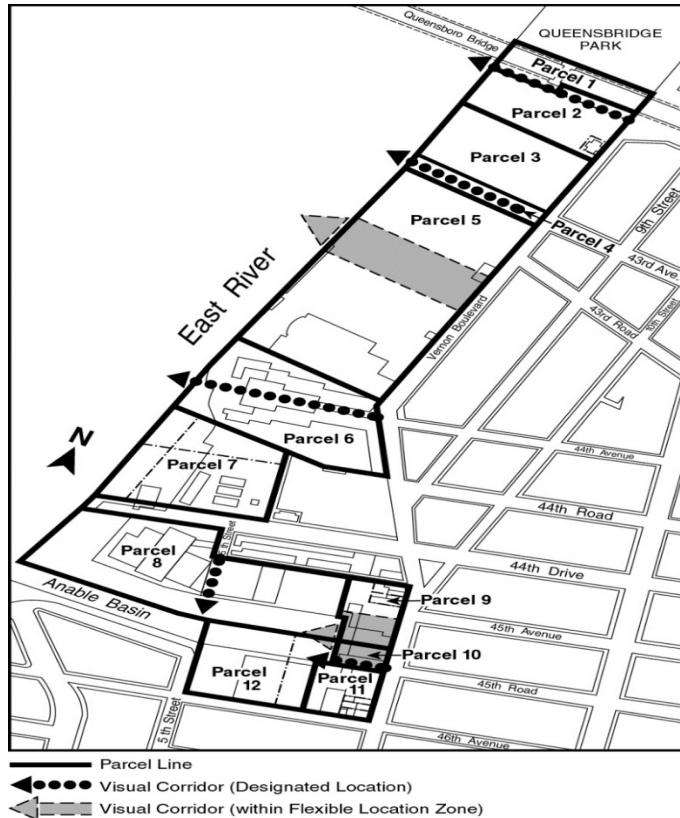


Q-1b: Public Access Elements Designation (62-951f.2)





Q-1c: Designated Visual Corridors Designation (62-951f.3)



\* \* \*

## ARTICLE XI SPECIAL PURPOSE DISTRICTS

### Chapter 7 Long Island City Mixed Use District

#### 117-00 GENERAL PURPOSES

[UPDATING TO REFLECT BROADER APPLICABILITY]

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

- a. to support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- b. to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- c. to strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses to establish and maintain walkable retail corridors in the neighborhood;
- d. to encourage the development of affordable housing to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- e. to promote the opportunity for people to work in the vicinity of their residences;
- (f) to maintain and establish physical and visual public access to and along the waterfront;
- (f)(g) to retain jobs within New York City;
- (g)(h) to provide an opportunity for the improvement of Long Island City; and
- (h)(i) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

#### 117-01 Definitions

[ADDING SECTION 66-11 APPLICABILITY HERE]

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS), Section 32-301 (Definitions) and Section 66-11 (Definitions).

Mixed use building or development

For the purposes of this Chapter, a “mixed use building” or a “mixed use development” shall be any #building# or #development# used partly for #residential use# and partly for #community facility#, #commercial# or #manufacturing use#.

#### 117-02 General Provisions

[REMOVING REFERENCE TO SECTION 66-11]

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded 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#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions); 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), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

\* \* \*

#### 117-03 District Plan and Maps

[ADDING NEW APPENDICES AND MAPS]

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C, D, and E:

- |            |  |
|------------|--|
| Appendix A | Special Long Island City Mixed Use District and Subdistricts Plan Map  |
| Appendix B | <u>Court Square Subdistrict Plan Map and Description of Improvements Queens Plaza West Subdistrict Plan Maps</u>   |
| Appendix C | <u>Queens Plaza Subdistrict Plan Maps:</u><br><u>Map 1 - Designated Districts within the Queens Plaza Subdistrict</u><br><u>Map 2 - Ground Floor Use and Frontage</u><br><u>Map 3 - Sidewalk Widening and Street Wall Location Northern Hunters Point Waterfront Subdistrict Plan Maps</u> |
| Appendix D | <u>Court Square Subdistrict Plan Map and Description of Improvements</u>   |
| Appendix E | <u>Queens Plaza Subdistrict Plan Maps:</u><br><u>Map 1 - Designated Districts within the Queens Plaza Subdistrict</u><br><u>Map 2 - Ground Floor Use and Frontage</u><br><u>Map 3 - Sidewalk Widening and Street Wall Location</u>   |

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

#### 117-04 Subdistricts

[UPDATING AND ADDING NEW SUBDISTRICTS]

In order to carry out the purposes and provisions of this Chapter, ~~four~~ six subdistricts are established within the #Special Long Island City Mixed Use District#, ~~as follows: In each of these subdistricts, special~~



regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive:

Court Square Subdistrict, as set forth in Section 117-40, inclusive;

Dutch Kills Subdistrict, as set forth in Section 117-60, inclusive;

Hunters Point Subdistrict, as set forth in Section 117-10, inclusive;

Northern Hunters Point Waterfront Subdistrict, as set forth in Section 117-30, inclusive;

Queens Plaza Subdistrict, as set forth in Section 117-50, inclusive; and

Queens Plaza West Subdistrict, as set forth in Section 117-20, inclusive

Sections 117-10 through 117-30, inclusive, shall apply to the Hunters Point Subdistrict.

Sections 117-40 through 117-45, inclusive, shall apply to the Court Square Subdistrict.

Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict.

Sections 117-60 through 117-64, inclusive, shall apply to the Dutch Kills Subdistrict.

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Long Island City Mixed Use District#. The subdistricts are outlined on Map 1 in Appendix A of this Chapter.

#### 117-06

#### 117-05

#### Applicability of the Mandatory Inclusionary Housing Program

\* \* \*

#### 117-06

#### Applicability of Article XII, Chapter 3

In the #Special Long Island City Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, 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. For the purposes of applying the provisions of this Chapter, such provisions shall be considered the underlying district regulations.

Notwithstanding the provisions of Section 123-10 (GENERAL PROVISIONS), in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

#### 117-10

#### HUNTERS POINT SUBDISTRICT

[CONSOLIDATING EXISTING HUNTERS POINT SUBDISTRICT PROVISIONS INTO SECTION 117-10, INCLUSIVE]

In the #Special Long Island City Mixed Use District#, the special regulations of Sections Section 117-10 through 117-30, inclusive, shall apply within the Hunters Point Subdistrict and, where noted in Sections 117-40 through 117-45, inclusive, shall also apply within the Court Square Subdistrict.

#### 117-11

#### General Provisions

[CONSOLIDATING PROVISIONS FROM SECTIONS 117-11 AND 117-21 AND REVISING TO GIVE DISTRICT-WIDE APPLICABILITY]

In special areas of the Hunters Point Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the “designated districts”. The designated districts within the Hunters Point Subdistrict are indicated on the #zoning map# and are as follows:

M1-4/R6A  
M1-4/R6B  
M1-4/R7A  
M1-5/R7X  
M1-5/R8A

The #use#, #bulk# and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-10 (HUNTERS POINT SUBDISTRICT), inclusive.

#### 117-20

#### SPECIAL PROVISIONS IN THE DESIGNATED DISTRICTS

#### 117-21

#### Special Provisions for Use, Bulk and Parking

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

The special #use#, #bulk# and parking provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Hunters Point Subdistrict, except where modified by the provisions of this Section, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

#### 117-22

#### 117-12

#### Modification of Use Group VI

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

In the districts indicated, #uses# listed under Food and Beverage Retailers in Use Group VI shall be permitted without a size limitation.

#### 117-23

#### 117-13

#### Street Wall Location in Certain Designated Districts- Modifications

[CONSOLIDATING STREET WALL LOCATION PROVISIONS FROM FORMER SECTIONS 117-23 AND 117-31 INTO ONE SECTION]

R6B M1-4/R6A M1-4/R7A M1-5/R8A M1-4/R6B M1-5/R7X

#### (a) In certain districts

In the districts indicated, the #street wall# location provisions of paragraph (a) Section 23-431 shall apply. However, the #street wall# of a #building# need not be located further from a #street-line# than 15 feet.

#### 117-30

#### SPECIAL PROVISIONS FOR C1 AND C2 DISTRICTS

#### 117-31

#### Special Bulk Regulations

#### (b) In C1 and C2 Districts

For C1 or C2 Districts, the #street wall# location provisions of paragraph (a) Section 35-631 shall apply.

\* \* \*

#### 117-20

#### QUEENS PLAZA WEST SUBDISTRICT

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-20, inclusive, shall apply in the Queens Plaza West Subdistrict.

#### 117-201

#### General provisions

In the Queens Plaza West Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-20 (QUEENS PLAZA WEST SUBDISTRICT), inclusive.

#### 117-202

#### Queens Plaza West subdistrict plan

The regulations of this Section are designed to implement the Queens Plaza West subdistrict plan as set forth in Appendix B to this Chapter.

#### 117-21

#### Special Use Regulations

The #use# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

#### 117-211

#### Retail and service establishments

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an “S” in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), inclusive, shall be permitted without a size limitation.

#### 117-212

#### Streetscape regulations

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that:

- (a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 (Subdistrict Plan Map and Streetscape Regulations) in Appendix B of this Chapter, shall be considered #Tier C street frontages#;

- (b) all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#; and
- (c) In #Manufacturing Districts#, Type 1 and Type 2 #streets# designated below shall be subject to the alternate provisions for #Tier B street frontages# set forth in Section 31-322. In addition, where a #zoning lot# has frontage along a Type 1 #street# and a frontage along another #street#, no curb cuts accessing off-street parking spaces or loading spaces shall be permitted on such Type 1 #street# frontage.

For the purposes of this paragraph, Type 1 frontages shall include: Vernon Boulevard; 11th Street; 21st Street; 23rd Street; and Queens Plaza South.

For the purposes of this paragraph, Type 2 frontages shall include: 43rd Avenue and 44th Avenue.

## 117-22

### Special Floor Area Regulations

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

## 117-221

### Special floor area regulations in certain paired districts

In M1 Districts paired with an R9 or R10 District, the following maximum #floor area ratios# shall apply:

#### MAXIMUM FLOOR AREA RATIO FOR ALL USES

	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# #Floor Area Ratio#
M1-6/R9	8.0	9.6	10.0	15.0
M1-6/ R10	10.0	12.0	12.0	12.0

Such maximum #floor area# may be increased where a #public plaza# is provided pursuant to 117-223.

## 117-222

### Special floor area provisions for zoning lots containing schools

#Zoning lots# with a #lot area# of at least 20,000 square feet, and with up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education, shall be exempt from the definition of #floor area#.

## 117-223

### Authorization for a public plaza

In M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor area ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section 37-70, inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

#### (a) Conditions and limitations

The following conditions and limitations shall apply:

- (1) for the purposes of determining the bonus ratio to follow:
  - (i) for M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and
  - (ii) for M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply; and

the #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations;

- (2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and
- (3) modifications to the regulations governing #public plazas# shall be limited to:
  - (i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-712;
  - (ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and
  - (iii) the types and standards for amenities set forth in Section 37-74, inclusive.

#### (b) Findings

The Commission shall find that:

- (1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;
- (2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and will contribute to an enhanced streetscape;
- (3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and
- (4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

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

## 117-224

### Special floor area provisions for off-street parking

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

## 117-23

### Special Yard Regulations

The #yard# regulations of the underlying districts shall apply, except that in all M1 Districts paired with a #Residence District#, the #yard# regulations applicable to an M1 District with an A suffix shall apply to portions of #buildings# allocated to #manufacturing#, #commercial#, or #community facility# #uses#.

## 117-24

### Special Height and Setback Regulations

The height and setback regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

## 117-241

### Street wall location

In M1 Districts paired with a #Residence District#, the #street wall# location provisions of paragraph (a) of Section 123-651 shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 45th Avenue, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#; and
- (b) for #developments# with #building# widths exceeding 150 feet along designated frontages, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Such provisions shall apply along the following #streets#:
  - (1) 46th Avenue;
  - (2) 45th Road; and
  - (3) 44th Drive.

**117-242****Height and setback**

In M1 Districts paired with an R9 or R10 District, the following height and setback modifications shall apply:

- (a) the maximum base height for both districts shall be 155 feet; and
- (b) no maximum height limit shall apply, except that for #zoning lots# located north of Queens Plaza North, the maximum height limit for #residential# #buildings#, or portions thereof, shall be 750 feet.

**117-25****Modifications to Bulk Regulations****117-251****Certification to modify height restrictions**

In M1 Districts paired with an R9 or R10 District, the special permit provisions of Section 73-66 (Height Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

**117-252****Authorization for sites containing schools**

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

**(a) Conditions**

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

**(b) Findings**

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings or other structures# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

\* \* \*

**117-30****NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT**

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-30, inclusive, shall apply in the Northern Hunters Point Waterfront Subdistrict.

**117-301****General provisions**

In the Northern Hunters Point Waterfront Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-30 (NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT), inclusive.

**117-302****Northern Hunters Point Waterfront Subdistrict Plan**

The regulations of this Section are designed to implement the Northern Hunters Point Waterfront Subdistrict Plan as set forth in Appendix C to this Chapter.

**117-303****Applicability of Article VI, Chapter 2**

In the Northern Hunters Point Waterfront Subdistrict, all #zoning lots# in M1 Districts paired with a #Residence District# without a letter suffix shall be considered #waterfront zoning lots# for the purposes of applying the height and setback regulations of Section 62-343 (Height and setback regulations in other medium- and high-density districts), as modified by the provisions of Section 117-34 (Special Height and Setback Regulations), inclusive. Such height and setback provisions, along with other applicable #bulk# regulations,

may be modified by special permit of the City Planning Commission on such #waterfront zoning lots# pursuant to Section 62-837 (Bulk modifications on waterfront blocks).

In addition, all #zoning lots# under common ownership that are contiguous or would be contiguous but for a #street# established after [date of adoption] shall be considered #waterfront zoning lots# for the purposes of applying the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive, as modified by Section 117-36 (Northern Hunters Point Waterfront Access Plan), inclusive.

**117-304****Applicability of Article VII, Chapter 7**

In the Northern Hunters Point Waterfront Subdistrict, for #zoning lots# divided by district boundaries, the provisions of Section 77-22 (Floor Area Ratio) shall be modified such that the #floor area# resulting from the application of adjusted maximum #floor area ratio# may be located anywhere on the #zoning lot#, subject to the height and setback regulations for each portion of the #zoning lot#.

**117-31****Special Use Regulations**

The #use# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

**117-311****Retail and service establishments**

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), shall be permitted without a size limitation.

**117-312****Streetscape regulations**

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street frontage# locations as designated on Map 2 (Streetscape Regulations) in Appendix C to this Chapter, shall be considered #Tier C street frontages#, and all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#. In certain locations designated on Map 2, such #Tier C street frontages# are designated in 50-foot increments.

**117-32****Special Floor Area Regulations**

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

For the purpose of applying the special #floor area ratio# provisions of this Subdistrict, six Subareas are designated. The locations of these subareas are shown on Map 1 (Subdistrict Plan Map and Designated Subareas) in the Appendix C to this Chapter. Outside of a Subarea, the underlying #floor area# regulations shall apply.

**117-321****Maximum floor area ratio**

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing#, or #residential uses# in Subareas A through F is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

Subarea	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential# #Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# #Floor Area Ratio#
A	8.42	10.10	10.0	8.0
B	6.00	7.20	7.2	6.5
C1	6.45	7.74	7.2	4.0
C2	6.50	7.80	7.2	4.0
D	7.02	8.42	8.0	8.0
E	6.00	7.20	4.0	6.5
F	5.00	6.00	4.0	4.0

**117-322****Floor area bonus for active recreation space**

For #zoning lots# with a minimum #lot area# of 40,000 square feet or more, in R9 Districts and in M1 Districts paired with an R9 District, for each square foot of publicly accessible, supplemental open area provided in accordance with Section 17-365 (Requirements for supplemental open spaces and amenities), inclusive, the maximum #floor area# permitted on the #zoning lot# may be increased by six square feet, provided that the resulting bonus #floor area ratio# shall not exceed 0.6.

**117-323****Special floor area provisions for zoning lots containing schools**

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area# in Section 12-10 (DEFINITIONS).

**117-324****Special floor area provisions for off-street parking**

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

**117-325****Certification for transfer of floor area**

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# between contiguous #zoning lots# in common ownership otherwise separated by mapped #streets#. Such certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a) and application requirements of paragraph (b) of this Section.

For the purposes of this Section, the “granting site” shall mean the #zoning lot# that transfers #floor area# pursuant to this Section, and a “receiving site” shall mean a #zoning lot# that receives additional #floor area# pursuant to this Section.

**(a) Conditions**

The maximum amount of #floor area# that may be transferred from the granting site shall be the maximum #floor area ratio# permitted pursuant to the applicable provisions of Section 117-32, inclusive, less the total #floor area# of all existing #buildings#. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred.

**(b) Application requirements**

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

Additionally, at the time of certification, the owners of the granting site and of the receiving site 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 site and the receiving site 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 site and the receiving site that are a party to such transfer.

The Chairperson shall certify to the Department of Buildings that #development# or #enlargement# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this paragraph 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 receiving site pursuant to this Section.

**117-33****Special Yard Regulations**

The underlying #yard# regulations of Section 62-33 (Special Yard and Lot Regulations on Waterfront Blocks), inclusive, shall apply. In addition, where a #waterfront yard# is not required pursuant to Section

62-33, #yards# meeting the dimensional requirements of Section 62-332 (Rear yards and waterfront yards) shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

**117-34****Special Height and Setback Regulations**

In #Manufacturing Districts#, the underlying height and setback regulations shall apply.

In M1 Districts paired with a #Residence District# with a letter suffix, the provisions of Section 123-65 (Special Height and Setback Regulations in Special Mixed Use Districts With R6 Through R12 District Designations), inclusive, shall apply, except as modified by the provisions of this Section, inclusive.

In other districts, the underlying height and setback regulations shall apply, except as modified by the provisions of this Section, inclusive.

**117-341****Street wall location**

In #Residence Districts#, and M1 Districts paired with #Residence Districts#, the #street wall# location provisions of paragraph (a) of Section 123-651 (Street wall location for all buildings) shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 44th Drive, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#;
- (b) along the southerly #street line# of 45th Avenue, beyond 100 feet of Vernon Boulevard, a sidewalk widening, with a depth of five feet, as measured perpendicular to the #street line#, shall be provided in accordance with Department of Transportation standards, and shall be accessible to the public. The southerly edge of such sidewalk widening shall be considered the #street line# for the purposes of applying the #street wall# location provisions;
- (c) no minimum percentage of #street wall# need be located within a set distance of the #street line#:
  - (1) along #shore public walkways#;
  - (2) along the portion of Vernon Boulevard north of 44th Avenue and south of 43rd Road; and
  - (3) within the following distances of #street lines# intersecting at 5th Street and 44th Drive:
    - (i) 150 feet, as measured in a northerly or southerly direction from such intersection; and
    - (ii) 250 feet, as measured in an easterly direction; and
- (d) such #street walls# shall extend to a minimum base of at least 40 feet, or the height of the #building#, whichever is less.

**117-342****Base heights, minimum setbacks and articulation**

In #Residence Districts# and in M1 Districts paired with #Residence Districts#, the maximum base heights, required minimum setback and required #street wall# articulation shall be as follows:

**(a) The maximum base height before a required setback shall be:**

- (1) 85 feet in the following locations:
    - (i) along the #shore public walkways# located along Anable Basin; and
    - (ii) along the portion of 44th Avenue that is beyond 100 feet of both Vernon Boulevard and 5th Street;
  - (2) 125 feet in the following locations:
    - (i) within 100 feet of the #street line# along the portion of Vernon Boulevard that is located north of 45th Avenue;
    - (ii) within 100 feet of the #street line# along the portion of 44th Drive that is beyond 100 feet from the easterly #street line# of 5th Street; and
    - (iii) along the remaining northerly portion of 44th Avenue; and
  - (3) 105 feet along all other #streets#, or portions thereof.
- (b) At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations), except that:**
- (1) along a #shore public walkway#, a setback of 30 feet shall be required, as measured from the upland boundary of the #shore public walkway#;

- (2) no setback need be provided along the #visual corridor# located at the prolongation of 45th Avenue;
- (3) for the purposes of applying such setback regulations, the following may be considered #wide streets#:
  - (i) #streets# that adjoin a #waterfront public access area#;
  - (ii) #upland connections# or #visual corridors# at the prolongation of #streets# on #blocks# surrounding Anable Basin; and
  - (iii) other #upland connections# or #visual corridors# along the northerly side of Anable Basin.

Dormers provided in accordance with paragraph (b) of Section 23-413 (Permitted obstructions in certain districts) shall be permitted within any setback area, provided that the depth of encroachment of a dormer facing the #shore public walkway# shall not exceed 15 feet.

- (c) For #developments# with #building# widths exceeding 150 feet along designated frontages, a minimum of 20 percent of the surface area of such #street walls# shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Such surface area shall be measured:
  - (1) above the level of adjoining grade, for #street walls# facing #shore public walkways# along Anable Basin; and
  - (2) above the level of the #second story#, or a height of 30 feet, whichever is lower, along the following #streets# and portions of #waterfront public access areas#:
    - (i) 46th Avenue;
    - (ii) the southerly side of 45th Avenue;
    - (iii) 44th Drive and the #upland connection# or #visual corridor# at the prolongation of 44th Drive; and
    - (iv) the portion of 44th Avenue located east of 5th Street.
- (d) In M1 Districts paired with a #Residence District# with a letter suffix, after the required setback the maximum height limits set forth in paragraph (a) of Section 123-652 (Special base and building heights) shall apply. In #Residence Districts# without a letter suffix, and in M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback a #building# may rise to the maximum transition height, in accordance with Section 117-343 (Transition heights), and may provide towers in accordance with Section 117-344 (Towers).

### **117-343** **Transition heights**

In M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback provided in accordance with paragraph (b) of Section 117-342 (Base heights, minimum setbacks and articulation), a #building# may rise to a maximum transition height of 350 feet, provided that:

- (a) within 100 feet of the easterly #street line# of 5th Street, north of Anable Basin, the footprint of a #building#, or portion thereof, within the transition heights shall be limited to that of a tower provided above such transition height in accordance with Section 117-344 (Towers);
- (b) along any single #street# frontage, the #aggregate width of street walls# above the required setback and below the maximum transition height shall not exceed 300 feet, and the maximum #street wall# width of any individual, contiguous #street wall#, shall not exceed 200 feet; and
- (c) south of Anable Basin, portions of #buildings# utilizing transition heights shall only be permitted in the following locations:
  - (1) within 150 feet of 5th Street; and
  - (2) east of an #upland connection# or #visual corridor#, where applicable.

### **117-344** **Towers**

In M1 Districts paired with #Residence Districts# without a letter suffix, any portion of a #building# that exceeds the maximum transition height shall be subject to the following tower regulations:

- (a) For #residential# #stories#, each tower footprint shall not exceed a gross area of 10,000 square feet.
- (b) The provisions for maximum width of towers facing a #shoreline# set forth in paragraph (d)(1) of Section 62-343 (Height and setback regulations in other medium- and high-density districts) shall apply, except that:

- (1) beyond 200 feet east of 5th Street, north of Anable Basin, such maximum widths need not apply;
- (2) for towers with a single face along a #shoreline# the following modifications shall apply:
  - (i) where such #shoreline# is the northerly portion of Anable Basin, the maximum width of such tower face may be increased to 115 feet; and
  - (ii) where no setbacks are required pursuant to Section 117-342 (Base heights, minimum setbacks and articulation), the maximum width of such tower may be increased to 130 feet.

For the purposes of this Section, where a tower faces a #shoreline# but has a separate #building# located between a tower face and the #shoreline#, such tower face shall not be considered to be facing the #shoreline# along that frontage.

- (c) The minimum distance between any two towers on the same or an adjoining #zoning lot# shall be as follows:
  - (1) for towers facing the northerly or southerly #shoreline# of Anable Basin east of 5th Street, there shall be a minimum of 100 feet between any two towers; and
  - (2) in other locations, the regulations governing underlying distance between #buildings# shall apply, except that the maximum length of overlap between any two tower faces that are located within 100 feet of another tower face on the same or an adjacent #zoning lot#, as measured perpendicular to each tower face, shall not exceed:
    - (i) 100 feet, at or below a height of 500 feet; or
    - (ii) 75 feet, for portions of towers that exceed a height of 500 feet.
- (d) There shall be at least 50 feet in height difference between any two immediately adjacent towers on the same or an adjacent #zoning lot#. For #zoning lots# separated by Anable Basin, this provision shall apply only to immediately adjacent towers on the same upland portion of the Basin.
- (e) In M1 Districts paired with R8 Districts, tower heights and locations shall be limited in the following locations:
  - (1) where located north of Anable Basin, the maximum tower height south of 44th Drive shall not exceed 500 feet; and
  - (2) where located south of Anable Basin, towers shall only be permitted within 100 feet of 5th Street, and the maximum tower height shall not exceed 500 feet.
- (f) In other locations, no maximum height limits shall apply. However, for towers that exceed a height of 500 feet, the gross area of any #story# within the highest 15 percent of the #building# shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of the #building#.
- (g) The penthouse allowances set forth in paragraph (c)(1) of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

### **117-35** **Modification to Bulk Regulations**

#### **117-351** **Certification to modify height restrictions**

In M1 Districts paired with a #Residence District# without a letter suffix, the special permit provisions of Section 73-66 (Height Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building# or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

#### **117-352** **Authorization for sites containing schools**

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings or other structures# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

**117-36****Northern Hunters Point Waterfront Access Plan**

[RELOCATING SECTION 62-951 AND MODIFYING PER PROPOSAL]

The boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan are shown in Maps 3 through 5 through located in Appendix C to this Chapter. The plan area has been divided into parcels consisting of tax #blocks# and lots and other lands existing on [date of adoption], as follows:

Parcel 1: Block 477, Lots 13, 15, 20

Parcel 2: Block 477, Lot 24

Parcel 3: Block 488, Lot 114

Parcel 4: Block 488, Lot 1, 2, 3

Parcel 5: Block 488, Lots 11, 15, 35

Block 489, Lots 1, 23, 46

Parcel 6: Beginning at the intersection of 44th Drive and 5th Street extending westerly to the U.S. Pierhead and Bulkhead line #abutting# Parcel 5 on the northern edge and Parcel 7 on the southern edge

Parcel 7: Block 25, Lot 15

Parcel 8: Block 25, Lots 1, 9, 10, 11

Block 26, Lot 10

Parcel 9: Block 26, Lots 1, 2, 3, 4

Parcel 10: Block 26, Lots 17 and 21

**117-361****Definitions**

Definitions specifically applicable to the Northern Hunters Point Waterfront Access Plan are set forth in this Section. Other defined terms are set forth in Section 117-01 and Section 12-10. In addition, for the purposes of Section 117-36, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

Active recreation space

For the purposes of this Chapter, "active recreation space" shall mean a designated area outdoors designed and equipped for recreational activities that involve physical movement, exercise, sports or play. These spaces accommodate a wide range of dynamic uses and may include, but are not limited to:

- (a) sports courts, such as tennis, basketball, volleyball, pickleball or ping pong courts;
- (b) athletic fields, such as baseball, football, soccer, cricket, rugby or lacrosse fields;
- (c) water-based recreation, such as splash parks, sprinkler parks or swimming pools;
- (d) water access and interaction space, such as boat and kayak launches or urban beaches;
- (e) adventure and skill-based activities, such as skate parks, climbing walls or obstacle courses;
- (f) social and leisure games, such as bocce, shuffleboard, mini golf or horseshoe pits;
- (g) fitness facilities, such as outdoor gyms or yoga areas, exercise circuits or jogging tracks;
- (h) play spaces, such as playgrounds, tot lots or adventure playgrounds; or

- (i) community and cultural spaces, such as open-air amphitheaters, performance stages or gathering lawns.

**117-362****Area-wide modifications**

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Northern Hunters Point Waterfront Access Plan by the provisions of this Section.

(a) All waterfront public access areas(1) Gates

The provisions of paragraph (d) of Section 62-651 (Guardrails, gates and other protective barriers) shall not apply.

(2) Fences and walls

The provisions of paragraph (c) of Section 62-651 shall apply, except that fences around the perimeter of areas designated as #active recreation space# may exceed 36 inches in height.

(3) Kiosks and boathouses

Section 62-611 (Permitted obstructions) shall be modified to permit the following in all areas:

- (i) kiosks and boathouses which comply with the special design guidelines of Section 117-364 (Special design standards); and
- (ii) storage areas and structures, which are #accessory# to water-dependent #uses# and have an area of 150 square feet or less.

(4) Permitted obstructions

The location requirements of paragraph (c) of Section 62-611 shall not apply to tot-lots and playgrounds.

(b) Shore public walkways

The circulation and access provisions of paragraph (a) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified as follows:

(1) Location of circulation paths

The required primary circulation path within a #shore public walkway# shall be provided within 10 feet of the #shoreline# for at least 15 percent of the length of such shoreline, and the remainder of the path may be located anywhere within the #shore public walkway# or #supplemental public access area#. Where secondary circulation paths are provided, such paths may count as a part of the required circulation path for satisfying the locational requirement of being within 10 feet of the #shoreline# for at least 20 percent of the length of such #shoreline# and may utilize the permitted paving materials pursuant to paragraph (a)(1) and (a)(2) of Section 62-656.

(2) Level of circulation paths

At least 70 percent of a required primary circulation path shall be located at a level not less than six feet above the shoreline.

(3) Width of secondary circulation path

Secondary paths, where provided, shall have a minimum clear width of at least 4 feet, 6 inches.

(4) Connection between circulation paths

Stairs and ramps shall be permitted to connect primary and secondary path.

(c) #Supplemental public access areas#(1) Configuration requirements

The area of #supplemental public access area# may utilize width to depth ratios other than the minimum width to depth ratio requirements of paragraph (a)(1) of Section 62-571 (Location and area requirements for supplemental public access areas) for not more than 20 percent of such area.

(2) Lawns

The provisions of paragraph (c)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified so that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. In addition, a lawn may be substituted for an #active recreation space# of equivalent size.

## (d) Screening

Wherever a screening buffer is required to be provided, the minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #use# listed in Use Group VI. Where a screening buffer is waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

**117-363****Special public access and visual corridor provisions by parcel**

The provisions of Sections 62-52 (Applicability of Waterfront Public Access Area Requirements) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the designated locations along with #visual corridors# as shown on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to the Chapter:

## (a) Parcel 1

An #upland connection# and #visual corridor# shall be located between Vernon Boulevard and the #shore public walkway# within the designated flexible location zone on Parcel 1. The #upland connection# shall intersect Vernon Boulevard at its intersection with Queens Plaza South.

## (b) Parcel 2

No #upland connection# shall be required within Parcel 2. However, a direct connection shall be provided between the #shore public walkway# and the public access area at the prolongation of 43rd Avenue.

## (c) Parcel 3

## (1) #Upland connections# and #visual corridors#

#Upland connections# and #visual corridors# shall be provided through Parcel 3 between Vernon Boulevard and the #shore public walkway#:

- (i) at the prolongation of 43rd Road; and
- (ii) in the flexible zone that begins 200 feet south of the prolongation of 43rd Road and ends at the southern boundary of Parcel 3.

## (2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side, and shall also #abut# the southern boundary of required #upland connection# as described in paragraph (c)(1) of this Section where it meets the #shore public walkway#. The #upland connection# may cut across the #supplemental public access area#, provided that any resulting #supplemental public access area# shall measure at least 5,000 square feet.

As an alternative, a required #supplemental public access area# of at least 5,000 square feet may #abut# the entire length of the prolongation of 43rd Avenue provided that it also #abuts# both the #shore public walkway# and Vernon Boulevard.

In addition, where a #development# is comprised exclusively of new public-accessible open areas provided along the #shoreline#, only the provisions applicable to a #shore public walkways# set forth in Sections 62-50 and 62-60, inclusive, as modified by Section 117-362, shall apply in conjunction with such #development#.

## (d) Parcel 4

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 (Types of upland connections) and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 4 at the prolongation of 44th Avenue to the #shore public walkway#.

However, the provisions of Sections 62-50 and Section 62-60, inclusive, as modified by Section 117-36, inclusive, relating to required #waterfront public access areas# and #visual corridors#, shall be inapplicable if public access and #visual corridors# are provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the

declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area).

## (e) Parcel 5

## (1) #Supplemental public access area#

The requirements of Section 62-57 (Requirements for Supplemental Public Access Areas) shall not apply to #supplemental public access areas# on Parcel 5.

## (2) #Shore public walkway#

The #shore public walkway# on Parcel 5 shall have a seaward edge that is contiguous with the seaward edge of the #waterfront yard# established pursuant to Section 62-332 (Rear yards and waterfront yards), and shall extend to the western boundary of 5th Street.

## (f) Parcel 6

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 6 at prolongation of 44th Drive between 5th Street and the #shore public walkway#. However, the reduction provisions of paragraph (a)(1) of Section 62-561 shall not apply to #upland connections# in Parcel 6.

## (g) Parcel 7

## (1) #Upland connection#

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 shall be provided through Parcel 7 and shall be located on the southerly prolongation of 5th Street.

## (2) #Visual corridors#

#Visual corridors# shall be provided in the following locations:

- (i) coincident with the #upland connection# required pursuant to paragraph (g)(1) of this Section;
- (ii) within the flexible zone at the westerly prolongation of 45th Avenue to the #shore public walkway#; and
- (iii) along the boundary between Parcel 7 and Parcel 8 with a width of not less than 25 feet on each Parcel.

## (3) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side and shall be located in the area designated on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to this Chapter.

## (h) Parcel 8

## (1) #Upland connection# and #visual corridor#

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 shall be provided through Parcel 8 on the westerly prolongation of 45th Road, at the #abutting# boundary of Parcel 8 and Parcel 9. Such #upland connection# shall have a width of not less than 30 feet on each Parcel. Where portions of the #abutting# #upland connection# located outside of either Parcel will not be constructed concurrently, the applicant shall follow the provisions of paragraph (b) of Section 117-366 (Special review provisions).

A #visual corridor# coincident with such #upland connection# shall be provided.

## (2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway#, the #upland connection# as described in paragraph (h)(1) of this Section, and Vernon Boulevard. However, the longest side of the #supplemental public access area# need not #abut# the #upland connection#.

## (i) Parcel 9

## (1) #Shore public walkway#

The underlying requirements for #shore public walkway# apply, except that the reduction provisions of paragraph (a)(3)(i) of Section 62-53 (Requirements for Shore Public Walkways) shall not apply.

## (2) #Upland connection# and #visual corridor#

An #upland connection# and #visual corridor# shall be provided in accordance with paragraph (h)(1) of this Section.



## (j) Parcel 10

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 10 within the flexible location zone located 150 feet east of 5th Street from 46th Avenue to the #shore public walkway#.

**117-364****Special design standards**

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified by the provisions of this Section.

## (a) Special design standards for seating

## (1) Seating depth

The minimum seating depth requirements of paragraph (b) of Section 62-652 shall be modified to 16 inches.

## (2) Armrests

At least 50 percent of all required seating shall include armrests.

## (3) Design feature seating

Along Anable Basin, planter ledges, seating walls, and seating steps may qualify towards required seating provided that they constitute no more than 40 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

## (b) Special design standards for lighting

Along Anable Basin, the lighting requirements of Section 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any #waterfront public access area#.

## (c) Special design standards for planting

Reduction in planting requirement(1) #Shore public walkway# and #supplemental public access areas#

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

<u>Amenity</u>	<u>Reduction per feature (in square feet)</u>
<u>Historic interpretation elements</u>	<u>20</u>
<u>Public art pieces</u>	<u>100</u>

TABLE 2

<u>Amenity</u>	<u>Ratio of reduction to size of feature</u>
<u>#Active recreation space#</u>	<u>1:1</u>
<u>Dog runs</u>	<u>1:1</u>
<u>Comfort stations</u>	<u>1:1</u>
<u>Kiosks</u>	<u>1:1</u>

Such planting requirements may be further reduced to 20 percent along Anable Basin.

(2) #Upland connection#

For Type 1 #upland connections#, at least 30 percent of the area of the #upland connection# may be planted in accordance with the provisions set forth in Section 62-655 (Planting and trees).

## (d) Special design standards for paving

The maximum area for unit pavers and concrete slabs specified in paragraphs (b)(1) and (b)(3) of Section 62-656 shall not apply.

## (e) Special design standards for kiosks and boathouses

The standards of this Section shall be applicable for sites providing greater than 20,000 square feet of #waterfront public access areas#.

## (1) Maximum size

Kiosks permitted under this Section shall have an area no greater than 400 square feet. Boathouses permitted under this Section shall have an area no greater than 800 square feet.

## (2) Location

A kiosk or boathouse may be located within a #shore public walkway#, provided that any portion of a kiosk or boathouse located within the area comprising an upper level of such #shore public walkway# shall be located below the walking surface of such upper level. Kiosks and boathouses shall not reduce compliance with other requirements, including planting or circulation, except as modified by the provisions of paragraph (c) of this Section.

## (3) Minimum design requirements

A minimum of 25 percent of any wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse, shall be provided as transparent material.

Blank walls on kiosks and boathouses that exceed five feet in height and 10 feet in width shall be treated with one or more of the following visual mitigation elements:

(i) additional transparency consisting of an additional 25 percent of the wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse;

(ii) plantings in planting beds or planter boxes at least two feet in height, at least six feet in width and at least two feet in depth when measured perpendicular to the wall of the kiosk or boathouse;

(iii) fixed benches with or without backs of at least 6 linear feet; or

(iv) wall treatments in the form of permitted #signs#, graphic or sculptural art or decorative screening. Such wall treatments must be at least six feet in height and have a minimum width of six feet.

## (f) Special design modifications for #upland connections#

The Chairperson of the City Planning Commission may modify the design requirements for #upland connections# where the Chairperson certifies to the Commissioner of the Department of Buildings that such a change is the minimum necessary to accommodate subsurface sewer infrastructure. Any application for such change shall include a site plan from a licensed architect or engineer that conveys the extent of the needs and required modifications, as well as a letter from the Department of Environmental Protection describing the needs for such modifications.

**117-365****Requirements for supplemental open spaces and amenities**

For all #zoning lots# utilizing bonus #floor area# set forth in Section 117-322 (Floor area bonus for active recreation space), the supplemental open area provisions of paragraph (a) of this Section and the supplemental amenities of paragraph (b) of this Section shall be met.

## (a) Supplemental open area

An area equivalent to the #floor area# generated pursuant to Section 117-322, which shall in no instance be less than 4,000 square feet, shall be allocated to publicly accessible, supplemental open area. Such open area shall be in addition to any area allocated to a #waterfront public access area#, as applicable, and shall connect directly to either #waterfront public access areas# or adjoining #streets#. Supplemental open areas shall be subject to the design requirements for #supplemental public access areas# set forth in Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, as such provisions are modified by the provisions of Section 117-364 (Special design standards), inclusive. All amenities provided in supplemental open areas shall either match or shall be comparable with amenities in a #waterfront public access area# on the same #zoning lot# with regard to quality, materials, finishes and form. In addition, supplemental open areas shall be subject to the maintenance and operation requirements of Section

62-70, inclusive, and the review procedures of Section 62-80, inclusive.

(b) Supplemental amenities

Supplemental amenities, in the form of #active recreation space# or public restrooms, shall be provided in accordance with the following regulations with regards to the minimum points required for the size of supplemental open area. Such amenities may be provided either in the supplemental open area or in #waterfront public access areas# on the same #zoning lot#. No amenity included pursuant to this Section may count towards meeting a requirement of a #waterfront public access area#.

(1) Minimum points required

The minimum required amount of points on a #zoning lot# shall be equivalent to one point per every additional 2,000 square feet of supplemental open space, except that the maximum points of amenity for any #zoning lot# need not exceed ten. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one point.

(2) Calculating points for amenities

For every 1,000 square feet of #active recreation space# provided, one point shall be generated. However, where such #active recreation space# involves open and flexible areas with no permanent infrastructure or equipment, one point shall be generated for every 2,000 square feet of amenity.

The area allocated to the #active recreation space# shall include those areas bounded by the physical equipment associated with such space, as applicable, as well as the additional space around the equipment for access, circulation and buffering. Where an amenity involves water access, the area may include areas associated with the amenity both upland of and seaward of the shoreline, as applicable, and where watercraft launches are provided, may include temporary storage facilities.

No more than two points shall be permitted for multiple courts, leisure games or other facilities allocated to the same type of active recreation. For example, no more than two points may be generated by ping pong courts; however, further points may be generated from other types of courts such as volleyball courts.

For every 200 square feet of public restroom, one point shall be generated and the maximum points permitted for public restrooms shall not exceed four.

(3) Additional requirements for large #zoning lots#

Where the size of a supplemental open area exceeds 5,000 square feet, a singular #active open amenity equivalent to at least two points shall be provided. Where a supplemental open area exceeds 10,000 square feet, either a singular amenity equivalent to at least three points shall be provided, or two amenities each equivalent to at least two points shall be provided.

**117-366**

**Special review provisions**

The Chairperson of the City Planning Commission shall, by certification pursuant to Section 62-811 (Waterfront public access and visual corridors), further certify the following provisions as applicable:

(a) #Waterfront public access area# phasing

Where more than one #building# is #developed# in phases, the mandatory public access area may be constructed in phases, provided that the Chairperson certifies the following criteria are met:

- (1) a plan has been submitted that provides for an amount of public access area proportionate to the amount of #floor area# being #developed# in each phase;
- (2) the square footage of public access area provided in any phase is in proportion to the total public access area requirement based on the area being developed. Any public access area provided in an earlier phase in excess of the amount required for such phase may be applied to a later phase;
- (3) the public access area being proposed in any phase shall not prevent the total amount of public access area required for such area from being achieved;
- (4) any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;

(5) any phased portion of the required public access area shall connect directly to either a #street# or an improved public access area; and

(6) a proportionate amount of planting and seating shall be included within each phase.

(b) #Upland connection# phasing

Where an #upland connection# is designated on two or more parcels, and the portion of such #upland connection# located outside of the applicant's parcel has previously been certified as part of a #waterfront public access area#, the Chairperson shall certify that the proposed #upland connection# on the applicant's parcel is consistent with that of the prior certification, including with respect to the proposed amenities and design elements therein.

**117-40**

**COURT SQUARE SUBDISTRICT**

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-40, inclusive, shall apply in the Court Square Subdistrict.

**117-401**

**General provisions**

The regulations governing the Court Square Subdistrict of the #Special Long Island City Mixed Use District# are contained within Sections 117-40 through 117-45, inclusive. These regulations supplement the provisions of Sections 117-01 through 117-03, inclusive, of the #Special Long Island City Mixed Use District# and supersede the underlying districts.

In the Court Square Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-40 (COURT SQUARE SUBDISTRICT), inclusive.

Mandatory subway improvements are elements of the Subdistrict Plan, which shall be built by the developer of the #zoning lot# to which they apply.

**117-41**

**Court Square Subdistrict Plan**

[UPDATING CROSS-REFERENCE]

The Subdistrict Plan for the Court Square Subdistrict specifies the location of Blocks 1, 2 and 3 and identifies the improvements to be provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in Appendix B Appendix D of this Chapter, which consists of the Subdistrict Plan Map and Description of Improvements, and is incorporated into the provisions of this Chapter.

**117-42**

**Special Bulk and Use Regulations in the Court Square Subdistrict**

#Zoning lots# of at least 10,000 square feet with #buildings# containing at least 70,000 square feet of #floor area# are subject to the provisions of the underlying C5-3 District, as modified by Sections 117-40 through 117-45, inclusive.

All other #zoning lots# are subject to the #use# provisions of the underlying C5-3 District and the #bulk# provisions of an M1-4/R6B district designated district, pursuant to the regulations of Article XH, Chapter 3 (Special Mixed Use District), as modified by Sections 117-00 through 117-22, inclusive.

**117-421**

**Special bulk regulations**

\* \* \*

**117-44**

**Mandatory Subway Improvements**

[UPDATING CROSS-REFERENCE]

For the purposes of mandatory subway improvements, any tract of land consisting of two or more contiguous lots of record under single ownership or control as of March 1, 1986, shall be considered a single #zoning lot#.

Subway improvements are required for qualifying #developments# or #enlargements#, as follows:

- (a) #Zoning lots# with at least 5,000 square feet of #lot area#

\* \* \*

- (b) #Zoning lots# with at least 10,000 square feet of #lot area#

For the purposes of this paragraph (b), the #floor area# of the #development# or #enlargement# shall be the total amount of #floor area# constructed after August 14, 1986.

#Developments# or #enlargements# on Blocks 1, 2 or 3, identified in Appendix B Appendix D (Court Square Subdistrict Plan Map and Description of Improvements) of this Chapter, containing at least 70,000 square feet of #floor area# on #zoning lots# of at least 10,000 square feet of #lot area# shall provide mandatory subway improvements as described, in Appendix B Appendix D, in paragraph (a) for Block 1, paragraph (b) for Block 2 and paragraph (c)(1) for Block 3.

\* \* \*

## 117-50

### QUEENS PLAZA SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-50, inclusive, shall apply within the Queens Plaza Subdistrict.

## 117-501

### General provisions

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#, as indicated on Map 1 in Appendix C of this Chapter. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the “designated districts.”

In the Queens Plaza Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-50 (QUEENS PLAZA SUBDISTRICT), inclusive.

For the purposes of this Chapter, in the Queens Plaza Subdistrict, the area referred to as the “Sunnyside Yard” shall include: Yard A, the Arch Street Yard and the Sunnyside Yard, which are located generally between Crane Street, Jackson Avenue, 21st Street, 49th Avenue, Skillman Avenue, 43rd Street and the North Railroad property line.

## 117-502

### Queens Plaza Subdistrict Plan

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

The Queens Plaza Subdistrict Plan partly consists of the following three maps located within Appendix C Appendix E of this Chapter:

Map 1 (Designated Districts within the Queens Plaza Subdistrict) of the Queens Plaza Subdistrict Plan identifies special areas comprising the Queens Plaza Subdistrict in which an M1 District is paired with a #Residence District# as indicated on the Subdistrict Map. These areas are as follows:

Area	Designated Districts
A-1 A-2	M1-6/R10
B	M1-5/R9
C	M1-5/R7-3
D	M1-6/R9

\* \* \*

## 117-503

### Definitions

[MOVING COMMERCIAL DEFINITIONS CROSS-REFERENCE TO SECTION 117-01 FOR BROADER APPLICABILITY]

Definitions specifically applicable to the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# are set forth in this Section. Other defined terms are set forth in Section 117-01 (Definitions) of the #Special Long Island City Mixed Use District#, and Section 12-10 (DEFINITIONS) and Section 32-301 (Definitions).

\* \* \*

## 117-51

### Queens Plaza Subdistrict Special Use Regulations

The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special Mixed Use District# shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

The #use# regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

\* \* \*

## 117-512

### Streetscape regulations

[UPDATING CROSS-REFERENCE]

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 in Appendix C Appendix E of this Chapter shall be considered #Tier C street frontages#.

\* \* \*

## 117-52

### Queens Plaza Subdistrict Special Bulk Regulations

[UPDATING AREA OF APPLICABILITY]

The #bulk# regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

## 117-521

### General provisions

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict, the provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except as modified in Section 117-52 (Queens Plaza Subdistrict Special Bulk Regulations), inclusive.

\* \* \*

## 117-522

### Floor area regulations

[UPDATING AREA OF APPLICABILITY]

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# and #residential uses# in accordance with the applicable designated district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential uses#, separately or in combination, is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL #USES# IN THE QUEENS PLAZA SUBDISTRICT

Area	Maximum #Floor Area Ratio#
A-1 A-2	12.0 C, M, CF or R
B	8.0 C, M, CF or R
C	5.0 C, M, CF or R
D	15.0 C or M10.0 CF8.0 R

C = Commercial  
M = Manufacturing  
CF = Community Facility  
R = Residential

However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 9.6 in Areas Area B and D, and 6.0 in Area C.

## 117-523

### Floor area bonuses

\* \* \*

## 117-53

### Height and Setback and Street Wall Location Regulations

\* \* \*

## 117-531

### Street wall location

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

- (c) In the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in Appendix C Appendix E of this Chapter, a #building# shall comply with the provisions of paragraphs (a) and (b) of this Section, as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #building# may be set back only in the areas indicated on Map 3 as “Permitted #Street Wall# Setback Locations,” provided that the additional sidewalk widening resulting from such setback is accessible to the public, in accordance with the provisions of Section 117-553 (Mandatory sidewalk widening design requirements), and located adjacent to a public sidewalk or mandatory sidewalk widening.
- (d) For any #building# fronting on Queens Plaza South in Area A-1, or Area B or Area D, as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) of Appendix C Appendix E,

any #street wall# along Queens Plaza South shall be set back five feet from the #street line#, except as otherwise specified on Map 3.

\* \* \*

#### 117-532

#### Setback regulations for buildings that exceed the maximum base height

[UPDATING AREA OF APPLICABILITY]

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#. Such setback may be modified in accordance with the provisions of Section 23-433 (Standard setback regulations).

Area	Minimum Base Height	Maximum Base Height
A-1	60	—
A-2	60	150
B and D	100	150
C*	60	100

\* \* \*

#### 117-55

#### Mandatory Plan Elements for the Queens Plaza Subdistrict

#### 117-551

#### General provisions

[UPDATING CROSS-REFERENCE]

The provisions of Sections 117-552 (Mandatory sidewalk widening) and 117-553 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in Appendix C Appendix E of this Chapter.

#### 117-552

#### Mandatory sidewalk widening

[UPDATING CROSS-REFERENCE]

The sidewalk widening provisions of this Section shall apply to all #developments# or #enlargements# with ground floor #street walls# with a ratio of #floor area# to #lot area# of 3.0 or more.

Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in Appendix C Appendix E of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section 117-554 ~~117-553~~ (Mandatory sidewalk widening design requirements).

#### 117-553

#### Mandatory sidewalk widening design requirements

\* \* \*

#### 117-56

#### Special Permit for Bulk Modifications on Blocks 86/72 and 403

[UPDATING CROSS-REFERENCE]

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area# located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) in Appendix C Appendix E of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height), provided that:

\* \* \*

#### 117-60

#### DUTCH KILLS SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-60 through 117-64, inclusive, shall apply within the Dutch Kills Subdistrict.

#### 117-61

#### General Provisions

In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section 117-60, inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 #Districts# are referred to as the “designated districts.” The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:

M1-2/R5B

M1-2/R5D

M1-2/R6A

M1-3/R7X.

The special provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 #District#, as applicable.

In the Dutch Kills Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-60, inclusive.

#### 117-62

#### Special Use Regulations

\* \* \*

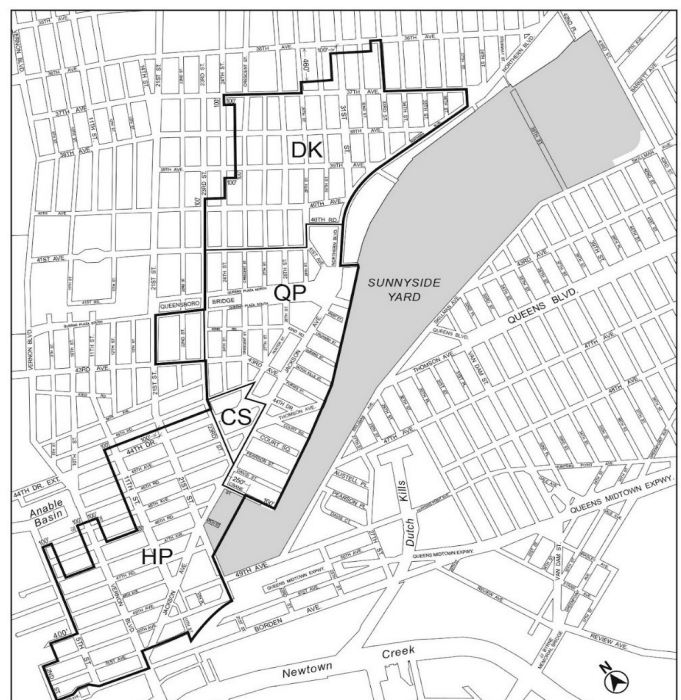
#### Appendix A

#### Special Long Island City Mixed Use District and Subdistricts

[UPDATING MAP TO INCLUDE TWO NEW SUBDISTRICTS]

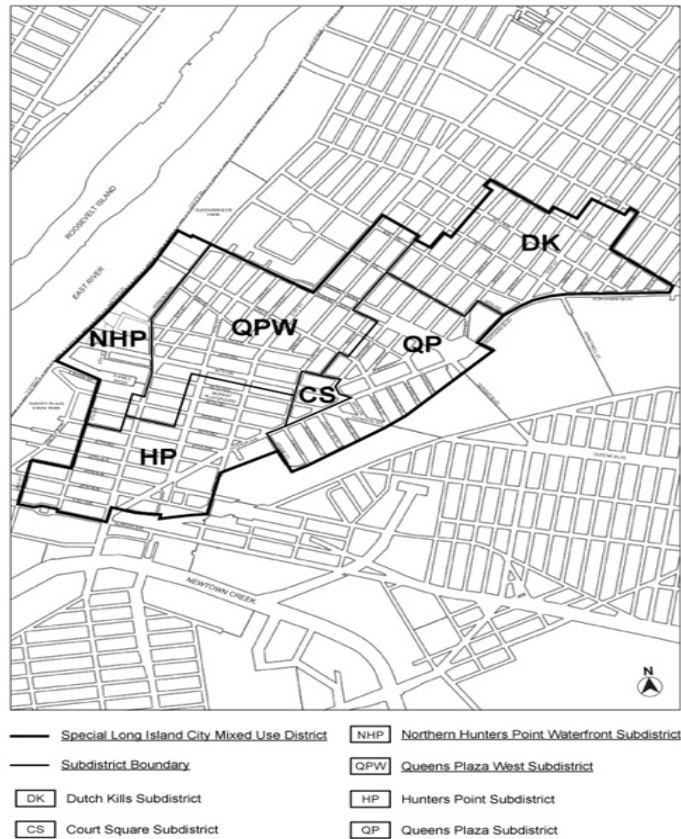
#### District and Subdistricts

[EXISTING MAP]



— Special Long Island City Mixed Use District  
 — Subdistrict Boundary  
 ■ Sunnyside Yard  
 [CS] Court Square Subdistrict  
 [DK] Dutch Kills Subdistrict  
 [QP] Queens Plaza Subdistrict  
 [HP] Hunters Point Subdistrict

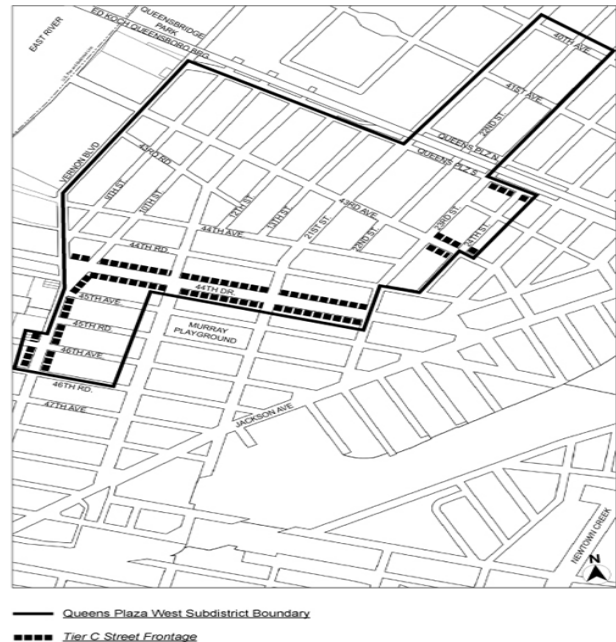
[PROPOSED MAP]



**Appendix B**  
**Court Square Subdistrict Plan Map and Description of Improvements**  
**Queens Plaza West Subdistrict Plan Map**

[PROPOSED MAP]

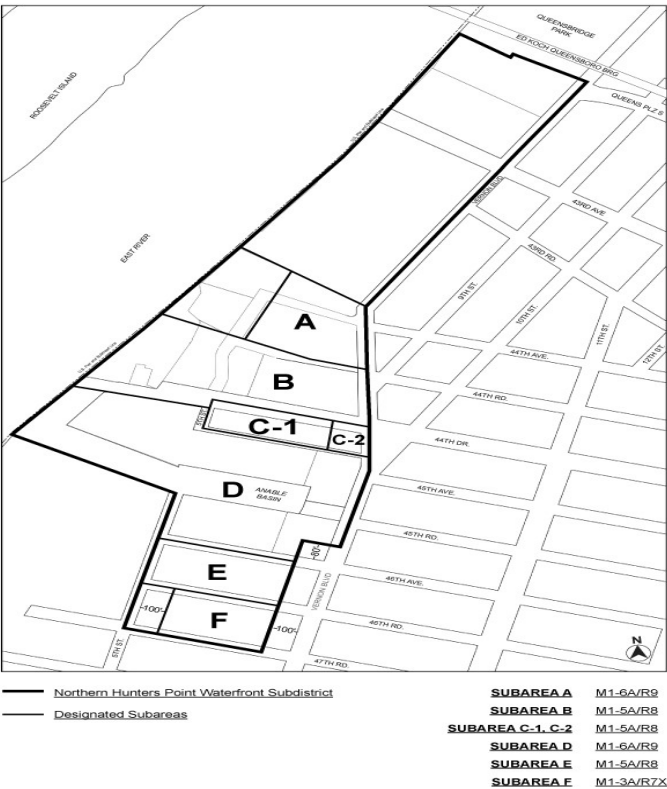
Map 1: Subdistrict Plan Map and Streetscape Regulations



**Appendix C**  
**Queens Plaza Subdistrict Plan Maps**  
**Northern Hunters Point Waterfront Subdistrict Plan Maps**

[PROPOSED MAPS]

Map 1: Subdistrict Plan Map and Designated Subareas



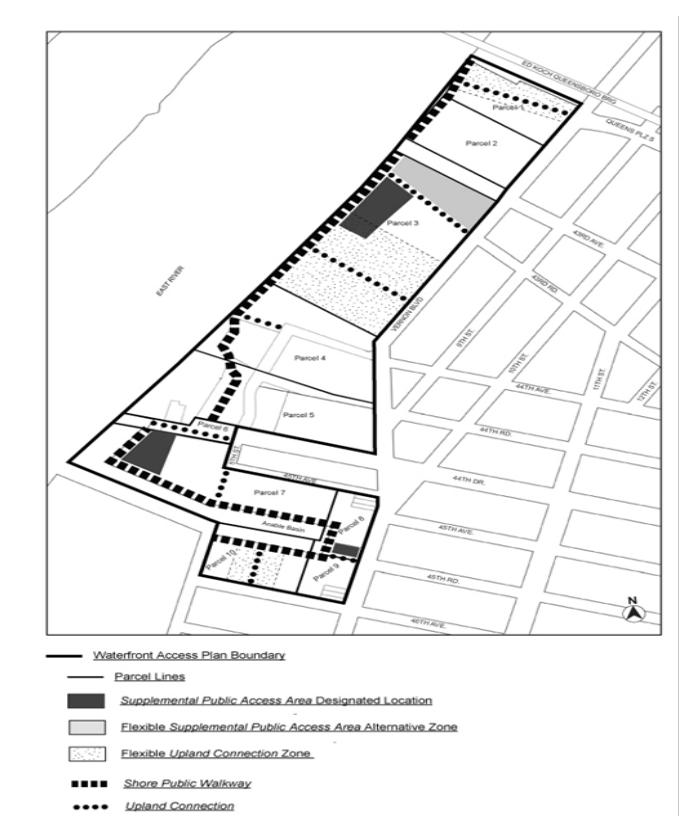
Map 2: Streetscape Regulations



Map 3: Waterfront Access Plan Parcel Designation



Map 4: Public Access Elements Designation



Map 5: Visual Corridors Designation



**Appendix B**  
**Appendix D**  
**Court Square Subdistrict Plan Map and Description of Improvements**

\* \* \*

[MOVING MAP HERE AND UPDATING CROSS-REFERENCE]

Description of Improvements

This Appendix describes the mandatory lot improvements that are designated on the District Plan Map in **Appendix B Appendix D** for the Court Square Subdistrict. Descriptions refer to the text for requirements and standards for the following improvements.

\* \* \*

**Appendix C**  
**Appendix E**  
**Queens Plaza Subdistrict Plan Maps**

[MOVING MAPS HERE AND UPDATING AREA OF APPLICABILITY]

Map 1: Designated Districts within the Queens Plaza Subdistrict

\* \* \*

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

**QUEENS**  
**Queens Community Districts 1 and 2**  
Map 1 – [date of adoption]

## [PROPOSED MAP]



Mandatory Inclusionary Housing Area  
Area # - [date of adoption] MIH Option 1 Option 2 and Option 3

\* \* \*

**No. 14**

**CD 2** **C 250175 HAQ**  
**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 property located at Block 24, Lot 7, on a block bounded by Vernon Boulevard, 45<sup>th</sup> Avenue, 5<sup>th</sup> Street, and 44<sup>th</sup> Drive (Block 24, Lot 7) 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 such property to a developer to be selected by HPD;

to facilitate the development of a mixed-use building containing approximately 320 income-restricted units, community facility and commercial space, Borough of Queens, Community District 2.

**No. 15**

**CD 2** **C 250178 PCQ**  
**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on the east side of Vernon Boulevard between 43<sup>rd</sup> and 44<sup>th</sup> avenues (Block 488, p/o Lot 114) Borough of Queens, Community District 2, and for site selection of such property for use as publicly accessible open space.

**No. 16**

**CD 2** **C 250179 PPQ**  
**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property located on the east side of Vernon Boulevard between 44<sup>th</sup> Drive and 44<sup>th</sup> Avenue Block 488, Lots 11 and 15 and Block 489, Lots 1 and 23) pursuant to zoning, Borough of Queens, Community District 2.

**No. 17**

**CD 2** **C 250180 PPQ**  
**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property generally bounded by 42nd Road to the north, 24th Street to the east, 43rd Avenue to the south and 23rd Street to the west. (Block 428, Lots 12, 13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south and 24th Street to the west (Block 429, Lots 13, 15 and 29), Borough of Queens, Community District 2, pursuant to zoning.

**No. 18**

**CD 2** **C 250224 MMQ**  
**IN THE MATTER OF** an application submitted by the New York City Department of City Planning 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:

1. the elimination, discontinuance and closing of portions of 44th Drive between Vernon Boulevard and the East River; and
2. the widening of 45th Avenue between Vernon Boulevard and 5th Street; and
3. the elimination, discontinuance, and closing of 44th Drive between 5th Street and the East River; and
4. the elimination of 44th Road between Vernon Boulevard and the East River; and
5. the elimination, discontinuance, and closing of a portion of 44th Avenue between Vernon Boulevard and the East River; and
6. the establishment of 5th Street between 44th Drive and 44th Avenue; and
7. the establishment of a portion of 44th Avenue between Vernon Boulevard and 5th Street; and
8. the establishment of 44th Road between Vernon Boulevard and 5th Street; and
9. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto,

in Community District 2, Borough of Queens, in accordance with Maps No. 5049, 5050, 5051, 5052, 5053, and 5054 dated April 18, 2025 and signed by the Borough President.

**NOTICE**

**On Wednesday, July 30, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, City Map amendments, designations of Urban Development Action Areas (UDAA), approval of an Urban Development Action Area Project (UDAAP), disposition of city-owned properties, changes to the City Map, and combination acquisition and site selection of property by the city – to implement land use and zoning recommendations in the Long Island City neighborhood. The Proposed Actions cover an approximately 54-block area (the Project Area) and focus on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the midblock between 39th and 40th Avenues between 21st and 23rd Streets to the north; the East River, Anable Basin, and 5th Street to the west; 47th Avenue, 46th Road, and the midblock between 44th Drive and 45th Avenue to the south; and 11th, 23rd, and 24th Streets and the midblock between 24th and Crescent Streets to the east. The majority of the study area is located in Queens Community District 2, with the northern portion (north of Queens Plaza**



North to the midblock between 39th Street and 40th Street, between 21st Street and 23rd Street) located in Community District 1. Overall, the Proposed Actions are expected to facilitate development on 52 projected development sites, resulting in a net incremental increase of approximately 14,699 dwelling units, including approximately 3,245-4,867 permanently income-restricted homes, 3,427,450 gross square feet (gsf) of commercial space, 291,784 gsf of community facility space, 42,383 gsf of manufacturing, and net decreases of 821,932 gsf of warehouse space and 14,936 gsf of auto-related space. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2035, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Monday, August 11, 2025.

For instructions on how to submit comments and participate, both in-person and remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25DCP001Q.

Sara Avila, Calendar Officer  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271  
Telephone (212) 720-3366

Accessibility questions: AccessibilityInfo@planning.nyc.gov,  
212-720-3366, by: Wednesday, July 23, 2025, 5:00 P.M.



jy16-30

## CIVIC ENGAGEMENT COMMISSION

### ■ MEETING

#### Notice of Public Meeting

Pursuant to Section 104 of the Public Officers Law, notice is hereby given of an open meeting of the Commissioners of the Civic Engagement Commission. Join the meeting to learn about programs and upcoming initiatives.

#### The information for the meeting is as follows:

**Date:** Thursday, August 7, 2025

**Time:** 11:00 A.M.

#### Location:

22 Reade Street,  
Spector Hall, Ground Floor  
New York, NY 10007

#### Stream text Live Captioning

#### Register for Public Comment

The Commission will provide 30 minutes at the end of its meeting for public comment related to the mission and activities of the Commission. Please note that public comment is limited to three minutes. This time is intended for comment and is not designated for questions and answers. To allow for comments in an orderly fashion, please sign up in advance by emailing your name and affiliation to [info@civicengagement.nyc.gov](mailto:info@civicengagement.nyc.gov) or by texting or calling 917-587- 9103 by **5:00 P.M., Wednesday, August 6th, 2025**. Participants who will be dialing in via phone are strongly encouraged to register in advance.

#### Reasonable Accommodations

You must contact the Commission if you need reasonable accommodation for a disability or language assistance. To request a sign language interpreter or to request free interpretation for Spanish and other languages, please contact the Commission **no later than 5:00 P.M., Monday, August 4th, 2025**, by calling or texting 917-587-9103 or by e-mailing [info@civicengagement.nyc.gov](mailto:info@civicengagement.nyc.gov). Closed captioning is available.

Para solicitar interpretación gratuita en español y otros idiomas, comuníquese con la Comisión a más tardar a las 5:00 P.M. del lunes 4 de agosto de 2025, llamando o enviando un mensaje de texto al 917-587-9103 o enviando un correo electrónico a [info@civicengagement.nyc.gov](mailto:info@civicengagement.nyc.gov).

Accessibility questions: Abby Walczak, 917-587-9103,  
[info@civicengagement.nyc.gov](mailto:info@civicengagement.nyc.gov), by: Monday, August 4, 2025, 5:00 P.M.



jy24

## BOARD OF EDUCATION RETIREMENT SYSTEM

### ■ MEETING

#### Corrected Notice

The Board of Education Retirement System Board of Trustees Meeting scheduled for Thursday, July 24, 2025, from 4:00 P.M. - 6:00 P.M. at our 55 Water Street office, 50th Floor has been canceled.

jy16-24

Our next Disability Committee Meeting will be held in-person at our 55 Water Street office location on Thursday, July 24, 2025, from 2:00 P.M. to 3:30 P.M. If you would like to attend this meeting, please contact Dallas Chiles at [DChiles@bers.nyc.gov](mailto:DChiles@bers.nyc.gov), Caroline Charles-Marc at [cpierre18@bers.nyc.gov](mailto:cpierre18@bers.nyc.gov) or Maria Cepin at [MCepin@bers.nyc.gov](mailto:MCepin@bers.nyc.gov).

jy16-24

## ENVIRONMENTAL CONTROL BOARD

### ■ MEETING

The New York City Environmental Control Board ("Board") meeting scheduled for August 7, 2025, at 9:30 A.M. will be accessible both in person and remotely. The meeting will be held in person at the Office of Administrative Trials and Hearings, 100 Church Street, 12th Floor, OATH multipurpose training room, New York, NY. Members of the public may alternatively view the Board meeting electronically by connecting through Webex with meeting number (access code) 2336 611 0483, password: 3npY27U9P9N. Minutes of the Board meeting will be transcribed and posted on the Office of Administrative Trials and Hearings website.

jy24-28

## HOUSING AUTHORITY

### ■ MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, July 30, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted).

Copies of the Calendar will be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY 10007, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Tuesday following the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable, at a reasonable time before the meeting.

The meeting is open to the public. Pre-registration, at least 45 minutes before the scheduled Board Meeting, is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

The meeting will be streamed live on NYCHA's YouTube Channel at <https://www.youtube.com/c/nycha> and NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page>

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov) no later than Wednesday, July 23, 2025, by 5:00 P.M.

For additional information, please visit NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or contact the Office of the Corporate Secretary at (212) 306-6088.

Accessibility questions: (212) 306-6088, by: Wednesday, July 23, 2025, 5:00 P.M.



July 17-30

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

**PLEASE TAKE NOTICE** that a public hearing will be held on August 20, 2025 at the Hunts Point Library, 877 Southern Blvd at 10:30 A.M., or as soon thereafter as the matter may be reached on the calendar, at which time and place those wishing to be heard will be given an opportunity to be heard concerning the proposed amendment to the terms of the disposition of the real property identified below.

Pursuant to Section 695(2)(b) of the General Municipal Law and Section 1802(6)(j) of the Charter, the Department of Housing Preservation and Development ("HPD") of the City of New York ("City") has proposed an amendment to the terms of the sale of the following City-owned property (collectively, "Disposition Area") in the Borough of The Bronx:

Address	Block/Lot(s)
993 Union Avenue	Block 2669, Lot 41
995 Union Avenue	Block 2669, Lot 40
774 Union Avenue	Block 2676, Lot 36
1042 Longfellow Avenue	Block 2756, Lot 71

Under HPD's Affordable Neighborhood Cooperative Program, occupied City-owned residential buildings are purchased by Restoring Communities Housing Development Fund Corporation ("Sponsor") and then rehabilitated by a private developer selected through a request for qualifications. Upon conveyance to the Sponsor, buildings will be managed by the private developers. Following completion of rehabilitation, the Sponsor conveys the building to a cooperative housing development fund corporation formed by the building's tenants. The cooperative interests attributable to occupied apartments will be sold to the existing tenants for \$2,500 per apartment. The cooperative interests attributable to vacant apartments will be sold for a price affordable to families earning no more than 165% of the area median income.

This submission is a proposed amendment ("Amended Project") to a project previously approved by the Mayor on July 15, 2020 (Cal. No. 3) ("Original Project"). Under the Original Project, the City sold the Disposition Area to Restoring Communities Housing Development Fund Corporation ("Sponsor"), for the nominal price of \$1.00 per tax lot. The Sponsor also delivered an enforcement note and mortgage for the remainder of the appraised value. The Sponsor was then required to rehabilitate one building on each lot, resulting in a total of 69 cooperative units and two super's units across the project. In 2023, since none of the tenants at 1042 Longfellow Avenue had chosen to relocate back into the building or expressed interest in conversion, it was determined that the building should operate as a rental to ensure financial and operational feasibility. The Amended Project provides an additional rental option for 1042 Longfellow Avenue to address this condition, but is otherwise the same as the Original Project.

A public file containing copies of the calendar document and other public documents will be made available to Bronx Community Board 2 for public review at the office of Community Board 2 no later than twenty (20) days prior to the public hearing. The public documents are available for public examination by emailing Margaret Carey at [careym@hpd.nyc.gov](mailto:careym@hpd.nyc.gov) on business days during business hours.

The hearing location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodation, such as sign language interpretation services, please contact the Mayor's Office Of Contract Services ("MOCS") via e-mail at [disabilityaffairs@mocs.nyc.gov](mailto:disabilityaffairs@mocs.nyc.gov) or via phone at (212) 788-0010. TDD users should call Verizon relay services. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least three (3) business days in advance of the hearing to ensure availability.



July 22-30

## 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, August 5, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or (212) 669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

#### **604 Shore Road - Douglaston Historic District**

**LPC-25-09193** - Block 8025 - Lot 1 - **Zoning:** R1-1

#### **CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style free-standing house designed by J.H. Cornell and built in 1919. Application is to modify paving and garden walls.

#### **Fieldston Historic District - Fieldston Historic District**

**LPC-25-12401** - Block - Lot - **Zoning:**

#### **CERTIFICATE OF APPROPRIATENESS**

An early 20th century planned suburban community characterized by an eclectic variety of residential styles set amidst a varied topography of winding tree-lined streets and dramatic rock outcroppings. Application is to install street signage throughout the district.

#### **449 12th Street - Park Slope Historic District Extension**

**LPC-25-08899** - Block 1096 - Lot 48 - **Zoning:** R6B

#### **CERTIFICATE OF APPROPRIATENESS**

An altered Romanesque Revival style stable building designed by George W. Kenny and built c. 1903. Application is to install a new stucco system on secondary facades.

#### **St. Mark's Playground - Crown Heights North III Historic District**

**LPC-25-12960** - Block - Lot - **Zoning:**

#### **BINDING REPORT**

A playground installed within a Superblock, designed by Paul Friedberg and built in 1969. Application is to replace pavers, walls and fencing.

#### **2 Park Place - Individual and Interior Landmark**

**LPC-25-12136** - Block 123 - Lot 7501 - **Zoning:** R6A, C1-4

#### **CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style office tower designed by Cass Gilbert and built in 1911-13. Application is to replace and modify windows, install louvers, and alter the tourelles.

#### **155 Bleecker Street (aka 203-205 Thompson Street) - South Village Historic District**

**LPC-25-11714** - Block 539 - Lot 35 - **Zoning:** R7-2/C1-5

#### **CERTIFICATE OF APPROPRIATENESS**

An altered Federal/Greek Revival style rowhouse built in 1835. Application is to install artificial floral garlands and urns, and to legalize the installation of signage and light fixtures.

#### **82 East 4th Street - East Village/Lower East Side Historic District**

**LPC-24-11367** - Block 459 - Lot 29 - **Zoning:** R7A/R8B/C2-5

#### **CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style apartment building designed by Charles B. Meyers and built in 1926. Application is to install a marquee with signage and replace entrance infill.

#### **601 West 26th Street - West Chelsea Historic District**

**LPC-26-00017** - Block 672 - Lot 1 - **Zoning:** M2-4; WCH

#### **CERTIFICATE OF APPROPRIATENESS**

An international style warehouse building with Art Deco style details, designed by Russell G. and Walter M. Cory with Yasuo Matsui and

Purdy & Henderson and built in 1930-31. Application is to establish a master plan for the future installation of signage.

jl23-a5

## TRANSPORTATION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Wednesday, July 30, 2025, at 11:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

**WebEx: Meeting Number (access code): 2809 254 5157**  
**Meeting Password: bXAeirrt272**

**#1 IN THE MATTER OF** a proposed revocable consent authorizing Belasco Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 44<sup>th</sup> Street, west of Sixth Avenue, in the Borough of Manhattan. The Proposed revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1536**

For the period from July 1, 2025 to June 30, 2035 - \$175/per annum

with the maintenance of a security deposit in the sum of \$1,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#2 IN THE MATTER OF** a proposed revocable consent authorizing Lyceum Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 45<sup>th</sup> Street, east of Seventh Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1519**

For the period from July 1, 2025 to June 30, 2035 - \$150/per annum

with the maintenance of a security deposit in the sum of \$1,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#3 IN THE MATTER OF** a proposed revocable consent authorizing Episcopal Health Services, Inc. to continue to maintain and use a bridge over and diagonally cross Beach 19<sup>th</sup> Street, south of Brookhaven Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1141**

For the period July 1, 2020 to June 30, 2021 - \$16,473

For the period July 1, 2021 to June 30, 2022 - \$16,735

For the period July 1, 2022 to June 30, 2023 - \$16,997

For the period July 1, 2023 to June 30, 2024 - \$17,259

For the period July 1, 2024 to June 30, 2025 - \$17,521

For the period July 1, 2025 to June 30, 2026 - \$17,783

For the period July 1, 2026 to June 30, 2027 - \$18,045

For the period July 1, 2027 to June 30, 2028 - \$18,307

For the period July 1, 2028 to June 30, 2029 - \$18,569

For the period July 1, 2029 to June 30, 2030 - \$18,831

with the maintenance of a security deposit in the sum of \$30,000 the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45<sup>th</sup> Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-A (Golden Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#5 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-B (Jacobs Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000, and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#6 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45<sup>th</sup> Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-C (Schoenfeld Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000, and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#7 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization Inc. to continue to maintain and use seven (7) bollards on the south sidewalk of West 45<sup>th</sup> Street and five (5) bollards on the north sidewalk of West 44<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-D (Shubert & Booth Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$300/per annum

with the maintenance of a security deposit in the sum of \$1,000, and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for term of Ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-E (Majestic Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#9 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-F (Broadhurst Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#10 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use bollards on the sidewalks of West 45<sup>th</sup>, West 46<sup>th</sup>, West 47<sup>th</sup>, West 48<sup>th</sup>, and West 49<sup>th</sup> Streets, between Eighth Avenue and Broadway, and also on the south sidewalk of West 48<sup>th</sup> Street, east of Seventh Avenue, all in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1522**

For the period from July 1, 2025 to June 30, 2035 - \$500/per annum

with the maintenance of a security deposit in the sum of \$6,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert organization, Inc. to continue to maintain and use bollards on the north sidewalk of West 45<sup>th</sup> Street, east of Eighth Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1535**

For the period from July 1, 2025 to June 30, 2035 - \$100/per annum

with the maintenance of a security deposit in the sum of \$1,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#12 IN THE MATTER OF** a proposed revocable consent authorizing 125 Maiden Lane Condominium to construct, maintain and use flood mitigation system components under the south sidewalk of Fletcher Street between Pearl Street and Water Street; under the west sidewalk of Water Street between Fletcher Street and Maiden Lane; under the north sidewalk of Maiden Lane between Pearl Street and Water Street; and under the east sidewalk of Pearl Street between Fletcher Street and Maiden Lane, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2658**

Pursuant to section 7-04(a)(37) of chapter 7 of title 34 of the RCNY, the Grantee shall make one payment of two thousand dollars (\$2,000) for the term. This fee shall not apply to renewal applications so long as the Structure has not changed.

with the maintenance of a security deposit in the sum of \$15,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#13 IN THE MATTER OF** a proposed revocable consent authorizing 357 Henry St. LLC to continue to maintain and use a stoop a fenced-in area and an overhead cornice on the east sidewalk of Henry Street, between Congress Street and Amity Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2091**

For the period July 1, 2019 to June 30, 2029 - \$25/per annum

with the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#14 IN THE MATTER OF** a proposed revocable consent authorizing New York Academy of Medicine to construct, maintain and use an accessible ramp on the south sidewalk of East 103<sup>rd</sup> Street, between Fifth Ave. and Madison Ave., in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for

compensation payable to the City according to the following schedule: **R.P. # 2685**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$8,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#15 IN THE MATTER OF** a proposed revocable consent authorizing Petaluma LLC to construct, maintain and use a fenced-in area including planted area and steps on the south sidewalk of East 74<sup>th</sup> Street between Park and Lexington Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2684**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$15,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#16 IN THE MATTER OF** a proposed revocable consent authorizing CR Sunflower Lessee LLC to construct, maintain and use security bollards along the south sidewalk of Hanover Square and the east sidewalk of Pearl Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2554**

There shall be no compensation required for this Consent in accordance with Title 34 Section 7-04(a)(33) of the Rules of the City of New York.

with the maintenance of a security deposit in the sum of \$132,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#17 IN THE MATTER OF** a proposed revocable consent authorizing Patrick Po Shun Ng and Nancy Ng, as trustees under the Patrick Po Shun Ng Revocable Trust Dated October 12, 2018 and under the Nancy Ng Revocable Trust Dated October 12, 2018 to continue to maintain and use a fenced-in area on the north sidewalk of Powells Cove Boulevard west of 158<sup>th</sup> Street, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2075**

For the period July 1, 2019 to June 30, 2029 - \$100/per annum

with the maintenance of a security deposit in the sum of \$2,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#18 IN THE MATTER OF** a proposed revocable consent authorizing The Brooklyn Union Gas Company d/b/a National Grid NY to continue to maintain and use operate, repair, replace, inspect, access, excavate and project a gas main-Brooklyn-Queens Interconnect -Phase II under and along Brooklyn Marine Park, parallel to Flatbush Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2247**

For the period July 1, 2024 to June 30, 2025 - \$44,406

For the period July 1, 2025 to June 30, 2026 - \$45,446

For the period July 1, 2026 to June 30, 2027 - \$46,486

For the period July 1, 2027 to June 30, 2028 - \$47,526

For the period July 1, 2028 to June 30, 2029 - \$48,566

For the period July 1, 2029 to June 30, 2030 - \$49,606

For the period July 1, 2030 to June 30, 2031 - \$50,646

For the period July 1, 2031 to June 30, 2032 - \$51,686

For the period July 1, 2032 to June 30, 2033 - \$52,726

For the period July 1, 2033 to June 30, 2034 - \$53,766

with the maintenance of a security deposit in the sum of \$103,500 and the insurance shall be in the amount of Two Million Dollars

(\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#19 IN THE MATTER OF** a proposed revocable consent authorizing Promesa Residential Health Care Facility, Inc. to continue to maintain and use two communication conduits under and across East 175<sup>th</sup> Street, between Anthony Avenue and Clay Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1738**

For the period from July 1, 2019 to June 30, 2029 - \$25/per annum.

with the maintenance of a security deposit in the sum of \$2,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#20 IN THE MATTER OF** a proposed revocable consent authorizing Union Theological Seminary in the City of New York to continue to maintain and use a tunnel under and across Claremont Avenue, north of West 120<sup>th</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 29**

For the period July 1, 2024 to June 30, 2025 - \$9,528/per annum  
 For the period July 1, 2025 to June 30, 2026 - \$9,751  
 For the period July 1, 2026 to June 30, 2027 - \$9,974  
 For the period July 1, 2027 to June 30, 2028 - \$10,197  
 For the period July 1, 2028 to June 30, 2029 - \$10,420  
 For the period July 1, 2029 to June 30, 2030 - \$10,643  
 For the period July 1, 2030 to June 30, 2031 - \$10,866  
 For the period July 1, 2031 to June 30, 2032 - \$11,089  
 For the period July 1, 2032 to June 30, 2033 - \$11,312  
 For the period July 1, 2033 to June 30, 2034 - \$11,535

with the maintenance of a security deposit in the sum of \$11,600 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#21 IN THE MATTER OF** a proposed revocable consent authorizing Montefiore Medical Center to continue to maintain and use a transformer vault in the south sidewalk of Gun Hill Road, west of Bainbridge Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1491**

For the period July 1, 2024 to June 30, 2025 - \$6,354/per annum  
 For the period July 1, 2025 to June 30, 2026 - \$6,503  
 For the period July 1, 2026 to June 30, 2027 - \$6,652  
 For the period July 1, 2027 to June 30, 2028 - \$6,801  
 For the period July 1, 2028 to June 30, 2029 - \$6,950  
 For the period July 1, 2029 to June 30, 2030 - \$7,099  
 For the period July 1, 2030 to June 30, 2031 - \$7,248  
 For the period July 1, 2031 to June 30, 2032 - \$7,397  
 For the period July 1, 2032 to June 30, 2033 - \$7,546  
 For the period July 1, 2033 to June 30, 2034 - \$7,695

with the maintenance of a security deposit in the sum of \$15,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#22 IN THE MATTER OF** a proposed revocable consent authorizing Consulate General of the Federal Republic of Germany in New York to construct, maintain and use egress steps and a bench on the east sidewalk of Fifth Avenue, between East 82<sup>nd</sup> Street and East 83<sup>rd</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2672**

From the Approval Date to June 30, 2035 - \$25/per annum

with the maintenance of a security deposit in the sum of \$25,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury,

Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#23 IN THE MATTER OF** a proposed revocable consent authorizing 20 Charles Street LLC to construct, maintain and use a stoop and fenced-in area, including steps on the south sidewalk of West 12<sup>th</sup> Street, between 5<sup>th</sup> and 6<sup>th</sup> Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2679**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$15,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#24 IN THE MATTER OF** a proposed revocable consent authorizing Manhattan University to continue to maintain and use a pedestrian bridge over and across Manhattan College Parkway, southwest of West 242<sup>nd</sup> Street, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2040**

For the period July 1, 2019 to June 30, 2020 - \$7,805  
 For the period July 1, 2020 to June 30, 2021 - \$7,947  
 For the period July 1, 2021 to June 30, 2022 - \$8,089  
 For the period July 1, 2022 to June 30, 2023 - \$8,231  
 For the period July 1, 2023 to June 30, 2024 - \$8,373  
 For the period July 1, 2024 to June 30, 2025 - \$8,515  
 For the period July 1, 2025 to June 30, 2026 - \$8,657  
 For the period July 1, 2026 to June 30, 2027 - \$8,799  
 For the period July 1, 2027 to June 30, 2028 - \$8,941  
 For the period July 1, 2028 to June 30, 2029 - \$9,083

with the maintenance of a security deposit in the sum of \$45,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

Interested parties can obtain copies of proposed agreement or request sign-language interpreters (with at least seven days prior notice) by writing [revocableconsents@dot.nyc.gov](mailto:revocableconsents@dot.nyc.gov) or by calling (212) 839-6550.

jj10-30

## 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](https://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 PREQUALIFICATION**

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 HHS Accelerator Prequalification Application using the City's PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is 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 and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www.nyc.gov/site/mocs/hhsa/hhs-accelerator-guides.page>

**ADMINISTRATION FOR CHILDREN'S SERVICES****ADMINISTRATION****■ AWARD**

*Services (other than human services)*

**ON-CALL PEST MANAGEMENT SERVICES, QUEENS - M/WBE**  
Noncompetitive Small Purchase - PIN# 06825W0029001 - AMT:  
\$198,000.00 - TO: Royal Exterminating Co. Inc., 108-44 172nd Street,  
Jamaica, NY 11433.

✶ jy24

**GENERAL COUNSEL****■ INTENT TO AWARD**

*Human Services/Client Services*

**MULTI-SYSTEMIC THERAPY - Renewal - Due 8-4-25 at 5:00 P.M.**

The Administration for Children's Services intends to enter into contract renewal negotiations for the provision of Multi- Systemic Therapy - Emerging Adults (MST-EA) and Multi- Systemic Therapy - Problematic Sexual Behavior (MST-PSB) with the following providers listed below. The contract period(s) of the renewals are from November 1, 2025 through October 31, 2028. Any information concerning the providers performances as well as any other factors relevant to the renewals may be expressed by contacting Onajite Edah of the Office of Procurement at [onajite.edah@acs.nyc.gov](mailto:onajite.edah@acs.nyc.gov) between the hours of 10:00 A.M. and 4:00 P.M. on business days.

Provider / Address/ Program/ EPIN

- 1) New York Foundling Hospital  
590 Avenue of the Americas  
New York, NY 10011  
MST-EA  
EPIN 06820P8158KXLR002
- 2) The Children's Village  
One Echo Hills  
Dobbs Ferry, NY 10522  
MST-EA  
EPIN 06820P8157KXLR002
- 3) The Children's Village  
One Echo Hills  
Dobbs Ferry, NY 10522  
MST-PSB  
EPIN 06820P8156KXLR002

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.

Administration for Children's Services, 150 William Street, 9th Floor,  
Room J-01, New York, NY 10038. Onajite Edah (212) 341-3518;  
[onajite.edah@acs.nyc.gov](mailto:onajite.edah@acs.nyc.gov)

✶ jy24

**PROCUREMENT****■ INTENT TO AWARD**

*Human Services/Client Services*

**ATTACHMENT BIOBEHAVIORAL CATCH-UP (ABC MODEL) SERVICES - Renewal - Due 8-4-25 at 4:00 P.M.**

The New York City Administration for Children's Services (ACS) intends to renew its contract with Fund for the City of New York, Inc., for the continued provision of Attachment Biobehavioral Catch-Up (ABC Model) services. Fund for the City of New York's headquarters is located at 121 Avenue of the Americas, 6th Floor, New York, NY 10013. Renewing this program allows ACS to continue providing Attachment and Biobehavioral Catch-Up (ABC), an evidence-based, home visiting model, which partners with caregivers to establish a foundation for success in children ages six months to four years. Trained coaches conduct in-home sessions with caregivers and children who have, or are at-risk of, child welfare involvement. The coaches provide positive, in-the-moment feedback and help caregivers focus on specific behaviors that lead to strong attachment and self-regulation with an aim to prevent destabilization in the home. The renewal term of this contract is October 1, 2025, through September 30, 2026. The renewal total contract amount is \$1,875,000.00, and the EPIN is 06820N8157KXLR002. This notice is for informational purposes only. Anyone who would like to share comments or concerns regarding the provider's performance and other factors relevant to the renewal, may contact Peter Pabon via email at [Peter.Pabon@acs.nyc.gov](mailto:Peter.Pabon@acs.nyc.gov).

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.

Administration for Children's Services, 150 William Street, 9th Floor,  
New York, NY 10038. Peter Pabon (212) 341-3450; [peter.pabon@acs.nyc.gov](mailto:peter.pabon@acs.nyc.gov)

✶ jy24

**PARENT ADVOCATE/INITIAL CHILD SAFETY CONFERENCE SERVICES - Renewal - Due 8-4-25 at 4:00 P.M.**

The New York City Administration for Children's Services (ACS) intends to renew its contract with Rising Ground, Inc., for the continued provision of Parent Advocate/Initial Child Safety Conference Services. Rising Ground's headquarters is located at 1333 Broadway, 8th Floor, New York, NY 10018. Renewing this program allows ACS to continue to partner with providers who will recruit, train, deploy, and supervise parents with lived experience in the child welfare system to serve as Parent Advocates who will provide advocacy and support to parents, youth, and families before, during, and after Initial Child Safety Conferences. The renewal term of this contract is October 1, 2025, through September 30, 2028. The renewal total contract amount is \$4,144,335.00, and the EPIN is 06822P0007002R001. This notice is for informational purposes only. Anyone who would like to share comments or concerns regarding the provider's performance and other factors relevant to the renewal, may contact Peter Pabon via email at [Peter.Pabon@acs.nyc.gov](mailto:Peter.Pabon@acs.nyc.gov).

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.

Administration for Children's Services, 150 William Street, 9th Floor,  
New York, NY 10038. Peter Pabon (212) 341-3450; [peter.pabon@acs.nyc.gov](mailto:peter.pabon@acs.nyc.gov)

✶ jy24

**PARENT ADVOCATE/INITIAL CHILD SAFETY CONFERENCE SERVICES - Renewal - Due 8-4-25 at 4:00 P.M.**

The New York City Administration for Children's Services (ACS) intends to renew its contract with CHDFS, Inc., for the continued provision of Parent Advocate/Initial Child Safety Conference Services. CHDFS's headquarters is located at 307 West 38th Street, 6th Floor, New York, NY 10018. Renewing this program allows ACS to continue to partner with providers who will recruit, train, deploy, and supervise parents with lived experience in the child welfare system to serve as Parent Advocates who will provide advocacy and support to parents, youth, and families before, during, and after Initial Child Safety Conferences. The renewal term of this contract is October 1, 2025, through September 30, 2028. The renewal total contract amount is

\$4,144,335.00, and the EPIN is 06822P0007001R001. This notice is for informational purposes only. Anyone who would like to share comments or concerns regarding the provider's performance and other factors relevant to the renewal, may contact Peter Pabon via email at Peter.Pabon@acs.nyc.gov.

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.

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038. Peter Pabon (212) 341-3450; peter.pabon@acs.nyc.gov

☛ jy24

## AGING

### PROGRAM OPERATIONS

#### ■ AWARD

*Services (other than human services)*

**OMH PROJECT CONSULTANT FOR MIST/CAPE - M/WBE**  
Noncompetitive Small Purchase - PIN# 12525W0005001 - AMT: \$70,000.00 - TO: Rolanda Pyle, 2525 Nostrand Avenue, Suite 2B, Brooklyn, NY 11210.

To acquire an Office of Mental Health Project Consultant for the project entitled "Partnership to Support Aging in Place in Communities Severely Impacted by COVID-19," which is part of the Partnership to Support Aging in Place-Geriatric Services Demonstration Project: Maintaining Independence and Safety Through Technology ("MIST") program at CAPE/Commonpoint in Queens.

☛ jy24

## CITYWIDE ADMINISTRATIVE SERVICES

### DIVISION OF MUNICIPAL SUPPLY SERVICE

#### ■ AWARD

*Goods*

**AUTO MEAL TRAY SEALING MACHINES AND SUPPLIES - DOC - RENEW 1 - Renewal - PIN# 85722B0013001R001 - AMT: \$912,310.00 - TO: The Platinum Packaging Group Inc., 7627 Somerset Boulevard, Paramount, CA 90723.**

B2000021 - 1 Year Renewal (1 of 1). Auto Meal Tray Sealing Machines, Compartmented (1-C, 2-C, and 3-C) Compostable Meal Trays, and Meal Tray Wrapping Films. The sponsoring Agency is the DOC.

☛ jy24

### REAL ESTATE SERVICES

#### ■ AWARD

*Services (other than human services)*

**COSTAR SUBSCRIPTION - Other - PIN# 85625U0007001 - AMT: \$113,186.00 - TO: Costar Realty Information, Inc., 1331 L Street NW, Washington, DC 20005.**

CoStar provide access to sales and rental listings and executed transactions, as well as analytic data for market trends and historic market data. The CoStar subscription provides data to all five (5) boroughs. The information we receive from CoStar is required for all appraisals and real estate transaction negotiations.

☛ jy24

## CORRECTION

### OPERATIONS

#### ■ AWARD

*Goods*

**DPF CLEANING SYSTEM FOR THE NEW YORK CITY DEPARTMENT OF CORRECTION (DOC) FLEET MAINTENANCE AND OPERATION UNIT - M/WBE**  
Noncompetitive Small Purchase - PIN# 07225W0047001 - AMT:

\$99,498.00 - TO: Edge Electronics Inc., 75 Orville Drive, Suite 2, Bohemia, NY 11716-2525.

☛ jy24

## ENVIRONMENTAL PROTECTION

### ENGINEERING, DESIGN AND CONSTRUCTION

#### ■ AWARD

*Construction / Construction Services*

**DB2- PR 135: DESIGN BUILD SERVICES FOR POWER DISTRIBUTION IMPROVEMENTS FOR PORT RICHMOND WASTEWATER RESOURCE RECOVERY FACILITY - Innovative Procurement - Other - PIN# 82623I0002001 - AMT: \$185,000,000.00 - TO: Jett Industries Inc., Route 7, Behind Agway, Colliersville, NY 13747.**

☛ jy24

### WASTEWATER TREATMENT

#### ■ AWARD

*Goods*

**BWT VAUGHAN CHOPPER PUMPS 6030003X - M/WBE**  
Noncompetitive Small Purchase - PIN# 82626W0003001 - AMT: \$58,421.00 - TO: Pina M., Inc., 200 Village Center Drive, Suite 7323, Freehold, NJ 07728.

Delivery Location: NYCDEP--Hunts Point WRRF - 1270 Ryawa Avenue, Bronx, NY 10474.

☛ jy24

*Services (other than human services)*

**1569-BRN BOILER BURNER/CONTROL AT VARIOUS WRRF-SOUTH REGION - Renewal - PIN# 82622B0009001R001 - AMT: \$1,598,983.00 - TO: Control Systems Services Inc., 65 East Main Street, Washingtonville, NY 10992.**

BWT-1569-BRN: The Contractor shall furnish all the necessary labor, parts, materials and equipment for performing Preventive Maintenance, performing Inspections and/or Testing of the equipment, troubleshooting, repair, clean and tune-up boilers fueled by No. 2 oil, natural gas, digester gas and or any combination thereof. The work also includes associated systems but not limited to burners, boiler control systems, furnaces, fuel oil pumps, atomizing compressors, associated fuel piping and accessories, draft damper and controls, gas train components, low water cut offs, pipes, valves, blending pumps, removal and reinstallation blower motors, incidental repairs to refractory, tubes.

☛ jy24

## FIRE DEPARTMENT

### TECHNOLOGY DEVELOPMENT AND SYSTEMS

#### ■ AWARD

*Goods*

**LEARNING TREE ADVANTAGE+ ENTERPRISE SUBSCRIPTION PLAN - Other - PIN# 05725U0006001 - AMT: \$99,330.00 - TO: Learning Tree International USA Inc., 13650 Dulles Technology Drive, Herndon, VA 20171-6156.**

Learning Tree Advantage+ Enterprise Subscription Plan (Qty. 30 students)

☛ jy24

## HEALTH AND MENTAL HYGIENE

#### ■ AWARD

*Human Services / Client Services*

**FY26- RELAY SERVICES- OPIOID PREVENTION - Negotiated Acquisition - Other - PIN# 81625N0025010 - AMT: \$427,500.00 - TO: St. Barnabas Hospital, 4422 Third Avenue, Bronx, NY 10457.**



Non-fatal overdose response system. The Relay program saves lives, supports recovery, and contributes to addressing the opioid crisis. Along with assisting patients with medical care, and referrals to services post-overdose.

☛ jy24

## ADMINISTRATION

### ■ AWARD

*Services (other than human services)*

**ASBESTOS, LEAD, AND MOLD TESTING, INSPECTION/ASSESSMENT** - M/WBE Noncompetitive Small Purchase - PIN# 81625W0050001 - AMT: \$1,500,000.00 - TO: Precision Environmental, Inc., 60 Forest Avenue, Cortlandt Manor, NY 10567.

Precision Environmental, Inc./Precision Group Services will provide New York City Department of Health and Mental Hygiene with all labor, materials, and services necessary and required to provide Asbestos, Lead, and Mold Testing, Inspection/Assessment, and Laboratory Services on an as-needed basis, in various buildings owned and operated by the NYC Health Department within the five (5) boroughs of New York City.

☛ jy24

## INFORMATION TECHNOLOGY

### ■ AWARD

*Services (other than human services)*

**CYBER SECURITY ANALYSTS** - M/WBE Noncompetitive Small Purchase - PIN# 81625W0052001 - AMT: \$1,500,000.00 - TO: MKI Group LLC, 740 Broad Street, Suite 1, Shrewsbury, NJ 07702.

☛ jy24

**NETWORK PROJECT MANAGER** - M/WBE Noncompetitive Small Purchase - PIN# 81625W0053001 - AMT: \$1,500,000.00 - TO: CNC Consulting Inc, 50 East Palisade Avenue, Suite 422, Englewood, NJ 07631.

☛ jy24

## HOMELESS SERVICES

### ■ AWARD

*Services (other than human services)*

**IT CONSULTING SERVICE M AND O SERVICES FOR DSS APPLICATION SYSTEMS** - Intergovernmental Purchase - PIN# 07125G0005001 - AMT: \$612,000.00 - TO: Rangam Consultants Inc., 270 Davidson Avenue, Suite 103, Somerset, NJ 08873.

The vendor will provide consulting services for the project(s) mentioned below. The period of performance will be for thirty-six (36) months from October 1, 2024 to September 30, 2027. Under this initiative, the combination of technologies, applications and services continues to be refined periodically through a continuous improvement process achieved by the partnership with various DSS divisions, outside service organizations, and contractors. This partnership is intended to ensure full alignment of a state-of-the-art information technology strategy with the business goals of DSS and results in the information technology that fully supports and empowers staff, clients and partners to maximize service delivery. It also involves implementation of information technology policies and standards as well as executing all data security requirements, information technology planning and acquisition activities and technology training within the Agency. As part of this contract, this resource will be providing consulting services for the StreetSmart work.

☛ jy24

## ADULT SERVICES

### ■ AWARD

*Human Services/Client Services*

**SHELTER FOR HOMELESS SINGLE ADULTS AT BRUCKNER RAPID RE-HOUSING CENTER** - Renewal - PIN# 07121P0113001R001 - AMT: \$50,807,505.00 - TO: Westhab, Inc., 8 Bashford St, Yonkers, NY 10701-7099.

Located at 500 East 134th Street, Bronx, NY 10454. 159 Single Adults. FY26 Renewal + Allowance.

☛ jy24

## HOUSING AUTHORITY

### PROCUREMENT

#### ■ SOLICITATION

*Goods*

**SMPD MATERIALS FIRE ALARMS KIDDE ITEMS SUCH AS PANELS, FIRE ALARMS MIDDLE SIZE, ANNUNCIATOR DISPLAY AT VARIOUS DEVELOPMENTS LOCATED IN ALL FIVE (5) BOROUGHES OF NEW YORK CITY** - Competitive Sealed Bids - PIN# 515578 - Due 8-4-25 at 12:00 P.M.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 515578 Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to the <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link.

(1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account

(2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose "Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number 515578.

For all inquiries regarding the scope of materials, please contact Magdalena Lucero by e-mail: [Magdalena.Lucero@nycha.nyc.gov](mailto:Magdalena.Lucero@nycha.nyc.gov)

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, 6th Floor, New York, NY 10007. Magdalena Lucero (212) 306-3825; [magdalena.lucero@nycha.nyc.gov](mailto:magdalena.lucero@nycha.nyc.gov)



☛ jy24

## HOUSING PRESERVATION AND DEVELOPMENT

### ENS CONSTRUCTION

#### ■ AWARD

*Construction/Construction Services*

**BUILDING SEAL-UP IN BQS RENEWAL #1** - Renewal - PIN# 80622B0051001R001 - AMT: \$400,000.00 - TO: M Rahman Construction Corp., 1876 Schenectady Avenue, Suite 2, Brooklyn, NY 11234.

Requirements contract for sealing vacant and unguarded buildings in the boroughs of Brooklyn, Queens & Staten Island. Vacant buildings must be sealed for public safety.

☛ jy24

**IMMED EMERG DEMO 1005 E 38 ST BK** - Emergency Purchase - PIN# 80625E0041001 - AMT: \$283,333.00 - TO: Russo Development Enterprises Inc., 67 East Avenue, Lawrence, NY 11559-1003.

☛ jy24

## HUMAN RESOURCES ADMINISTRATION

### ■ AWARD

*Human Services/Client Services*

**MOIA LEGAL SUPPORT CENTER SERVICES IN LIBRARIES FOR 18 MONTHS** - Renewal - PIN# 06921P8351KXLR002 - AMT: \$1,223,771.00 - TO: Immigrant Justice Corps Inc., 17 Battery Place, Suite 331, New York, NY 10004.

☛ jy24

**HASA FY26 NAE HARLEM CONGREGATIONS 60U SS PLUS ALLOWANCE** - Negotiated Acquisition - Other - PIN# 06925N0013001 - AMT: \$3,321,945.00 - TO: Harlem Congregations for Community Improvement Inc., 256 West 153rd Street, New York, NY 10039.

The HRA/HASA intends to enter into a one-year Negotiated Acquisition Extension (NAE) contract for 60 scatter site units with the existing vendor, Harlem Congregations for Community Improvement, Inc. (HCCI), for provision of permanent housing and supportive services to HASA clients. The proposed NAE term will be from 7.01.2025 through 6.30.2026. The contract total is \$3,321,945.00 and includes Allowance funding in the amount of \$664,389.00.

This is a NAE with incumbent provider to maintain continuity of vital services for the minimum amount of time until a new RFP is processed, according to PPB Rule 3-04 (b)(2)(iii). The NAE is necessary to continue services until the vendor submits a proposal under the open-ended RFP. The RFP will be issued in or about Spring 2025 after State rules are confirmed.

☛ jy24

**FY26 NAE + ALLOWANCE-IMMIGRANT OPPORTUNITY INITIATIVE (IOI)** - Negotiated Acquisition - Other - PIN# 06925N0045001 - AMT: \$14,780,485.00 - TO: The Legal Aid Society, 199 Water Street, 6th Floor, New York, NY 10038.

This NAE is necessary to ensure the continuity of Immigrant Opportunity Initiative program, providing critical immigrant legal services and provide more time to process a new CSP. The RFP 06925P0009 released on 1.17.25. Vendor response due date – 9.15.25.

Procurement and award are in accordance with Section 3-04(b)(2)(iii) for the reasons set forth herein.

☛ jy24

*Services (other than human services)*

**CONSULTING SERVICES** - Renewal - PIN# 06922G0052001R001 - AMT: \$2,724,000.00 - TO: Prutech Solutions Inc., 555 U.S. Highway 1 South, 2nd Floor, Iselin, NJ 08830.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Prutech Solutions (BID# DSS-ITS C-20211027-1 Amendment 1; PIN: 22GPMMI21421). The original contract expired on December 31, 2024. The renewal period is from January 1, 2025 to December 31, 2026 in the amount of \$2,724,000.00.

☛ jy24

## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### ■ AWARD

*Services (other than human services)*

**7-858-0585A - SENIOR APPLICATION SECURITY ENGINEER - SP3** - M/WBE Noncompetitive Small Purchase - PIN# 85825W0136001 - AMT: \$263,900.00 - TO: CPI USA Inc., 6 Doreen Court, Edison, NJ 08820-3746.

☛ jy24

## OFFICE OF LABOR RELATIONS

### ■ AWARD

*Services (other than human services)*

**FITNESS PROGRAMS FOR CITY EMPLOYEES** - M/WBE Noncompetitive Small Purchase - PIN# 00225W0013001 - AMT: \$93,000.00 - TO: Gibbons Family Fitness, LLC, 44 Fleetwood Avenue, Suite 5D, Mount Vernon, NY 10552.

☛ jy24

## PARKS AND RECREATION

### INFORMATION TECHNOLOGY & TELECOMMUNICATION

### ■ AWARD

*Goods*

**CITT-DELL COMPUTERS AND ACCESSORIES** - M/WBE Noncompetitive Small Purchase - PIN# 84625W0045001 - AMT: \$45,683.00 - TO: Quality and Assurance Technology Corp., 18 Marginwood, Drive Ridge, NY 11961.

Dell Computers and Accessories for Shirley Chisholm Recreation Center.

☛ jy24

## POLICE DEPARTMENT

### CONTRACT ADMINISTRATION

#### ■ SOLICITATION

*Goods*

**NYPD LONG AND SHORT SLEEVE UNIFORM SHIRTS** - Competitive Sealed Bids - PIN# ES#056-23-2025 - Due 9-3-25 at 1:00 P.M.

All documents, including required samples, must be received prior to the opening of the 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 Department, 375 Pearl Street, 15th Floor, New York, NY 10038. Nancy Brandon (718) 610-8624; nancy.brandon@nypd.org*

☛ jy24

## SANITATION

### SUPPORT SERVICES

#### ■ AWARD

*Goods*

**TRANE PARTS** - M/WBE Noncompetitive Small Purchase - PIN# 82725W0038001 - AMT: \$300,000.00 - TO: Jamaica Hardware & Paints Inc., 131-01 Jamaica Avenue, Richmond Hill, NY 11418.

☛ jy24

## SCHOOL CONSTRUCTION AUTHORITY

### CONTRACT ADMINISTRATION

#### ■ SOLICITATION

*Construction Related Services*

**SCA25-00093R - D&C SERVICES IN CONNECTION WITH NON-DESTRUCTIVE, BUILDING ENVELOPE/FORENSIC AND MATERIAL TESTING** - Request for Proposals - PIN# SCA25-00093R - Due 8-7-25 at 12:00 P.M.

The solicitation is to obtain Design & Construction Services in Connection with Non-Destructive, Building Envelope/Forensic & Material Testing. The SCA anticipates awarding up to Six (6) requirements-type contracts (services to be ordered by the SCA on an "as required" basis) in the Not-To-Exceed (NTE) amount of up to Two Million (\$2,000,000) Dollars each. Contracts will be awarded based on the results of the Selection Committee's rankings. The term of each contract shall be three (3) years with no option to renew.

*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.*

*School Construction Authority, 30-30 Thomson Avenue, Long Island City, NY 10001. Aqib Hanif (718) 752-5196; ahanif@nysca.org; rfp@nysca.org*

☛ jy24

## TRANSPORTATION

### TRANSPORTATION PLANNING AND MANAGEMENT

#### ■ AWARD

*Services (other than human services)*

**LEASE OF GPS UNITS** - M/WBE Noncompetitive Small Purchase - PIN# 84125W0090001 - AMT: \$100,000.00 - TO: Hiwaytrac LLC, 6320 Fly Road, East Syracuse, NY 13057.

☛ jy24

## YOUTH AND COMMUNITY DEVELOPMENT

### AGENCY CHIEF CONTRACTING OFFICE

#### ■ AWARD

*Human Services/Client Services*

**RHY VULNERABLE YOUTH RESIDENTIAL SERVICES CRISIS SHELTER AND TIL FACILITY** - Negotiated Acquisition - Other - PIN# 26025N0170001 - AMT: \$3,393,831.00 - TO: Project Hospitality Inc., 100 Park Avenue, Staten Island, NY 10302.

2-year extension.

☛ jy24

**NDA EDUCATIONAL SUPPORT HS FY26** - Renewal - PIN# 26021P0002015R001 - AMT: \$780,000.00 - TO: El Barrios Operation Fightback Inc., 413 East 120th Street, Room 403, New York, NY 10035.

☛ jy24

**COMMUNITY SERVICES AT RANGEL COMMUNITY CENTER** - Negotiated Acquisition - Other - PIN# 26025N0077001 - AMT: \$225,000.00 - TO: Songs of Solomon: An Inspirational Ensemble, Inc., 133 W 138th, Street #3A, New York, NY 10030.

☛ jy24

### COMMUNITY DEVELOPMENT

#### ■ AWARD

*Human Services/Client Services*

**OFFICE OF NEIGHBORHOOD SAFETY** - Negotiated Acquisition - Other - PIN# 26025N0553001 - AMT: \$887,516.00 - TO: Brookdale Hospital Medical Center, One Brookdale Plaza, Brooklyn, NY 11212.

☛ jy24

### YOUTH SERVICES

#### ■ AWARD

*Human Services/Client Services*

**NEIGHBORHOOD YOUTH TEAM SPORTS FY26** - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121032 - AMT: \$50,000.00 - TO: Jamel Gaines Creative Outlet Inc., 138 South Oxford Street, Suite 2B, Brooklyn, NY 11217.

Competitive NAQ for Neighborhood Youth Team Sports

In accordance with section 3-04 (b)(2)(i)(B) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Youth Team Sports (YTS) services through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate Youth Team Sports program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(B) as funds available from the New York State Office of Children and Family Services (OCFS) will be lost to the City if DYCD is unable to start the competitive NAQ. The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year

2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,500,000 of this grant for an opportunity to recruit new providers.

☛ jy24

**NEIGHBORHOOD YOUTH TEAM SPORTS FY26** - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121043 - AMT: \$50,000.00 - TO: The Community Initiatives of NC, 2293 Adam Clayton Powell Jr. Boulevard, New York, NY 10030.

In accordance with section 3-04 (b)(2)(i)(B) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Youth Team Sports (YTS) services through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate Youth Team Sports program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(B) as funds available from the New York State Office of Children and Family Services (OCFS) will be lost to the City if DYCD is unable to start the competitive NAQ. The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,500,000 of this grant for an opportunity to recruit new providers.

☛ jy24

## CONTRACT AWARD HEARINGS

### CORRECTION

#### ■ PUBLIC COMMENT

This is a notice that the NYC Department of Correction is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract

**Contractor:** Royal Exterminating Co. Inc

**Contractor Address:** 108-44 172nd Street, Jamaica, NY 11433

**Scope of Services:** Pest Control Services

**Maximum Value:** \$1,500,000.00

**Term (Start and End Dates):** 7/1/2025 through 6/30/2027

**E-PIN:** 07226W0002001

**Procurement Method:** MWBE Non-Competitive Small Purchase

**Procurement Policy Board Rule:** Section 3-08 (c)(1)(iv)

**How can I comment on this proposed contract award?**

Please submit your comment to DL-MWBE@doc.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Monday, August 4, 2025.

☛ jy24

## ENVIRONMENTAL PROTECTION

#### ■ PUBLIC COMMENT

This is a notice that the NYC Department of Environmental Protection is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract**Contractor:** K Systems Solutions LLC**Contractor Address:** 405 Kearny Avenue, Suite 2B, Kearny, New Jersey 07032**Scope of Services:** Purchase of Closed-Circuit TV Equipment.**Maximum Value:** \$100,997.10**Term (Start and End Dates):** 7/23/2025 through 7/23/2026.**E-PIN:** 82626W0001001**Procurement Method:** MWBE Small Purchase**Procurement Policy Board Rule:** Section 3-08(c)(1)(iv)**How can I comment on this proposed contract award?**Please submit your comment to <https://forms.office.com/g/pKLJpfrJvC?origin=lprLink>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Wednesday, July 30, 2025.

✶ jy24

This is a notice that the NYC Department of Environmental Protection is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract**Contractor:** Waterside Contracting Corp**Contractor Address:** 26 Horton Street, West Islip, NY 11795**Scope of Services:** Floating Dock & Piling Replacement**Maximum Value:** \$218,000.00**Term (Start and End Dates):** 08/04/2025 through 08/04/2026.**E-PIN:** 82625W0078001**Procurement Method:** MWBE Small Purchase**Procurement Policy Board Rule:** Section 3-08(c)(1)(iv)**How can I comment on this proposed contract award?**Please submit your comment to <https://forms.office.com/g/GAz27fqfGp?origin=lprLink>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Wednesday, July 30, 2025.

✶ jy24

This is a notice that the NYC Department of Environmental Protection is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract**Contractor:** YSKOUD LLC**Contractor Address:** 48 W 2nd Street, Mount Vernon, New York 10550.**Scope of Services:** Maintenance & Repair of Dehumidifiers and HVAC Equipment**Maximum Value:** \$836,680.00**Term (Start and End Dates):** 7/1/2025 through 7/21/2028**E-PIN:** 82625W0082001**Procurement Method:** MWBE Small Purchase**Procurement Policy Board Rule:** Section 3-08(c)(1)(iv)**How can I comment on this proposed contract award?**<https://forms.office.com/g/hDgeqfDxgC?origin=lprLink>

Comments must be submitted before 2:00 P.M. on July 30, 2025.

✶ jy24

**FINANCE**

## ■ PUBLIC COMMENT

This is a notice that NYC Department of Finance is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract**Contractor:** PayPal Inc**Contractor Address:** 2211 First North Street, San Jose, California 95131**Scope of Services:** PayPal Payment Services**Maximum Value:** \$5,356,709.20**Term (Start and End Dates):** The contract term shall be for five (5) years from the date indicated in the Notice to Proceed.**Renewal Clauses:** Two (2) options to renew for two (2) years.**E-PIN:** 83625S0003001**Procurement Method:** Sole Source**Procurement Policy Board Rule:** Section 3-05**How can I comment on this proposed contract award?**Please submit your comment to <https://forms.office.com/g/WpeeVsNTY4?origin=lprLink>.

Comments must be submitted before 5:00 P.M. EST on July 31, 2025.

✶ jy24

**HEALTH AND MENTAL HYGIENE**

## ■ PUBLIC COMMENT

This is a notice that Department of Health and Mental Hygiene is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract**Contractor:** Brookdale Hospital Medical Center**Contractor Address:** One Brookdale Plaza, Brooklyn, NY 11212**Scope of Services:** Relay Service Program - a city-wide nonfatal overdose response system**Maximum Value:** \$855,000.00.**Term (Start and End Dates):** 7/1/2025 through 6/30/2034**E-PIN:** 81625N0025002**Procurement Method:** Negotiated Acquisition - Competitive**Procurement Policy Board Rule:** Section 3-04(b)(2)(ii)**How can I comment on this proposed contract award?**Please submit your comment to [PublicComment@health.nyc.gov](mailto:PublicComment@health.nyc.gov). Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on July 31, 2025

✶ jy24

This is a notice that DOHMH is seeking comments from the public about the proposed contract below.

**Contract Type:** New Contract**Contractor:** Phoenix Houses of Long Island Inc.**Contractor Address:** 34-11 Vernon Boulevard, Long Island City, NY, 11106**Scope of Services:** The Phoenix House Recovery Center will enhance their existing Peer Professional Workforce Development program (PPWD), which is inclusive of Recovery Coach Academy Training, peer ethics training, and professional development skills enhancements.**Maximum Value:** \$1,666,665.00**Term (Start and End Dates):** October 1st, 2025 through June 30th, 2029**E-PIN:** 81625N0019004**Procurement Method:** Negotiated Acquisition**Procurement Policy Board Rule:** 3-04(b)(2)(ii)**How can I comment on this proposed contract award?**Please submit your comment to [PublicComment@health.nyc.gov](mailto:PublicComment@health.nyc.gov). Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Friday, August 1st, 2025

✶ jy24

**TRANSPORTATION**

## ■ PUBLIC COMMENT

This is a notice that NYC Department of Transportation is seeking comments from the public about the proposed contract below.

**Contract Type:** Request for Proposal**Contractor:** HNTB New York Engineering and Architecture, P.C.**Contractor Address:** 350 Fifth Avenue, 57th Floor, New York, NY 10118-5700**Scope of Services:** TD/CSS for 21st Avenue Bridge Over NYCTA-BMT Sea Beach Line & 19th Avenue Bridge Over NYCTA-BMT Sea Beach Line, Borough of Brooklyn**Maximum Value:** \$13,475,997.62**Term (Start and End Dates):** 10/11/2024 through 10/10/2032.**E-PIN:** 84124P0003001**Procurement Method:** Competitive Sealed Proposal**Procurement Policy Board Rule:** Section 3-03**How can I comment on this proposed contract award?**Please submit your comment to <https://forms.office.com/g/nNkZ0vzqUe>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Thursday, July 31, 2025.

☛ jy24

## YOUTH AND COMMUNITY DEVELOPMENT

### ■ PUBLIC COMMENT

This is a notice that The Department of Youth and Community Development (DYCD) is seeking comments from the public about the seven (7) proposed contracts below:

**Contract Type:** Contract-CT1

**Contractor:** Lead By Example & Reverse the Trend Inc.

**Address:** 1990 Lexington Ave. Apt. 30H, New York NY 10035

**Scope of Services:** Neighborhood Safety Councils (NSCs) will work in partnership with the government to implement key strategies of the Blueprint for Community Safety. The NSCs will serve as a platform for community members to co-design, plan, and implement initiatives that support community wide safety.

**Maximum Value:** \$303,900.00

**EPIN:** 26025N0125001

**Location:** Citywide

**Term:** August 1, 2025 through July 31, 2026 with three (3) one-year renewal options

**Contract Type:** Contract-CT1

**Contractor:** Samuel Field YM & YWHA Inc.

**Address:** 58-20 Little Neck Parkway, Little Neck NY 11362

**Scope of Services:** Neighborhood Safety Councils (NSCs) will work in partnership with the government to implement key strategies of the Blueprint for Community Safety. The NSCs will serve as a platform for community members to co-design, plan, and implement initiatives that support community wide safety.

**Maximum Value:** \$304,124.00

**EPIN:** 26025N0125002

**Location:** Citywide

**Term:** August 1, 2025 through July 31, 2026 with three (3) one-year renewal options

**Contract Type:** Contract-CT1

**Contractor:** Neighborhood Association for Inter-Cultural Affairs Inc.

**Address:** 1075 Grand Concourse Suite 1B, Bronx NY 10452

**Scope of Services:** Neighborhood Safety Councils (NSCs) will work in partnership with the government to implement key strategies of the Blueprint for Community Safety. The NSCs will serve as a platform for community members to co-design, plan, and implement initiatives that support community wide safety.

**Maximum Value:** \$304,124.00

**EPIN:** 26025N0125003

**Location:** Citywide

**Term:** August 1, 2025 through July 31, 2026 with three (3) one-year renewal options

**Contract Type:** Contract-CT1

**Contractor:** The Community Initiatives of NC

**Address:** 2293 Adam Clayton Powell Jr. Blvd. T.C.I.O.N.Y., New York NY 10030

**Scope of Services:** Neighborhood Safety Councils (NSCs) will work in partnership with the government to implement key strategies of the Blueprint for Community Safety. The NSCs will serve as a platform for community members to co-design, plan, and implement initiatives that support community wide safety.

**Maximum Value:** \$304,124.00

**EPIN:** 26025N0125004

**Location:** Citywide

**Term:** August 1, 2025 through July 31, 2026 with three (3) one-year renewal options

**Contract Type:** Contract-CT1

**Contractor:** Kings Against Violence Initiative Inc.

**Address:** 147 Prince Street Suite 416, Brooklyn NY 11201

**Scope of Services:** Neighborhood Safety Councils (NSCs) will work in partnership with the government to implement key strategies of the Blueprint for Community Safety. The NSCs will serve as a platform for

community members to co-design, plan, and implement initiatives that support community wide safety.

**Maximum Value:** \$304,121.00

**EPIN:** 26025N0125005

**Location:** Citywide

**Term:** August 1, 2025 through July 31, 2026 with three (3) one-year renewal options

**Contract Type:** Contract-CT1

**Contractor:** Justice Innovation Inc.

**Address:** 520 8th Avenue 18th Floor, New York NY 10018

**Scope of Services:** Neighborhood Safety Councils (NSCs) will work in partnership with the government to implement key strategies of the Blueprint for Community Safety. The NSCs will serve as a platform for community members to co-design, plan, and implement initiatives that support community wide safety.

**Maximum Value:** \$304,124.00

**EPIN:** 26025N0125006

**Location:** Citywide

**Term:** August 1, 2025 through July 31, 2026 with three (3) one-year renewal options

**Contract Type:** Contract-CT1

**Contractor:** MAN UP, Inc.

**Address:** 797/799 Van Siclen Avenue, Brooklyn NY 11207

**Scope of Services:** Neighborhood Safety Councils (NSCs) will work in partnership with the government to implement key strategies of the Blueprint for Community Safety. The NSCs will serve as a platform for community members to co-design, plan, and implement initiatives that support community wide safety.

**Maximum Value:** \$304,124.00

**EPIN:** 26025N0125007

**Location:** Citywide

**Term:** August 1, 2025 through July 31, 2026 with three (3) one-year renewal options

**Procurement Method:** The proposed contractors are being funded through Negotiated Acquisition.

**Procurement Policy Board Rule:** Section 3-04(d)

**How can I comment on this proposed contract award?** Please submit your comment to <https://forms.office.com/g/4bZPLyJc0z>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 3:00 P.M. on July 31, 2025.

☛ jy24

This is a notice that The Department of Youth & Community Development (DYCD) is seeking comments from the public about the Two (2) proposed contract(s) below.

**Contract Type:** Contract-CT1 & CTR

**Scope of Services** Contractors listed below are to provide various Youth and Community Development related Services citywide.

**DYCD ID:** 930083W

**Contractor:** The Young Women's Christian Association of Queens

**Contractor Address:** 42-07 Parsons Boulevard, Flushing, NY 11355

**Maximum Value:** \$1,496,212.50

**Term:** 7/1/2024 through 6/30/2027

**E-PIN:** 26024L1478001

**DYCD ID:** 930875V.1

**Contractor:** The Fortune Society, Inc.

**Contractor Address:** 29-76 Northern Boulevard, Long Island City, NY 11101

**Maximum Value:** \$451,093.75

**Term:** 7/1/2023 through 6/30/2026

**E-PIN:** 26024L0896001A001

**Procurement Method:** The proposed contractors are being funded through Line-Item Appropriations or Discretionary Funds.

**Procurement Policy Board Rule:** Section 1-02 (e)

Please submit your comment to <https://forms.office.com/g/4bZPLyJc0z>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 3:00 P.M. on July 31, 2025.

☛ jy24

## AGENCY RULES

### BUILDINGS

#### ■ NOTICE

#### NOTICE OF ADOPTION OF RULE

**NOTICE IS HEREBY GIVEN**, pursuant to the authority vested in the Commissioner of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the addition of Section 101-18 to Subchapter A of Chapter 100 of Title 1 of the Official Compilation of the Rules of the City of New York regarding categories of work that do not require a permit when performed by the New York City Department of Parks and Recreation (DPR) or its contractors on land under DPR's jurisdiction. This rule was first published on March 18, 2025, and a public hearing thereon was held on April 23, 2025.

Dated: July 16, 2025 /s/  
 New York, New York James S. Oddo  
 Commissioner

#### Statement of Basis and Purpose of Rule

The Department of Buildings (DOB) is adding a new rule regarding categories of work that do not require a permit when performed by the New York City Department of Parks and Recreation (DPR) or its contractors on land under DPR's jurisdiction. DPR maintains a large portfolio of buildings, including public restroom buildings, recreation centers, pool filter plants, tennis buildings, utility buildings, and concessions buildings. Any work to be performed on those buildings may require a DOB permit.

Paragraph (9) of Section 28-105.4 of the New York City Administrative Code allows DOB to exempt certain categories of work from its permit requirements by rule. Therefore, to complete certain construction work more quickly while maintaining public safety, DOB is adding several categories of work that DPR or its contractors may perform on land under DPR's jurisdiction without DOB permits.

Comments were received prior to and at the public hearing from the New York City Department of Environmental Protection and many others, expressing concern that exempting stormwater drainage systems from DOB permit requirements would impede interagency coordination and oversight. In response to these comments, the exemption has been deleted.

There were many comments expressing concerns about:

- lack of inspections, oversight or enforcement due to eliminating the permit requirements
- unlicensed contractors performing work
- transparency for the public

These comments were rejected because:

- DPR will be responsible for inspections and oversight and all work must still be performed in accordance with certain provisions of the Building Code, including filing all Limited Alteration and electrical work (see subdivision (d)).
- Licensed general contractors and electricians are still required (see paragraph (1) of subdivision (d)).
- Transparency will be maintained by the requirement that DPR retain documentation and make it available to DOB upon request (see subdivision (e)).

The Department of Buildings' authority for these rules is found in sections 643 and 1043 of the New York City Charter and section 28-105.4 of the New York City Administrative Code.

New material is underlined.

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Subchapter A of Chapter 100 of Title 1 of the Rules of the City of New York is amended by adding a new section 101-18 to read as follows:

#### **§101-18 Categories of work that do not require a permit when performed by the New York City Department of Parks and Recreation or its contractors on land under DPR's jurisdiction.**

- (a) **Scope.** This rule establishes categories of work performed by the New York City Department of Parks and Recreation ("DPR") or its contractors on land under DPR's jurisdiction that may be exempt from the permit requirements of the New York City Construction Codes.
- (b) **References.** See Administrative Code sections 28-105.1 and 28-105.4, paragraph 9.
- (c) **Compliance with code and other laws.** Any exemptions outlined by this rule will not grant authorization for any work to be performed in a manner that violates the provisions of this rule, the New York City Construction Codes, the New York City Energy Conservation Code, or any other laws, rules, or regulations. Such exemptions do not eliminate the obligation of the DPR to file with other City agencies, when appropriate, including but not limited to the Landmarks Preservation Commission, the City Planning Commission, Department of Transportation, Department of Environmental Protection, Department of Environmental Conservation, or the Fire Department, nor do they eliminate the obligation of the DPR to file at the Department of Buildings for any related work, such as associated sidewalk protection, structural work, electrical connections, or plumbing connections.
- (d) **General requirements.** Work may be exempted from the permitting requirements of the Construction Codes when the following conditions are met:
  - (1) The work must be performed by general contractors registered pursuant to the requirements of Chapter 4 of Title 28 of the Administrative Code, and/or licensed electricians in accordance with the New York City Electrical Code. General contractors and electricians must be in good standing with the Department.
  - (2) All Limited Alteration Application work and electrical work associated with any exemptions outlined by this rule must be filed with the Department.
  - (3) Geotechnical investigations must be performed when required by Building Code section 1803.2.
  - (4) Support of excavation work must be filed with the Department where required by Building Code section 3304.4.
  - (5) The work must be filed with the Department if such work is performed as an integral part of a larger project filed with the Department.
  - (6) All repair and replace-in-kind work must be validated by an engineering analysis accounting for all applicable loads.
  - (7) All special inspections required by Chapter 17 of the Building Code must be performed.
- (e) **Documentation requirements.** DPR must comply with the following documentation requirements:
  - (1) Signed and sealed construction documents, including temporary shoring documents where required, must be maintained on site during construction. All construction document requirements in Building Code section BC 107 and record retention requirements in Administrative Code section 28-104.12 apply. Such records must be made available to the department upon request.
  - (2) Where special inspections are performed for work exempted from permitting by this rule, the special inspection documentation must be retained by the DPR for at least six years in accordance with Administrative Code section 28-115.3 and made available to the Department upon request.
- (f) **Categories of work that are exempt from permit requirements.** In addition to the categories of work exempted from the permit requirements of Administrative Code Section 28-105.1, in accordance with section 28-105.4, paragraphs 1 through 9, the following categories of work are exempt from permit requirements when performed by DPR or its contractors on land under DPR's jurisdiction.
  - (1) **Construction fences.** Construction fences when such fences:
    - (i) do not impede the public right of way; and
    - (ii) are not on the lot line; and
    - (iii) are not installed in connection with work requiring a permit.
  - (2) **Site grading, provided that the site grading:**

- (i) does not require support of excavation pursuant to Building Code section 3304.4;
  - (ii) does not require a Department of Environmental Protection permit;
  - (iii) does not create a non-accessible route(s) where an accessible route(s) would be required; and
  - (iv) does not create new retaining walls or create modifications to existing retaining walls that would require a permit. Retaining walls that do not require a permit are set out in paragraph (7) of this subdivision.
- (3) Outdoor stairs on grade.** Outdoor stairs on grade that are independent of other structures.
- (4) Site furnishings and ancillary non-building structures.** The following site furnishings and ancillary non-building structures, including their foundations:
- (i) flagpoles;
  - (ii) handball walls that are:
    - (A) a maximum of 16'-0" high;
    - (B) a minimum of 10" thick;
    - (C) exempt from support of excavation requirements pursuant to Building Code section 3304.4; and
    - (D) not supported by pile foundations.
  - (iii) playground equipment;
  - (iv) basketball hoops;
  - (v) guardrails;
  - (vi) handrails;
  - (vii) sports accessories;
  - (viii) bollards; or
  - (ix) chain link fences and steel picket fences including gates, posts, and related appurtenances where such fences are:
    - (A) a maximum of 20'-0" high for chain link fences and 7'-0" high for steel picket fences;
    - (B) not installed on the lot line;
    - (C) exempt from support of excavation requirements pursuant to Building Code section 3304.4; and
    - (D) not supported by pile foundations.
- (5) Concrete spall and crack repair.** Concrete spall and crack repair for exterior, on-grade, non-building structure concrete applications, provided that the work:
- (i) does not require temporary shoring;
  - (ii) is a replacement in kind; and
  - (iii) does not exceed a reinforcing bar size of #5.
- (6) Retaining walls.**
- (i) For all retaining wall work types listed in this paragraph, the following general requirements apply. Retaining walls must:
    - (A) not be located on the lot line or within a distance that is the maximum height of the wall from the lot line;
    - (B) not be attached to a building;
    - (C) be exempt from the inspection requirements of Administrative Code section 28-305.4;
    - (D) not support any structure or any surcharge load other than pedestrian loads, snow loads, and incidental loads associated with maintenance, including temporary vehicle surcharges;
    - (E) not show any evidence of sliding or overturning failure; and
    - (F) be less than 10 feet in height along any point of the wall. For the purposes of this item, the height of the retaining wall is the distance from the top of the ground in front of the wall to the top of the wall stem, or wall step for stepped walls, including any parapets or fencing capable of retaining material. This applies to all retaining walls, including those not fronting a public right-of-way.
  - (ii) The following scopes of work are exempt from permitting requirements under this section:
    - (A) Construction of new retaining walls provided that such new retaining walls retain 5 feet or less in height of soil.
    - (B) Replacement in kind of mass stone masonry walls provided that such retaining walls comply with the applicable code requirements for mass stone masonry walls, including but not limited to requirements pertaining to base to height ratio.
    - (C) Repairs and rebuilds of retaining wall parapets down to a maximum of 2 feet below the upper soil level.
    - (D) Repair of existing retaining walls provided that such existing retaining walls retains 5 feet or less in height of soil.
    - (E) Removal and replacement of masonry façade/cladding units where such replacement does not overlook a paved surface or marked path within the height of the wall. However, if the façade removal and replacement occur a maximum of 5 feet in height above the ground in front of the retaining wall, the retaining wall may overlook a paved surface or marked path.
- (7) Renovation of public restroom buildings.**
- (i) Renovation of public restroom buildings, provided that the building:
    - (A) is limited to a single story in height;
    - (B) is a freestanding building that does not exceed 1,000 gross square feet;
    - (C) is not on the lot line or within a distance that is the maximum height of the building from the lot line;
    - (D) contains no sub-grade levels;
    - (E) does not have a structural system that is either concrete or structural steel;
    - (F) is isolated with a construction fence around the building, measured perpendicularly 8 or more feet from the face of the building; and
    - (G) is taken offline for the duration of the work.
  - (ii) Work performed on such buildings must be limited to:
    - (A) reconfiguration of non-load bearing walls;
    - (B) façade restoration, with the exception of terra cotta;
    - (C) replacement in kind of existing structural members;
    - (D) replacement in kind of domestic hot water systems and electric heating systems;
    - (E) replacement and reconfiguration of plumbing fixtures; or
    - (F) construction of ramps, stairs and their associated handrails and guardrails as required for accessibility.
- (8) Sheds and greenhouses.** Temporary portable freestanding sheds and greenhouses on land under DPR's jurisdiction, provided that the sheds or greenhouses:
- (i) do not exceed 120 square feet in area and 9'-6" in height;
  - (ii) do not obstruct any required window;
  - (iii) are not located within 3 feet of any lot line;
  - (iv) do not impose any loads on adjacent structures or go below the bottom of any adjacent footings;
  - (v) are prefabricated structures secured to foundations per the shed or greenhouse manufacturer's instructions; and
  - (vi) are limited to not more than one such shed per 1,000 square feet of lot area.
- (9) Replacement in kind of miscellaneous metal members.** Replacement in kind of miscellaneous metal members, provided that such replacement:
- (i) occurs within buildings or structures not exceeding a single story in height;



- (ii) does not include the building structure or affect any portion of the building's structural stability;
- (iii) does not result in the widening of any openings; and
- (iv) is limited to the following types of work:
- (A) lintels;
- (B) steel doors;
- (C) storefront; or
- (D) guardrails and railings.

☛ jy24

## SPECIAL MATERIALS

### MANAGEMENT AND BUDGET

#### ■ NOTICE

#### Estoppel Notice

Capital Proceed Directive Bond Resolutions of The City of New York, a summary of which is published herewith, were adopted on the following dates:

<u>CAPITAL PROCEED DIRECTIVE BOND RESOLUTION</u>	<u>DATE</u>
250000001	July 10, 2024
250000002	July 12, 2024
250000003	July 17, 2024
250000004	July 19, 2024
250000005	July 24, 2024
250000006	July 26, 2024
250000007	July 31, 2024
250000008	August 02, 2024
250000009	August 07, 2024
250000010	August 09, 2024
250000011	August 14, 2024
250000012	August 16, 2024
250000013	August 23, 2024
250000014	August 30, 2024
250000015	September 06, 2024
250000016	September 11, 2024
250000017	September 13, 2024
250000018	September 18, 2024
250000019	September 20, 2024
250000020	September 25, 2024
250000021	September 27, 2024

The validity of the obligations authorized by such Capital Proceed Directive Bond Resolutions may be hereafter contested only if such obligations were authorized for an object or purpose for which the City of New York is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit

or proceeding contesting such validity is commenced within twenty (20) days after the date of this publication, or such obligations were authorized in violation of the provisions of the New York State Constitution.

/s/

Michael McSweeney  
City Clerk of  
The City of New York

Date: July 14, 2025

#### SUMMARY OF CAPITAL PROCEED DIRECTIVE BOND RESOLUTIONS

250000001, 250000002, 250000003, 250000004, 250000005, 250000006, 250000007, 250000008, 250000009, 250000010, 250000011, 250000012, 250000013, 250000014, 250000015, 250000016, 250000017, 250000018, 250000019, 250000020, 250000021

#### OF THE CITY OF NEW YORK

#### Summary of Determinations and Certifications of Amount of Bonds to be issued by The City of New York

Pursuant to the New York Local Finance Law (the "Law") and Sections 8 and 219 of the New York City Charter, the Mayor of the City of New York (the "City"), acting as the Finance Board of the City, has determined in Capital Proceed Directive Bond Resolutions 250000001, 250000002, 250000003, 250000004, 250000005, 250000006, 250000007, 250000008, 250000009, 250000010, 250000011, 250000012, 250000013, 250000014, 250000015, 250000016, 250000017, 250000018, 250000019, 250000020, 250000021. (the "Resolutions") that obligations shall be issued to finance the specific objects or purposes identified as budget codes ("Budget Codes") in the Resolutions, to the extent and in the amounts set forth in Capital Budget Code modifications ("BCMs") attached to such Resolutions and has certified by the Resolutions to the Comptroller of the City the amounts of obligations to be issued for financing the Budget Codes. Said amounts have been duly appropriated for the Budget Codes in appropriations for capital projects to which the Budget Codes relate.

The Resolutions request that the Comptroller determine the nature and terms of the obligations thereby authorized and that the Comptroller arrange for the issuance of such obligations.

The period of probable usefulness for each Budget Code is set forth in the description of such Budget Code in the financial management system reports of the City and is incorporated in the Resolutions by reference. The estimated maximum cost of each Budget Code is its proportionate share of the estimated maximum cost of the capital project of which such Budget Code is a part. The estimated maximum costs of each such project and the plan for financing the total costs of all of the Budget Codes comprising such project, are contained in the most recent Capital Budget in which the funds for such capital project were appropriated. Such total costs will be financed by the issuance of obligations of the City to the extent such costs are not financed by funds of the New York City Transitional Finance Authority (the "TFA") or the New York City Municipal Water Finance Authority ("NYW") or as otherwise indicated in such Capital Budget.

The Resolutions also authorize the temporary use of certain funds of the City for the purpose or purposes for which the issuance of obligations has been authorized by the Resolutions, and provide that suitable records are to be kept of such temporary diversion of funds, and that the City obtain reimbursement of such funds from the proceeds of the bonds authorized by the Resolutions, or from the sale of bond anticipation notes issued in anticipation of the sale of such obligations.

The validity of the obligations authorized by the Resolutions may be contested only if (1) such obligations are authorized for an object or purpose for which the City is not authorized to spend money, or the provisions of law which should have been complied with as of this date of publication have not been substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of this publication or (2) such obligations are authorized in violation of the provisions of the New York State Constitution.

THE FOLLOWING IS A LISTING OF THE CLASSES OF OBJECTS OR PURPOSES FOR WHICH THE OBLIGATIONS AUTHORIZED BY THE RESOLUTIONS SUMMARIZED HEREIN ARE TO BE ISSUED, TOGETHER WITH THE PERIODS OF PROBABLE USEFULNESS AND THE AMOUNTS OF OBLIGATIONS AUTHORIZED TO BE ISSUED FOR EACH SUCH CLASS OF OBJECTS OR PURPOSES. A COPY OF THE RESOLUTIONS SUMMARIZED HEREIN, WITH THE

FULL TEXT AND A DESCRIPTION OF ALL BUDGET CODES FOR WHICH OBLIGATIONS ARE BEING AUTHORIZED TO BE ISSUED BY SUCH RESOLUTIONS, MAY BE MADE AVAILABLE FOR PUBLIC INSPECTION DURING NORMAL BUSINESS HOURS AT THE OFFICE THE CHIEF ACCOUNTANT, OFFICE OF THE COMPTROLLER, MUNICIPAL BUILDING, 1 CENTRE STREET, NEW YORK, FOR TWENTY (20) DAYS FOLLOWING THE PUBLICATION OF THIS SUMMARY.

<u>Class of Object or Purpose</u>	<u>Local Finance Law Section 11.00a Subdivision</u>	<u>Period of Probable Usefulness (years)</u>	<u>\$ Amount Authorized</u>			
Acquisition, Construction or Reconstruction of or Additions to Water Supply or Distribution Systems, Including Original and Replacement Furnishings, Equipment, Machinery or Apparatus:	1	50 40 25 20 15 10 05	930,896,321 333,059 11,869,325 111,770 174,000 69,954 195,481	Demolition and Repair of Buildings:	12-a	10 594,638
Acquisition, Construction or Reconstruction of or Additions to Sewer Systems, Including Original and Replacement Furnishings, Equipment, Machinery or Apparatus:	4	40 30 25 20 15 10 05	87,724,235 577,123 45,049 8,689,420 189,495,617 17,559,730 55,040,100	Installation or Reconstruction of Heating, Lighting, Plumbing, Ventilating, Elevator or Power Plant of Systems in Class A, B and C Buildings:	13	15 2,518,883 10 70,858,366 05 8,123,325
Acquisition, Construction or Reconstruction of or Additions to Electric Light and Power or Gas Plants or Distribution Systems, or Natural Gas Producing Facilities, Including Original and Replacement Furnishings, Equipment, Machinery or Apparatus:	5	30 10	689,539 275,379	Original Improvements or Embellishments of Certain Parks, Playgrounds or Recreational Areas:	19	20 301 15 120,697,671 10 8,851,225 05 8,131,725
Acquisition, Construction or Reconstruction of Solid Waste Management-Resource Recovery Facilities, Including Original and Replacement Furnishings, Equipment, Machinery or Apparatus:	6	25 20	57,042 142,856	Construction, Reconstruction, Widening or Resurfacing of Highways, Roads, Streets, Parkways or Parking Areas and Improvements in Connection Therewith:	20	15 109,558,413 10 5,807,546 05 280,873,519
Acquisition, Construction or Reconstruction of or Additions to Docks, Piers, or Wharf Properties:	7	40 30 25 20 15 10 05	146,942 275 2,130,861 22,412 5,264,516 71,602,259 1	Acquisition of Land or Certain Rights in Land:	21	30 106,441
Acquisition, Construction or Reconstruction of or Additions to Rapid Transit Railroads, Including Original and Replacement Furnishings, Equipment, Machinery, Apparatus and Rolling Stock:	8	40 35 25 20 15	21,855,968 14,037,903 25,700,938 31,910,949 6,913,325	Dredging and Making Navigable of Creeks, Streams, Bays, Harbors and Inlets:	22	25 494,848 20 100,000 15 2,179,589 10 103,841 05 4,496,066
Acquisition, Construction or Reconstruction of or Additions to Street Railroads, Including Original and Replacement Furnishings, Equipment, Machinery, Apparatus and Rolling Stock:	9	10	35,363	Construction or Reconstruction of a Sewer, Water or Other Service Connection when such Improvement is not a part of the Construction, Reconstruction or Addition to a Water Distribution or Sewer System:	23	10 136,791
Acquisition, Construction or Reconstruction of or Additions to Bridges, Tunnels, Viaducts and Underpasses	10	40 20 10	114,639,895 6,087,086 8,742,422	Construction or Reconstruction of Curbs, Sidewalks or Gutters:	24	10 122,853,398
Acquisition or Construction of Class A, B and C Buildings, Including Original Furnishing, Equipment, Machinery or Apparatus:	11	30 25 20 15 10 05	2,046,230,320 55,479,090 54,238,482 7,994 1,803,384 356,120	Purchase and Installation of Certain Systems of Communications or Transmission and Additions Thereto:	25	10 87,679 05 10,098
Construction of Additions to or Reconstruction of Class A, B and C Buildings, Including Original Furnishings, Equipment, Machinery or Apparatus:	12	25 20 15 10 05	57,447,128 52,926,327 43,008,637 22,092,954 180,000	Police and fire alarm systems and signal systems. The purchase or installation of a fire or police alarm, telegraph or telephone system or any other system of communication or transmission, or additions thereto:	26	10 33,541
				Purchase of Fire-fighting Vehicles and Apparatus:	27	10 43,740,581
				Purchase of Ambulances, Including Original Equipment and Furnishings:	27-a	05 16,589,962
				Purchase of Machinery or Apparatus for Constructing, Reconstructing, Repairing, Maintaining or Removing Snow and Ice from Any Physical Public Betterment or Improvement:	28	10 25,326,273 05 266,008
				Purchase of Certain Motor Vehicles:	29	05 163,310,857
				Purchase of municipally owned omnibus or similar surface transit motor vehicles:	29-a	10 1,060,002
				Acquisition of Original or Replacement Equipment, Machinery, Apparatus or Furnishings for Any Physical Public Betterment or Improvement:	32	05 81,328,057 03 34,359,058
				Acquisition, Construction or Reconstruction of or Additions to Certain Physical Public Betterments and Improvements:	35	15 147,852,335 10 56,830,666 05 91,795,684

Certain Public Housing Purposes Pursuant to Public Housing Law, and Housing Preservation and Development Pursuant to the Private Housing Finance Law:	41	30	11,447,948	Financing Costs Associated with Objects or Purposes for which a Period of Probable Usefulness has been Determined Under Any Other Subdivision of this Paragraph to be at least fifteen years:	91	15	26,433,499
Urban Renewal Programs:	41-a	50	612,535	Financing Costs Associated with Objects or Purposes for which a Period of Probable Usefulness has been Determined Under Any Other Subdivision of this Paragraph to be at least twenty years:	92	20	396,535
Urban Development Action Area Projects:	41-d	30	2	Financing Costs Associated with Objects or Purposes for which a Period of Probable Usefulness has been Determined Under Any Other Subdivision of this Paragraph to be at least twenty-five years:	93	25	371,815
Projects to Achieve Housing New York Program Act Purposes:	41-e	30	571,357,729	Financing Costs Associated with Objects or Purposes for which a Period of Probable Usefulness has been Determined Under Any Other Subdivision of this Paragraph to be at least thirty years:	94	30	2,960,195
Acquisition, Construction or Reconstruction of or Additions to Ferry Terminals:	46	20	2,210,618	One or more objects or purposes for which a period of probable usefulness has been determined under any other subdivision of this paragraph to be at least thirty-five years:	101	35	154,153
Acquisition, Construction or Reconstruction of Ferry Boats:	47	10	296,605	One or more objects or purposes for which a period of probable usefulness has been determined under any other subdivision of this paragraph to be at least forty years:	102	40	240,866
Fire Safety and Prevention Systems:	56	05	400,000	One or more objects or purposes for which a period of probable usefulness has been determined under any other subdivision of this paragraph to be at least fifty years:	103	50	211
Acquisition, Planting, Preservation, Removal, Disposal and Replacement of Trees:	57-1 <sup>st</sup>	5	206,967	Acquisition or Development of an Intangible Asset:	108	5	28,659,098
Acquisition, Construction or Reconstruction of or Addition to a Steam Plant or Distribution System:	58	10	8,820		3	93,214,083	
Construction and Reconstruction of Swimming Pools:	61	20	1	<b>TOTAL</b>		8,156,215,276.00	
Planning for future capital improvements. The preparation pursuant to section ninety-nine-d of the general municipal law of surveys, preliminary plans and detailed plans, specifications and estimates necessary for planning for a capital improvement which it is contemplated might be undertaken in the future:	62-a	05	47,286,722				<b>➤ jy24</b>
Placing of fill. The placing of earth, rocks, gravel or hydraulic fill on land acquired for a public purpose in connection with the improvement thereof, including acquisition and transportation:	63-b	10	1				
Purchase of Traffic Signals and Traffic Signal Systems:	72-2 <sup>nd</sup>	20	5,122,066				
Comprehensive Programs of Renovations of Public Playgrounds or Public Parks:	77-2 <sup>nd</sup>	10	3,588,632				
Pedestrian malls. The construction or reconstruction of or addition to a pedestrian mall:	80	5	676,575				
Implementation of the Five-Year Educational Facilities Capital Plan of the Board of Education of the City School District of the City of New York:	84	20	210,000,000				
Acquisition and Installation of underground liquid fuel tanks:	88-2 <sup>nd</sup>	15	30,000,000				
Financing Costs Associated with Objects or Purposes for which a Period of Probable Usefulness has been Determined Under Any Other Subdivision of this Paragraph to be at least five years:	89	15	1,347,742,695				
Financing Costs Associated with Objects or Purposes for which a Period of Probable Usefulness has been Determined Under Any Other Subdivision of this Paragraph to be at least ten years:	90	10	4,600,000				
		05	19,500,701				
		15	15,908,391				
		05	14,013,000				
		05	33,586,719				
		03	156,522				
			53,110,463				

## OFFICE OF THE MAYOR

### ■ NOTICE

#### EMERGENCY EXECUTIVE ORDER NO. 834

July 17, 2025

WHEREAS, on September 2, 2021, the federal monitor in the *Nunez* use-of-force class action stated that steps must be taken immediately to address the conditions in the New York City jails; and

WHEREAS, on June 14, 2022, the federal court in *Nunez* approved the *Nunez* Action Plan, which “represents a way to move forward with concrete measures now to address the ongoing crisis at Rikers Island”; and

WHEREAS, although there has been improvement in excessive staff absenteeism, extraordinarily high rates of attrition due to staff retirements and other departures continue to seriously affect the Department of Correction’s (DOC’s) staffing levels and create a serious risk to DOC’s ability to carry out the safety and security measures required for the maintenance of sanitary conditions; and access to basic services, including showers, meals, visitation, religious services, commissary, and recreation; and

WHEREAS, this Order is given to prioritize compliance with the *Nunez* Action Plan and to address the effects of DOC's staffing levels, the conditions at DOC facilities, and health operations; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 140 of 2022, Emergency Executive Order No. 579 of 2024, and Emergency Executive Order 623 of 2024; and

WHEREAS, the state of emergency existing within DOC facilities, first declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that section 1 of Emergency Executive Order No. 832, dated July 12, 2025, is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams  
Mayor

☛ jy24

## EMERGENCY EXECUTIVE ORDER NO. 835

July 17, 2025

WHEREAS, over the past several months, thousands of asylum seekers have been arriving in New York City, from the Southern border, without having any immediate plans for shelter; and

WHEREAS, the City now faces an unprecedented humanitarian crisis that requires it to take extraordinary measures to meet the immediate needs of the asylum seekers while continuing to serve the tens of thousands of people who are currently using the DHS Shelter System; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 224, dated October 7, 2022; and

WHEREAS, the state of emergency based on the arrival of thousands of individuals and families seeking asylum, first declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby order that section 1 of Emergency Executive Order No. 833, dated July 12, 2025, is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams  
Mayor

☛ jy24

## CHANGES IN PERSONNEL

### DEPARTMENT OF CORRECTION FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
IBE	CHIOMA	B 30081	\$53370.0000	APPOINTED	YES	05/18/25	072
ILLUZZI	VINCENT	91925	\$470.4700	RESIGNED	NO	05/18/25	072
JACKSON	PRISCILL	G 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
JOHNSON	COLLEEN	S 70467	\$130260.0000	RETIRED	NO	05/06/25	072
JOSEPH	DAISHAWN	W 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
JOSEPH	KERON	J 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
KARIM	KAZI	A 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
KHAN	AMIR	E 10246	\$52167.0000	RESIGNED	YES	03/28/25	072

KINARD	TRAMAINE	T 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
LEON	MARIA	E 70410	\$105146.0000	TERMINATED	NO	05/20/25	072
LIZARAZO	KRISTEN	M 31164	\$55467.0000	RESIGNED	YES	05/11/25	072
MAHARAJ	YOGNATH	30081	\$53370.0000	APPOINTED	YES	05/18/25	072
MANNING	TRICIA	N 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
MAZHAR	FAHAD	70410	\$54652.0000	RESIGNED	NO	05/25/25	072
MCBEAN	NICHOLAS	V 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
MCCALLA	SAMANTHA	E 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
MCGOVERN	CAITLIN	E 31142	\$105000.0000	INCREASE	YES	03/16/25	072

### DEPARTMENT OF CORRECTION FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MCLEOD	DEVAUN	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
MEDICA	RONELLA	K 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
MELENDEZ	BLANCA	M 56057	\$49615.0000	INCREASE	YES	03/30/25	072
MONCADA	BRIAN	E 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
MORRIS	JOSUE	E 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
MORTON	TREVOR	W 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
MURRAY	SEAN	70410	\$101590.0000	RESIGNED	NO	02/23/25	072
OLIVER	TAJANAY	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
PALAFIX	GALIME	70410	\$105146.0000	RESIGNED	NO	05/29/25	072
PERRONE	CHRISTOP	A 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
PHILLIPS	KHALEAH	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
PINERO JR	ALEJANDR	70410	\$51018.0000	TERMINATED	NO	05/16/25	072
POWELL	SHAWN	E 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
QURESHI	ABIR	I 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
RASHID	MD	H 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
RIVERA	JOSHUA	P 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
ROBERTSON	CHRISTIA	A 70410	\$105146.0000	DISMISSED	NO	05/21/25	072
RODRIGUEZ	SHANIK	C 70410	\$105146.0000	DISMISSED	NO	05/27/25	072
ROMAN	GENE	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
ROWE	MARQUISE	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
SALAMAN	NORMAN	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
SANCHEZ	MARCELIN	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
SANDOVAL	ANGELA	70410	\$105146.0000	DISMISSED	NO	05/27/25	072
SENIOR	CARLYLE	V 90210	\$41224.0000	APPOINTED	YES	05/25/25	072
SHORE	DOUGLAS	N 10056	\$112260.0000	INCREASE	YES	03/30/25	072
SINGER	HOWARD	I 13232	\$230000.0000	INCREASE	YES	04/09/25	072
SMITH	BRYAN	D 70410	\$105146.0000	RESIGNED	NO	05/14/25	072
SOLIS	DAISY	S 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
SOTO	JOSHUA	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
SOTO	RICHARD	70410	\$54652.0000	APPOINTED	NO	05/30/25	072
STALLWORTH	CURTIS	30081	\$53370.0000	APPOINTED	YES	05/25/25	072
TAYLOR	ZARIA	W 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
TOBISH	MATTHEW	S 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
VANARIA	JOSEPH	J 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
VASQUEZ	ALMANZA	A 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
VINCENT	KEISHA	L 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
VOLPICELLO	FRANK	B 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
WRIGHT	MARQUIS	N 70410	\$54652.0000	APPOINTED	NO	05/30/25	072
YETIM	KIVANC	70410	\$54652.0000	RESIGNED	NO	05/30/25	072
ZORRILLA-ARISTY	DINORAH	M 95041	\$175000.0000	APPOINTED	YES	05/25/25	072

### BOARD OF CORRECTION FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
PRAINITO	ALICIA	R 56058	\$60889.0000	APPOINTED	YES	05/25/25	073
SUBEIR	LAMEES	Y 10234	\$19.0000	APPOINTED	YES	05/25/25	073

### MAYORS OFFICE OF CONTRACT SVCS FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BEATHA	BROOKE	A 05277	\$63654.0000	RESIGNED	YES	05/21/25	082
ITO CHIHAIA	TOMA	10209	\$17.2500	RESIGNED	YES	05/29/25	082
LUTHER	ILANA	S 0527A	\$76963.0000	INCREASE	YES	02/23/25	082
MARKLAND	YEKENIA	10026	\$232171.0000	INCREASE	NO	04/27/25	082
MATHON	SARBJEET	S 0527A	\$80000.0000	APPOINTED	YES	05/18/25	082
MENDOZA	JANELLE	R 10209	\$17.2500	RESIGNED	YES	05/23/25	082
PERALTA	STEPHANI	05277	\$60000.0000	RESIGNED	YES	05/23/25	082
RAJPOOT	ALI	A 05277	\$60000.0000	APPOINTED	YES	05/18/25	082
SITU	ZHI RONG	10209	\$17.2500	RESIGNED	YES	05/31/25	082

### PUBLIC ADVOCATE FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ACEVEDO	EDGARDO	60809	\$118460.0000	RESIGNED	YES	05/11/25	101

### CITY COUNCIL FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AJAO	LOLA	C 30183	\$80000.0000	APPOINTED	YES	05/27/25	102
ALBA	CHANTAL	94074	\$95481.0000	RESIGNED	YES	05/20/25	102
BRENNAN	MADELEIN	R 94074	\$19422.0000	APPOINTED	YES	05/18/25	102