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THE CITY RECORD

BILL DE BLASIO

Mayor

LISETTE CAMILO

Commissioner, Department of Citywide
Administrative Services

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOARD MEETINGS

MEETING

City Planning Commission

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



City Council

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

Contract Awards Public Hearing

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

Civilian Complaint Review Board

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

Design Commission

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

Department of Education

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

Board of Elections

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

Environmental Control Board

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

Board of Health

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

Health Insurance Board

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

Board of Higher Education

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

Citywide Administrative Services

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

Commission on Human Rights

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

In Rem Foreclosure Release Board

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

Franchise and Concession Review Committee

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

Real Property Acquisition and Disposition

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

Landmarks Preservation Commission

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

Employees' Retirement System

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

Housing Authority

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

Parole Commission

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

Board of Revision of Awards

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

Board of Standards and Appeals

Meets at 22 Reade Street, 1st Floor, in Manhattan on Mondays and Tuesdays at 10:00 A.M. Review sessions are customarily held immediately before the public hearing. For changes in the schedule or additional information, please call the Board's office at (212) 386-0009 or consult the Board's website at www.nyc.gov/bsa.

Tax Commission

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

BOROUGH PRESIDENT - BROOKLYN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 201 of the New York City Charter, the Brooklyn borough president will hold a remote ULURP public hearing on the following matters, commencing at 6:00 P.M., on Monday, September 27, 2021.

The hearing will be conducted via the Webex video conferencing system.

Members of the public may join and testify using the following information:

<p>Event Address: https://nycbp.webex.com/nycbp/onstage/g.php?MTID=e50040b09ee5560a092673f73fa0f3e7a</p> <p>Event Number: 179 298 3276</p> <p>Event Password: ulurp</p>
--

Those wishing to call in without video may do so using the following information:

Audio Conference: +1-408-418-9388

Access Code: 179 298 3276

1) One Wythe Avenue Industrial Business Incentive Area (IBIA) Special Permit (210272 ZSK)

An application submitted by One Wythe LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-96* of the New York City Zoning Resolution (ZR) to allow an increase in the maximum permitted floor area ratio in accordance with ZR Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to waive the off-street parking requirements of ZR Section 44-20 (REQUIRED ACCESSORY OFF-

STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES), and to modify the quantity and size of the loading berth requirements of Section 44-50 (GENERAL PURPOSES), in connection with a proposed eight-story commercial and industrial building within an IBIA, specified on the Maps in Section 74-968 (Maps of IBIA), on property located at 1 Wythe Avenue (Block 2641, Lots 1, 3 and 4), in a M1-2 District. Borough of Brooklyn, Community District 1 (CD 1). *Note: Section 74-96 is proposed to be changed under a concurrent related application (N 210273 ZRK) for a zoning text change.

2) 79 Quay Street Rezoning (210166 ZMK, 210167 ZRK)

Applications submitted by Quay Plaza LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 12c, by changing from an M1-2/R6A District to an M1-4/R7D District for an area fronting the north side of Quay Street and east side of West Street to within 100 feet of Franklin Street, subject to the conditions of New York City Environmental Quality Review (CEQR) Declaration E-622. The proposed zoning text amendment would designate a Mandatory Inclusionary Housing (MIH) area coterminous with the project area. The requested actions are intended to facilitate a nine-story building, with approximately 10,585 square feet (sq. ft.) of commercial (retail) floor area with a floor area ratio (FAR) of 0.64 and approximately 81,570 sq. ft. of residential floor area (4.94 FAR) with 83 dwelling units in CD 1. Approximately 22 units would be affordable to households earning an average 60 percent of Area Median Income (AMI), pursuant to MIH Option 1, or 26 units would be affordable to households earning an average 80 percent of AMI, pursuant to MIH Option 2.

3) River Ring (210425 MMK, 220061 MLK, 220062 ZMK, 220063 ZRK, 220064 ZSK, 220070 ZSK)

Applications for property in Community District 1, Borough of Brooklyn, submitted by River Street Partners LLC, pursuant to Sections 197-c, 199 and 201 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code for the following:

- An amendment to the City Map involving:
 - The elimination, discontinuance and closing of Metropolitan Avenue between River Street and the United States Pierhead Line (USPL)
 - The elimination, discontinuance, and closing of a portion of North First Street from a point 200 feet west of River Street and the USPL
 - The adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. Y-2760 dated August 16, 2021, and signed by the Brooklyn borough president
- To facilitate a landfill of approximately 6,230 sq. ft. located in the East River, in connection with a proposed mixed-use development, within a large-scale general development (LSGD), on property generally bounded by North Third Street, River Street, North First Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the USPL (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21, and Block 2376, Lot 50; and the above reference intended demapped portions of Metropolitan Avenue and North First Street), in a proposed C6-2 District.
- An amendment of the Zoning Map changing from an M3-1 District to a C6-2 District property bounded by North Third Street, River Street, North First Street, a line 200 feet northwesterly of River Street, a northeasterly boundary line of Grand Ferry Park, and the USPL, and changing from an M3-1 District to an M1-4 District property bounded by North Third Street, Kent Avenue, North First Street, and River Street, and subject to the conditions of CEQR Declaration E-636. The proposed zoning text amendment would designate an MIH area coterminous with the area proposed to be designated as a C6-2A zoning district.
- An application in connection with a proposed mixed-use development, within a LSGD, on property generally bounded by North Third Street, River Street, North First Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the US Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21, Block 2376, Lot 50, and the demapped portions of Metropolitan Avenue and North First Street), in a C6-2 District, for the grant of special permits pursuant to the following Sections of the ZR:
 - ZR Section 74-743(a)(2):
 - To modify the height and setback, floor area distribution, maximum residential tower size, and maximum width of building walls facing a shoreline per requirements of ZR Section 62-341 (Developments on land and platforms)
 - Section 74-743(a)(13):
 - To allow existing land projecting seaward of the bulkhead line to be replaced or reconstructed with new platforms and such platform be included as part of the upland lot

- To allow such new piers and platforms to be considered lot area for the purposes of determining allowable floor area, dwelling units, and other bulk regulations of ZR Section 62-31(b) & (c) (Bulk Computations on Waterfront Zoning Lots)
- To waive the requirements of ZR Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers), and ZR Section 62-63 (Design Requirements for Public Access on Piers and Floating Structures)
- An application for the grant of a special permit pursuant to Section 74-533 of the ZR to reduce the number of required accessory off-street parking spaces from 40 percent to 20 percent, for dwelling units in a development within a Transit Zone, which includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a LSGD, on property generally bounded by North Third Street, River Street, North First Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the USPL (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; Block 2376, Lot 50, and the intended to be demapped portions of Metropolitan Avenue and North First Street), in a C6-2 District

The requested actions are intended to facilitate two mixed-use towers, one at 49 stories and an approximately 560'-tall tower (600', including bulkhead) and the second being 64 stories and an approximately 710'-tall tower (750' including bulkhead). In total the proposed development is intended to be approximately 1,158,800 sq. ft. (6.17 FAR), with approximately 1,050 dwelling units, a 30,000 sq. ft. community center, 79,000 sq. ft. of commercial space, including office space and local retail, approximately 250 accessory attended parking spaces for at least 20 percent of market-rate dwelling units, 538 required bicycle parking spaces, and approximately 2.9 acres of new public open space comprised of approximately 2.32 acres of accessible in-river space and 0.86 acres of intertidal area. Approximately 263 units (25 percent of residential floor area) would be affordable to households earning an average 60 percent of AMI. Local retail uses on the ground floor of both buildings would activate street frontages along North First and Third streets, and River Street, as well as along the adjacent publicly-accessible open space. No loading docks are required, and none will be provided. A landfill action would add approximately 6,319 sq. ft. of landfill as part of the waterfront public open space plan.

This hearing will be recorded for public transparency and made available on Borough President Adams' YouTube channel, One Brooklyn.

Accessibility questions: Nathan Sherfinski, (718) 802-3857, nathan.sherfinski@brooklynbp.nyc.gov, by: Monday, September 20, 2021, 5:00 P.M.



s14-27

BOROUGH PRESIDENT - MANHATTAN

■ PUBLIC HEARINGS

The September 2021 Manhattan Borough Board Meeting will be held on Thursday, September 23rd, 2021, at 8:30 A.M., on Zoom. The link to register to the meeting is, https://zoom.us/join/zoom/register/WN_pA63Nt1JQFe6bmXzuwk2oA. At the September 23rd, 2021 Manhattan Borough Board Meeting, there will be 1) a public hearing and vote on New York City Department of Transportation (DOT) and Department of City Planning (DCP)'s proposed Citywide zoning text amendment, that will allow the DOT, to administer the Permanent Open Restaurant program (POR) – the proposal will remove sidewalk café regulations from the Zoning Resolution to increase geography eligibility as sidewalk cafes will become part of a unified sidewalk and roadway outdoor dining program administered at DOT, and 2) a presentation from the New York State Independent Redistricting Commission about the timeline of their preliminary maps and public hearings.

Accessibility questions: Brian Lafferty (212) 669-4564, blafferty@manhattanbp.nyc.gov, by: Wednesday, September 22, 2021, 5:00 P.M.



s17-23

BOROUGH PRESIDENT - QUEENS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Virtual Public Hearing will be held by the Borough President of Queens, Donovan Richards, on **Thursday, September 23, 2021**, starting at 9:30 A.M. The public hearing will be streamed live at www.queensbp.org.

Those who wish to testify may preregister for virtual speaking time by visiting www.queensbp.org/landuse and submitting their contact

information through the preregistration link. After preregistering, the speaker will receive a confirmation email with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-3000 between 9:00 A.M. to 5:00 P.M. prior to the date of the hearing.

Written testimony is welcome from those who are unable to testify virtually. All written testimony must be received by 5:00 P.M. on Thursday, September 23, 2021, and may be submitted by email to planning@queensbp.org, or by conventional mail sent, to the Office of the Queens Borough President, at 120-55 Queens Boulevard - Room 226, Kew Gardens, NY 11424.

CD Q14 – ULURP #200299 ZMQ – IN THE MATTER OF an application submitted by 79 Arverne Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 80 feet westerly of Beach 77th Street, Rockaway Freeway, and a line 200 feet easterly of Beach 80th Street, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated June 7, 2021, and subject to the conditions of CEQR Declaration E-624.

CD Q04 – ULURP #210041 ZMQ - IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630. (Related ULURP #210042 ZRQ).

CD Q04 – ULURP #N210042 ZRQ – IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 4. (Related ULURP #210041 ZMQ).

CD Q12 - ULURP #N210148 ZMQ - IN THE MATTER OF an application submitted by Archer 1 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution, for the establishment of an authorization and concurrent use of the authorization to facilitate a curb cut and permitted loading berth as part of an otherwise as-of-right building under construction.

CD Q10 – ULURP #210164 ZMQ – IN THE MATTER OF an application submitted by 10316 Van Wyck Exp LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 18c:

1. changing from an R3A District to an R6B District property bounded by a line 100 feet southeasterly of Liberty Avenue, the northeasterly service road of Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue and its northeasterly prolongation, and a line midway between 135th Street and Van Wyck Expressway; and
2. establishing within a proposed R6B District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue, and a line midway between 135th Street and Van Wyck Expressway;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated July 26, 2021. (Related ULURP #210165 ZRQ).

CD Q10 – ULURP #N210165 ZRQ – IN THE MATTER OF an application submitted by 10316 Van Wyck Exp LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 10. (Related ULURP #210164 ZMQ).

CD Q01 – ULURP #210200 ZMQ – IN THE MATTER OF an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9a:

1. Changing from an R5B District to a C4-4 District property bounded by a line 130 feet southwesterly of 24th Avenue, a

line 90 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and a line 80 feet southeasterly of 31st Street;

- 2. Changing from a C4-3 District to a C4-4 District property bounded by a line 200 feet northeasterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 130 feet southwesterly of 24th Avenue, a line 80 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and 31st Street;
- 3. changing from an R5B District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 90 feet southeasterly of 31st Street, 24th Road, 32nd Street, Astoria Boulevard North, and a line 80 feet southeasterly of 31st Street; and
- 4. changing from a C4-3 District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 80 feet southeasterly of 31st Street, Astoria Boulevard North, and 31st Street.

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only), dated June 21, 2021, and subject to the conditions of CEQR Declaration E-623. (Related ULURP #N210201)

CD Q01 – ULURP #210201 ZRQ – IN THE MATTER OF an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District. (Related ULURP #210200 ZMQ)

CITYWIDE – ULURP #N210434 ZRY – IN THE MATTER OF an application filed by the NYC Department of City Planning and NYC Department of Transportation, pursuant to Section 201 of the NYC Charter, for a zoning text amendment to facilitate a component of the permanent citywide Open Restaurants program.

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

s17-23

CITY COUNCIL

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Council has scheduled the following public hearing, on the matter indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible both in person and remotely, on the following matters in the City Council Chambers, City Hall, New York, NY 10007, commencing at 10:00 A.M., on September 24, 2021. The hearing will be live-streamed, via the Council’s website, at <https://council.nyc.gov/live/>. Please visit, <https://council.nyc.gov/land-use/>, in advance for information about how to testify and how to submit written testimony.

**RIVER NORTH (LIBERTY TOWERS)
STATEN ISLAND CB - 1 C 210289 ZMR**

Application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 21c:

- 1. eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, Hamilton Avenue, a line 100 feet westerly of Stuyvesant Place, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street;
- 2. eliminating a Special Hillside Preservation District (HS) bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
- 3. changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
- 4. establishing within an existing R6 District a C2-4 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place;
- 5. establishing within a proposed R7-3 District a C2-4 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton

Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; and

- 6. establishing a Special St. George District (SG) bounded by Richmond Terrace, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;

Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only), dated May 3, 2021, and subject to the conditions of CEQR Declaration E-614.

**RIVER NORTH (LIBERTY TOWERS)
STATEN ISLAND CB - 1 N 210290 ZRR**

Application submitted by Richmond SI Owner, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 8 (Special St. George District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the City Planning Calendar of July 14, 2021 (Cal. No. 48), and the Department of City Planning website: (www.nyc.gov/planning).

**RIVER NORTH (LIBERTY TOWERS)
STATEN ISLAND CB - 1 C 210291 ZSR**

Application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 128-62* of the Zoning Resolution as follows:

- 1. to modify the rear yard requirements of Section 23-47 (Minimum Required rear yard);
- 2. to modify the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions);
- 3. to modify the height and setback requirements of Section 128-33* (Maximum Base Height) and Section 128-34* (Maximum Building Height); and
- 4. to modify the planting requirements of Section 128-42 (Planting Areas);

in connection with a proposed mixed-use development, on property, located at 24 Stuyvesant Place (Block 13, Lots 82, 92, 100 and p/o Lot 8), in an R7-3/C2-4** District, within the Special St. George District (SG)**.

* Sections 128-33, 128-34 & 128-62 are proposed to be change under a concurrent related application for a Zoning Text change (N 210290 ZRR).

** Note: This site is proposed to be rezoned by changing R6(HS) & R6/C2-2(HS) Districts to an R7-3/C2-4(SG) District under a concurrent related application for a Zoning Map change (C 210289 ZMR).

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

**252 VICTORY BOULEVARD
STATEN ISLAND CB - 1 C 210361 ZMR**

Application submitted by Victory Boulevard Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 21c:

- 1. changing from an R3-2 District to an R6B District property bounded by the northwesterly centerline prolongation of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;
- 2. changing from an R3X District to an R6B District property bounded by the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly centerline prolongation of Bayview Place, and a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation;
- 3. establishing within an existing R3-2 District a C1-3 District bounded by the northwesterly centerline prolongation of Bayview Place, a line midway between Victory Boulevard and Rosewood Place, a line 400 feet northeasterly of Cebra Avenue, and Victory Boulevard; and
- 4. establishing within the proposed R6B District a C1-3 District bounded by northwesterly centerline prolongation of Avon Place, a

line 75 feet southeasterly of Victory Boulevard, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only), dated May 3, 2021, and subject to the conditions of CEQR Declaration E-615.

252 VICTORY BOULEVARD

STATEN ISLAND CB - 1

N 210362 ZRR

Application submitted by Victory Boulevard Realty, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

STATEN ISLAND

Staten Island Community District 1

Map 2 - [date of adoption]

[EXISTING]



Mandatory Inclusionary Housing Program Area see Sections 23-154(d)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3) Area 2 - 6/26/19 MIH Program Option 1 and Deep Affordability Option Area 3 - 6/26/19 MIH Program Option 1 and Deep Affordability Option

[PROPOSED]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3) Area 2 - 6/26/19 MIH Program Option 1 and Deep Affordability Option Area 3 - 6/26/19 MIH Program Option 1 and Deep Affordability Option Area # - [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Staten Island

48-18 VAN DAM TEAMSTERS REZONING QUEENS CB - 2 C 190260 ZMQ

Application submitted by 48-18 Van Dam Property Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9b, by changing from an M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

1776 48TH STREET REZONING BROOKLYN CB - 12 C 200296 ZMK

Application submitted by Mr. Yitzchok Stern, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 22c:

- 1. changing from an R5 District to an R6B District property bounded by 48th Street, 18th Avenue, 49th Street and a line 100 northwesterly of 18th Avenue; and

- 2. establishing within the proposed R6B District a C2-4 District bounded by 48th Street, 18th Avenue, 49th Street and a line 35 feet northwesterly of 18th Avenue;

Borough of Brooklyn, Community District 12, as shown on a diagram (for illustrative purposes only), dated April 5, 2021, and subject to the conditions of CEQR Declaration E-609.

**1776 48TH STREET REZONING
BROOKLYN CB - 12 N 200297 ZRK**

Application submitted by Mr. Yitzchok Stern, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

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

* * *

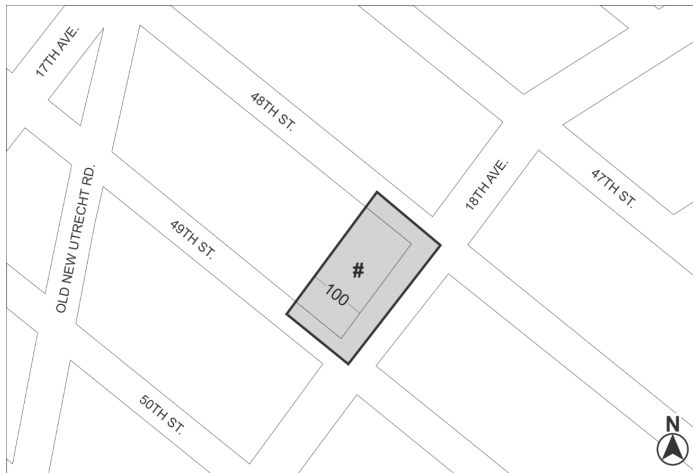
BROOKLYN

* * *

Brooklyn Community District 12

* * *

Map 4 – [date of adoption]



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

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

Portion of Community District 12, Brooklyn

* * *

**62-04 ROOSEVELT AVENUE REZONING
QUEENS CB - 2 C 200070 ZMQ**

Application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9d:

- 1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
- 2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only), dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603.

**62-04 ROOSEVELT AVENUE REZONING
QUEENS CB - 2 N 200069 ZRQ**

Application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

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

* * *

QUEENS

* * *

Queens Community District 2

* * *

Map 5 – [date of adoption]



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

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

Portion of Community District 2, Queens

* * *

**270 NOSTRAND AVENUE REZONING
BROOKLYN CB - 3 20210151 ZMK**

Application submitted by BRP East Brooklyn Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 17a:

- 1. changing from an R7A District to an R8A District property bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue; and
- 2. establishing within the proposed R8A District a C2-4 District bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, a line 100 feet westerly of Nostrand Avenue, a line midway between Dekalb Avenue and Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue;

Borough of Brooklyn, Community District 3, as shown on a diagram (for illustrative purposes only), dated April 5, 2021, and subject to the conditions of CEQR Declaration E-606.

**270 NOSTRAND AVENUE REZONING
BROOKLYN CB -3 20210152 ZRK**

Application submitted by BRP East Brooklyn Development LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

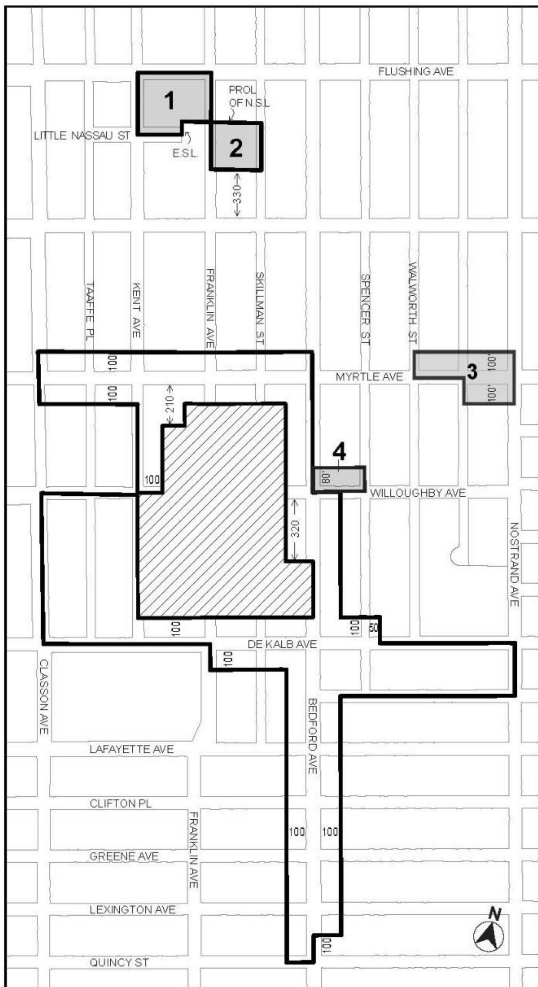
**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**




BROOKLYN

Brooklyn Community District 3

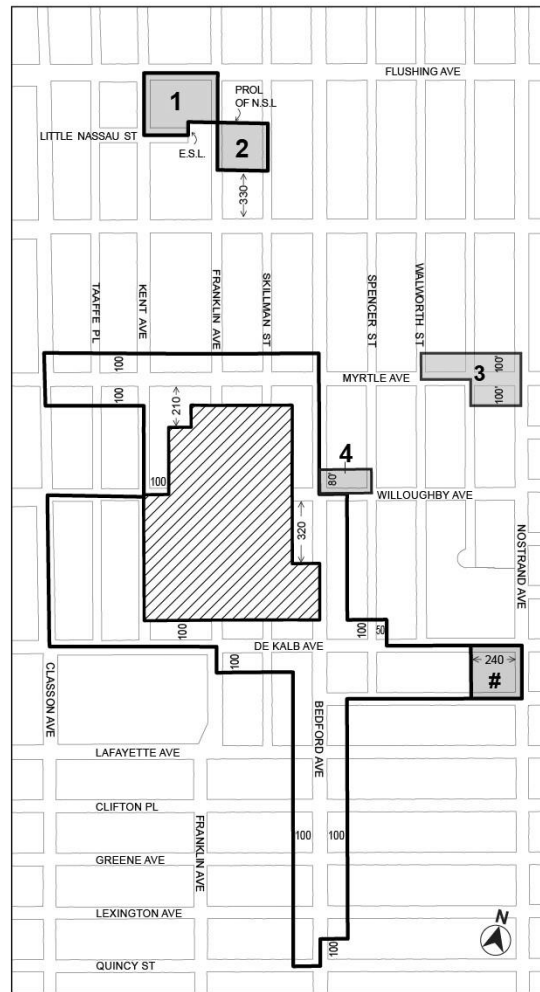
Map 3 – [date of adoption]




[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
- Area 2 – 5/10/17 MIH Program Option 1 and Option 2
- Area 3 – 11/30/17 MIH Program Option 1
- Area 4 – 2/13/19 MIH Program Option 1 and Option 2
-  Excluded Area

[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
- Area 2 – 5/10/17 MIH Program Option 1 and Option 2
- Area 3 – 11/30/17 MIH Program Option 1
- Area 4 – 2/13/19 MIH Program Option 1 and Option 2
- Area # - [date of adoption] MIH Program Option 2 and Workforce Option
-  Excluded Area

Portion of Community District 3, Brooklyn

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)
MANHATTAN CB - 4 C 210324 ZMM**

Application by 495 11 Avenue Owner Realty LLC and New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 8d:

1. changing from an M1-5 District to a C6-4 District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue, and
2. establishing a Special Hudson Yard District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue.

as shown on a diagram (for illustrative purposes only), dated April 19, 2021, and subject to the conditions of CEQR Declaration E-610.

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)
MANHATTAN CB - 4 N 210325 ZRM**

Application submitted by 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

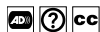
The proposed text amendment may be seen in the City Planning Calendar of July (Cal. No. 35) and the Department of City Planning web site: (www.nyc.gov/planning).

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)
MANHATTAN CB - 4 C 210326 PCM**

Application submitted by New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property, located at 495 Eleventh Avenue (Block 685, Lot 38), for use as an NYPD vehicle storage facility.

For questions about accessibility and requests for additional accommodations, please contact swerts@council.nyc.gov, or nbenjamin@council.nyc.gov, or (212) 788-6936, at least three (3) business days before the hearing.

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Tuesday, September 21, 2021, 3:00 P.M.



← s20-24

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

In support of the City’s efforts to contain the spread of COVID-19, the City Planning Commission will hold a remote public hearing, via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, September 22, 2021, regarding the calendar items listed below.

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://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287262/1>

Members of the public 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 P.M., one week before the date of 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 [[212-720-3508](tel:212-720-3508)]. Requests must be submitted, at least five business days before the meeting.

CITYWIDE

No. 1

HEALTH AND FITNESS CITYWIDE TEXT AMENDMENT

CITYWIDE N 210382 ZRY
IN THE MATTER OF an application submitted by New York City 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, to allow gymnasiums, spas, and other health- and fitness-related uses as-of-right.

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

**ARTICLE I
GENERAL PROVISIONS**

**Chapter 2
Construction of Language and Definitions**

* * *

12-10

DEFINITIONS

Words in the text or tables of this Resolution which are italicized shall be interpreted in accordance with the provisions set forth in this Section.

* * *

[Note: This definition is being replaced by the definition #Unlicensed physical treatment establishment#]

Adult physical culture establishments

An “adult physical culture establishment,” is any establishment, club or business by whatever name designated which offers or advertises or is equipped or arranged so as, to provide as part of its services, massages, body rubs, alcohol rubs, baths or other similar treatment, by members of the opposite sex, except for activities which are excluded below or defined under #physical culture or health establishment# in Section 12-10 and which are, therefore, not included within the definition of an #adult physical culture establishment#:

- (1) treatment by a licensed physician, a licensed chiropractor, a licensed osteopath, a New York licensed masseur or masseuse, a licensed practical nurse or a registered professional nurse;
- (2) electrolysis treatment by a licensed operator of electrolysis equipment;
- (3) hospitals, #long-term care facilities#, or ambulatory diagnostic or treatment health care facilities listed in Use Group 4;
- (4) barbershops or beauty parlors which offer massage, to the scalp, the face, the neck or shoulders only; and
- (5) athletic facilities of an educational institution including an alumni club, or of a philanthropic or charitable institution.

#Adult physical culture establishments# are not permitted in any District.

Advertising sign — see Sign, advertising

* * *

Health and fitness establishments

A “health and fitness establishment” is any establishment that is equipped and arranged, to provide instruction, services, or activities which improve or affect a person’s physical condition by physical exercise or provide relaxation services.

#Health and fitness establishments# include, but are not limited to, the following:

- (a) establishments containing high-intensity #uses#, including:
 - (1) gymnasiums where the predominant use of floor space involves the use of exercise equipment or weights; or
 - (2) gymnasiums and other indoor recreation establishments used for activities, including basketball, martial arts for adults, handball, paddleball, racquetball, squash, tennis, rock climbing, soccer, or volleyball;
 - (b) other establishments used for exercises including aerobics, exercise dance, youth martial arts, Pilates, or yoga studios; and
 - (c) therapeutic or relaxation service establishments including tanning salons, spas, bathhouses, isolation flotation tanks, or meditation facilities.

Establishments containing high-intensity #uses# listed above are subject to the supplemental #use# regulations of Sections 32-413 and 123-33, as applicable.

For “physical culture or health establishments” existing on [date of adoption] that were allowed, pursuant to special permit by the Board of Standards and Appeals, such establishments may continue under the terms and conditions established, at approval and may continue after the expiration of such special permit, provided that such establishment is not #enlarged#, #expanded#, or otherwise changed in a manner that deviates from the approved establishment.

As an alternative, a “physical culture or health establishment” existing on [date of adoption] may continue pursuant, to the applicable provisions for #health and fitness establishments#, and may #enlarge#, #expand#, or change the range of activities therein, in accordance with the District regulations, provided that any applicable supplemental #use# regulations are met.

Height factor

* * *

Outer court recess — see Court recess, outer-

Physical culture or health establishments

A "physical culture or health establishment" is any establishment or facility, including #commercial# and non-#commercial# clubs, which is equipped and arranged, to provide instruction, services, or activities which improve or affect a person's physical condition by physical exercise or by massage. Physical exercise programs include aerobics, martial arts or the use of exercise equipment.

Therapeutic or relaxation services, such as sun tanning, baths, showers, tubs, jacuzzis, whirlpools, saunas, steam rooms, isolation floatation tanks and meditation facilities may be provided only as #accessory#, to the physical exercise program or massage facility. Except as specifically provided in Special Purpose Districts, #physical culture or health establishments# are only permitted pursuant to the provisions of Section 73-36. No license or permit shall be issued by the New York City Department of Health in conjunction with any health-related facility/services, pursuant to this Section until a certificate of occupancy has been issued by the Department of Buildings establishing the #use# of the premises as a #physical culture or health establishment#.

Plaza

* * *

Unlicensed physical treatment establishment

An #unlicensed physical treatment establishment# is any establishment that includes as part of its services, whether as a principal #use# or as an #accessory use#, massages, body rubs, alcohol rubs, baths or other similar treatment administered by a person that is not a healthcare professional licensed by the State of New York, or under the supervision of such licensee. However, #unlicensed physical treatment establishments# shall not include barbershops or beauty parlors that offer massage, to the scalp, the face, the neck or shoulders only.

#Unlicensed physical treatment establishments# shall not be permitted in any District.

Urban plaza — see Plaza, urban

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 2 Use Regulations

* * *

22-10 USES PERMITTED AS-OF-RIGHT

* * *

22-14 Use Group 4

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Use Group 4 consists primarily of community facilities that:

- (1) may appropriately be located in #residential# areas, to provide recreational, religious, health and other essential services for the residents; or
(2) can perform their activities more effectively in a #residential# environment, unaffected by objectionable influences from adjacent medium and heavy industrial #uses#; and
(3) do not create significant objectionable influences in #residential# areas.

Those open #uses# of land which are compatible with a #residential# environment are also included.

A. #Community facilities#

Ambulatory diagnostic or treatment health care facilities¹, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities licensed by the State of New York, or a facility in which patients are diagnosed or treated by health care professionals, licensed by the State of New York or by persons under the supervision of such licensee for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments#, or ophthalmic dispensing. In #buildings# containing #residences#, such facilities shall be limited to locations below the level of the first #story# ceiling, except that such facilities may be located on a second #story# provided there is separate access from the outside or directly from a portion of such facility located on the ground floor.

Clubs², except:

- (a) clubs, the chief activity of which is a service predominantly carried on as a business;
(b) non-commercial outdoor swimming pool clubs; or

- (c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or
(d) any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10

* * *

22-20 USES PERMITTED BY SPECIAL PERMIT

22-21 By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

* * *

R1 R2

Clubs, except:

- (a) clubs, the chief activity of which is a service predominantly carried on as a business;
(b) non-commercial outdoor swimming pool clubs; or
(c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or
(d) any activities or #uses# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10

* * *

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

Chapter 2 Use Regulations

* * *

32-10 USES PERMITTED AS-OF-RIGHT

* * *

32-15 Use Group 6 C1 C2 C4 C5 C6 C8

Use Group 6 consists primarily of retail stores and personal service establishments which:

- (1) provide for a wide variety of local consumer needs; and
(2) have a small service area and are, therefore, distributed widely throughout the City.

Public service establishments serving small areas are also included. Retail and service establishments are listed in two subgroups, both of which are permitted in all C1 Districts.

* * *

C. Retail or Service Establishments

* * *

Gift shops [PRC-B]

#Health and fitness establishments#, open or enclosed, limited to 10,000 square feet of #floor area# per establishment [PRC-B]

Interior decorating establishments, provided that #floor area# used for processing, servicing or repairs shall be limited to 750 square feet per establishment [PRC-B]

* * *

E. Clubs

Non-commercial clubs, without restrictions on activities or facilities except for any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 [PRC-D]

* * *

32-18 Use Group 9 C2 C4 C5 C6 C8

Use Group 9 consists primarily of business and other services which:

- (1) serve a large area and are, therefore, appropriate in secondary, major or central commercial shopping areas, and
(2) are also appropriate in local service districts, since these are typically located on the periphery of major or secondary centers.

A. Retail or Service Establishments

* * *

Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#, limited, to the following aggregate dock capacities per #zoning lot#:

200 in C2 Districts; 500 in C4-1, C4-2, C4-3, C4-4, C8-1, C8-2, C8-3 Districts; 2,500 in C4-4A, C4-5, C4-6, C4-7, C5, C6, C8-4 Districts.

"Dock capacity" is the U.S. Coast Guard-certified capacity of the largest vessel using a dock. "Aggregate dock capacity" is the sum of the dock capacities of all docks on the #zoning lot# [PRC-H]

*Gymnasiums, used exclusively for basketball, handball, paddleball, racketball, squash and tennis. [PRC-B]

**Health and fitness establishments#, open or enclosed, with no limitation on #floor area# per establishment [PRC-B]

*Medical or dental laboratories for research or testing, or the custom manufacture of artificial teeth, dentures or plates, not involving any danger of fire or explosion nor offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects [PRC-B1]

* In C4 or C5 Districts, a #use# in Use Group 9, marked with an asterisk, shall not be located on the ground floor of a #building# unless such #use# is, at least 50 feet from the #street wall# of the #building# in which it is located, as provided in Section 32-423 (Limitation on ground floor location)

** In C1-8 and C1-9 Districts, and in C1 Districts mapped within an R9 or an R10 District, #uses# marked with two asterisks shall be allowed as-of-right

**32-23
Use Group 14
C2 C3 C7 C8**

Use Group 14 consists of the special services and facilities required for boating and related activities.

A. Retail or Service

Fishing tackle or equipment, rental or sales [PRC-B1]

#Health and fitness establishments#, open or enclosed, limited to 10,000 square feet of #floor area# per establishment [PRC-B]

Ice vending machines, coin-operated, including those machines that are self-contained, dealing directly with the ultimate consumer. Such self-contained machines shall be limited to 1,600 pounds capacity solely for the use of such self-contained machines

B. Clubs

Non-commercial clubs, without restrictions on activities or facilities except for any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 [PRC-D]

**32-30
USES PERMITTED BY SPECIAL PERMIT**

**32-31
By the Board of Standards and Appeals**

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3

C6
Newspaper publishing establishments

~~C1-8X C1-9 C2 C4 C5 C6 C8
#Physical culture or health establishments#, including gymnasiums (not permitted under Use Group 9); massage establishments [PRC-B]~~

C1 C2 C3 C4 C5 C6 C7 C8
Public transit or railroad electric substations, limited in each case to a site of not more than 40,000 square feet

**32-40
SUPPLEMENTARY USE REGULATIONS**

**32-41
Enclosure Within Buildings
C1 C2 C3 C4 C5 C6 C8**

In the districts indicated, except as otherwise specifically provided in the Use Groups permitted in such districts and in Sections 36-11 (General Provisions); and 36-61 (Permitted Accessory Off-street Loading Berths) and 73-36 (Physical Culture or Health Establishments), all permitted #uses# which are created by #development#, or which are #enlarged# or #extended#, or which

result from a change of #use# shall be subject, to the provisions of this Section with respect to enclosure within #buildings#. With respect, to the #enlargement# or #extension# of an existing #use#, such provisions shall apply, to the #enlarged# or #extended# portion of such #use#.

**32-413
Health and Fitness Establishments
C1 C2 C3 C4 C5 C6**

In the districts indicated, high-intensity #uses#, as listed in the definition of #health and fitness establishments#, shall be subject, to the following additional enclosure and environmental conditions:

- (a) such high-intensity #uses# shall be located within #completely enclosed buildings#; and
- (b) where such high-intensity #use# is located in a #building# containing any #residential#, #community facility#, or #commercial use#, an acoustical engineer shall verify to the Department of Buildings prior to the issuance of a Certificate of Occupancy that such #use# is designed according to International Organization for Standardization (ISO) or American National Standards Institute (ANSI) standards for noise control to meet the New York City Noise Code, administered by the Department of Environmental Protection.

Such high-intensity #uses# shall meet the following standards for noise and vibration:

- (1) impact noise measurement shall comply with ISO 16283-2:2020, or subsequent versions; and
- (2) vibration measurement shall comply with ISO 8041:2005 or ANSI/ASA S2.71, or subsequent versions, for on-site vibration measurement and analysis.

**ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 2
Use Regulations**

**42-10
USES PERMITTED AS-OF-RIGHT**

**42-13
Use Groups 6C, 9A and 12B
M2 M3**

Use Groups 6C, 9A and 12B as set forth in Sections 32-15, 32-18, and 32-21. Use Group 6C shall be limited to antique stores; art galleries, commercial; artists' supply stores; automobile supply stores; banks; bicycle sales; candy or ice cream stores; cigar or tobacco stores; custom furrier shops; docks for ferries or water taxis; eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or less; eating or drinking establishments with musical entertainment but not dancing, with a capacity of 200 persons or less; frozen food lockers; fishing tackle or equipment, rental or sales; #health and fitness establishments#; jewelry or art metal craft shops; locksmith shops; meeting halls; millinery shops; music stores; newsstands, open or closed; paint stores; picture framing shops; and watch or clock repair shops.

Use Group 9A shall be limited to blueprinting or photostating establishments; business schools or colleges; #health and fitness establishments#; medical or dental laboratories; musical instrument repairs; printing establishments; public auction rooms; studios - art, music, dancing, or theatrical; trade or other schools for adults; typewriter or other small business machine sales, rental or repairs; and umbrella repairs.

Use Group 12B shall be limited to antique stores; art galleries, commercial; candy or ice cream stores; cigar or tobacco stores; delicatessen stores; jewelry or art metal craft shops; music stores; and newsstands.

**42-14
Use Group 17**

M1 M2 M3

[Note: This Section is also proposed to be amended as part of N 210423 ZRM: SoHo-NoHo Neighborhood Plan]

Use Group 17 consists primarily of #manufacturing uses# that:

- (1) can conform to high performance standards by controlling objectionable influences; and
- (2) in so doing, can limit their impact on adjacent residential areas; and
- (3) normally generate a great deal of traffic, both pedestrian and freight.

* * *

D. Special #uses# in M1-5A and M1-5B Districts

M1-5A M1-5B

* * *

(3) In addition, to the above restrictions, the following #uses# are not permitted as of right in any #building or other structure# or on any tract of land in M1-5A or M1-5B Districts:

* * *

(e) Banquet halls, wedding chapels, and catering establishments, #physical culture or health establishments#, including gymnasiums, reducing salons, massage establishments or steam baths. However, this provision shall not apply to gymnasiums occupying not more than 10,000 square feet and used exclusively for the following sports facilities: basketball, handball, squash and tennis.

* * *

**42-30
USES PERMITTED BY SPECIAL PERMIT**

**42-31
By the Board of Standards and Appeals**

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

* * *

M1-5A M1-5B M1-5M M1-6M

Eating or drinking establishments, with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing [PRC-D]

M1 M2 M3

#Physical culture or health establishments#, including gymnasiums (not permitted under Use Group 9), and massage establishments

M1 M2 M3

Radio or television towers, non-#accessory#

* * *

**ARTICLE V
NON-CONFORMING USES AND NON-COMPLYING BUILDINGS**

**Chapter 2
Non-Conforming Uses**

* * *

**52-70
TERMINATION OF CERTAIN NON-CONFORMING USES AFTER AMORTIZATION**

* * *

**52-76
Adult Physical Culture Establishments**

In all districts, any #adult physical culture establishment#, unless subject to an earlier termination requirement contained in this Resolution, shall terminate not later than one year after November 16, 1978, and thereafter the space formerly occupied by such #use# shall be used only for a conforming #use#.

* * *

**ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 2
Special Regulations Applying in the Waterfront Area**

* * *

**62-20
SPECIAL USE REGULATIONS**

**62-21
Classification of Uses in the Waterfront Area**

* * *

**62-212
Waterfront-Enhancing (WE) uses**

WE #uses# comprise a group of primarily recreational, cultural, entertainment or retail shopping #uses# that, when located, at the water's edge, add, to the public use and enjoyment of the waterfront. WE #uses# shall be limited, to the following:

* * *

From Use Group 9:

*Boat showrooms or sales establishments

Catering establishments (also listed in Use Group 13)

Gymnasiums used exclusively for basketball, handball,

paddleball, racketball, squash and tennis

#Health and fitness establishments# with no limitation on #floor area# per establishment

Wedding chapels or banquet halls (also listed in Use Group 13)

* * *

**ARTICLE VII
ADMINISTRATION**

**Chapter 3
Special Permits by the Board of Standards and Appeals**

* * *

**73-10
SPECIAL PERMIT USES**

**73-11
General Provisions**

Subject, to the general findings required by Section 73-03 and in accordance with the provisions contained in Sections 73-12 to 73-36 73-35, inclusive, the Board of Standards and Appeals shall have the power to permit special permit #uses#, and shall have the power to impose appropriate conditions and safeguards thereon.

* * *

**73-36
Physical Culture or Health Establishments**

(a) In C1-8X, C1-9, C2, C4, C5, C6, C8, M1, M2 or M3 Districts, and in certain special districts as specified in the provisions of such special district, the Board of Standards and Appeals may permit #physical culture or health establishments# as defined in Section 12-10, including gymnasiums (not permitted under Use Group 9) or massage establishments other than #adult physical culture establishments#, for a term not to exceed 10 years, provided the following findings are made:

(1) that such #use# is so located as not to impair the essential character or the future use or development of the surrounding area; and

(2) that such #use# contains:

(i) one or more of the following regulation-size sports facilities: handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or

(ii) a swimming pool of a minimum 1,500 square feet; or

(iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or

(iv) facilities for the practice of massage by New York State-licensed masseurs or masseuses.

Therapeutic or relaxation services may be provided only as #accessory# to programmed facilities as described in paragraphs (a)(2)(i) through (a)(2)(iv) of this Section.

(b) In C4-7, C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8 or C6-9 Districts, the Board may permit #physical culture or health establishments# located on the roof of a #commercial building# or the #commercial# portion of a #mixed building#, provided the following additional findings are made:

(1) that such #use# shall be an incidental part of a permitted #physical culture or health establishment# located within the same #commercial# or #mixed building#;

(2) that such #use# shall be open and unobstructed, to the sky;

(3) that such #use# shall be located on a roof not less than 23 feet above #curb level#;

(4) that the application for such #use# shall be made jointly by the owner of the #building# and the operator of such #physical culture or health establishment#; and

(5) that the Board shall prescribe appropriate controls to minimize adverse impacts on the surrounding area, including but not limited to, requirements for the location, size and types of signs, limitations on the manner and/or hours of operation, shielding of floodlights, adequate screening, and the control of undue noise including the amplification of sound, music or voices.

(c) No special permit shall be issued, pursuant to this Section unless:

(1) the Board shall have referred the application, to the Department of Investigation for a background check of the owner, operator and all principals having an interest in any application filed under a partnership or corporate name and shall have received a report from the Department of Investigation which the Board shall determine to be satisfactory; and

(2) the Board, in any resolution granting a special permit, shall have specified how each of the findings required by this Section are made:

The Board shall retain the right to revoke the special permit, at any time, if it determines that the nature or manner of operation of the permitted #use# has been altered from that authorized.

The Board may prescribe appropriate conditions and safeguards including location of #signs# and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

73-40 MODIFICATIONS OF USE OR PARKING REGULATIONS

ARTICLE VII ADMINISTRATION

Chapter 4 Special Permits by the City Planning Commission

74-74 Large-scale General Development

74-744 Modification of use regulations

(a) #Use# modifications

(4) #Physical culture or health establishments#

For a #large-scale general development# located within an #MHH site#, in a C4 District within Queens Community District 14, #physical culture or health establishments# shall be permitted as of right. The special permit provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply.

ARTICLE VIII SPECIAL PURPOSE DISTRICTS

Chapter 1 Special Midtown District

81-06 Applicability of Article VII Provisions

81-061 Applicability of Article VII, Chapter 3

Within the #Special Midtown District#, the following provisions regarding special permits by the Board of Standards and Appeals shall only be applicable as modified below:

Section 73-16 (Public Transit, Railroad or Electrical Utility Substations) shall be applicable subject, to the provisions of the #Special Midtown District#.

Section 73-28 (Newspaper Publishing) shall be applicable subject, to the provisions of the #Special Midtown District#.

Section 73-36 (Physical Culture or Health Establishments) shall be applicable subject, to the locational restrictions of the #Special Midtown District#.

Section 73-51 (Modification of Supplementary Use Regulations) shall be applicable subject, to the height and setback or alternate height and setback regulations of the #Special Midtown District#.

Section 73-52 (Modifications for Zoning Lots Divided by District Boundaries) shall be applicable subject, to the height and setback or alternate height and setback regulations of the #Special Midtown District#.

81-60 SPECIAL REGULATIONS FOR THE EAST MIDTOWN SUBDISTRICT

81-62 Special Use Provisions

81-622 Location of uses in mixed buildings

For #mixed buildings developed# on #qualifying sites#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit the following #uses#, subject, to the underlying

zoning district regulations, on the same #story# as, or, at any #story# above, #residential uses#, provided that no access exists between such #uses#, at any level above the ground floor:

open or enclosed observation decks;

open or enclosed publicly accessible spaces;

eating or drinking establishments, as listed in Use Groups 6A, 6C, 10A and 12A;

bowling alleys, as listed in Use Group 8A and 12A;

theaters, as listed in Use Group 8A;

commercial art galleries, as listed in Use Group 6C;

gymnasiums, used exclusively for basketball, handball, paddleball, racquetball, squash and tennis, as listed in Use Group 9A;

#health and fitness establishments#, as listed in Use Groups 6C and 9A;

wedding chapels and banquet halls, as listed in Use Group 9A;

enclosed skating rinks, as listed in Use Group 12A;

swimming pools and gymnasium #uses# which are #accessory# to any other #use# located within the #building#; and

#physical culture or health establishments# permitted, pursuant to Section 73-36.

For such #uses#, the provisions of Section 32-41 (Enclosure Within Buildings) shall not apply.

81-70 SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

81-72 Use Regulations Modified

81-722 Use Group T

The following #uses# are subject, to the limitations on location and #floor area# of the underlying zoning district:

#Uses# marked with an asterisk (*) are allowed only on #narrow street# frontages.

#Uses# marked with double asterisks (**) are allowed only on floors other than the ground floor.

#Uses# marked thus (***) qualify as #uses# satisfying the requirements of Section 81-724 (Requirements for entertainment-related uses).

#Use#

Gift shops

*Gymnasiums

Hair products for headwear

Hardware stores

#Health and fitness establishments#

Historical exhibits - not permitted in C5 Districts

ARTICLE VIII SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Limited Commercial District

83-00 GENERAL PURPOSES

83-03 Use Group "LC"

Use Group "LC" comprises #residential uses# listed in Use Groups 1 and 2, and a group of specially related #uses# selected from Use Groups 3, 4, 5, 6, 8 and 9, to provide for the special needs, comfort, convenience, enjoyment, education and recreation of the residents of the surrounding communities and of the many visitors who are, attracted to its activities.

G. Retail or Service Establishments

Gift shops

*Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#

Interior decorating establishments, provided that #floor area# used for processing, servicing, or repairs shall be limited to 750 square feet per establishment

* * *

Photographic studios

**#Physical culture or health establishments#, including gymnasiums (not listed under Use Group 9), reducing salons, massage establishments or steambaths, but other than #adult physical culture establishments#

Picture framing shops

* * *

* In #Special Limited Commercial Districts#, a #use# marked with an asterisk (*) shall not be located on the ground floor of a #building# unless such #use# is, at least 50 feet from the #street# wall of the #building# in which it is located

** In #Special Limited Commercial Districts#, a #use# marked with a double asterisk (**) shall be permitted only by special permit of the Board of Standard and Appeals, pursuant to Section 73-36 (Physical Culture or Health Establishments)

* * *

ARTICLE VIII SPECIAL PURPOSE DISTRICTS

Chapter 4 Special Battery Park City District

* * *

84-00 GENERAL PURPOSES

* * *

84-03 Use Regulations (For Zone A and Zone C)

* * *

84-031 Special permit uses

* * *

The following #uses# are permitted only by special permit of the Board of Standards and Appeals:

Electrical or gas utility substations, open or enclosed, pursuant to Section 73-14

Public utility stations for oil or gas metering or regulating, pursuant to Section 73-15

Telephone exchanges or other communications equipment structures, pursuant to Section 73-14

In Zone A, #physical culture or health establishments# in subzone A-4 only, pursuant to Section 73-36. However, #physical culture or health establishments# located below the level of the first #story# ceiling shall not be permitted to front on the #Esplanade#.

* * *

84-10 ZONE A GENERAL DISTRICT REGULATIONS

* * *

84-12 Use Regulations

In the areas indicated as permitted #commercial# locations in Appendices 2.3 and 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Sections 84-031 (Special permit uses), 84-032 (Uses not permitted), 84-121 (Uses along Esplanade) and this Section.

In the case of a #mixed building# containing #residential# and #commercial uses#, #residential uses# are permitted on the same #story# as a #commercial use#, provided no access exists between such #uses#, at any level containing #residences# and provided any #commercial uses# are not located over any #residences#. However, such #commercial use# may be located over #residences# by authorization of the City Planning Commission upon finding that sufficient separation of #residences# from #commercial uses# exists within the #building#.

Notwithstanding any other provisions of this Resolution, the permitted #uses# listed in Use Groups 6, 7, 8, 9 or 14 and the additional #uses# permitted hereunder shall be limited, per establishment, to 10,000

square feet of #floor area# of any #story# and shall not be located above the first #story# ceiling, except that:

(a) in any #building# containing an #arcade# required in Section 84-134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; and

(b) supermarkets are permitted with no limitation on #floor area#.

Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may contain #residential uses#, #transient hotel uses#, or both #residential# and hotel #uses#.

In the case of hotel #uses# on this #zoning lot#:

(1) a #physical culture or health establishment# #health and fitness establishment# may be permitted; and

(2) an eating and drinking establishment, as permitted in Section 32-15 (Use Group 6), and a #physical culture and health establishment# #health and fitness establishment# or a non-#residential accessory use#, may be located above a #story# containing #residential uses#.

* * *

84-30 ZONE C

* * *

84-32 Use Regulations

Use regulations applicable in C6-6 Districts shall apply subject, to the provisions of Sections 84-031 (Special permit uses) and 84-032 (Uses not permitted). In addition, the following #uses# shall be permitted:

Indoor interactive entertainment facilities, with eating and drinking, consisting of mechanical, electronic or computer supported games provided that a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms.

Parking facilities, public, subject to Section 84-341

#Physical culture or health establishments#

Sporting goods or equipment, sale or rental, including instruction in skiing, sailing or skin diving, as permitted in Use Group 14

* * *

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 4 Special Sheepshead Bay District

94-00 GENERAL PURPOSES

* * *

94-06 Special Use Regulations

94-061 Permitted residential, community facility and commercial uses

A. #Residential# and #community facility uses#

#Uses# listed in Use Groups 1, 2, 3 and 4 shall be allowed anywhere within the Special District, except as set forth in Section 94-065 (Restriction on ground floor use).

B. #Commercial uses#

In Areas A, B, C, D and E, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, only those #commercial uses# listed in Section 94-062 (Use Group SB), those #uses# listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, 9 and 14, and those #uses# permitted, pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed. In addition, in Area B, a food store, as listed in Section 32-15 (Use Group 6), shall also be allowed on a #zoning lot# existing on May 27, 2015, for a period of 10 years from such date. Such food store shall be limited to one such establishment per #zoning lot# and shall be limited to 15,000 square feet of #floor area# utilized for the sale of food and non-food grocery products, and further such establishment shall be limited to an additional 6,500 square feet of #floor area# for #accessory# office and storage space. There shall be no limitation on the amount of #floor area# utilized for eating or drinking places as listed in Use Group SB, pursuant to Section 94-062.

In Area F, only #commercial uses# listed in Use Group 6 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area G, only #commercial uses# listed in Use Groups 6, 7, 8 and 9 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area H, except for #uses# permitted, pursuant to Section 94-063, #commercial uses# shall be limited to those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 and the following #uses#:

* * *

Gift shops

Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#

Hardware stores, limited to marine supplies

* * *

94-062

Use Group SB

In Areas A, B, C, D and E, except as stated in this Section, all #commercial uses# permitted by Use Group SB shall be limited to a maximum #floor area# of 3,500 square feet per establishment and to a maximum frontage per establishment, at ground floor level of 35 feet when facing any plaza, Emmons Avenue, Sheepshead Bay Road, Ocean Avenue and Bedford Avenue. Any #use# marked with a single asterisk (*) shall not be located on the ground floor of a #building#.

* * *

C. Retail or service establishments

* * *

Gift shop

*Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#

Jewelry or art metal shops

* * *

Photographic equipment or supply stores

** #Physical culture or health establishments#, other than #adult physical culture establishments#, including gymnasiums, having a rated capacity of not more than 50 people

Picture framing shops

* * *

** #Uses# listed in Use Group SB, marked with a double asterisk, are permitted only by special permit of the Board of Standards and Appeals, pursuant, to the provisions of Section 73-36

* * *

94-064

Supplementary use regulations

The provisions of Article VII, Chapter 3 (Special Permits by the Board of Standards and Appeals), Sections 73-10 through 73-52, relating to modifications of #use#, shall not apply in the Special District, except that Section 73-36 (Physical Culture or Health Establishments) shall be applicable.

* * *

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 5 Special Transit Land Use District

95-00 GENERAL PURPOSES

* * *

95-08 Special Use Regulations

* * *

95-081 Use Group T

Use Group T comprises a group of retail establishments selected to promote and strengthen retail business in the Special District. #Uses# marked with an asterisk (*) shall not be located, at the subway mezzanine level or along the bounding walls of a transit easement volume.

* * *

D. Retail or Service Establishments

* * *

Gift shops

**Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#

*Ice cream stores

* * *

Photographic studios

**#Physical culture or health establishments#, including gymnasiums (not listed under Use Group 9), reducing salons, massage establishments or steam baths, but other than #adult physical culture establishments#

Picture framing shops

* * *

** #Uses# in Use Group T marked with a double asterisk are permitted only by special permit of the Board of Standards and Appeals, pursuant, to the provisions of Section 73-36

* * *

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 7 Special 125th Street District

* * *

97-20 LOCATION AND ACCESS REGULATIONS

* * *

97-21 Supplemental Use and Streetscape Regulations Along 125th Street

* * *

97-212 Uses not permitted on the ground floor of buildings

The following #uses# are not permitted within #stories# that have a floor level within five feet of #curb level# in #buildings developed# after April 30, 2008, or within #stories# that have a floor level within five feet of #curb level# within portions of #buildings enlarged# after April 30, 2008, where such #building# or portion of a #building# fronts upon 125th Street, or is within 100 feet from 125th Street. Entranceways and lobby space for access to such #uses# shall be permitted, at the ground floor level, pursuant, to the provisions of Section 97-213 (Access to non-ground floor uses).

* * *

From Use Groups 9A, 9B and 9C:

All #uses#, except for gymnasiums #health and fitness establishments#, public auction rooms, photographic developing or printing establishments for the consumer, or art, music, dancing or theatrical studios.

* * *

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 9 Special Madison Avenue Preservation District

99-00 GENERAL PURPOSES

* * *

99-03 Special Use Regulations

* * *

99-031 Use Group MP

Use Group MP comprises a group of #commercial# establishments selected to promote and strengthen the existing #commercial# character of the Special District. The #commercial uses# listed in Table A of this Section are permitted in any portion of the Special District located within a C1 District. The #commercial uses# listed in Tables A and B of this Section are permitted in any portion of the Special District located within a C5 District.

Table A

* * *

B. Retail or Service Establishments

* * *

Hardware stores

#Health and fitness establishments#, open or enclosed, limited to 10,000 square feet of #floor area# per establishment

Interior decorating establishments, provided that #floor area# used for processing, servicing, or repairs shall be limited to 750 square feet per establishment

* * *

Table B

A. Retail or Service Establishments

Furniture stores, with no limitation on #floor area# per establishment

*Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#, open or enclosed, with no limitation on #floor area# per establishment

*Medical or dental laboratories for research or testing, or the custom manufacture of artificial teeth, dentures, or plates, not involving any danger of fire or explosion nor offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects

*Motion picture production studios

Musical instrument repair shops

Office or business machine stores, sales or rental (limited to 40 linear feet of #street# frontage)

***#Physical culture or health establishments#, including gymnasiums (not listed under Use Group 9), reducing salons, massage establishments or steambaths, but other than #adult physical culture establishments#

Plumbing, heating, or ventilating equipment showrooms, without repair facilities (limited to 40 linear feet of #street# frontage)

#Uses# in Use Group MP marked with a double asterisk (**) are permitted only by special permit of the Board of Standards and Appeals, pursuant to the provisions of Section 73-36

ARTICLE X SPECIAL PURPOSE DISTRICTS

Chapter 4 Special Manhattanville Mixed Use District

104-10 SPECIAL USE REGULATIONS

104-16 Use Group MMU

Use Group MMU comprises a group of #uses# selected from Use Groups 3, 4, 6, 7, 8, 9, 10, 12 and 17, as modified, including any of such #uses# that are #accessory# to a college or university and open, to the public.

From Use Group 6C:

Gift shops

#Health and fitness establishments#, open or enclosed, limited to 10,000 square feet of #floor area# per establishment

Interior decorating establishments, provided that #floor area# used for processing, servicing or repairs shall be limited to 750 square feet per establishment

From Use Group 9A:

Automobile, motorcycle, #trailer# or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery

Clothing or costume rental establishments

#Health and fitness establishments#, open or enclosed, with no limitation on #floor area# per establishment

Musical instrument repair shops

#Accessory uses# to all the above #uses# are permitted.

#Physical culture or health establishments# are subject to a special permit, pursuant to Section 73-36.

ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 5 Special Downtown Jamaica District

115-10 SPECIAL USE REGULATIONS

115-15 Modification of Use Regulations in M1-4 Districts

The #use# regulations of the underlying M1-4 District shall apply, except as modified as follows:

From Use Group 4A:

Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or treated by health care professionals, licensed by the New York State Department of Education or successor agency, for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine; #physical culture or health establishments# or ophthalmic dispensing

Clubs, except:

(a) clubs, the chief activity of which is a service predominantly carried on as a business;

(b) non-commercial outdoor swimming pool clubs; or

(c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or

(d) any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 (DEFINITIONS)

Community centers or settlement houses

ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 6 Special Stapleton Waterfront District

116-10 SPECIAL USE REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

116-102 Special permit uses

#Physical culture or health establishments# shall be permitted in Subarea B2. The special permit provisions of Section 73-36 shall not apply.

116-103 Supplementary use regulations

The provisions of Section 32-41 (Enclosure Within Buildings) shall be modified as follows: In Subarea B3, a farmers' market may be unenclosed.

The provisions of Section 32-423 (Limitation on ground floor location) shall be modified as follows: In Subareas B1 and B2, the #uses# listed in Section 32-18 (Use Group 9) may be located on the ground floor and within 50 feet of any #street wall# of the #building# and with #show windows# facing on the #street#

116-60 SPECIAL REGULATIONS IN SUBAREA E

116-61 Special Use Regulations

The #use# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, modified as follows:

(a) the provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply; and

(b) the provisions of Section 62-29 (Special Use Regulations for R6, R7, R8, R9 and R10 Districts) are modified to allow #uses# listed in Section 62-212 (Waterfront-Enhancing (WE) uses) to be located anywhere within a #building# existing prior to July 20, 2017, provided that no #commercial floor area# is located above a #dwelling unit#; and

(c) #physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 shall not apply.

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use Districts

123-30
SUPPLEMENTARY USE REGULATIONS

123-33
Health and Fitness Establishments

In M1 Districts paired with a #Residence District#, high-intensity #uses#, as listed in the definition of #health and fitness establishments#, shall be subject, to the following additional enclosure and environmental conditions:

- (a) such high-intensity #uses# shall be located within #completely enclosed buildings#; and
- (b) where such high-intensity #use# is located in a #building# containing any #residential#, #community facility#, or #commercial use#, an acoustical engineer shall verify, to the Department of Buildings prior, to the issuance of a certificate of occupancy that such high-intensity #use# is designed according to International Organization for Standardization (ISO) or American National Standards Institute (ANSI) standards for noise control to meet the New York City Noise Code, administered by the Department of Environmental Protection.

Such high-intensity #uses# shall meet the following standards for noise and vibration:

- (1) impact noise measurement shall comply with ISO 16283-2:2020, or subsequent versions; and
- (2) vibration measurement shall comply with ISO 8041:2005 or ANSI/ASA S2.71, or subsequent versions, for on-site vibration measurement and analysis.

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 4
Special Willets Point District

124-10
SPECIAL USE REGULATIONS

124-12
Regulation of Commercial Uses in Area B

(a) Within Area B, as shown on Map 1 in the Appendix to this Chapter, #commercial# and special permit #uses# shall be limited to those #uses# permitted in a C1-4 District and #physical culture or health establishments#, pursuant to Section 73-36; provided that #commercial uses# shall be located no more than 100 feet from a #connector street#, the present or former 34th Avenue or Willets Point Boulevard, or Area A, as shown on Map 1 in the Appendix to this Chapter.

124-13
Uses Permitted As-of-Right

The following special permits shall not apply. In lieu thereof, such #uses# shall be permitted as-of-right:

In #buildings# with frontage on 126th Street, the following special permits shall not apply. In lieu thereof, such uses shall be permitted as-of-right:

Section 73-244 (In C2, C3, C4*, C6-4**, M1-5A, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the Special Tribeca Mixed Use District) shall not apply for eating and drinking establishments with a capacity of more than 200 persons, which shall be permitted as-of-right within 100 feet of a #Residence District# boundary

Section 73-35 (Amusement Arcades)

Section 73-36 (Physical Culture or Health Establishments)

Section 74-46 (Indoor Interactive Entertainment Facilities)

Section 74-47 (Amusement Arcades)

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 7
Special Flushing Waterfront District

126-10
SPECIAL USE REGULATIONS

127-12
Physical Culture or Health Establishments

The provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply. In lieu thereof, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

127-13
Sign Regulations

For M1 Districts paired with a #Residence District#, the provisions regulating #signs# in C4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS), inclusive, shall apply to any #signs#.

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

Chapter 1
Special Coney Island District

131-00
GENERAL PURPOSES

131-04
Applicability

131-044
Physical culture or health establishments

The provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply in the Coney East, Coney North or Coney West Subdistricts. In lieu thereof, #physical culture or health establishments# shall be allowed as-of-right.

131-045 131-044
Modification of use and bulk regulations

131-10
SPECIAL USE REGULATIONS

131-12
Use Groups A, B and C

Special Use Groups are established as set forth in this Section, to promote and strengthen the commercial and entertainment character of the Special District.

131-123
Use Group C: Retail and service uses

Use Group C consists of a group of retail and service #uses#, selected from Use Groups 6, 7, 12 and 14, as modified in this Section:

Gift shops

#Health and fitness establishments# limited to 10,000 square feet of #floor area# per establishment

Jewelry manufacturing from precious metals

131-13
Special Use Regulations in Subdistricts

131-132
Coney North and Coney West Subdistricts

In the Coney North and Coney West Subdistricts, #uses# allowed by the underlying district regulations shall apply, except as modified in this Section for #uses# fronting upon #streets# specified on Map 2 (Mandatory Ground Floor Use Requirements) in the Appendix to this Chapter. For the purposes of this Section, the "building line" shown on Parcel F on Map 2 shall be considered a #street line# of Ocean Way or Parachute Way, as applicable. Furthermore, an open or enclosed ice skating rink shall be a permitted #use# anywhere within Parcel F in the Coney West Subdistrict.

(b) Prohibited ground floor level #uses# along #streets# other than Riegelmann Boardwalk

No #use# listed in this paragraph, (b), shall be permitted within 50 feet of a #street# specified on Map 2. Lobbies or entryways to non-ground floor level #uses# are permitted, provided the length of #street#

frontage occupied by such lobbies or entryways does not exceed, in total, 60 feet.

From Use Groups 9A, 9B and 9C:

All ~~uses~~, except for ~~gymnasiums~~ health and fitness establishments, public auction rooms, photographic developing or printing establishments for the consumer, or art, music, dancing or theatrical studios

**ARTICLE XIII
SPECIAL PURPOSE DISTRICTS**

Chapter 4: Special Governors Island District

**134-10
SPECIAL USE REGULATIONS**

**134-11
Commercial Uses**

The following ~~commercial uses~~ shall be allowed

Any ~~commercial use~~ or ~~physical culture or health establishment~~ larger than 7,500 square feet in ~~floor area~~ shall be permitted provided that, prior, to the establishment of such ~~use~~, the applicant shall submit a written description of such ~~use~~, to the local community board, together with information to demonstrate that such ~~use~~ will promote the goals of the ~~Special Governors Island District~~, complement existing ~~uses~~ within the special district, and be compatible with the nature, scale and character of other ~~uses~~ within the special district.

The local community board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt and the applicant shall thereafter provide the local community board with a written response to such comments, including a description of any modifications, to the proposal or, if a recommendation of the local community board has not been adopted, the reasons such modification has not been made.

No building permit shall be issued with respect to a ~~commercial use~~ or ~~physical culture or health establishment~~ larger than 7,500 square feet unless the Chairperson of the City Planning Commission shall have certified, to the Department of Buildings that the applicant has complied with the provisions of this Section.

The provisions of this Section shall not apply to ~~commercial uses~~ permitted, pursuant to Section 134-12 (Authorization for Certain Commercial Uses).

**134-13
Physical Culture or Health Establishments**

~~Physical culture or health establishments~~ shall be permitted in the ~~Special Governors Island District~~, subject, to the requirements of Section 134-11. The special permit provisions of Section 73-36 shall not apply.

**134-14
Signs**

For ~~commercial uses~~ and ~~physical culture or health establishments~~, the ~~sign~~ regulations of a C1 District mapped within an R3-2 District shall apply.

**134-20
SPECIAL BULK REGULATIONS**

**134-21
Special Regulations for Commercial Uses**

For ~~commercial uses~~ and ~~physical culture or health establishments~~, the ~~floor area~~ regulations of a C1 District mapped within an R3-2 District shall apply.

**ARTICLE XIII
SPECIAL PURPOSE DISTRICTS**

**Chapter 5
Special Bay Street Corridor District**

**135-10
SPECIAL USE REGULATIONS**

**135-13
Physical Culture or Health Establishments**

Within the ~~Special Bay Street Corridor District~~, a ~~physical culture or health establishment~~ shall be permitted as-of-right in

~~Commercial Districts~~. For the purposes of applying the underlying regulations to such ~~use~~, a ~~physical culture or health establishment~~ shall be considered a Use Group 9 ~~use~~ and shall be within parking requirement category PRC-B.

**135-14
Breweries**

**135-15-135-14
Modification of Supplemental Use Provisions**

**ARTICLE XIII
SPECIAL PURPOSE DISTRICTS**

**Chapter 8
Special East Harlem Corridors District**

**138-10
SPECIAL USE REGULATIONS**

**138-13
Physical Culture or Health Establishments**

Within the ~~Special East Harlem Corridors District~~, the provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply. In lieu thereof, ~~physical culture or health establishments~~ shall be permitted as-of-right in C2-5, C4-6 and C6-4 Districts, and in M1 Districts paired with an R9 or R10 District.

**138-14
Public Parking Garages**

**ARTICLE XIV
SPECIAL PURPOSE DISTRICTS**

**Chapter 1
Special Jerome Corridor District**

**141-10
SPECIAL USE REGULATIONS**

**141-12
Physical Culture or Health Establishments**

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

**141-13
Modification of Supplemental Use Provisions**

**ARTICLE XIV
SPECIAL PURPOSE DISTRICTS**

**Chapter 2
Special Inwood District**

**142-10
SPECIAL USE REGULATIONS**

**142-11
Permitted Uses**

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

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

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

In Subdistrict D, as shown on Map 1, ~~self-service storage facilities~~ shall be permitted as-of-right in C6-2A Districts.

**APPENDIX A
Index of Uses**

The following is a listing in alphabetical order of #uses# allowed in this Resolution either as #uses# permitted as-of-right, or as #uses# permitted by special permit, together with the Use Group in which each is listed, the parking requirement category of #commercial uses#, if applicable, and the district or districts in which it is permitted.

When a district associated with a given #use# is designated in the Index with an asterisk (*), the #use# is permitted in such district only by special permit of the Board of Standards and Appeals, as set forth in the applicable portions of this Resolution.

When a district associated with a given #use# is designated in the Index with a double asterisk (**), the #use# is permitted in such district only by special permit of the City Planning Commission, as set forth in the applicable portions of this Resolution.

#Uses# listed in Use Group 11A, 16, 17, or 18 as permitted #uses# in C8 or #Manufacturing Districts# must also meet the applicable performance standards for these districts.

#Uses# listed in Use Group 18 are permitted in M1 or M2 Districts if they can comply with the applicable performance standards for those districts.

This Index is established as a reference guide to this Resolution but is not an integral part thereof. Whenever there is any difference in meaning or implication between the provisions of this Resolution as set forth in Articles I through VII and the text of this Index, the text of the Resolution shall prevail.

#Use# regulations governing the several classes of districts are set forth in the following Chapters of this Resolution:

- Residence Districts Article II, Chapter 2
- Commercial Districts Article III, Chapter 2
- Manufacturing Districts Article IV, Chapter 2

Barber shops [PRC-B]	6	C1 C2 C4 C5 C6 C8 M1 M2 M3
Baths, steam (See #Physical culture or health establishments# #Health and fitness establishments#)		
Beaches, commercial [PRC-E]	13	C3* C7 C8 M1 ³ M2 M3

Gun repairs [PRC-B1]	7	C2 C6 ⁴ C8 M1 M2 M3
Gymnasiums [PRC-B]: (See #health and fitness establishments#)		
Limited	9	C2 C4 C5 C6 C8 M1
Unlimited (See #Physical culture or health establishments#)		
Gypsum manufacture	18	M3

Hat:		
Bodies manufacture	17	M1 M2 M3
Repair shops [PRC-B]	6	C1 C2 C4 C5 C6 C8 M1 M2 M3
#Health and fitness establishments#		
Limited as to #floor area#	6	C1 C2 C4 C5 C6 C8 M1 M2 M3
	14	C2 C3 C7 C8
Unlimited	9	C1 ³⁰ C2 C4 C5 C6 C8 M1 M2 M3

Health Centers	4	R1-R2 R3-R10 C1 C2 C3 C4 C5 C6 C8 M1**
Health services (see #physical culture or health establishments# #health and fitness establishments#)		

Markets:		
Retail, including meat (See Food stores)		
Wholesale, produce or meat	17	M1 M2 M3
Masseurs Massage therapists [PRC-B] (See Ambulatory diagnostic and treatment health care facilities)		C2* C4* C5* C6* C8* M1* ³ M2* M3*
Matches manufacture	18	M3

Photostating establishments [PRC-B1]	9	C2 C4 C5 C6 C8 M1 M2 M3
#Physical culture or health establishments#[PRC-B]		C1³⁰* C2* C4* C5* C6* C8* M1* M2* M3*
Picture framing stores [PRC-B]	6	C1 C2 C4 C5 C6 C8 M1 M2 M3

Rectories	4	R1-R2 R3-R10 C1 C2 C3 C4 C5 C6 C8 M1**
Reducing salons (See #Physical culture or health establishments# #Health and fitness establishments#)		
Refreshment stands, drive-in [PRC-H]	7	C2 C6 ⁴ C8 M1 M2 M3
	13	C7 C8 M1 ³ M2 M3

²⁹ Not permitted in C6-1, C6-2 and C6-3 Districts.

³⁰ Permitted only in C1-8 and C1-9 Districts and C1 Districts mapped within an R9 or R10 District.

³¹ Permitted only in C6-5 and C6-7 Districts.

**No. 2
FRESH II ZONING TEXT AMENDMENT**

CITYWIDE **N 210380 ZRY**
IN THE MATTER OF an application submitted by the 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, to modify Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) and related Sections, to expand areas in which the program is applicable and to update various requirements.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10, 37-311, 63-01, 97-01, 108-01 or 116-01;
* * * indicates where unchanged text appears in the Zoning Resolution

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

**Chapter 3
Residential Bulk Regulations in Residence Districts**

23-10
OPEN SPACE AND FLOOR REGULATIONS

* * *

23-15
Open Space and Floor Regulations in R6 Through R10 Districts

* * *

23-154
Inclusionary Housing

[text struck out in this Section is proposed to be relocated to Section 63-21]

* * *

(b) #Inclusionary Housing designated areas#

The #residential floor area# of a #zoning lot# may not exceed the base #floor area ratio# set forth in the table in this paragraph (b), except that such #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up, to the maximum #floor area ratio# specified in the table, as applicable. However, the amount of #low income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, or any #floor area# increase for the provision of a #FRESH food store#, on the #compensated zoning lot#.

* * *

ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS

Chapter 2
Use Regulations

* * *

42-10
USES PERMITTED AS-OF-RIGHT

* * *

42-12
Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16

M1 M2 M3

Use Group 3A shall be limited to museums that are ancillary to existing motion picture production studios or radio or television studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of #floor area# per establishment. In addition, the regulations of this Section are modified, where applicable, by the regulations of Section 63-11 (Special Use Regulations for FRESH Food Stores in M1 Districts).

* * *

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 3
Special Regulations Applying to FRESH Food Stores

63-00
GENERAL PURPOSES

The provisions of this Chapter establish special regulations that guide the development of FRESH food stores to promote and protect public health, safety and general welfare. These general goals include, among others, the following purposes:

- (a) encourage a healthy lifestyle by facilitating the development of FRESH food stores that sell a healthy selection of food products;
- (b) provide greater incentives for FRESH food stores to locate in neighborhoods underserved by such establishments;
- (c) encourage FRESH food stores to locate in locations that are easily accessible to nearby residents; and
- (d) strengthen the economic base of the City, conserve the value of land and buildings, and protect the City's tax revenues.

63-01
Definitions

FRESH food store

A "FRESH food store" is a food store #use# as listed in Section 32-15 (Use Group 6), where, at least 6,000 square feet of #floor area#, or #cellar# space utilized for retailing, is ~~utilized for allocated~~, to the sale of a general line of food and non-food grocery products, such as dairy, canned and frozen foods, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, intended for home preparation; ~~and consumption and utilization~~. Such retail space ~~utilized for the sale of a general line of food and non-food grocery products~~ shall be distributed as follows:

- (a) ~~at least 3,000 square feet or 50 percent of such retail space, whichever is greater, shall be utilized for the sale of a general line of food products intended for home preparation, consumption and utilization; and~~
- (b)(a) ~~at least 2,000 square feet or 3025 percent of such retail space, whichever is greater, shall be utilized for allocated~~, to the sale of perishable goods that shall include dairy, fresh produce, frozen foods and fresh meats, of which, at least 500 square feet of such retail space shall be designated for the sale of fresh produce;
- (b) ~~at least 35 percent of such retail space shall be allocated, to the sale of non-perishable food; and~~
- (c) ~~at least 6,000 square feet of such retail space shall be located on one #story#.~~

A food store shall be certified as a #FRESH food store# by the Chairperson of the City Planning Commission, pursuant to Section 63-30 (CERTIFICATION FOR A FRESH FOOD STORE).

63-02
Applicability

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.

63-021
Areas permitting FRESH food stores

- (a) The provisions of this Chapter shall apply to all #Commercial# and #Manufacturing Districts# in the following #FRESH food store# designated areas, except as provided in paragraph (b) of this Section Sections 63-022 (Special Purpose Districts where regulations for FRESH food stores are not applicable) and 63-023 (Limitation on location of FRESH food stores):
 - (1) in the Borough of the Bronx, Community Districts 1, 2, 3, 4, 5, 6 and 7, except portions of Community District 7, as shown on Map 1 in Appendix A of this Chapter;
 - (2) in the Borough of Brooklyn, Community Districts 3, 4, 5, 8, 9, 16 and 17, except portions of Community District 8, as shown on Map 2 in Appendix A;
 - (3) in the Borough of Manhattan, Community Districts 9, 10, 11 and 12, except portions of Community District 9 and 12, as shown on Maps 3 and 4 in Appendix A; and
 - (4) in the Borough of Queens, the #Special Downtown Jamaica District#; portions of Community District 12 outside of the #Special Downtown Jamaica District#; except those portions shown on Maps 5 and 6 in Appendix A; and those portions in Community District 1 shown on Map 1 in Appendix B of this Chapter.
- all of Manhattan Community District 10;
all of Bronx Community Districts 1, 4, 5, 6, 7 and 9; and
all of Brooklyn Community Districts 3, 4, 5, 9, 16 and 17.

Portions of other Community Districts in which FRESH food stores are permitted are shown on the maps in Appendix A of this Chapter.

63-022
Special Purpose Districts where regulations for FRESH food stores are not applicable

- (b) The provisions of this Chapter shall not apply, to the following Special Purpose Districts:
 - #Special Madison Avenue Preservation District#;
 - #Special Manhattanville Mixed Use District#; and
 - #Special Park Improvement District#; and,

#Special Hunts Point District#.

63-023

Limitation on location of FRESH food stores

After [date of adoption], no certification shall be issued for increased residential floor area# for a FRESH food store# where the sum of the increased residential floor area# generated, pursuant to Section 63-21 (Special Floor Area Regulations) by all FRESH food stores# within a half-mile radius of the zoning lot# would exceed 40,000 square feet.

Such calculation shall include increased residential floor area# on all zoning lots# containing FRESH food stores# that have been certified by the Chairperson of the City Planning Commission, pursuant to Section 63-30 (CERTIFICATION FOR A FRESH FOOD STORE), including those issued prior to [date of adoption], provided that such certification has not expired, or has not been superseded by a certification, pursuant to Section 63-40 (CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE) or an authorization, pursuant to Section 63-50 (AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS).

63-10 SPECIAL USE REGULATIONS

* * *

63-20 SPECIAL BULK AND PARKING REGULATIONS

63-21 Special Floor Area Regulations

63-211 For mixed buildings and zoning lots containing both residential and commercial or community facility uses in Commercial Districts with FRESH food stores

Where a FRESH food store# is provided on a zoning lot#, the maximum residential floor area# permitted on the zoning lot# shall be increased by one square foot for each square foot of FRESH food store floor area# provided, up to 20,000 square feet, the provisions of Section 35-31 (Maximum Floor Area Ratio) relating to the maximum permitted floor area ratio# on a zoning lot# for each permitted use# shall apply as modified in this Section.

Where all non-residential uses# on a zoning lot# have a permitted floor area ratio# equal to or less than that permitted for a residential use# and for zoning lots# containing Quality Housing buildings#, the total floor area# permitted for such zoning lot# may be increased by one square foot of residential floor area# for each square foot of FRESH food store floor area#, up to 20,000 square feet.

However for zoning lots# that do not contain a Quality Housing building#, where any non-residential use# on such zoning lot# has a permitted floor area ratio# greater than that permitted for a residential use#, the total residential floor area# permitted for such zoning lot# may be increased by one square foot for each square foot of FRESH food store floor area#, up to 20,000 square feet, provided the total floor area ratio# of the building# does zoning lot# shall not exceed the maximum permitted floor area ratio# for a such non-residential use#.

For height factor# and open space ratio# calculations, where applicable, the increased residential floor area# generated, pursuant to this Section shall be exempt from such calculations.

For compensated developments# or MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 (Inclusionary Housing) shall not apply to the increased residential floor area# generated, pursuant to this Section.

[text struck out in the Section below is proposed to be included in revisions to Section 63-21 above]

63-212 For mixed buildings and zoning lots containing both residential and commercial or community facility uses in Special Mixed Use Districts with FRESH food stores

Where a FRESH food store# is provided on a zoning lot#, the provisions of Section 123-64 (Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Mixed Use Buildings) relating to the maximum permitted floor area ratio# on a zoning lot# for each permitted use# shall apply, as modified in this Section.

Where all non-residential uses# on a zoning lot# have a permitted floor area ratio# equal to or less than that permitted for a residential use# and for zoning lots# containing Quality Housing buildings#, the total floor area# permitted for such zoning lot# may be increased by one square foot of residential floor area# for each square foot of FRESH food store floor area#, up to 20,000 square feet.

Where any non-residential use# on such zoning lot# has a permitted floor area ratio# greater than that permitted for a residential use#, the total residential floor area# permitted for such zoning lot# may be increased by one square foot for each square foot of FRESH food

store floor area#, up to 20,000 square feet, provided the total floor area# of the building# does not exceed the maximum permitted floor area# for a non-residential use#.

* * *

63-22 Authorization to Modify Maximum Building Height

For zoning lots# buildings# containing a FRESH food store# and residences#, the City Planning Commission may authorize modifications to Sections 35-65 (Height and Setback Requirements for Quality Housing Buildings), and 123-66 (Height and Setback Regulations) or, to the height and setback regulations of any Special Purpose District where maximum height limits apply, to allow the applicable maximum building# height to be increased by up to 15 feet, provided that the first story# occupied by a FRESH food store# has a minimum finished floor to finished ceiling height of 14 feet, and provided that such finished ceiling height is, at least 14 feet above the base plane# or curb level#, as applicable.

In order to grant such authorizations, the Commission shall find that:

- (a) such modifications are necessary to accommodate a first story# utilized as a FRESH food store#;
(b) the proposed modifications shall not adversely affect the essential scale and character of the adjacent buildings# and any adjacent historic resources; and
(c) the proposed modifications will not unduly obstruct access to light and air of adjacent properties.

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

63-23 Special Transparency Requirements

For all developments# containing FRESH food stores#, or ground floor level enlargements# containing FRESH food stores#, the following provisions shall apply. For the portion of the building# containing a FRESH food store#, the ground floor level of the street wall# fronting upon a primary street frontage#, as defined in Section 37-311, shall be glazed in accordance with the provisions of Section 37-34 (Minimum Transparency Requirements).

Furthermore, for buildings# FRESH food stores# with frontage on two or more streets#, the Chairperson of the City Planning Commission may certify that the glazing requirements of this Section shall only be applicable, to the street wall# fronting upon the principal street#, as determined by the Chairperson.

In addition, the Chairperson may, by certification, allow a reduction in the glazing requirements of this Section, provided that the Chairperson finds that such mixed building#, or mixed use building#, as defined in Section 123-11, building# is a recipient of public funding# as defined in Section 23-911 (General definitions). For the purposes of this Section, defined terms shall include those in Sections 12-10, 23-911 and 37-311.

63-24 Required Accessory Off-street Parking Spaces in Certain Districts

For FRESH food stores# provided as part of a development# or enlargement#, for any portion of such FRESH food store# subsequently changed to any other use#, pursuant to Section 63-40 (CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE) or Section 63-50 (AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS), if such change of use# occurs less than 25 years after the initial issuance of a certificate of occupancy for such FRESH food store#, accessory# off-street parking regulations shall apply to such changed use# as if the use# is, at that time occurring as part of a development# or enlargement#. Application may be made for an authorization, pursuant to Section 63-50.

- (a) In C1-1, C1-2, C1-3, C2-1, C2-2, C2-3 Districts mapped within R6, R7, R8, R9 and R10 Districts and in C4-2 and C4-3 Districts, the accessory# off-street parking regulations in Section 36-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES) applicable to a C1-4 District shall apply to any FRESH food store# a FRESH food store# shall provide one parking space per 1,000 square feet of floor area# or cellar# space utilized for retailing. The provisions of Section 36-23 (Waiver of Requirements for Spaces Below Minimum Number) shall not apply to FRESH food stores#. In lieu thereof, no accessory# off-street parking spaces shall be required for the FRESH food store# if the floor area# of such use# is less than 40,000 square feet. In cases where there is more than one commercial use# or community facility use# on the zoning lot#, the total number of accessory# off-street parking spaces required pursuant to the provisions of Section 36-23 shall not include off-street parking spaces accessory# to FRESH food stores#.

- (b) In C1-1, C1-2, C1-3, C2-1, C2-2, C2-3 Districts mapped within R3, R4 and R5 Districts and in C4-1 Districts, a #FRESH food store# shall provide one parking space per 400 square feet of #floor area# or #cellar# space utilized for retailing. The provisions of Section 36-23 shall not apply to #FRESH food stores#. In lieu thereof, no #accessory# off-street parking spaces shall be required for the #FRESH food store# if the #floor area# of such #use# is less than 10,000 square feet. In cases where there is more than one #commercial use# or #community facility use# on the #zoning lot#, the total number of #accessory# off-street parking spaces required pursuant, to the provisions of Section 36-23 shall not include off-street parking spaces #accessory# to #FRESH food stores#.
- (b) In the Borough of Brooklyn, in those portions of Community District 5 located south of Flatlands Avenue and east of the centerline prolongation of Schenck Avenue, and in the Borough of Queens, where applicable in Community District 12 outside of the #Special Downtown Jamaica District#, a #FRESH food store# shall provide #accessory# off-street parking spaces as required for #uses# in parking requirement category B in the applicable #Commercial# and #Manufacturing Districts#.
- (c) In C8-1, C8-2, M1-1, M1-2 and M1-3 Districts, a #FRESH food store# shall provide one parking space per 1,000 square feet of #floor area# or #cellar# space utilized for retailing, up to a maximum of 15,000 square feet. The underlying off-street parking regulations in Sections 36-20 or 44-20 shall apply, to the #floor area# or #cellar# space, in excess of 15,000 square feet, utilized for retailing in such #FRESH food store#.
- (d) The provisions of this Section shall not apply to:
 - (1) in the Borough of the Bronx, portions of Community District 7 and in the Borough of Manhattan, portions of Community District 12, as shown on Map 1 in Appendix C of this Chapter;
 - (2)(1) in the Borough of Brooklyn, to M1 Districts in portions of Community Districts 5, 16 and 17, as shown on Maps 1 and 2 in Appendix C Appendix B of this Chapter; and
 - (3) in the Borough of Brooklyn, portions of Community Districts 16 and 17, as shown on Map 3 in Appendix C; and
 - (4)(2) in the Borough of Queens, to the #Special Downtown Jamaica District#.

**63-30
CERTIFICATION FOR A FRESH FOOD STORE**

Upon application, the Chairperson of the City Planning Commission shall certify that a food store #use# is a #FRESH food store#, provided that:

- (a) drawings have been submitted, to the Chairperson that clearly specify:
 - (1) all #floor area# or #cellar# space utilized as a #FRESH food store#, showing in the form of an illustrative layout that such designated space is designed and arranged to meet the requirements for perishable and non-perishable food and non-food grocery products, pursuant to Section 63-01;
 - (2) all #floor area# that will result from any permitted increase in #floor area#, pursuant to Section 63-21, including the location of such #floor area#;
 - (3) the size, format and location of the required #sign#, pursuant to Section 63-12, including detailed information about dimensions of the #sign#, lettering, color and materials; and

- (4) the location of the ground floor level #street wall# fronting upon a principal #street# #primary street frontage#, pursuant to Section 63-23;
- (b) a signed lease or written commitment from the prospective operator of the #FRESH food store# has been provided in a form acceptable, to the Chairperson for utilization of such #floor area# or #cellar# space and its operation as a #FRESH food store#; and
- (c) for #zoning lots# containing increased #residential floor area# generated, pursuant to Section 63-21 (Special Floor Area Regulations), a legal commitment, in the form of a declaration of restrictions has been executed, in a form acceptable, to the Department of City Planning, binding upon the owner and its successor and assigns, and providing for continued utilization of all #floor area# or #cellar# space as a #FRESH food store#, the operation of which shall commence within a reasonable period following the issuance of a temporary certificate of occupancy for the #floor area# or #cellar# space to be utilized by the #FRESH food store#.

Such declaration of restrictions shall provide that the legal commitment for continued occupancy of the #floor area# or #cellar space# as a #FRESH food store# shall not apply during any:

- (1) six (6) month period from the date such #floor area# or #cellar# space is vacated by the operator, provided that the owner timely notifies the Department of City Planning of such vacancy in accordance with the requirements of the restrictive declaration; or
- (2) event of force majeure, as determined by the Chairperson.

The filing and recordation of the declaration of restrictions in the Office of the City Register of the City of New York against all tax lots comprising the #FRESH food store#, and receipt of proof of recordation of such declaration in a form acceptable, to the Department, shall be a precondition to certification by the Chairperson the issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement# under this Chapter.

Certification by the Chairperson shall be a precondition, to the issuance of any building permit, including any foundation or alteration permit, for any #development#, #enlargement# or change of #use# under this Chapter.

In granting the certification, the Chairperson may specify that minor changes in store layout consistent with the definition of a #FRESH food store# shall not warrant further certification, pursuant to this Section.

Changes to the store layout of a #FRESH food store# that has been constructed, pursuant to a previous certification under this Section, where such changes result in a #FRESH food store# that continues to comply with the requirements of this Chapter, shall not require subsequent certification by the Chairperson under this Section. #FRESH food stores# certified prior to [date of adoption] that do not comply with paragraph (c) of the definition of #FRESH food store# may change the floor layout provided that there is no increase in the degree of non-compliance with such requirement.

No later than the date on which an application for certification is first submitted, a copy of the drawings submitted, pursuant to paragraph (a) of this Section shall be submitted by the applicant, to the affected Community Board, which shall have 45 days to review said application. The Chairperson shall not issue a certification for an application during the Community Board review period, unless the Community Board has submitted, to the Chairperson comments regarding such proposal or informed the Chairperson that the Community Board has no comments.

A copy of an application for certification, pursuant to this Section shall be sent by the Department of City Planning, to the affected Community Board, which may review such proposal and submit comments, to the Chairperson. If the Community Board elects to comment on such application, it must be done within 45 days of receipt of such application. The Chairperson will not act on such application until the Community Board's comments have been received, or the 45-day comment period has expired, whichever is earlier.

For #zoning lots# containing increased #residential floor area# generated, pursuant to Section 63-21 (Special Floor Area Regulations), if a #development# or horizontal #enlargement# fails to comply with the provisions of Section 11-331 (Right to construct if foundations completed) with respect to completion of foundations within four years of the date of certification, pursuant to this Section, such building permit shall lapse, and any new building permit will require a new certification, pursuant to this Section.

63-31 Requirements for Certificate of Occupancy

No certificate of occupancy shall be issued for any portion of the #development# or #enlargement# identified in the drawings submitted, pursuant to paragraph (a)(2) of Section 63-30 until a temporary certificate of occupancy has been issued for the #FRESH food store# space. No final certificate of occupancy shall be issued for any such portion of the #development# or #enlargement# identified in such drawings until the #FRESH food store# space has been completed in accordance with the drawings submitted, pursuant to paragraph (a)(1) of Section 63-30 and a final certificate of occupancy has been issued for the #FRESH food store# space. The declaration of restrictions, where required, pursuant to paragraph (c) of Section 63-30, shall be noted on any temporary or final certificate of occupancy for the #building#.

63-40 CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE

A #FRESH food store# for which a certification has been issued, pursuant to Section 63-30 may be changed to any #use# permitted by the underlying district upon certification by the Chairperson of the City Planning Commission that such change of #use# would not create a new #non-compliance#, increase the degree of #non-compliance# of #buildings# on the #zoning lot#, or result in reduction in the number of required fewer #accessory# off-street parking spaces than required by the new #use#, pursuant to Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts) under the applicable district regulations.

If a certification, pursuant to this Section is granted, a notice of cancellation, in a form acceptable, to the Department of City Planning, of the declaration of restrictions recorded, pursuant to Section 63-30 shall be executed and recorded in the Office of the City Register of the City of New York against all tax lots comprising the former #FRESH food store#.

63-50 AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS

The City Planning Commission may, by authorization, permit modifications, to the #bulk# and #accessory# off-street parking requirements of the applicable zoning districts when a change of #use# of a #FRESH food store# for which a certification has been issued, pursuant to Section 63-30, would create a new #non-compliance#, increase the degree of #non-compliance# of #buildings# on the #zoning lot#, or result in a reduction in the number of required fewer #accessory# off-street parking spaces than required by the new #use#, pursuant to Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts) under the applicable district regulations, provided that such #use# is permitted by the underlying districts.

* * *

63-60 COMPLIANCE

No later than June 30th of the year, beginning in the first second calendar year following the calendar year in which certification was made, and, at three-year intervals thereafter, the Chairperson of the City Planning Commission shall be provided with an affidavit, in a form acceptable, to the Department of City Planning, regarding compliance with the requirements of the declaration of restrictions and the regulations of this Chapter, as of a date of inspection which shall be no earlier than June 1st of the year in which the affidavit is filed. Such affidavit shall be provided by the owner(s) of the tax lot(s) on which the #FRESH food store# is located. Such affidavit shall include, without limitation:

* * *

Appendix A

FRESH Food Store Designated Areas: Excluded Portions

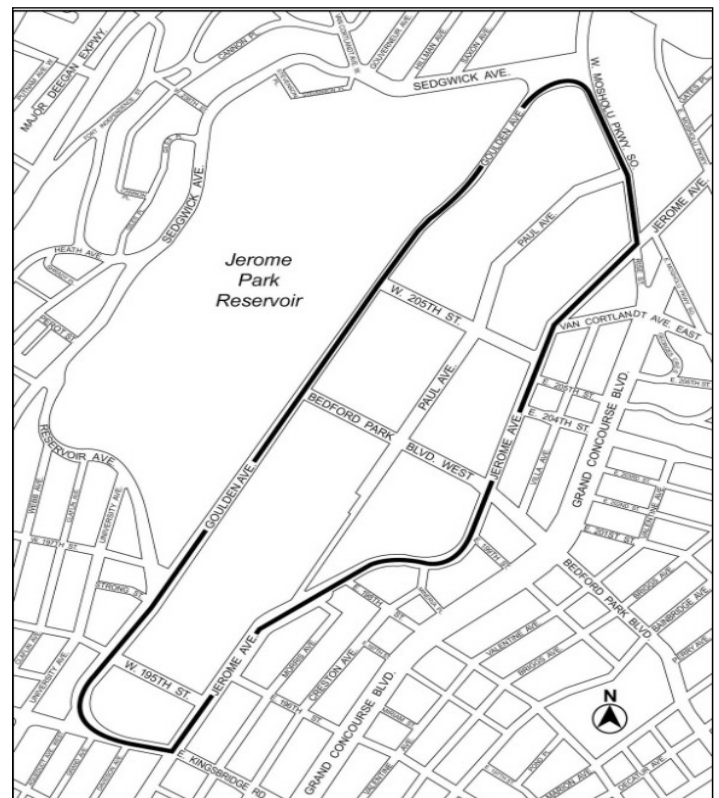
The #FRESH food store# designated areas are; listed by community-district and borough in Section 63-02 (Applicability). Excluded portions of community districts are shown on the following maps:

- all of Manhattan Community District 10;
- all of Bronx Community Districts 1, 4, 5, 6, 7 and 9; and
- all of Brooklyn Community Districts 3, 4, 5, 9, 16 and 17.

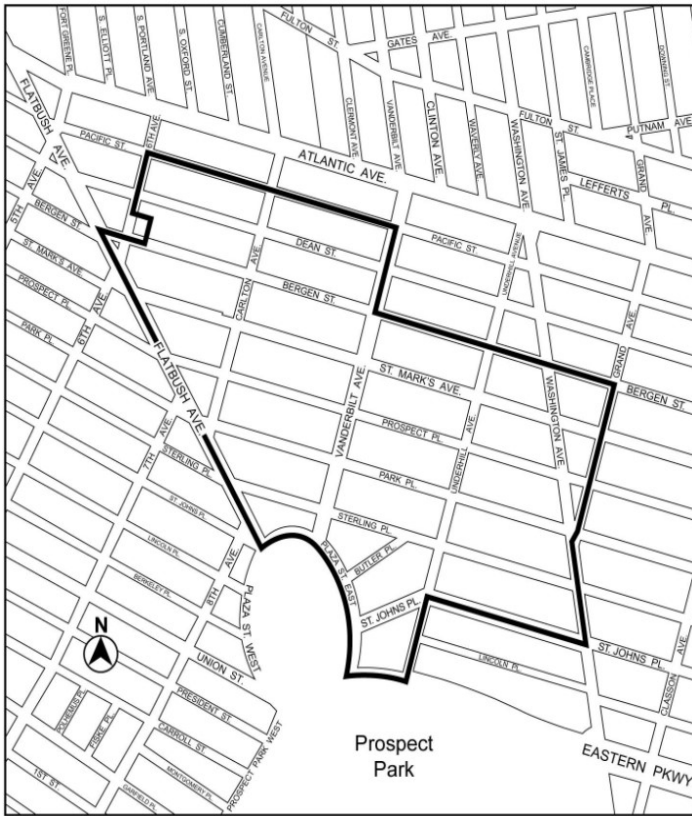
Portions of other Community Districts are shown on Maps 1 through 16 in this Appendix A.

[EXISTING MAPS – TO BE DELETED]

Map 1. Excluded portions of Community District 7, the Bronx



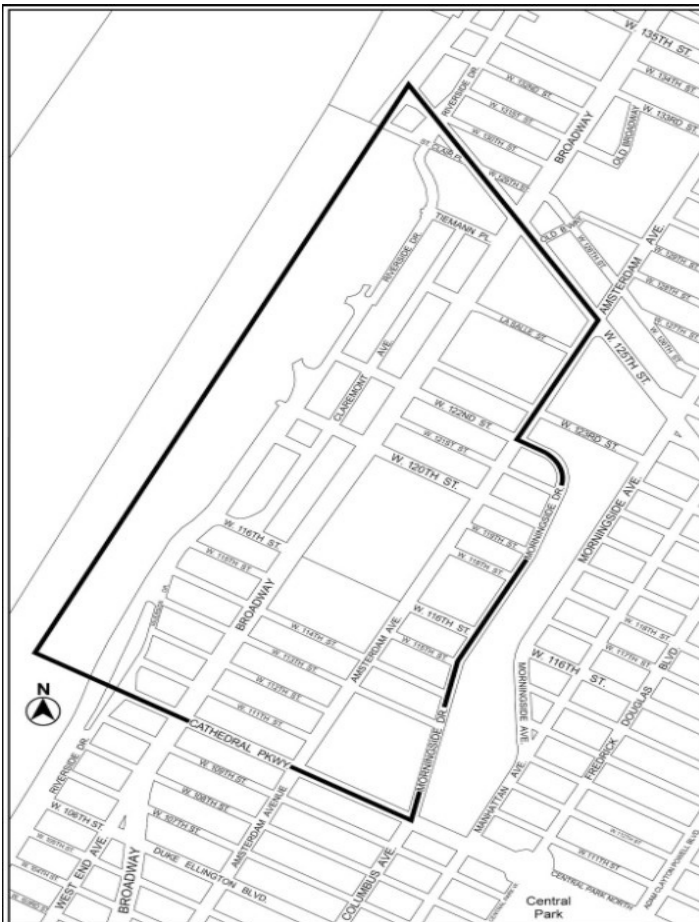
Map 2. Excluded portions of Community District 8, Brooklyn



Map 4. Excluded portions of Community District 12, Manhattan



Map 3. Excluded portions of Community District 9, Manhattan



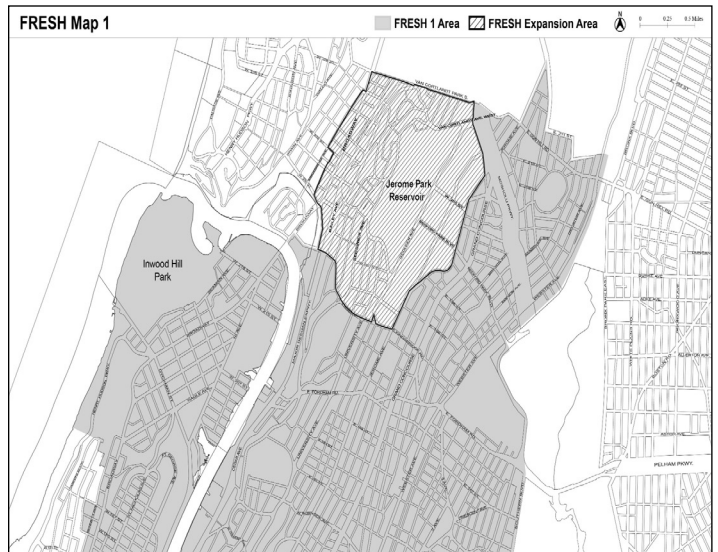
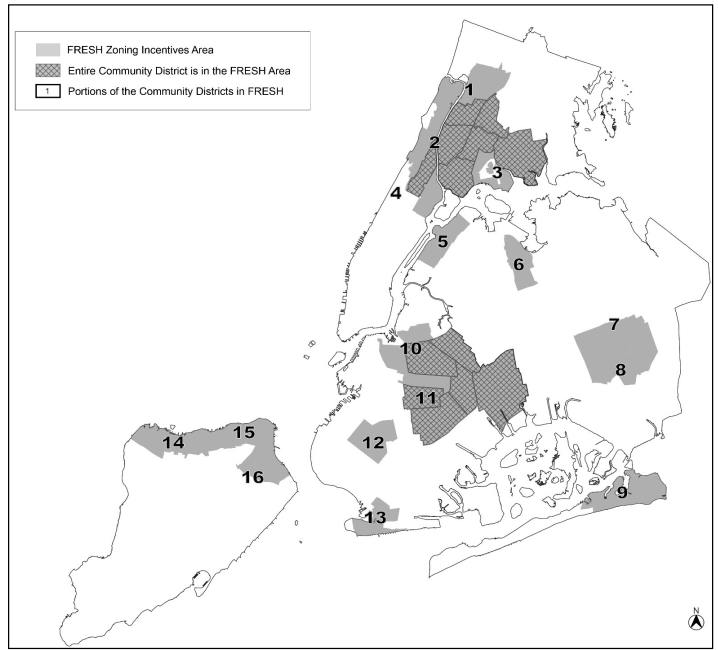
Map 5. Excluded portions of Community District 12, Queens

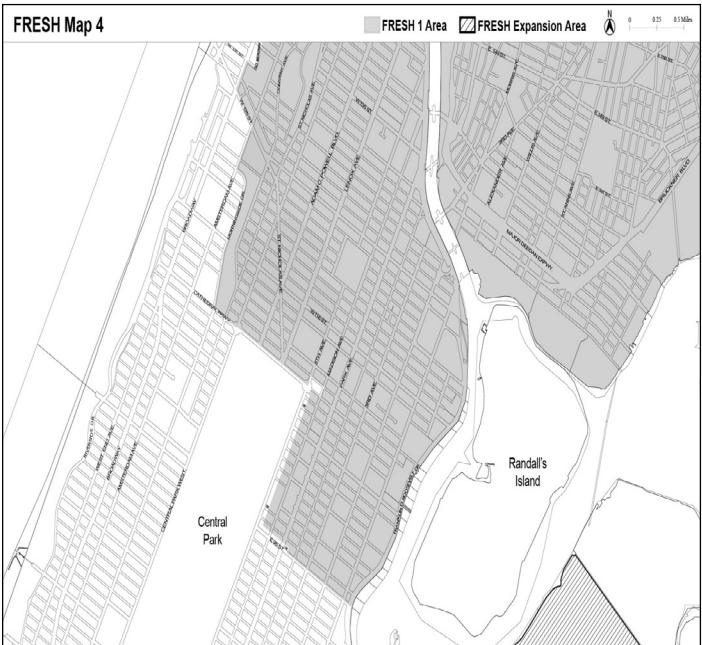
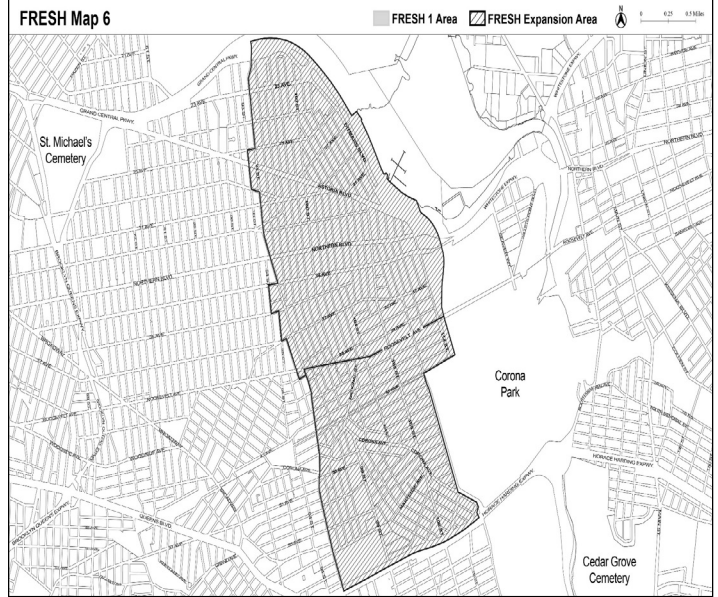


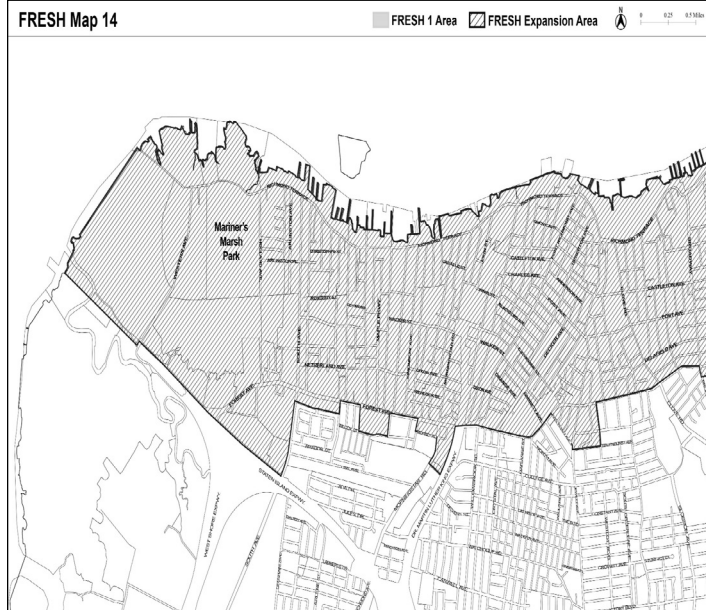
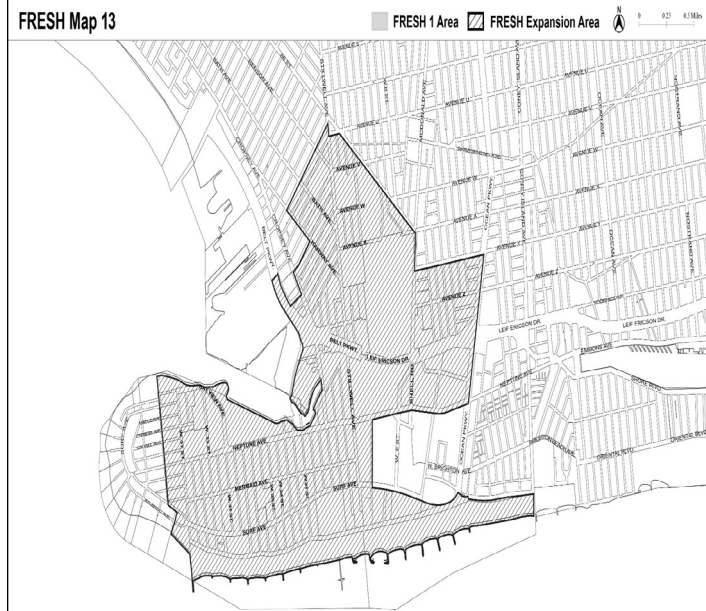
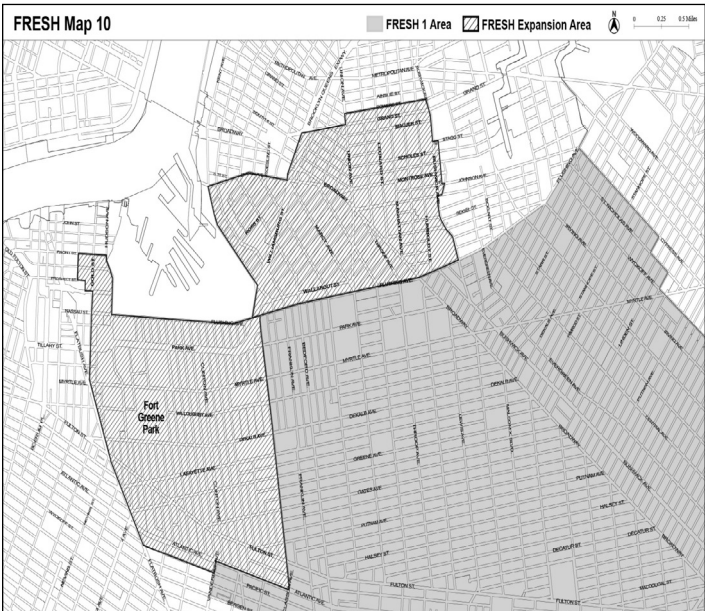
Map 6. Excluded portions of Community District 12, Queens



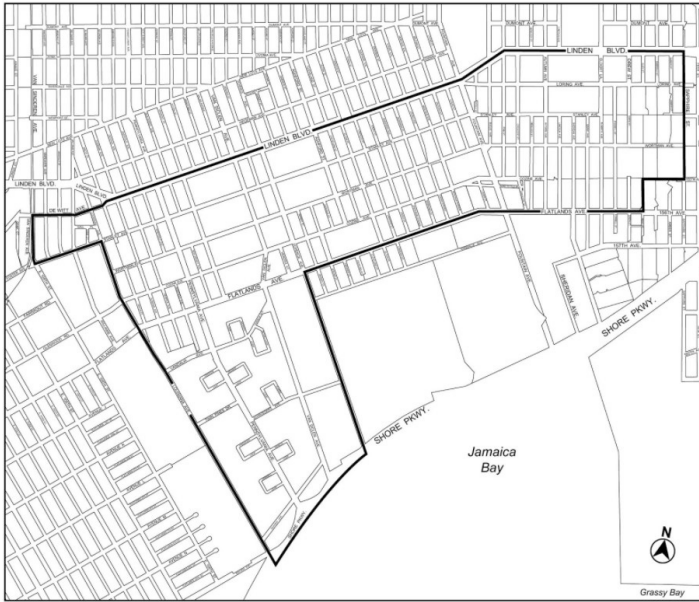
[PROPOSED MAPS]







Map 2: Map 1. Excluded portions of Community District 5, Brooklyn



Map 3: Map 2. Excluded portions of Community District 16 and 17, Brooklyn



* * *

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

**Chapter 7
Special 125th Street District**

* * *

**97-40
SPECIAL BULK REGULATIONS**

* * *

**97-41
Special Floor Area Regulations**

* * *

**97-412
Maximum floor area ratio in the Park Avenue Hub Subdistrict**

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in

Appendix A of this Chapter, the maximum #floor area ratio# for #zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain #zoning lots# in accordance with paragraph (b) of this Section.

(a) Maximum #floor area ratio#

The maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# contains #residential floor area#, such #zoning lot# shall satisfy the provisions of either:

- (1) a minimum non-#residential floor area ratio# of 2.0 shall be provided on such #zoning lot#. Such #floor area# shall not include any #floor area# containing a #transient hotel# pursuant to the provisions of Section 97-14 (Transient Hotels Within the Park Avenue Hub Subdistrict); or
- (2) a minimum #floor area ratio# of 0.5, or a minimum amount of floor space equivalent to such 0.5 #floor area ratio#, shall be provided on such #zoning lot#. Such #floor area# or equivalent floor space shall be exclusively used for those visual or performing arts #uses#, designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses), and shall be certified by the Chairperson of the City Planning Commission, to the Commissioner of Buildings that the conditions set forth in Section 97-423 (Certification for floor area bonus for visual or performing arts uses) have been met.

Where the provisions of Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) apply, the total #floor area# permitted for such #zoning lot# may be increased by one square foot of #residential floor area# for each square foot of #floor area# of a #FRESH food store#, as defined by Article VI, Chapter 3, up to 20,000 square feet.

(b) Modified maximum #floor area ratio# for certain #zoning lots#

For #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet, or for #zoning lots# subject, to the provisions of paragraph (d)(4) of Section 23-154 (Inclusionary Housing), the maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

- (1) the minimum non-#residential floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet. For #zoning lots# utilizing the provisions of this paragraph, the minimum non-#residential floor area# or visual or performing arts space requirements set forth in paragraph (a) of this Section shall not apply;
- (2) for #zoning lots#, subject, to the provisions of paragraphs (d)(4)(i) or (d)(4)(iii) of Section 23-154, the maximum #residential floor area# provision of the underlying district as specified in Section 23-153 (For Quality Housing buildings) shall apply; and
- (3) for #zoning lots# utilizing the provisions of paragraph (b)(1) or (b)(2) of this Section, the maximum overall #floor area ratio# shall be 10.0, except that such maximum #floor area ratio# may be increased pursuant to the provisions of paragraph (b) of Section 97-422 (Floor area bonus for visual or performing arts uses). For #zoning lots# utilizing the provisions of paragraph (b)(2) of this Section, such maximum #floor area ratio# may also be increased pursuant to the provisions of Article VI, Chapter 3.

* * *

**ARTICLE X
SPECIAL PURPOSE DISTRICTS**

**Chapter 8
Special Hunts Point District**

* * *

**108-01
General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunts Point District#, the provisions of this Chapter shall apply to all #developments# and #enlargements# within the #Special Hunts Point 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#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

The provisions of Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) shall apply in the Residential Buffer Subdistrict, and shall not apply in the Food Industry Subdistrict. For any food store subject, to the provisions of Article VI, Chapter 3, the parking regulations of Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts) shall supersede the provisions of Section 108-20 (MODIFICATION OF PARKING REQUIREMENTS IN THE RESIDENTIAL BUFFER SUBDISTRICT).

* * *

**ARTICLE XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 6
Special Stapleton Waterfront District**

* * *

**116-20
SPECIAL BULK REGULATIONS FOR SUBAREAS A, B, AND C,
THE ESPLANADE, PIER PLACE AND THE COVE**

* * *

**116-22
Maximum Floor Area Ratio**

* * *

**116-221
Special floor area regulations for mixed buildings**

For #buildings# containing #residences#, the area in such #buildings# occupied by non-#residential uses# on the ground floor, or within two feet of the as-built level of the adjoining sidewalk, shall be excluded from the calculation of permitted #floor area# in the #building#. However, the area occupied by non-#residential uses# on the ground floor shall be included as #floor area# for other purposes including calculating:

- (a) requirements for #accessory# off-street parking spaces;
- (b) #accessory# off-street loading berths; and
- (c) limitations on #floor area# occupied by certain #uses#; and
- (d) satisfying requirements for #FRESH food stores# as defined in Article VI, Chapter 3, and the special #floor area# regulations of that Chapter.

In #flood zones#, the #floor area# exclusion permitted by this Section shall also apply, to the area occupied by non-#residential uses# on the #lowest occupiable floor#, as defined in Section 64-11.

* * *

**No. 3
CAPA FRESH RULE CHANGE**

CITYWIDE
(Proposed modification of Title 62 of the Rules of the City of New York, pursuant to Sections 1043 and 191(b)(2) and ZR Section 63-00, et seq. (as amended by proposed N 210380 ZRY) of the City Charter to facilitate the implementation of the Food Retail Expansion to Support Health Program (FRESH) program as well as to correct aspects of the fee structure for certain applications.

PLEASE TAKE NOTICE that in accordance with Sections 1043 and 191(b)(2) of the New York City Charter, the New York City Department of City Planning (“City Planning”), proposes to amend rules within Chapter 3 and establish new Chapter 12 of Title 62 of the Rules of the City of New York.

This proposed rule was not included in the Department of City Planning’s regulatory agenda for this Fiscal Year because it was not contemplated when the Department of City Planning published the agenda.

The time and place of the hearing have been scheduled as follows:

DATE: September 22, 2021
TIME: 10:00 A.M.
LOCATION: Remote

In support of the City’s efforts to contain the spread of COVID-19, the City Planning Commission will hold this public hearing remotely. To join the meeting and comment, please visit NYC Engage at <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287262/1> or dial 877-853-5247 (US Toll-free), 888-788-0099 (US Toll-free), (253) 215-8782 (Toll number) or (213) 338-8477 (Toll number). If calling into the meeting, please use the following Meeting

ID 618 237 7396, and when prompted for a participation code, please enter “#” followed by the password “1” when prompted. Instructions on how to participate, as well as materials relating to the meeting, will be posted on NYC Engage in advance of the meeting. To help the meeting host effectively manage the meeting, those who do not intend to actively participate are invited to watch the meeting through the livestream/LINK provided on NYC Engage or the recording that will be posted after the meeting on DCP’s website.

Any person in, attendance, at this hearing (remotely or in person) shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes. Each speaker shall be allotted a maximum of three (3) minutes.

Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided, at the hearing are asked to notify Dominick Answini, at the address set forth below, or by telephone, at (212) 720-3676, by September 8, 2021. In addition, written statements may be submitted to City Planning, at the address stated below, provided the comments are received by 5:00 P.M. on September 22, 2021:

New York City Department of City Planning
Office of the Counsel
120 Broadway, 31st Floor
New York, NY 10271
Attention: Dominick Answini

Written comments received and a tape recording of oral comments received, at the hearing will be available for public inspection within a reasonable time after receipt between the hours of 9:00 A.M. and 5:00 P.M., at the Freedom of Information Law Desk, 120 Broadway, 31st Floor, telephone number (212) 720-3454.

The purpose of the hearing is, to provide the public with an opportunity to comment on the proposed rule set forth herein.

Title 62 of the Rules of the City of New York is amended to read as follows:

Chapter 3: Fees and Contributions

* * *

§ 3-07 Schedule of Charges

* * *

- (e) Applications for zoning certifications and zoning authorizations:
 - (1) For certification for public school space, pursuant to § 107 – 121 [123] of Article X, Chapter 7 (Special South Richmond Development District) of the Zoning Resolution, the fee shall be \$160.

* * *

- (g) Supplemental Fee for Large Projects. In addition to all applicable fees as set forth above, a supplemental fee shall be required for the following applications:

Applications that may result in the development of 500,000 to 999,999 square feet of floor area	\$80,000
Applications that may result in the development of 1,000,000 to 2,499,000]999 square feet of floor area	\$120,000
Applications that may result in the development of, at least 2,500,000 square feet of floor area	\$160,000

* * *

Chapter 12: Rules for the Processing of Applications for FRESH Certifications, pursuant to Section 63-30 of the Zoning Resolution of the City of New York

§ 12-01 Scope

This chapter governs the queuing of applications for the Food Retail Expansion to Support Health Program (“FRESH”), pursuant to section 63-00 et seq. of the Zoning Resolution as well as the effect such queuing has on closed projects, terminated applications, and lapsed certifications related to such program.

§ 12-02 Definitions

For the purposes of this chapter:

Application. The term “Application” means materials filed with the Department, pursuant to section 10-09 of these rules to obtain a Certification in connection with a project.

Certification. The term “Certification” means a Certification by the Chair of the Commission, pursuant to section 63-30 of the Zoning Resolution for a FRESH food store.

Commission. The term “Commission” means the City Planning Commission.

Department. The term “Department” means the Department of City Planning.

FRESH. The term "FRESH" means the Food Retail Expansion to Support Health Program, pursuant to section 63-00 et seq. of the Zoning Resolution.

FRESH Application Statement ("FAS"). The term "FRESH Application Statement" or "FAS" means a PAS in accordance with section 10-04 of this title or, if the Department determines that such statement is not necessary, a draft land use application in accordance with section 10-07 of this title, both of which are submitted in connection with a prospective Application.

FRESH Food Store. The term "Fresh Food Store" shall have the same meaning as that term is defined in section 63-01 of the Zoning Resolution.

FRESH Residential Floor Area. The term "FRESH Residential Floor Area" means the additional residential floor area permitted in accordance with this chapter and section 63-21 of the Zoning Resolution as a result of the provision of "FRESH Food Store Floor Area," as that term is defined in section 63-01 of the Zoning Resolution.

Pre-Application Statement ("PAS"). The term "Pre-Application Statement" or "PAS" means the Pre-Application Statement described in section 10-04 of this title.

Queue. The term "Queue" means a list of projects ranked relative to each other in the order in which the Department received the FAS for each such project, subject, to the provisions of this chapter.

Radius. The term "Radius" means a half-mile radius measured from zoning lots of the proposed FRESH Food Store where the total FRESH Residential Floor Area for all FRESH Food Stores within such radius may not exceed more than 40,000 sq ft. A FRESH Food Store with FRESH Residential Floor Area will be deemed to be included in such radius if any portion of such store's zoning lot is located within such radius.

§ 12-03 Review and Queuing of Applications

(a) The Department shall queue all projects in the order that their respective FAS was received by the Department, provided that, with respect to an FAS that is a PAS, such PAS has been determined by the Department to be complete in accordance with section 10-04(b) of this title.

(b) When two or more projects, including the proposed project, are located within a Radius and the total of FRESH Residential Floor Area among them exceeds 40,000 sq ft, the project for which an FAS was first received and is deemed in compliance with this title shall have priority to obtain all of its requested FRESH Residential Floor Area. The project that is next in the Queue shall then have priority to obtain all the remaining FRESH Residential Floor Area within such Radius which has not been claimed by a project earlier in the Queue. The use of remaining FRESH Residential Floor Area unclaimed by projects earlier in the Queue shall continue in this manner for subsequent projects until there is no additional unclaimed FRESH Residential Floor Area within the Radius.

(c) After a project has been added, to the Queue, if there is no response from the project sponsor within two (2) months after the interdivisional meeting, held in accordance with section 10-05 of this title, or the last communication of instructions from the Department, whichever is later, the Department will notify the project sponsor that its project will be placed on hold if it does not respond within a specified period of time from such notice. If the project sponsor responds within the specified timeframe but does not provide the requested materials, if any, within thirty (30) days of such response, the project will be placed on hold. If a project is on hold for twelve (12) months, the project record will be closed or the corresponding Application terminated, whichever is applicable, and the project will be removed from the Queue. The previously claimed FRESH Residential Floor Area corresponding, to the removed project will now be available to projects remaining in the Queue. For terminated Applications, if the Department permits the applicant to proceed directly to filing a new Application, the Department shall place such Application in the Queue in accordance with subdivision (a) of this section as if such Application were a new FAS.

§ 12-04 Effect of Lapse of Certification

If a Certification lapses, pursuant to section 63-30 of the Zoning Resolution, the amount of FRESH Residential Floor Area permitted by such Certification shall become available for other projects within the same Radius as the project with the lapsed building permit. The project sponsor may reapply for FRESH Residential Floor Area but must submit a new FAS Queued in accordance with section 12-03 of this chapter.

Resolution for adoption scheduling September 22, 2021 for a public hearing.

**BOROUGH OF THE BRONX
Nos. 4 & 5
WIN POWERS
No. 4**

CD 1 C 210398 ZSX
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development, pursuant to

Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property, located, at 346 Powers Avenue (Block 2572, Lot 6) in an R6 District.

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

No. 5

CD 1 C 210399 HAX
IN THE MATTER OF an application submitted by the NYC 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 346 Powers Avenue (Block 2572, Lot 6), 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 two new buildings containing approximately 221 supportive housing units, 95 shelter units, and community facility space.

**No. 6
CB 8 OFFICE SPACE**

CD 8 N 220033 PXX
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property, located, at 185 West 231st Street (Block 3267, Lot 76) (Bronx Community Board 8 Office).

**BOROUGH OF BROOKLYN
Nos. 7 & 8
506 THIRD AVENUE
No. 7**

CD 6 C 210119 ZMK
IN THE MATTER OF an application submitted by PAB 3rd Avenue Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an existing M2-1 District to a C4-4A District property, bounded by 11th Street, 3rd Avenue, 13th Street, and a line 100 feet northwesterly of 3rd Avenue, as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject, to the conditions of CEQR Declaration E-617.

No. 8

CD 6 N 210120 ZRK
IN THE MATTER OF an application submitted by PAB 3rd Avenue Holdings LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

101
* * *

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

BROOKLYN
* * *

Brooklyn Community District 6

* * *
Map 3- [date of adoption]
102
Portion of Community District 6, Brooklyn
* * *

**BOROUGH OF MANHATTAN
Nos. 9 & 10
STARRETT-LEHIGH + TERMINAL WAREHOUSE REZONING
No. 9**

CD 4 C 210408 ZMM
IN THE MATTER OF an application submitted by Terminal Fee Owner LP and RXR SL Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b:

- 1. changing from an M2-3 District to an M2-4 District property, bounded by West 28th Street, Eleventh Avenue, West 26th Street, and Twelfth Avenue; and
 - 2. establishing a Special West Chelsea District (WCh), bounded by West 28th Street, Eleventh Avenue, West 26th Street, and Twelfth Avenue;
- as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject, to the conditions of CEQR Declaration E-625.

No. 10

CD 4 N 210409 ZRM

IN THE MATTER OF an application submitted by Terminal Fee Owner LP and RXR SL Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing Subarea K within the Special West Chelsea District (Article IX, Chapter 8), and modifying other related Sections.

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

ARTICLE I - GENERAL PROVISIONS

Chapter 4 - Sidewalk Cafe Regulations

* * *

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

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes# however, may be located on #streets# or portions of #streets# within special zoning districts pursuant, to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
* * *	* * *	* * *
West Chelsea District	No	Yes ⁵

* * *

⁵ #Unenclosed sidewalk cafes# are allowed only on #wide streets# except they are not allowed on the west side of Ninth Avenue between West 15th Street and West 16th Street. #Unenclosed sidewalk cafes# shall also be allowed on West 27th Street between Eleventh Avenue and Joe DiMaggio Highway.

* * *

ARTICLE IX - SPECIAL PURPOSE DISTRICTS

Chapter 8 - Special West Chelsea District

98-00 GENERAL PURPOSES

* * *

98-04 Subareas and High Line Transfer Corridor

In order to carry out the provisions of this Chapter, Subareas A through J K and a #High Line Transfer Corridor# are established within the #Special West Chelsea District#.

* * *

98-10 SPECIAL USE AND PARKING REGULATIONS WITHIN THE SPECIAL WEST CHELSEA DISTRICT

* * *

98-12 Modification of Use Regulations

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

* * *

98-122 Location within buildings In Subarea K

[Relocated to Section 98-124 below]

In any C6 District in the #Special West Chelsea District#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #commercial uses# on the same #story# as a #residential use# or on a #story# higher than that occupied by #residential uses#, provided that the #commercial uses#:

- (a) are located in a portion of the #building# that has separate direct access, to the #street# with no access, to the #residential# portion of the #building# at any #story#; and
- (b) are not located directly over any portion of a #building# containing #dwelling units#, except this limitation shall not preclude the location of:

- (1) #residential# lobby space below or on the same #story# as #commercial uses#; or

- (2) a #commercial use# that fronts on the #High Line# and is located within five feet of the level of the #High Line bed#.

In Subarea K, the provisions of Section 42-10 (USES PERMITTED AS-OF-RIGHT), inclusive, shall be modified as follows:

- (a) The following additional #uses# shall be permitted, provided that the floor space allocated to such #uses# does not exceed 25 percent of the total #floor area# of the #building#:
 - (1) from Use Groups 3 and 4, all #uses#, not otherwise permitted by the underlying regulations, other than those with sleeping accommodations;
 - (2) from Use Group 6A, food stores, including supermarkets, grocery stores or delicatessen stores, larger than 10,000 square feet;
 - (3) from Use Groups 6C, 9A, and 12B, all #uses# not otherwise permitted by the underlying regulations; or
 - (4) from Use Group 10A, all #uses#, not otherwise permitted by the underlying regulations, provided that the floor space allocated to such #uses# does not exceed 15 percent of the total #floor area# of the #building#.

98-123 Adult establishments

* * *

98-124 Location within buildings

[Relocated from Section 98-122 above]

In any C6 District the #Special West Chelsea District#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #commercial uses# on the same #story# as a #residential use# or on a #story# higher than that occupied by #residential uses#, provided that the #commercial uses#:

- (a) are located in a portion of the #building# that has separate direct access, to the #street# with no access, to the #residential# portion of the #building#, at any #story#; and
- (b) are not located directly over any portion of a #building# containing #dwelling units#, except this limitation shall not preclude the location of:
 - (1) #residential# lobby space below or on the same #story# as #commercial uses#; or
 - (2) a #commercial use# that fronts on the #High Line# and is located within five feet of the level of the #High Line bed#.

* * *

98-15 Signs

* * *

98-151 Modification of sign regulations in Subarea K

Within Subarea K, the #sign# regulations of the underlying district shall apply. However, within 15 feet of the intersection of two #streets#, the provisions of Section 42-562 (Restriction on angle and height above curb level) shall not apply.

* * *

98-17 Modification of Parking and Loading Regulations in Subareas H

[Relocated to Section 98-171 below]

#Accessory# off-street parking spaces for existing or new governmental offices may be located on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that:

- (a) such spaces are located within Subarea H and in a facility, or portion thereof, that is entirely below #curb level#;
- (b) the portion of such facility beneath the required public plaza area shown on Diagram 3 in Appendix A of this Chapter is sufficiently below #curb level# so that trees may be planted, at #curb level# within such public plaza but is in no case less than four feet below #curb level#; and

(c) no more than 377 spaces are provided within such facility. For purposes of this Section, the governmental offices on #Block# 688, Lots 1001-1002, as of June 23, 2005, may have up to 377 #accessory# off-street parking spaces in such facility.

The underlying provisions of Article III, Chapter 6 and Article IV, Chapter 4 (Accessory Off-street Parking and Loading Regulations) shall apply within the #Special West Chelsea District#, subject to modification by the regulations of this Section, inclusive.

**98-171
Parking regulations in Subarea H**

[Relocated from Section 98-17 above]

#Accessory# off-street parking spaces for existing or new governmental offices may be located on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that:

- (a) such spaces are located within Subarea H and in a facility, or portion thereof, that is entirely below #curb level#;
- (b) the portion of such facility beneath the required public plaza area shown on Diagram 3 in Appendix A of this Chapter is sufficiently below #curb level# so that trees may be planted, at #curb level# within such public plaza but is in no case less than four feet below #curb level#; and
- (c) no more than 377 spaces are provided within such facility.

For purposes of this Section, the governmental offices on #Block# 688, Lots 1001-1002, as of June 23, 2005, may have up to 377 #accessory# off-street parking spaces in such facility.

**98-172
Waiver of accessory off-street loading berths in Subarea K**

In Subarea K, the provisions of Section 44-52 (Required Accessory Off-street Loading Berths) shall not apply to changes of #use#.

* * *

**98-20
FLOOR AREA AND LOT COVERAGE REGULATIONS**

* * *

**98-22
Maximum Floor Area Ratio and Lot Coverage in Subareas**

For all #zoning lots#, or portions thereof, located in Subareas A through J K, the maximum #floor area ratios#, #open space ratios# and #lot coverages# of the applicable underlying district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility# and #residential uses#, separately or in combination, shall be as specified in the table in this Section. For #residential use#, the maximum #lot coverage# shall be 70 percent for #interior# or #through lots# and no maximum #lot coverage# shall apply to any #corner lot#. For the #conversion# to #dwelling units# of non-#residential floor area# where the total #residential floor area# on the #zoning lot# will exceed the applicable basic maximum #floor area ratio# specified in the table in this Section, such excess #residential floor area# shall only be permitted, pursuant to Section 98-26 (Modifications of Inclusionary Housing Program).

Sub-area	Basic #floor area ratio# (max)	Increase in FAR from #High Line Transfer Corridor# (98-30)	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing		Permitted #floor area ratio# (maximum)
				FAR required to be transferred ¹ (minimum)	Increase in FAR for Inclusionary Housing Program (98-26)	
A	6.5	2.65	— ²	2.65	2.85	12.0
B	5.0	2.5	— ²	1.25	1.25	7.5
C	5.0	2.5	NA	1.25	1.25	7.5
D ⁵	5.0	2.5 ³	2.5 ³	1.25	1.25	7.5
E	5.0	1.0 ³	1.0 ^{2,3}	NA	NA	6.0
F	5.0	NA	NA	NA	NA	5.0
G	5.0	1.0 ³	1.0 ³	NA	NA	6.0
H	7.5	NA	2.5	NA	NA	10.0
I	5.0	2.5	NA	1.25	1.25	7.5
I ⁴	5.0	NA	2.5	NA	NA	7.5
J ⁶	5.0	NA	2.5	NA	NA	7.5
K	5.0	NA	NA	NA	NA	5.0

¹ Minimum #floor area ratios# required to be transferred, pursuant to Section 98-30 (HIGH LINE TRANSFER CORRIDOR), inclusive, before Inclusionary Housing #floor area# bonus can be utilized

- ² In Subareas A, B, and E, the applicable maximum basic #floor area ratio# of that portion of the #zoning lot# that is within the #High Line Transfer Corridor# may be increased up to a maximum of 1.0, and the applicable maximum permitted #floor area ratio# increased accordingly, by certification of the Chairperson of the City Planning Commission, pursuant to Section 98-35 (High Line Transfer Corridor Bonus)
- ³ For certain zoning lots located in Subareas D, E and G, the provisions of Section 98-25 (High Line Improvement Bonus) may apply in lieu of the provisions of Section 98-30, subject, to the provisions of Section 98-241 (In Subareas D, E and G)
- ⁴ For #zoning lots# over which the #High Line# passes
- ⁵ For #zoning lots# between West 22nd Street and West 24th Street, the #floor area ratios# shall be 7.5, and no #floor area# increases shall be permitted
- ⁶ Bonus contribution subject to provisions of Section 98-25 governing first contribution to Affordable Housing Fund

* * *

**98-40
SPECIAL YARD, HEIGHT AND SETBACK, AND MINIMUM DISTANCE BETWEEN BUILDINGS REGULATIONS**

* * *

**98-42
Special Height and Setback Regulations**

* * *

**98-423
Street wall location, minimum and maximum base heights and maximum building heights**

The provisions set forth in paragraph (a) of this Section shall apply to all #buildings or other structures#. Such provisions are modified for certain subareas as set forth in paragraphs (g) (h) of this Section.

* * *

(g) Subarea J

The provisions set forth in paragraph (a) of this Section shall not apply to any #development# or #enlargement# that utilizes the provisions of Section 98-25. In lieu thereof, the provisions of this paragraph (g) shall apply.

* * *

(3) Tenth Avenue Zone

The Tenth Avenue Zone shall be that portion of a #zoning lot# within 200 feet of the Tenth Avenue #street line#. Within the Tenth Avenue Zone, any portion of a #building# shall have a maximum #street wall# height of 185 feet before setback and a maximum #building# height of 230 feet, provided that any portion of a #building# located above a height of 90 feet shall be set back not less than 15 feet from the Tenth Avenue #street line#. Any portion of a #building# located above a height of 185 feet shall be set back, at least 10 feet from the West 15th and West 16th Street #street lines#, and, at least 25 feet from the Tenth Avenue #street line#. Any portion of a #building# above a height of 200 feet shall be set back, at least 25 feet from the West 15th and West 16th Street #street lines#, and, at least 35 feet from the Tenth Avenue #street lines#, and any portion of a building located above a height of 215 feet shall be set back, at least 75 feet from the Tenth Avenue #street line#. Permitted obstructions allowed, pursuant to Section 33-42 shall be permitted.

(h) Subarea K

The provisions set forth in paragraph (a) of this Section shall not apply. In lieu thereof, the provisions of the underlying zoning districts shall apply.

MINIMUM AND MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT BY DISTRICT OR SUBAREA

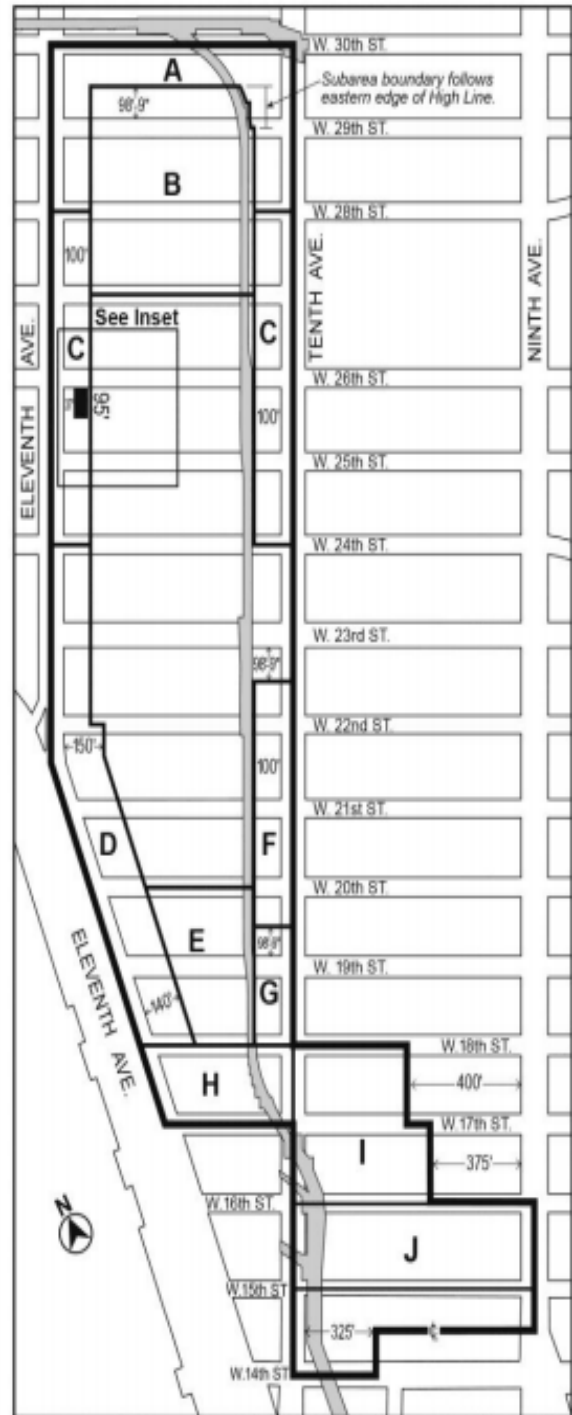
District or Subarea		Minimum Base Height (in feet)	Maximum Base Height (in feet)	Maximum #Building# Height (in feet)
M1-5		50	95	135
Subarea A	within 50 feet of a #wide street#	60	85	— ¹
	between 50 and 100 feet of a #wide street#	15	85	— ¹
	for #zoning lots# with only #narrow street# frontage	40	60	— ¹
Subarea B		60	95	135
Subarea C	for #zoning lots# with only #narrow street# frontage	60	110	110
	for #zoning lots# with Tenth Avenue frontage	105 ²	125 ²	125 ²
	for #zoning lots# with Eleventh Avenue frontage	125 ²	145 ²	145 ²
Subarea D		60	90	250 ¹
Subarea E		60	105 ³	120 ³
Subarea F		60 ²	80 ²	80 ²
Subarea G	for #zoning lots# with only #narrow street# frontage	60	95	95
	for #zoning lots# with #wide street# frontage	105 ²	120 ²	120 ²
Subarea H		60 ⁴	85 ⁴	— ⁴
Subarea I	within 300 feet of Tenth Avenue between W. 16th St. & W. 17th St.	60	85	120 ⁵
	all other areas	60	105	135
Subarea J	Midblock Zone	NA	110 ⁶	130 ⁶
	Ninth Avenue Zone	NA	130 ⁶	135 ⁶
	Tenth Avenue Zone	NA	185 ⁶	230 ⁶
Subarea K		NA ⁷	NA ⁷	NA ⁷

¹ See Section 98-423, paragraph (b)
² See Section 98-423, paragraph (c)
³ See Section 98-423, paragraph (d)
⁴ See Section 98-423, paragraph (e)
⁵ See Section 98-423, paragraph (f)
⁶ See Section 98-423, paragraph (g)
⁷ See Section 98-423, paragraph (h)

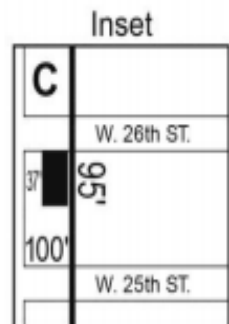
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**Appendix A
 Special West Chelsea District and Subareas**

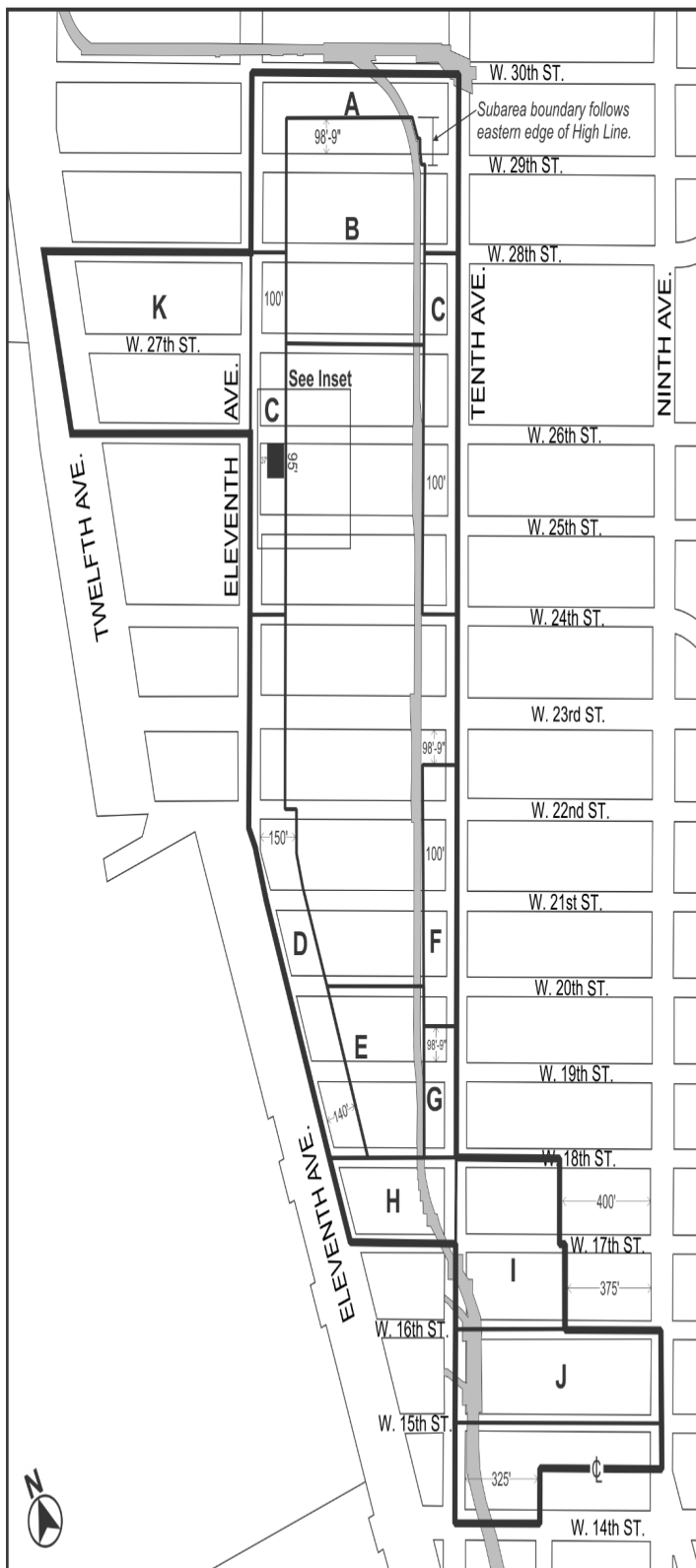
[EXISTING MAP]



- Special West Chelsea District boundary
- Subarea boundary
- High Line
- Transit Facility

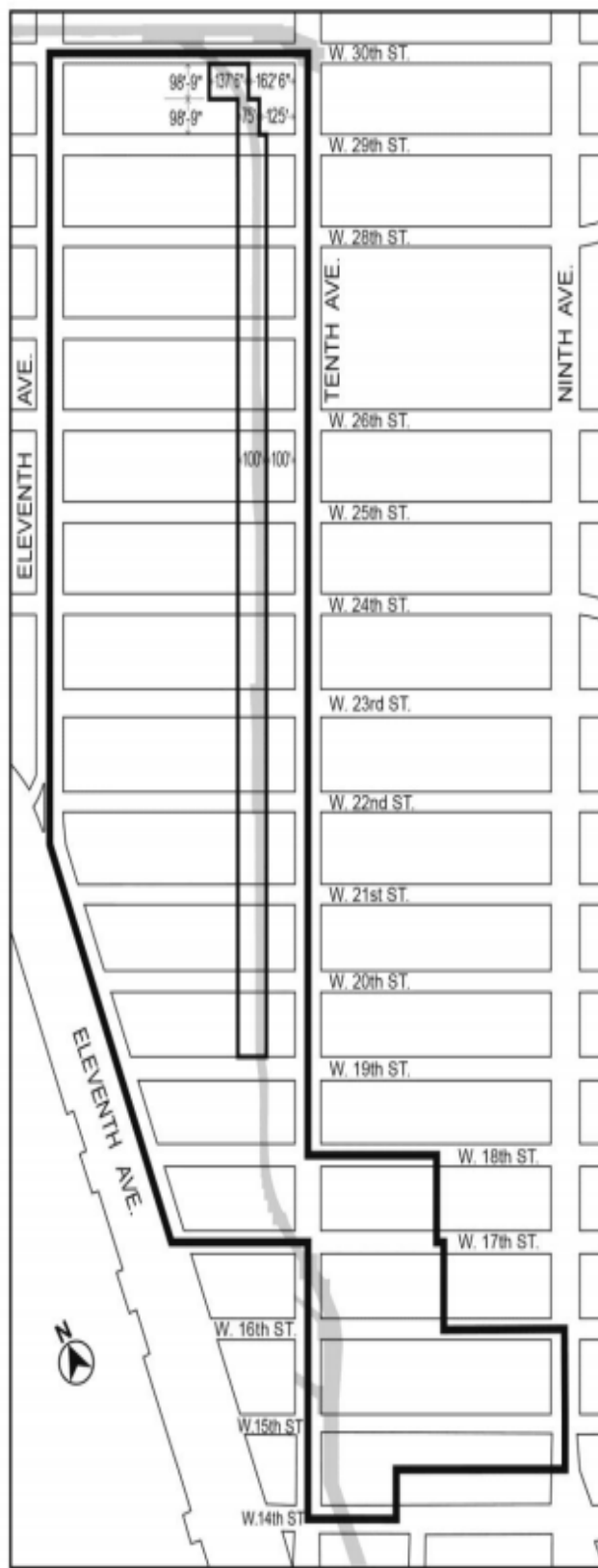


[PROPOSED MAP]



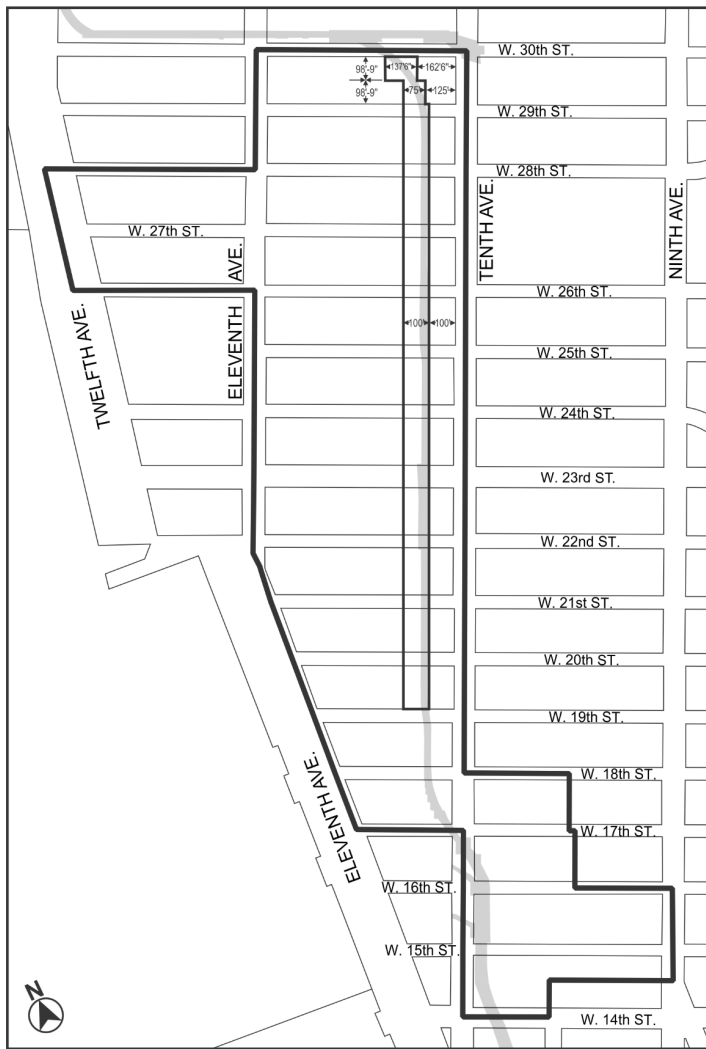
Appendix B
High Line Transfer Corridor Location




[EXISTING MAP]



- Special West Chelsea District
- High Line Transfer Corridor
- High Line

[PROPOSED MAP]



 Special West Chelsea District boundary
 High Line Transfer Corridor
 High Line

* * *

NOTICE

On September 22, 2021 a remote public hearing is being held by the City Planning Commission (CPC), in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by RXR SL Owner LLC and Terminal Fee Owner LP (the Applicants). The Applicants are seeking a zoning map amendment and zoning text amendment (the Proposed Actions) affecting the two blocks bounded by West 28th Street to the north, Eleventh Avenue to the east, West 26th Street to the south, and Twelfth Avenue/Route 9A to the west (Block 672, Lot 1 and Block 673, Lot 1); these blocks contain the Starrett-Lehigh Building and the Terminal Warehouse (the project area), located in the West Chelsea neighborhood of Manhattan, Community District 4. The zoning map amendment would extend the Special West Chelsea District (WCh) over the project area and change the underlying zoning district from M2-3 to M2-4. The proposed zoning text amendments would create new subarea (Subarea K) in WCh and, within such subarea, modify certain use, signage, sidewalk café, and loading requirements. The Proposed Actions would allow the Applicants to lease space in the Starrett-Lehigh Building and Terminal Warehouse to a more diverse range of tenant types, allowing for flexibility needed to respond to changes in the economy over the long term.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, October 4, 2021.

For instructions on how to submit comments and participate 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. 21DCP103M.

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



s8-22

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 18 - Wednesday, September 22, 2021, 7:00 P.M., **Board Office Meeting Room, 1097 Bergen Avenue** and via Zoom for participants who wish to participate online.

N 210434ZRY - Open Restaurants/Sidewalk Cafes - The New York City Department of Transportation (DOT) and Department of City Planning (DCP) are proposing a citywide zoning text amendment that will allow the DOT to administer the Permanent Open Restaurant program (POR). The proposal will remove sidewalk café regulations from the Zoning Resolution to increase geography eligibility as sidewalk cafes will become part of a unified sidewalk and roadway outdoor dining program administered at DOT. This Statutory Public Hearing has been duly advertised in the City Record. The Proposal Information is available at: <https://www1.nyc.gov/site/planning/plans/open-restaurants/open-restaurants-overview.page>.

Please Note:

- The allowable occupancy for the Board Office Meeting Room (e.g. 70 members of the public will be permitted in the room).
- Videoconferencing information for those who wish to participate online, is as follows:

Brooklyn Community Board 18 is inviting you to a scheduled Zoom meeting.

Topic: REGULAR MONTHLY BOARD MEETING – SEPTEMBER 22, 2021, 7:00 P.M.

Time: September 22, 2021, 7:00 P.M. Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/99482142049?pwd=QWhWOVdYUzI3cEg0VGxPeWxLeWxrdz09>

Meeting ID: 994 8214 2049

Passcode: 8Zmasp

All meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.



s9-22

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

BOROUGH OF BROOKLYN

Community Board No. 10 - Monday September 20, 2021, at 7:00 P.M., via Zoom. Register for Zoom meeting at: https://us02web.zoom.us/webinar/register/WN_18zi2tBWSyqpo8IZfbNHOW.

Public Hearing to review the proposed DCP Open Restaurants Text Amendment which would create a permanent, streamlined Open Restaurants program. As part of this program, the Department of City Planning and Department of Transportation propose a zoning text amendment to remove geographic restrictions on where sidewalk cafes can be located within NYC. The zoning amendment would make thousands of restaurants eligible for a sidewalk café.

s13-20

DESIGN AND CONSTRUCTION

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law, a Public Hearing will be held by the New York City Department of Environmental Protection ("DEP"), on behalf of the City of New York, in connection with the acquisition of certain real property located in the Todt Hill section of the Borough of Staten Island, City and State of New York.

The time and place of the hearing are as follows:

DATE: Monday, October 18, 2021

TIME: 10:00 A.M. - 12:00 P.M.

**IN-PERSON LOCATION: 900 South Avenue, 3rd Floor,
Staten Island, NY**

Persons preferring to attend this Hearing virtually or by phone must register using the link: <https://bit.ly/3nm6ADq>

**Conference call-in number: (929) 205-6099
Meeting ID: 867 1532 0556**

The property proposed to be acquired is identified on the Tax Map of the City of New York for the Borough of Staten Island as: Block 908, Lot 16. There are no proposed alternative locations.

The purpose of this hearing is to inform and solicit comments from the public concerning a proposed acquisition of the above-referenced property for the construction of a stormwater drainage feature, referred to as Best Management Practice (BMP) in connection with the DEP Bluebelt Program. The purpose is also to review the public use to be served by the project and its impact on the environment and local residents.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of ten (10) minutes. In addition, written statements may be submitted to DEP's Bureau of Legal Affairs at the address below, provided the comments are received by 5:00 P.M. on November 1, 2021, which is 14 days after the public hearing date.

Only statements delivered on or before 5:00 P.M. on November 1, 2021 will be considered in the making of a determination and findings. Questions and statements regarding this hearing should be directed to:

New York City Department of Environmental Protection
Bureau of Legal Affairs
59-17 Junction Boulevard, 19th Floor
Flushing, NY 11373-5108
Attention: DEP Bluebelt Program

Note: The property owner who may subsequently wish to challenge the condemnation of their property, via judicial review, may do so only on the basis of issues, facts and objections raised, at the public hearing.



← s20-24

EDUCATIONAL CONSTRUCTION FUND

■ MEETING

The NYC Educational Construction Fund Board of Trustees/Audit Committee Meeting, will be held, on Sept 24, 2021, at 10:30 A.M., at 52 Chambers Street, 2nd Floor, Conference Room, New York, NY.

Accessibility questions: cwong@nycsca.org, by: Thursday, September 23, 2021, 5:00 P.M.



← s20-24

HOUSING AUTHORITY

■ MEETING

CORRECTED NOTICE

Because of the on-going COVID-19 health crisis and in relation to Chapter 417 of the Laws of 2021, the Board Meeting of the New York City Housing Authority, scheduled for Wednesday, September 29, 2021,

at 10:00 A.M., will be limited to viewing live-stream or listening via phone, instead of attendance in person.

For public access, the meeting will be streamed live on NYCHA's YouTube Channel, <http://nyc.gov/nycha>, and NYCHA's Website, on.nyc.gov/boardmeetings, or can be accessed via Zoom, by calling (646) 558-8656 using Webinar ID: 816 5138 6482 and Passcode: 5692103421.

For those wishing to provide public comment, pre-registration is required, via email, to corporate.secretary@nycha.nyc.gov, or by contacting (212) 306-6088, no later than 5:00 P.M., on the day prior to the Board Meeting. When pre-registering, please provide your name, development, or organization name, contact information and item you wish to comment on. You will then be contacted with instructions for providing comment. Comments are limited to the items on the Calendar.

Speaking time will be limited to three (3) minutes. Speakers will provide comment in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard or at the expiration of thirty (30) minutes allotted for public comment, whichever occurs first.

Copies of the Calendar are available on NYCHA's Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar.page>, to this web page, no earlier than 24 hours before the upcoming Board Meeting. Copies of the draft Minutes are available on NYCHA's Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar.page>, no earlier than 3:00 P.M., on the Thursday following the Board Meeting.

Any changes to the schedule will be posted on NYCHA's Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar.page>, to this web page and via social media, to the extent practicable, at a reasonable time before the meeting.

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 email, at corporate.secretary@nycha.nyc.gov, no later than Tuesday, September 28, 2021, at 5:00 P.M.

For additional information regarding the Board Meeting, please contact the Office of the Corporate Secretary, by phone, at (212) 306-6088, or by email, at corporate.secretary@nycha.nyc.gov.

s10-28

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, September 28, 2021, at 9:30 A.M., the Landmarks Preservation Commission (LPC or agency) will hold a public hearing by teleconference with respect to the properties list below, and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. The teleconference will be by the Zoom app and will be live streamed on the LPC's YouTube channel www.youtube.com/nyclpc. Members of the public should observe the meeting on the YouTube channel 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, under the "Hearings" tab <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Any person requiring language assistance services or other reasonable accommodation in order to participate in the hearing or attend the meeting should contact the LPC by contacting Anthony Fabre, Director of Community and Intergovernmental Affairs, at anfahre@lpc.nyc.gov, at least five (5) business days before the hearing or meeting. Please note: Due to the City's response to COVID-19, this public hearing and meeting is subject to change and/or cancellation.

**95 Prospect Park West, Prospect Park - Individual Landmark
LPC-22-01205 - Block 1117 - Lot 1 - Zoning: Park**

BINDING REPORT

An Italianate style mansion, designed by Alexander J. Davis built c. 1850 within a primarily naturalistic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux. Application is to construct a ramp, replace a door, and install flagpoles.

**189 Argyle Road - Prospect Park South Historic District
LPC-21-09930 - Block 5117 - Lot 56 - Zoning: R1-2**

CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style house, designed by Slee & Bryson and built in 1906, and altered in 1924. Application is to replace windows, install

skylights and a patio, remove a rear porch and overhang, and demolish a garage.

15 Shore Road - Douglaston Historic District
LPC-21-08857 - Block 8044 - Lot 5 - **Zoning:** R1-1
CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style house, designed by George Hardway and built in 1910. Application is to enlarge an extension, construct a porch and patio, modify the entrance, install a skylight, relocate a driveway and curb cut, and excavate and regrade portions of the site.

1 Clarkson Street (aka 2-8 Seventh Avenue South) - Greenwich Village Historic District Extension II
LPC-21-00211 - Block 582 - Lot 50 - **Zoning:** C2-6
BINDING REPORT

A Colonial Revival style public bath house, designed by Renwick, Aspinwall & Tucker and built in 1906-1907, and altered by Jaros Kraus in 1922 and Mitchell Bernstein in 1929. Application is to reconstruct an entrance ramp and stairs.

275 Mulberry Street - Individual Landmark
LPC-22-01500 - Block 510 - Lot 7502 - **Zoning:** C6-3
CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style commercial building, designed by Albert Wagner and built in 1885-86 with alterations in 1892-93 and 1897-99. Application is to install an awning, flagpole, and signage and to create a vitrine.

657 Greenwich Street - Greenwich Village Historic District
LPC-21-10893 - Block 605 - Lot 8 - **Zoning:** R6
MISCELLANEOUS - AMENDMENT

A school building, designed by Thomas M. Bell and built in the early 1950's, with additions built in 2012 and 2015. Application is to modify the play age, railings, and flue extensions approved under Certificate of Appropriateness 16-5387.

134 Spring Street - SoHo-Cast Iron Historic District
LPC-22-01928 - Block 486 - Lot 11 - **Zoning:** M1-5A
CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style commercial building, designed by Albert Wagner and built in 1895-96. Application is to establish a Master Plan governing the future installation of painted wall signs.

77 Greene Street - SoHo-Cast Iron Historic District
LPC-21-10696 - Block 486 - Lot 21 - **Zoning:** M1-5A
CERTIFICATE OF APPROPRIATENESS

A store and loft building designed by Henry Fernbach and built in 1877. Application is to paint the cast iron facade.

23 8th Avenue - Greenwich Village Historic District
LPC-21-10703 - Block 625 - Lot 38 - **Zoning:** C1-6
CERTIFICATE OF APPROPRIATENESS

A rowhouse with commercial ground floor, built in 1845. Application is to legalize and modify a rooftop addition constructed in non-compliance with Certificate of Appropriateness 10-6193, and to install new window openings and a balcony at the lot line facade.

134 East 38th Street - Murray Hill Historic District
LPC-21-09885 - Block 893 - Lot 271 - **Zoning:** R10
CERTIFICATE OF APPROPRIATENESS

An altered Second Empire style rowhouse, designed by D. & J. Jardine and built in 1868-69, and altered in 1958 by Thomas F. Hennessy. Application is to install shutters and a flagpole.

330 West End Avenue - West End - Collegiate Historic District Extension
LPC-21-10227 - Block 1167 - Lot 64 - **Zoning:** R10A
CERTIFICATE OF APPROPRIATENESS

An Arts & Crafts style apartment building, designed by Robert M. Farrington and built in 1915-1916. Application is to replace greenhouse structures on balconies.

780 West End Avenue - Riverside - West End Historic District Extension II
LPC-21-08658 - Block 1869 - Lot 7502 - **Zoning:** R8
CERTIFICATE OF APPROPRIATENESS

An Arts and Crafts style apartment building, designed by George & Edward Blum and built in 1912-14. Application is to replace windows.

163 East 69th Street - Upper East Side Historic District
LPC-21-06111 - Block 1404 - Lot 31Zonin R8B
CERTIFICATE OF APPROPRIATENESS

A Neo-Georgian style garage and house, designed by Albro & Lindeberg and built in 1909, and later altered in 1954. Application is to construct a rooftop addition, modify a masonry opening, and replace windows and doors.

300 West End Avenue - West End - Collegiate Historic District Extension
LPC-21-06251 - Block 1166 - Lot 1 - **Zoning:** R10A
CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style apartment building, designed by Schwartz & Gross and built in 1916. Application is to extend a rooftop bulkhead.

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

October 4, 2021 and October 5, 2021, 10:00 A.M. and 2:00 P.M.

NOTICE IS HEREBY GIVEN of teleconference public hearings, Monday, October 4, 2021, at 10:00 A.M. and 2:00 P.M., and Tuesday, October 5, 2021, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website, www.nyc.gov/bsa, with remote public participation, on the following matters:

SPECIAL ORDER CALENDAR

467-58-BZIII

APPLICANT – Walter T. Gorman, P.E., P.C., for (GTY-CPG) Leasing, Inc., owner; Global Partners LP, lessee.
SUBJECT – Application December 24, 2020 – Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), which expired on December 14, 2019, Waiver of the Board's Rules of Practice and Procedures. R3-2, R4B and R3X zoning districts.
PREMISES AFFECTED – 172-11 Northern Boulevard, Block 5363, Lot 1, Borough of Queens.
COMMUNITY BOARD #7Q

584-82-BZ

APPLICANT – Sheldon Lobel, P.C., for 64th Street Third Avenue Associates, LLC, owner.
SUBJECT – Application August 15, 2020 – Amendment of a previously approved Variance (§72-21), permitting the construction of a required plaza at a height in excess of 5 feet above the curb level. The seeks modifications to the layout of a Privately Owned Public Space ("POPS"). R8B and C1-9 zoning districts.
PREMISES AFFECTED – 200 East 64th Street, Block 1418, Lot 45, Borough of Manhattan.
COMMUNITY BOARD #8M

7-95-BZ

APPLICANT – Law Office of Fredrick A. Becker, for Redmont Realty Company, LLC, owner; TSI Whitestone, LLC dba New York Sports Club, lessee.
SUBJECT – Application August 30, 2016 – Extension of Term of a previously approved variance (§72-21), which permitted the operation of a Physical Culture Establishment (New York Sports Club), which expired on August 8, 2016; Amendment to permit a change in hours of operation. C1-2/R3-2 zoning district.
PREMISES AFFECTED – 153-37 Cross Island Parkway, Block 4717, Lot 16, Borough of Queens.
COMMUNITY BOARD #7Q

238-07-BZ

APPLICANT – Kramer Levin Naftalis & Frankel LLP, for Graduate Center Foundation Housing Corporation, LLC, owner.
SUBJECT – Application September 22, 2020 – Extension of Time to Complete Construction of a previously approved variance (§72-21), which allowed the construction of a 12-story mixed-use residential/commercial building and a 6-story graduate student housing building, which expired on September 23, 2020. M1-4 and M1-4/R6A Special Long Island City Purpose District.
PREMISES AFFECTED – 5-17 47th Avenue, Block 00028, Lot(s) 12, 15, 17, 18, 121, Borough of Queens.
COMMUNITY BOARD #2Q

160-08-BZ

APPLICANT – Rothkrug Rothkrug & Spector LLP, for HJC Holding Corp., owner.
SUBJECT – Application February 5, 2021 – Extension of Term of a previously approved Variance (§72-21), permitting commercial storage of motor vehicles/buses (UG 16C), with accessory fuel storage and motor vehicles sales and repair (UG 16B), which expired on July 13, 2013; Amendment to eliminate the accessory fuel storage and motor vehicles sales and repair use; Extension of Time to obtain a Certificate of Occupancy, which expired on January 13, 2012; Waiver of the Board's Rules of Practice and Procedures. R4 zoning district.
PREMISES AFFECTED – 651-671 Fountain Avenue, Block 4527, Lot 0000, Borough of Brooklyn.
COMMUNITY BOARD #5BK

226-10-BZ

APPLICANT – Rothkrug Rothkrug & Spector LLP, for Orb Management Ltd, owner; Equinox Hudson Street, Inc., lessee.
SUBJECT – Application January 29, 2011 – Extension of Term of a previously approved Special Permit (§73-36), permitting a Physical Culture Establishment (Equinox Fitness), on the first, ninth and tenth floors of an existing 10-story mixed-use building, which expired on January 1, 2021. M1-5 zoning district.
PREMISES AFFECTED – 421 Hudson Street, Block 601, Lot 7501, Borough of Manhattan.
COMMUNITY BOARD #2M

2017-100-BZ

APPLICANT – Friedman & Gotbaum LLP, for Trustees of the Spence School Inc., owner.
SUBJECT – Application July 27, 2021 – Amendment of a previously variance for the Spence School Inc., a non-profit private school, to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right commercial development. C8-4 zoning district.
PREMISES AFFECTED – 412 East 90th Street, Block 1569, Lot 35, Borough of Manhattan.
COMMUNITY BOARD #8M

ZONING CALENDAR

2017-269-BZ

APPLICANT – David L. Businelli, R.A., for Grasmere Avenue LLC, owner; Auto Pro Collision Inc., lessee.
SUBJECT – Application September 20, 2017 – Variance (§72-21), to permit the legalization of a one-story enlargement of an existing non-conforming Automotive Repair Facility (UG 16B), contrary to ZR §22-10. R3-2 zoning district.
PREMISES AFFECTED – 65 Grasmere Avenue, Block 03163, Lot 0001, Borough of Staten Island.
COMMUNITY BOARD #2SI

2020-89-BZ

APPLICANT – Eric Palatnik, P.C., for Arkadiy Shukhat, owner.
SUBJECT – Application November 18, 2020 – Special Permit (§73-622), to permit the enlargement of an existing single-family home. R3-1 zoning district.
PREMISES AFFECTED – 111 Langham Street, Block 8755, Lot 12, Borough of Brooklyn.
COMMUNITY BOARD # 15BK

2021-9-BZ

APPLICANT – Stroock & Stroock & Lavan LLP, for Red Hook JV LLC, owner.
SUBJECT – Application January 15, 2021 – Variance (§72-21), to permit the development of a 15-story mixed-use residential, commercial and manufacturing building contrary to ZR §42-10 (Use), ZR §43-12 (FAR) and ZR §43-28 (Rear Yard). M2-1 zoning district.
PREMISES AFFECTED – 145-163 Wolcott Street, Block 574, Lot(s) 1, 23 and 24, Borough of Brooklyn.
COMMUNITY BOARD #6BK

2021-15-BZ

APPLICANT – Kramer Levin Naftalis & Frankel LLC, for 81 Beaver Development LLC, owner.
SUBJECT – Application February 22, 2021 – Variance (§72-21), to permit the residential conversion of an existing manufacturing building, contrary to ZR 42-10. M1-1 district.
PREMISES AFFECTED – 81 Beaver Street, Block 3135, Lot 27, Borough of Brooklyn.
COMMUNITY BOARD #4BK

2021-30-BZ

APPLICANT – Sheldon Lobel, P.C., for Mesorah Publications, Ltd, owner; Brooklyn Rise Charter School, lessee.
SUBJECT – Application May 5, 2021 – Variance (§72-21), to permit the development of a school (UG 3) (Brooklyn Rise Charter School), contrary to ZR §42-10 (use), ZR §43-26 (rear yard), ZR §43-43 (street wall height, setback and sky exposure plane). M1-2 Zoning District.
PREMISES AFFECTED – 222 44th Street, Block 736, Lot(s) 13, Borough of Brooklyn.
COMMUNITY BOARD #7BK

Margery Perlmutter, Chair/Commissioner

☛ s20-21

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

Vehicles can be viewed in person, at:

Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214
Phone: (718) 802-0022

No previous arrangements or phone calls are needed to preview.
Hours are Monday and Tuesday from 10:00 A.M. – 2:00 P.M.

f23-a4

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

All Notices Regarding Housing Preservation and Development Dispositions of City-Owned Property appear in the Public Hearing Section.

j4-d30

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*

“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/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://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>.

ENVIRONMENTAL PROTECTION**WATER SUPPLY****■ INTENT TO AWARD***Construction Related Services*

82621T0011-BWS - CRO-625 - CITY OF YONKERS WATER DEMAND MGMT ASSISTANCE AGREEMENT - REQ. 6/18/2021 - Government to Government - PIN# 82621T0011 - Due 10-4-21 at 12:00 A.M.

BWS - CRO-625 - City of Yonkers Water Demand Mgmt Assistance Agreement - Req. 6/18/2021.

s15-21*Services (other than human services)*

82621N0006-BWS - WMP-16(REN-1) NEGOTIATED ACQUISITION EXTENSION - MANAGEMENT OF WATERFOWL AT NYC DEP UPSTATE RESERVOIRS - Negotiated Acquisition - Other - PIN# 82621N0006 - Due 10-4-21 at 4:00 P.M.
BWS - WMP-16(REN-1) Negotiated Acquisition Extension - Management of Waterfowl at NYC DEP Upstate Reservoirs.

The existing contract, HDR, P.C., received the WMP-16 contract through a successful bid in 2015 for a three (3) year plus two (2) additional years of renewal (WMP-16R). DEP executed an additional two (2) six-month extension periods which terminates on July 29, 2021. HDR's has received an "outstanding" performance evaluation by the DEP Project Manager for WMP-16. We have evaluated a cost proposal increase based on the hourly rates for specific staff titles provided by HDR as proposed in the Negotiated Acquisition Extension and determined that the price arrived upon is fair and reasonable. The existing contract, HDR, P.C., received the WMP-16 contract through a successful bid in 2015 for a three (3) year plus two (2) additional years of renewal (WMP-16R). DEP executed an additional two (2) six-month extension periods which terminates on July 29, 2021. HDR's has received an "outstanding" performance evaluation by the DEP Project Manager for WMP-16. We have evaluated a cost proposal increase based on the hourly rates for specific staff titles provided by HDR as proposed in the Negotiated Acquisition Extension and determined that the price arrived upon is fair and reasonable.

s15-21**HEALTH AND MENTAL HYGIENE****■ INTENT TO AWARD***Human Services/Client Services*

ASTHMA COUNSELOR PROGRAM (EAST HARLEM) - PIN 22CF001901R0X00 - Negotiated Acquisition - Other - PIN# 81622N0004001 - Due 10-7-21 at 12:00 P.M.

The New York City Department of Health and Mental Hygiene, intends to enter into a Negotiated Acquisition with ICAHN School of Medicine, at Mount Sinai (qualified hospital) to offer Asthma Counselor services as part of a comprehensive campaign to reduce asthma morbidity in children in East Harlem, a community with a disproportionately high pediatric asthma hospitalization rates. The Asthma Counselor program offers a broad array of case management services to children and their families in an effort to reduce hospitalization rates due to asthma.

There is no competition for vendors to provide these services in the target area. DOHMH, has determined that ICAHN SCHOOL OF MEDICINE AT MOUNT SINAI is the only qualified vendor for these services.

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.
Health and Mental Hygiene, 42-09 28th Street, WS 17-128, Queens, NY 11101. Min Feng Wang (347) 396-4394; mwang3@health.nyc.gov

s17-23**■ AWARD***Human Services/Client Services*

OUTPATIENT CHEMICAL DEPENDENCY PROGRAM - RENEWAL #2 - Renewal - PIN# 81615R0256001R002 - AMT: \$1,804,929.00 - TO: Long Island Jewish Medical Center, 2000 Marcus Avenue, New Hyde Park, NY 11040.

FY22 RENEWAL 16SA004001R2X00. The vendor has provided and will continue to provide during the renewal term, outpatient chemical

dependency program offering appropriate treatment services to individuals substance use disorders.

s20**ENVIRONMENTAL HEALTH****■ INTENT TO AWARD***Services (other than human services)*

21EN041201R0X00/ GROVEWARE ENTERPRISE TECHNOLOGIES INC - Negotiated Acquisition - Other - PIN# 81622N0003 - Due 9-28-21 at 11:00 A.M.

The New York City Department of Health and Mental Hygiene intends to enter into a Negotiated Acquisition with GroveWare Enterprise Technologies Inc for two years, to continue to provide Public Health inspection for module services: Radiological/X Ray, Bathing Establishment, Complaint Materials, Tanning Salon, Sanitary, and Rooftop Tank inspections. DOHMH determined that this procurement is deemed a Negotiated Acquisition limited to GroveWare, as they are the only viable vendor and is uniquely positioned to expand and make changes to DOHMH's existing inspection application to interface with the NYS DOH inspection system. Potential vendors who are interested in future procurements as such services, can submit an expression of interest via email to mnapolitano@health.nyc.gov no later than 9/16/21 at 11:00 A.M.

The Agency has determined that it is in the best interest of the City to utilize the negotiated acquisition method of source selection, because GroveWare is not a sole source provider, however there is a limited pool of vendors that can provide these services. GroveWare is qualified and uniquely positioned to expand and make changes to DOHMH's existing inspection application to interface with the NYS DOH inspection system.

s15-21**FAMILY AND CHILD HEALTH****■ INTENT TO AWARD***Services (other than human services)*

81622T0001-RUTGERS THE STATE UNIVERSITY OF NEW JERSEY - Government to Government - PIN# 81622T0001 - Due 9-22-21 at 10:00 A.M.

For PRAMS data collection and operations based on the standard protocol set by Center for Disease Control (CDC).

s15-21**HUMAN RESOURCES ADMINISTRATION****■ AWARD***Human Services/Client Services*

TIME EXTENSION WITH MULTI SERVICE CENTER - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 09611P0058003N001 - AMT: \$1.00 - TO: South Bronx Overall Economic Development Corporation, 555 Bergen Avenue, 3rd Floor, Bronx, NY 10455-1368.

Contract Term from 8/1/2019 to 6/30/2021.

s20

LEGAL SERVICES TO SENIOR HOMEOWNERS FACING FORECLOSURE - BP/City Council Discretionary - PIN# 06921L0366001 - AMT: \$228,500.00 - TO: Brooklyn Legal Services Corporation A, 260 Broadway, Suite 2, Brooklyn, NY 11211.

Contract Term from 7/1/2020 to 6/30/2021.

s20

LEGAL SERVICES - BP/City Council Discretionary - PIN# 06921L0385001 - AMT: \$243,950.00 - TO: Southside United Housing Development Fund Corporation, 434 South 5th Street, Brooklyn, NY 11211.

Contract Term from 7/1/2020 to 6/30/2021.

s20**■ INTENT TO AWARD***Services (other than human services)*

MAINTENANCE AND SUPPORT OF CHANGE MACHINE LICENSE - Request for Information - PIN# 06922Y0067 - Due 9-27-21 at 2:00 P.M.

HRA/EIS, intends to enter into 3-year sole source contract with Change Machine, for its continuation to provide the Non-Residential DV Service Providers with access to the Change Machine application. Under this contract, 55 Licenses of Change Machine will be obtained

from April 1, 2021 to March 31, 2024. These licenses will be used to arm non-residential domestic violence (DV) Community Based Organizations (CBOs), with extensive financial coaching tools that will enhance and accelerator DV victim's economic outcomes. Change Machine is the sole provider and proprietor of Change Machine licenses and support services. It solely owns the software rights which are not transferable. There is no other vendor with the capability or ability to run Change Machine.

Any firm or organization which believes they can also provide this service is invited to respond to the RFI "06922Y0067 - Maintenance and Support of Change Machine License" on PASSPort. If you have any questions, please email, "frazierjac@dss.nyc.gov", with the subject line "06922Y0067-Maintenance and Support of Change Machine License". Please indicate your interest by responding to the RFI EPIN: 06922Y0067, in PASSPort, no later than September 27, 2021, 2:00 P.M.

☛ s20-27

MANAGEMENT AND BUDGET

■ INTENT TO AWARD

Services (other than human services)

00222N0005-MARSH NAE - OMB - Negotiated Acquisition - Other - PIN#00222N0005 - Due 9-23-21 at 2:00 P.M.

Extension of Marsh contract to bridge gap until new vendor is procured and registered with Comptroller.

This is a NAE, for an existing contract from 2014. It is in the best interest of the City to extend the existing contract until new procurements result in new replacement contracts.

s16-22

PARKS AND RECREATION

REVENUE AND CONCESSIONS

■ SOLICITATION

Services (other than human services)

FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF BICYCLE RENTALS AND OTHER RECREATIONAL EQUIPMENT RENTALS ON STATEN ISLAND - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#R46-BR-2021 - Due 10-21-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a non-significant Request for Proposals ("RFP") proposals, for the development, operation and maintenance of bicycle rentals and other recreational equipment rentals, at various locations, on Staten Island, with the option for future Staten Island locations.

There will be a recommended remote proposer meeting, on Friday, October 1, 2021, at 1:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Microsoft Teams link for the remote proposer meeting is as follows:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2ZhMjFhYTMtMGE4Zi00ODY0LTg4ZWYtZTBIN2E5MDkzZDk3%40thread.v2/0?contentxt=%7b%22tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22oid%22%3a%22d47d17ec-c51f-4e53-ad23-fce00dfe3654%22%7d

You may also join the remote proposer meeting by phone using the following information:

Dial: +1 646-893-7101 Phone Conference ID: 579 956 151#

Subject to availability and by appointment only, we may set up a meeting at the proposed pre-approved concession site, at the FDR Boardwalk and Sand Lane.

All proposals submitted in response to this RFP, must be submitted no later than Thursday, October 21, 2021, at 3:00 P.M. Hard copies of the RFP can be obtained at no cost, commencing Monday, September 20, 2021 through Thursday, October 21, 2021, by contacting Eric Weiss, Senior Project Manager, at (212) 360-3483, or at, Eric.Weiss@parks.nyc.gov.

The RFP is also available for download, on Monday, September 20, 2021 through Thursday, October 21, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information, or if you cannot attend the remote proposer meeting, prospective proposers may contact Eric Weiss, Senior Project Manager, at (212) 360-3483, or at, Eric.Weiss@parks.nyc.gov.

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) (212) 504-4115.

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

Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Eric Weiss (212) 360-3483; eric.weiss@parks.nyc.gov

☛ s20-o1

SMALL BUSINESS SERVICES

PROCUREMENT

■ SOLICITATION

Services (other than human services)

CONSTRUCTION MENTORSHIP NAQ - Negotiated Acquisition - Other - PIN#80121N0001 - Due 11-3-21 at 2:00 P.M.

The Request for Proposal ("RFx"), is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort, all vendors must create an account within the PASSPort system. To access the solicitation, vendors should visit the PASSPort Public Portal, at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>, and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 80121N0001 into the Keywords search field. If you need assistance submitting a response, please contact, help@mocs.nyc.gov.

The Department of Small Business Services ("SBS"), is seeking a qualified vendor(s) Seeking an appropriately qualified vendor or consortium of vendors, to design and operate a Construction Mentorship Program, that will provide education, training, and technical assistance to businesses and M/WBEs in the Construction Industry. The Program will prepare Firms to compete to win and perform on public construction projects. Proposed Term of the Contract(s) It is anticipated that the term of the contract(s) awarded from this RFP will be from January 3, 2022 to January 2, 2024. The contract may include an option to renew for additional period not exceeding two (2) years at the City's sole discretion at substantially the same terms, conditions and pricing. The agency reserves the right, prior to contract award, to determine the length of the initial contract term and each option to renew, if any. Questions regarding this RFx please email, procurementhelpdesk@sbs.nyc.gov, with the subject line "80121N0001 - Construction Mentorship NAQ".

☛ s20

TRANSPORTATION

■ AWARD

Construction/Construction Services

STATEN ISLAND FERRY VESSELS ENVIRONMENTAL COMPLIANCE UPGRADES - Competitive Sealed Bids - PIN# 84121MBSI455 - AMT: \$5,578,677.00 - TO: ACME Industrial, Inc., 326-328 Front Street, Staten Island, NY 10304.

☛ s20

CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 788-0010. 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.



ADMINISTRATION FOR CHILDREN'S SERVICES

■ PUBLIC HEARINGS

CORRECTED NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held via a WebEx conference call on Wednesday, September 23, 2021, commencing at 10:00 A.M. on the following:

IN THE MATTER OF one (1) proposed contract between the Administration for Children's Services and The Children's Village, Inc., for the provision of Extraordinary Needs Foster Care services. The Children's Village, Inc. is located at One Echo Hills, Dobbs Ferry, NY 10522. The term of the proposed contract will be from August 31, 2020 through June 30, 2022. The EPIN for this contract is 06821N0023001. The total contract amount is \$1,589,153.84.

The proposed contractor has been selected by means of the Negotiated Acquisition Extension procurement method, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 179 680 8270, no later than 9:50 A.M. on the date of the hearing. If you require further accommodations, please contact Peter Pabon at peter.pabon@acs.nyc.gov, no later than three business days before the hearing date.

◀ s20



TRANSPORTATION

■ NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? This proposed rule would add a new section to Chapter 4 of Title 34 of the Rules of the City of New York ("34 RCNY") to outline details of the Dangerous Vehicle Abatement Program ("DVAP") as authorized by Local Law 36 of 2020.

When and where is the hearing? The New York City Department of Transportation ("DOT") will hold a public hearing on the proposed rule online. Members of the public may access and participate in this hearing online or by telephone. The public hearing will take place on October 20, 2021 at 10am.

Join through Internet:

- To join the hearing via your browser, either click on the following URL link or copy and paste it into your browser's address bar.

Join Zoom Meeting

<https://zoom.us/j/96148346876?pwd=dkJ5SnPHZ0s5SE5FWC9MWTjYUNEz09>

Meeting ID: 961 4834 6876

Passcode: 831512

If you have low bandwidth or inconsistent Internet connection, we suggest you use the "Call-in" option for the hearing. This will reduce the possibility of dropped audio and stutters.

Join via phone only:

To join the meeting only by phone, use the following information to connect:

Phone: 1-646-518-9805 or 1-929-205-6099

Access code: 961 4834 6876

Password (if requested): 831512

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- **Website.** You can submit comments to DOT through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to rules@dot.nyc.gov.
- **Mail.** You can mail comments to Julia Kite-Laidlaw, New York City Department of Transportation, 55 Water Street, 9th Floor, New York, NY 10041.
- **Fax.** You can fax comments to Julia Kite-Laidlaw at 212-839-7188.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by emailing rules@dot.nyc.gov by October 19, 2021 and including your name and affiliation. While you will be given an opportunity during the hearing to indicate that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes.

Is there a deadline to submit written comments? The deadline for written comments is 5pm on October 20, 2021.

Do you need assistance to participate in the hearing? You must tell the DOT Office of the General Counsel if you need a reasonable accommodation of a disability during the hearing. You must tell us if you need a sign language interpreter. You can tell us by e-mailing at rules@dot.nyc.gov. If you wish to receive a reasonable accommodation, you must do so by October 11, 2021.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. A few days after the hearing, a transcript or audio file of the hearing and copies of the written comments are available by submitting a Freedom of Information Law request electronically on the NYC OpenRecords Portal at <https://a860-openrecords.nyc.gov/>.

What authorizes DOT to make this rule? Section 2903(a) of the New York City Charter (City Charter) authorizes DOT to make this proposed rule. This proposed rule was included in DOT's regulatory agenda for fiscal year 2021.

Where can I find DOT's rules? DOT's rules are in Title 34 of the RCNY.

What rules govern the rulemaking process? DOT must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the City Charter.

Statement of Basis and Purpose of Proposed Rule

The Commissioner of the New York City Department of Transportation ("DOT" or "Department") is authorized to promulgate rules regarding parking and traffic operations in the City pursuant to Section 2903(a) of the New York City Charter. The rules that DOT is seeking to amend are contained within Chapter 4 of Title 34 of the Rules of the City of New York.

More than 200 people in New York City are killed each year in traffic crashes. Being struck by a vehicle is the leading cause of injury-related death for children under 14, and the second leading cause for senior citizens. In a DOT analysis, vehicles with the most school speed camera violations per year or the most red light camera violations per year were more likely to be involved in injury crashes than vehicles with few or no violations. The City Council established a safety education program to educate registered vehicle owners who had received multiple red light camera and school speed camera violations regarding the dangers of exceeding speed limits and failing to comply with traffic signals.

As a result, Local Law 36 was enacted on February 26, 2020 and the Dangerous Vehicle Abatement Program was established. The law provides that registered owners of vehicles with five or more finally adjudicated red light camera violations or 15 or more finally adjudicated speed camera violations within any 12-month period may be required to complete a safe vehicle operation course. On October 26, 2020, DOT began to issue notices about the program, which contained warnings that failure to enroll in and complete a safe vehicle operation course may result in the seizure and impoundment of such vehicle.

The purpose of the proposed rule is to outline details of the Dangerous Vehicle Abatement Program as authorized by Local Law 36 of 2020.

Specifically, the proposed amendments would be as follows:

- A new Section 4-18 would be added to describe the requirements of the Dangerous Vehicle Abatement Program by providing timeframes for completing a safe vehicle operation course, the procedure for contesting notices of violation, and certifying completion of such course.

New material is underlined.

Section 1. Section 4-18 of Chapter 4 of Title 34 of the Rules of the City of New York is added to read as follows:

§ 4-18 Dangerous Vehicle Abatement Law.

- (a) *Definitions.* For purposes of this section, the following terms have the following meanings:

Covered vehicle. The term “covered vehicle” means any motor vehicle that, in accordance with the records of the department of finance, has accumulated five or more finally adjudicated red light camera violations as determined by the department, or 15 or more finally adjudicated school speed camera violations as determined by the department, within any 12-month period. Such term shall not include any vehicle owned or leased by the United States government or any state or local government.

Person. The term “person” means a natural person, co-partnership, firm, company, association, joint stock association, corporation or other like organization.

Predicate violation. The term “predicate violation” means a red light camera violation or school speed camera violation.

Red light camera violation. The term “red light camera violation” means the notice of liability issued for failure of a vehicle operator to comply with section 1111-a of the Vehicle and Traffic Law or section 19-210 of the Administrative Code of the City of New York.

School speed camera violation. The term “school speed camera violation” means the notice of liability issued for failure of a vehicle operator to comply with section 1180-b of the vehicle and traffic law.

Safe vehicle operation course. The term “safe vehicle operation course” means a course approved by the department that educates vehicle owners about the dangers resulting from vehicle operators exceeding posted speed limits and failing to comply with traffic signals, including the potential to cause injury or death, by utilizing a skilled facilitator to actively engage participants in self-reflection and discussion to identify and commit to specific safe driving practices. The goal of such course is to prevent vehicles from becoming dangerous instruments by educating owners about responsible vehicle ownership.

- (b) *Notice to vehicle owners.* The department shall send by first-class mail, to all persons receiving a red light camera violation or a school speed camera violation, a notice that pursuant to subchapter 4 of title 19 of the New York City Administrative Code, a vehicle that incurs five or more red light camera violations or 15 or more school speed camera violations within any 12-month period may be determined to be a covered vehicle, and that such vehicle’s registered owner may thereafter be required to enroll in and complete a safe vehicle operation course pursuant to the aforementioned subchapter and this section. Such notice shall also contain a warning that failure to enroll in and complete such course may result in the seizure and impoundment of such vehicle, pending completion of such course.

- (c) *Safe vehicle operation course.*

- (1) The department must serve a safe vehicle operation course notice on the registered owner of a vehicle determined by the Department to be a covered vehicle. Such notice must be served by first-class mail
- (2) The registered owner of a vehicle who receives the safe vehicle operation course notice must enroll in and complete an approved safe vehicle operation course within forty-five days from the date of such notice. Available approved courses and the method of enrollment in such courses shall be set forth in such notice or as indicated on the website of the Department.
- (3) The registered owner must certify completion of the safe vehicle operation course to the Department within ten days from the date of the completion of such course in the manner set forth in such notice. The registered owner may request review of the safe vehicle operation course notice by the Department within forty-five days from the date of such notice as indicated in such notice. If the Department finds that such notice was issued properly, the registered owner may contest such notice before the Office of Administrative Trials and Hearings as indicated in such notice. At such hearing, the owner may assert defenses, including but not limited to:

- (i) a person other than the registered owner was driving the vehicle when the predicate violations were issued, provided that such other person has or will complete the course on behalf of the registered owner;

- (ii) there are insufficient finally adjudicated predicate violations for such covered vehicle notice;
- (iii) the registered owner in good faith attempted to enroll in the safe vehicle operation course but was unable to do so, due to no fault of their own; or
- (iv) employment, health or family circumstances beyond the control of the registered owner would cause undue hardship and prevent them from completing the safe vehicle operation course within the time frame required by this section.

- (4) Notwithstanding any inconsistent provision of paragraph (4) of this subdivision, where the registered owner of a covered vehicle is a person other than a natural person, the registered owner shall identify to the department the natural person who operated or is responsible for overseeing the operation of such covered vehicle. The department may require proof that such person operated or is responsible for the operation of such covered vehicle. Such person shall complete the safe vehicle operation course on behalf of the registered owner, as set forth in this section.

- (5) If the Office of Administrative Trials and Hearings finds that such registered owner must complete the safe vehicle operation course, such registered owner must complete such course within forty-five days from such determination. The determination of the Office of Administrative Trials and Hearings shall be a final determination for purposes of review, pursuant to article 78 of the Civil Practice Law and Rules.

- (d) *Seizure and impoundment.* Where a registered owner fails to complete the safe vehicle operation course in accordance with this section, the covered vehicle may be subject to impoundment.

- (1) The Department shall serve an order by first-class mail upon the registered owner of such covered vehicle. Such order shall require the owner to complete the safe vehicle operation course and certify to the department completion of such course within a period of time to be set forth in such order, or appear at a hearing before the Office of Administrative Trials and Hearings at a time and place set forth in such order, at which such registered owner may present reasons why their covered vehicle should not be seized and impounded until such registered owner completes the safe vehicle operation course. The determination of the Office of Administrative Trials and Hearings shall be a final determination for purposes of review, pursuant to article 78 of the Civil Practice Law and Rules.
- (2) If the Office of Administrative Trials and Hearings sustains the order of seizure and impoundment, the Department shall direct the City Sheriff, after twenty days have passed from the date of such final determination, to seize and impound the covered vehicle. Such covered vehicle shall not be released until the owner provides certification of completion of the safe vehicle operation course and pays the Department fees for recoupment of expenses for the seizure and impoundment of vehicles. If within six months after completing a safe vehicle operation course a vehicle does not accumulate any additional predicate violations, any red light camera or school speed camera violations accrued prior to the completion of such course may not be counted as predicate violations for purposes of this section.

**NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028**

**CERTIFICATION PURSUANT TO
CHARTER §1043(d)**

RULE TITLE: Rules Governing Dangerous Vehicle Abatement Program

REFERENCE NUMBER: 2021 RG 073

RULEMAKING AGENCY: Department of Transportation

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;

- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: September 17, 2021

NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400

CERTIFICATION / ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Rules Governing Dangerous Vehicle Abatement Program

REFERENCE NUMBER: DOT-62

RULEMAKING AGENCY: Department of Transportation

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because a cure period would defeat the purpose of the rule.

/s/ Francisco X. Navarro
Mayor's Office of Operations

September 17, 2021
Date

Accessibility questions: (212) 839-6500, by: Monday, October 11, 2021, 5:00 P.M



← s20

SPECIAL MATERIALS

COMPTROLLER

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT, TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on **9/22/2021**, to the person or persons legally entitled an amount as certified, to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
17A-3, 17A-4, 17A-5, 17A-6, 17A-7, 17A-8, 17A-9, 17A-10, 17A-11	ADJACENT TO 6146	ADJACENT TO 160, 166, 172, 183, 185, 186, 187, 188, 191

Acquired in the proceeding entitled: WEST CASTOR PLACE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller

s8-21

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT

Notice Date: September 14, 2021

To: Occupants, Former Occupants, and Other Interested Parties

Property: Address	Application #	Inquiry Period
169 Quincy Street, Brooklyn	60/2021	August 19, 2018 to Present
611 West 112 th Street, Manhattan	61/2021	August 19, 2018 to Present
337 West 84 th Street, Manhattan	71/2021	September 1, 2018 to Present
43 Monroe Street, Brooklyn	74/2021	September 1, 2018 to Present

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038**, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call 212-863-8266.

PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO

Fecha de notificación: September 14, 2021

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad: Dirección:	Solicitud #:	Período de consulta:
169 Quincy Street, Brooklyn	60/2021	August 19, 2018 to Present
611 West 112 th Street, Manhattan	61/2021	August 19, 2018 to Present
337 West 84 th Street, Manhattan	71/2021	September 1, 2018 to Present
43 Monroe Street, Brooklyn	74/2021	September 1, 2018 to Present

Autoridad: SRO, Código Administrativo §27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no

mas tarde que 30 días después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al (212) 863-5277 o (212) 863-8211.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al 212-863-8266.

s14-22

REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT

Notice Date: September 14, 2021

To: Occupants, Former Occupants, and Other Interested Parties

Property: Address Application # Inquiry Period
85 North 6th Street, Brooklyn 73/2021 October 4, 2004 to Present

Authority: Greenpoint-Williamsburg Anti-Harassment Area, Zoning Resolution §§23-013, 93-90

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call 212-863-8266.

PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO

Fecha de notificación: September 14, 2021

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad: Dirección: Solicitud #: Período de consulta:
85 North 6th Street, Brooklyn 73/2021 October 4, 2004 to Present

Autoridad: Greenpoint-Williamsburg Anti-Harassment Area, Código Administrativo Zoning Resolution §§23-013, 93-90

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038 por carta con matasellos no mas tarde que 30 días después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al 212-863-8266.

s14-22

REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT PILOT PROGRAM

Notice Date: September 14, 2021

To: Occupants, Former Occupants, and Other Interested Parties

Property: Address Application # Inquiry Period
296 Schaefer Street, Brooklyn 75/2021 September 1, 2018 to Present

Authority: Pilot Program Administrative Code §27-2093.1, §28-505.3

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling on the Certification of No Harassment Pilot Program building list, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038, by letter postmarked not later than 45 days from the date of this notice or by an in-person statement made within the same period.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call 212-863-8266.

PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO PROGRAMA PILOTO

Fecha de notificación: September 14, 2021

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad: Dirección: Solicitud #: Período de consulta:
296 Schaefer Street, Brooklyn 75/2021 September 1, 2018 to Present

Autoridad: PILOT, Código Administrativo §27-2093.1, §28-505.3

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038 por carta con matasellos no mas tarde que 45 días después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al 212-863-8266.

s14-22

MAYOR'S OFFICE OF CONTRACT SERVICES

■ NOTICE

Notice of Intent to Issue New Solicitation(s) Not Included in FY 2021 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2021 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: Department of Design and Construction
Description of services sought: Design Services Lining Interceptor Assets in Rockaway

Start date of the proposed contract: 12/1/2021

End date of the proposed contract: 6/30/2026

Method of solicitation the agency intends to utilize: RFP

Personnel in substantially similar titles within agency: Administrative Architect, Administrative Architect NM, Administrative Construction Project Manager, Administrative City Planner, Administrative City Planner NM, Administrative Engineer, Administrative Engineer NM, Administrative Landmarks Preservationist, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Chemical Engineer, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, Civil Engineer, Civil Engineer Intern, City Planner, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern
Headcount of personnel in substantially similar titles within agency: 618

Agency: Department of Design and Construction

Description of services sought: Construction Management Lining Interceptor Assets in Rockaway

Start date of the proposed contract: 12/1/2021

End date of the proposed contract: 6/30/2026

Method of solicitation the agency intends to utilize: RFP

Personnel in substantially similar titles within agency: Administrative Architect, Administrative Architect NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landmarks Preservationist, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Electrical Engineer, Assistant Mechanical Engineer, Assistant Landscape Architect, Assistant Civil Engineer, Associate Project Manager, Civil Engineer, Construction Project Manager, Construction Project Manager Intern, Electrical Engineer, Highways and Sewers Inspector, Mechanical Engineer, Project Manager, Project Manager Intern, Surveyor
Headcount of personnel in substantially similar titles within agency: 697

Agency: Department of Design and Construction

Description of services sought: Resident Engineering Inspection Services Lining Interceptor Assets in Rockaway

Start date of the proposed contract: 12/1/2021

End date of the proposed contract: 6/30/2026

Method of solicitation the agency intends to utilize: RFP

Personnel in substantially similar titles within agency: Administrative Architect, Administrative Architect NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landmarks Preservationist, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Electrical Engineer, Assistant Mechanical Engineer, Assistant Landscape Architect, Assistant Civil Engineer, Associate Project Manager, Civil Engineer, Construction Project Manager, Construction Project Manager Intern, Electrical Engineer, Highways and Sewers Inspector, Mechanical Engineer, Project Manager, Project Manager Intern, Surveyor
Headcount of personnel in substantially similar titles within agency: 697

Agency: Department of Design and Construction

Description of services sought: Consultant Contract Administration: research, training, data analysis, and expert testimony, including services related to damages for delay claims, Lining Interceptor Assets in Rockaway

Start date of the proposed contract: 12/1/2021

End date of the proposed contract: 6/30/2026

Method of solicitation the agency intends to utilize: RFP

Personnel in substantially similar titles within agency: Accountant, Administrative Accountant, Administrative Architect, Administrative Architect NM, Administrative City Planner, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM,

Administrative Manager, Administrative Project Manager, Administrative Project Manager NM, Administrative Staff Analyst, Architect, Architectural Intern, Assistant Architect, Assistant Landscape Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Investigator, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineering Intern, Construction Project Manager, Construction Project Manager Intern, Electrical Engineer, Estimator (General Construction), Estimator (Mechanical), Investigator, Landscape Architect, Management Auditor, Mechanical Engineer, Mechanical Engineer Intern, Project Manager, Project Manager Intern, Senior Estimator – General Construction, Supervisor of Electrical Installations & Maintenance
Headcount of personnel in substantially similar titles within agency: 767

Agency: Department of Design and Construction

Description of services sought: Construction Support Services: asbestos, boring, testing, monitoring, sampling, site safety, inspections and environmental, Lining Interceptor Assets in Rockaway

Start date of the proposed contract: 12/1/2021

End date of the proposed contract: 6/30/2026

Method of solicitation the agency intends to utilize: RFP

Personnel in substantially similar titles within agency: Asbestos Hazard Investigator, Assistant Chemical Engineer, Assistant Mechanical Engineer, Assistant Civil Engineer, Associate Project Manager, Civil Engineering Intern, Construction Project Manager, Construction Project Manager Intern, Engineering Technician, Geologist, Industrial Hygienist, Project Manager, Surveyor
Headcount of personnel in substantially similar titles within agency: 428

Agency: Department of Design and Construction

Description of services sought: Contract Administration: fiscal audit, reconciliation of accounts, preparation of change orders, analyzing and finalizing financial transactions and contract close out, Lining Interceptor Assets in Rockaway

Start date of the proposed contract: 12/1/2021

End date of the proposed contract: 6/30/2026

Method of solicitation the agency intends to utilize: RFP

Personnel in substantially similar titles within agency: Accountant, Administrative Accountant, Administrative Architect, Administrative Architect NM, Administrative City Planner, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Manager, Administrative Project Manager, Administrative Project Manager NM, Administrative Staff Analyst, Architect, Architectural Intern, Assistant Architect, Assistant Landscape Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Investigator, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineering Intern, Construction Project Manager, Construction Project Manager Intern, Electrical Engineer, Estimator (General Construction), Estimator (Mechanical), Investigator, Landscape Architect, Management Auditor, Mechanical Engineer, Mechanical Engineer Intern, Project Manager, Project Manager Intern, Senior Estimator – General Construction, Supervisor of Electrical Installations & Maintenance
Headcount of personnel in substantially similar titles within agency: 767

Agency: Department of Design and Construction

Description of services sought: Community Outreach Consultants Lining Interceptor Assets in Rockaway

Start date of the proposed contract: 12/1/2021

End date of the proposed contract: 6/30/2026

Method of solicitation the agency intends to utilize: RFP

Personnel in substantially similar titles within agency: None
Headcount of personnel in substantially similar titles within agency: 0

Agency: Department of Design and Construction

Description of services sought: Owner's Representative Requirements Contracts Lining Interceptor Assets in Rockaway

Start date of the proposed contract: 12/1/2021

End date of the proposed contract: 6/30/2026

Method of solicitation the agency intends to utilize: RFP

Personnel in substantially similar titles within agency: Administrative Architect, Administrative Architect NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landmarks Preservationist, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Electrical Engineer, Assistant Mechanical Engineer, Assistant Landscape Architect, Assistant Civil Engineer, Associate Project Manager, Civil Engineer, Construction Project Manager, Construction Project Manager Intern, Electrical Engineer, Highways and Sewers Inspector, Mechanical Engineer, Project Manager, Project Manager Intern, Surveyor
Headcount of personnel in substantially similar titles within agency: 697

Agency: Department of Design and Construction
 Description of services sought: Requirements Contract for Indicative Design Documents Consultant(s) for the Procurement of Design-Build Services for New Detention Facility(ies) in the Boroughs of Queens, Brooklyn, Manhattan, and/or the Bronx
 Start date of the proposed contract: 10/1/2021
 End date of the proposed contract: 9/30/2026
 Method of solicitation the agency intends to utilize: RFP
 Personnel in substantially similar titles within agency: Administrative Architect, Administrative Architect NM, Administrative Construction Project Manager, Administrative City Planner, Administrative City Planner NM, Administrative Engineer, Administrative Engineer NM, Administrative Landmarks Preservationist, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Chemical Engineer, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, Civil Engineer, Civil Engineer Intern, City Planner, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern
 Headcount of personnel in substantially similar titles within agency: 618

◀ s20

Notice of Intent to Issue New Solicitation(s) Not Included in FY 2021 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2021 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: Department of Transportation, Department of Transportation, IT & Telecom

Description of Services to be Procured: Consulting Service for Dangerous Vehicle Abatement Program (DVAP)
 Start date of the proposed contract: 11/1/2021
 End date of the proposed contract: 10/31/2023
 Method of solicitation the agency intends to utilize: Intergovernmental GSA
 Personnel in substantially similar titles within agency: None
 Headcount of personnel in substantially similar titles within agency: 0

Agency: Department of Transportation, Department of Transportation, Executive

Description of Services to be Procured: Training Classes for Dangerous Vehicle Abatement Program (DVAP)
 Start date of the proposed contract: 11/1/2021
 End date of the proposed contract: 10/31/2023
 Method of solicitation the agency intends to utilize: MWBE Non-Competitive Small Purchase
 Personnel in substantially similar titles within agency: None
 Headcount of personnel in substantially similar titles within agency: 0

Agency: Department of Transportation, Department of Transportation
 Description of Services to be Procured: Training Services for Dangerous Vehicle Abatement Program (DVAP)
 Start date of the proposed contract: 11/1/2021
 End date of the proposed contract: 10/31/2023
 Method of solicitation the agency intends to utilize: MWBE Non-Competitive
 Personnel in substantially similar titles within agency: None
 Headcount of personnel in substantially similar titles within agency: 0

◀ s20

CHANGES IN PERSONNEL

DEPARTMENT OF EDUCATION ADMIN FOR PERIOD ENDING 07/09/21							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SUPERABLE BALUR	CATHERIN M	51222	\$66.9300	APPOINTED	NO	06/28/21	740
SUPON	DENISE	51221	\$66.9300	APPOINTED	NO	06/28/21	740
SURIDIS JR	JAMES E	51221	\$66.1700	APPOINTED	NO	06/28/21	740
SWEENEY	BARBARA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
SZATKOWSKI	KRISTINA	51221	\$66.5500	APPOINTED	NO	06/28/21	740
SZATMARY	EDWARD	51221	\$66.9300	APPOINTED	NO	06/28/21	740
SZPUNT	CATHERIN	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TABAKU	ARBEN	50910	\$60.5500	APPOINTED	YES	06/28/21	740
TABAQUIN	MARY CHR	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TAGLE	DAVID	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TAGNY	PIERRE B	50910	\$61.9000	APPOINTED	YES	06/28/21	740
TAITANO	JOCELYN	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TAKACS	JESSICA I	51221	\$60.5100	APPOINTED	YES	06/28/21	740
TALAN	MA LIZET F	51222	\$66.9300	APPOINTED	NO	06/28/21	740

TALavera	MELISSA	51221	\$66.1700	INCREASE	NO	06/28/21	740
TALOUTE	JEANNE	50910	\$62.6000	APPOINTED	YES	06/28/21	740
TAM	ANGELA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TAMARI	LISA	51222	\$66.5500	APPOINTED	NO	06/28/21	740
TAMAYAO	ELIZABET	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TAN	MUHAMMAD	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TANAMI	SHEILA	51221	\$66.1700	APPOINTED	NO	06/28/21	740
TANAMY	DANTELE	51221	\$66.1700	APPOINTED	NO	06/28/21	740
TANG	MIAO	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TANNENBAUM	CHERYL	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TANTAMY	MAGDY	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TAPPITAKE	MAGGIE	51221	\$60.5100	APPOINTED	YES	06/28/21	740
TARLOW	MIRIAM	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TAVROFF	SHARI	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TAYLOR	MICHELLE	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TAYLOR	NOREEN	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TAYLOR	SHERI	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TAYLOR	TERRI	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TEDESCO	ROSEMARY	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TEITCHER	ARIELLE	51221	\$66.1700	APPOINTED	NO	06/28/21	740
TENF	ZULEIKA	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TENGA	ANNMARIE	51221	\$62.1400	APPOINTED	YES	06/28/21	740
TEREBELO	STEPHANI	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TESSEMA	MIMI MAM	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TESSLER	GABRIEL S	50910	\$60.1100	APPOINTED	YES	06/28/21	740
TESTAMARK	GENEVEVE	50910	\$62.2600	APPOINTED	YES	06/28/21	740

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NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
TESTER	BEATRICE B	51221	\$66.1700	APPOINTED	NO	06/28/21	740
THAKURDEEN	CAITLIN A	50910	\$60.5500	APPOINTED	YES	06/28/21	740
THANCHAN	VINCENT	51221	\$66.9300	APPOINTED	NO	06/28/21	740
THOMAS	AMY	51221	\$66.5500	APPOINTED	YES	06/28/21	740
THOMAS	ANJU	51221	\$60.5100	APPOINTED	YES	06/28/21	740
THOMAS	CORDIAL	50910	\$62.6000	APPOINTED	YES	06/28/21	740
THOMAS	DANIELLE	50910	\$59.8900	APPOINTED	YES	06/28/21	740
THOMAS	JOSIE A	50910	\$61.0000	APPOINTED	YES	06/28/21	740
THOMAS	MERCHIA A	54503	\$30425.0000	RESIGNED	YES	02/28/21	740
THOMAS	MICHELLE	51221	\$65.4200	APPOINTED	NO	06/28/21	740
THOMAS	SIMI	51221	\$66.5500	APPOINTED	NO	06/28/21	740
THOMAS RYAN	HAZEL V	50910	\$62.6000	APPOINTED	YES	06/28/21	740
THOMAS-DOWE	NLEKA S	50910	\$59.2400	APPOINTED	YES	06/28/21	740
THOMPSON	ANIKI	51221	\$66.9300	APPOINTED	NO	06/28/21	740
THOMPSON	JOLIE	10026	\$108739.0000	INCREASE	NO	05/18/21	740
THOMPSON	MACKENZI L	51221	\$65.4200	APPOINTED	NO	06/28/21	740
THOMPSON	MARIE	50910	\$61.2100	APPOINTED	YES	06/28/21	740
THOTTAM	MINI T	50910	\$62.6000	APPOINTED	YES	06/28/21	740
TICKER	RIVKA	51221	\$62.1400	APPOINTED	YES	06/28/21	740
TIERNO	OLIVIA M	51221	\$66.1700	APPOINTED	NO	06/28/21	740
TIMOTHY	MICHELE	50910	\$62.6000	APPOINTED	YES	06/28/21	740
TIMQUE	JENNIFER A	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TINGUE	GLORIA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TOBIAS	MOZELLE	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TOBIN	BRIGID M	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TOLCHIN	KIRK	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TOLEDANO	NAOMI Y	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TOLEDO	CHRISTIE L	51221	\$66.1700	APPOINTED	NO	06/28/21	740
TOLENTINO	WARREN	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TOLENTINO KULIG	CAROLINE E	51222	\$66.5500	APPOINTED	NO	06/28/21	740
TOLTCHELNIKOVA	ELENA	51221	\$66.1700	APPOINTED	NO	06/28/21	740
TONER	MEAGAN M	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TONG	KERRY L	51221	\$62.1400	APPOINTED	YES	06/28/21	740
TONG	MICHAEL	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TORIO	ALMEE	51221	\$66.9300	APPOINTED	YES	06/28/21	740
TOROTORO	HANE L	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TORRES	GIRLIE Z	51221	\$62.1400	APPOINTED	YES	06/28/21	740
TORRES FEWELL	HEIDI	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TORRES RIVERA	ISAURA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TORTOMASI	DEBBIE	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TORTORELLO	ELIZABET	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TOTO	NORA T	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TOUSSAINT	ELEANOR L	50910	\$62.6000	APPOINTED	YES	06/28/21	740
TRACHTENBERG	SARAH Y	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TRACY	SHARON L	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TRAJANO	ROLAND	51221	\$60.5100	APPOINTED	YES	06/28/21	740
TRAN	PHONG	50910	\$59.8900	APPOINTED	YES	06/28/21	740
TREGLIA	VIVIAN L	50910	\$60.5500	APPOINTED	YES	06/28/21	740
TREJO	BRENDA	10031	\$145000.0000	INCREASE	NO	06/13/21	740
TREJOS	JESSICA	56058	\$75000.0000	APPOINTED	YES	06/22/21	740
TREZZA	DENISE	51222	\$66.9300	APPOINTED	NO	06/28/21	740

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NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
TROPPER	SARA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TROPPER	SHIFRA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TROSA	DANIELLE M	51222	\$66.5500	APPOINTED	NO	06/28/21	740
TROTMAN	JACQUELI	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TRUDO	WENDY	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TRUPIA-SCIOLTO	ALEXIS	51221	\$66.1700	APPOINTED	NO	06/28/21	740
TSANG	ELLEN	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TSAY	ALICE R	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TSE	JINNE M	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TSELIOS	VASILIOS	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TU	KAREN G	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TUBIS	ALISHA	51221	\$62.1400	APPOINTED	YES	06/28/21	740
TULLY	SAMANTHA K	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TUMELTY	MARGARET	5124A	\$75.5200	APPOINTED	NO	06/28/21	740
TURCIOS	JUAN C	51221	\$66.9300	APPOINTED	NO	06/28/21	740

TURINGAN	ELAINE	51222	\$66.9300	APPOINTED	NO	06/28/21	740
TURK	JACQUELI	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TURK	SHIFRA	51221	\$65.4200	APPOINTED	NO	06/28/21	740
TYBERG	ADINA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
TYROLER	EINAT	51221	\$66.5500	APPOINTED	NO	06/28/21	740
TYSON	PAIGE K	51221	\$66.9300	APPOINTED	NO	06/28/21	740
UANG	CAROL BR	51222	\$66.9300	APPOINTED	NO	06/28/21	740
UGBIT	MUSSIE	51221	\$65.4200	APPOINTED	NO	06/28/21	740
UGLIANO	JOANNE	54503	\$35551.0000	RETIRED	YES	06/23/21	740
ULEMAN	KARA	51221	\$66.5500	APPOINTED	NO	06/28/21	740
UM	LINDSAY	51221	\$66.5500	APPOINTED	NO	06/28/21	740
UMANSKY	TATIYANA	51222	\$66.9300	APPOINTED	NO	06/28/21	740
UNIACKE	BRIAN T	51222	\$66.9300	APPOINTED	NO	06/28/21	740
URENA	LINDA	50910	\$62.6000	APPOINTED	YES	06/28/21	740
UY-KASPER	RUBY ROS	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VACCARO	CAROLYN	51221	\$66.1700	APPOINTED	NO	06/28/21	740
VACHHER	BEVERLEY T	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VAHER	SILVIA	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VAIL-REGAN	MICHELLE L	50910	\$62.2600	APPOINTED	YES	06/28/21	740
VAKNIN	MARIEL	51221	\$62.1400	APPOINTED	YES	06/28/21	740
VALANDRA	JENNIFER T	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VALAYADUM	RAJESHRE	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VALDELLON	MICHAEL	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VALDEZ- BURNS	NATAKI	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VALENCIANO	CARLO	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VALENTIN	ALICIA	50910	\$60.1100	APPOINTED	YES	06/28/21	740
VALENTIN	IRMA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VALERIO	JOHNNA	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VALESTRA	ALYSSA	51222	\$66.1700	APPOINTED	NO	06/28/21	740
VALLE	ALANA	51221	\$60.5100	APPOINTED	YES	06/28/21	740
VALLE	DANTELE M	51222	\$66.5500	APPOINTED	NO	06/28/21	740
VAN HOLT	LISA N	5124A	\$75.5200	APPOINTED	NO	06/28/21	740
VAN TASSELL	KEITH	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VAN TASSELL	LISA A	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VANECH	CECILE	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VARGAS	CHRISTIN	51222	\$66.9300	APPOINTED	NO	06/28/21	740

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NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
VARGAS	VIVIAN	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VARGHESE	LIZYAMMA	50910	\$62.6000	APPOINTED	YES	06/28/21	740
VARIAN	MEREDITH L	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VARNASUKAS	JENNA L	51221	\$60.5100	APPOINTED	YES	06/28/21	740
VASIL	ANDREA	51221	\$66.1700	APPOINTED	NO	06/28/21	740
VASILIADIS	LUKE A	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VASQUEZ	LIGAYA	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VASQUEZ	LUZ	51222	\$66.5500	APPOINTED	NO	06/28/21	740
VASQUEZ	SOPIA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VASQUEZ	VANESSA E	50910	\$60.1100	APPOINTED	YES	06/28/21	740
VAUGHAN	LAUREN C	51221	\$64.6200	APPOINTED	NO	06/28/21	740
VAYDA	SHARI	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VAZQUEZ	ANA M	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VAZQUEZ	BIANCA	51221	\$60.5100	APPOINTED	YES	06/28/21	740
VAZQUEZ-BEATTIE	DAMARIS B	50910	\$62.6000	APPOINTED	YES	06/28/21	740
VEASEY	DEANNA M	51221	\$60.5100	APPOINTED	YES	06/28/21	740
VELASQUEZ	ADRIANE T	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VELASQUEZ	LUZ	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VELAZQUEZ	ERIKA M	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VELEZ	TIFFANY C	51221	\$66.1700	APPOINTED	NO	06/28/21	740
VELEZ-PIERANTON	MARY C	56057	\$38235.0000	RESIGNED	YES	06/27/21	740
VELIJA	ADIL	51222	\$62.1400	APPOINTED	NO	06/28/21	740
VELLA	JOSEPH	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VELLER	TATTIANA	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VELTRE	TIMOTHY	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VENZON	MARY MAY	51221	\$62.1400	APPOINTED	YES	06/28/21	740
VERBITSKY	NATALIA	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VERDINO	CHRISTIN	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VERDINO	VERONICA	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VERLEY	ANGELA	50910	\$62.2600	APPOINTED	YES	06/28/21	740
VERNA	JUDELINE	50910	\$60.5500	APPOINTED	YES	06/28/21	740
VIACRUCIS	JANE CYN O	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VICKERS	SEBERENA	51222	\$66.5500	APPOINTED	NO	06/28/21	740
VICOY	DOREEN P	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VICTORIA	MARIA F	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VICTORIANO	HECTOR P R	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VIDETTO	JOSEPH N	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VIECHWEG	AUDREY E	50910	\$61.0000	APPOINTED	YES	06/28/21	740
VIGNOGNA	CHRISTIN	50910	\$59.8900	APPOINTED	YES	06/28/21	740
VILAIN	NICOLE A	50910	\$60.1100	APPOINTED	YES	06/28/21	740
VILLA-ZEMANA	CHRISTIN	51222	\$66.5500	APPOINTED	NO	06/28/21	740
VILLAMIL	KAREN CL M	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VILLANUEVA	ARVI MAR S	51222	\$66.9300	APPOINTED	NO	06/28/21	740
VILLANUEVA	MARISSA	51221	\$66.5500	APPOINTED	NO	06/28/21	740
VILLAR	JENNY L	51221	\$66.1700	APPOINTED	NO	06/28/21	740
VILLEGAS	MIRIAM	50910	\$62.6000	APPOINTED	YES	06/28/21	740
VILLOSO	KAREN C	50910	\$60.5500	APPOINTED	YES	06/28/21	740
VINCIGUERRA	JENNIFER	51222	\$66.5500	APPOINTED	NO	06/28/21	740
VINCIGUERRA	TAMMY	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VINOKUR	NATALIYA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VIRGA	KRISTIE	51221	\$58.7400	APPOINTED	YES	06/28/21	740

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NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
VIRGIL	RENEE	50910	\$62.6000	APPOINTED	YES	06/28/21	740
VOLCY	ALICE M	50910	\$62.2600	APPOINTED	YES	06/28/21	740
VOLOSHIN	OLGA	51221	\$66.1700	APPOINTED	NO	06/28/21	740
VON BUJDOSS	MARTHA E	51221	\$66.9300	APPOINTED	NO	06/28/21	740
VUGMAN	LARA	51221	\$66.9300	APPOINTED	NO	06/28/21	740

VULPIS	MARYKATE	51221	\$60.5100	APPOINTED	YES	06/28/21	740
WACHSTOCK	MIRA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
WAGENBLAST	MELANIE R	51221	\$63.2800	APPOINTED	YES	06/28/21	740
WAGLER	SUSAN A	51221	\$66.9300	APPOINTED	NO	06/28/21	740
WAGMAN	MOLLY	51221	\$66.1700	APPOINTED	NO	06/28/21	740
WAGUE	BINTA	50910	\$59.8900	APPOINTED	YES	06/28/21	740
WAINBERG	RACHEL	51221	\$66.5500	APPOINTED	NO	06/28/21	740
WAKEHAM	GEORGE	51222	\$65.4200	APPOINTED	NO	06/28/21	740
WALFORD LALLEMA	SANDRA	51222	\$66.9300	APPOINTED	NO	06/28/21	740
WALKER	HERRICKA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
WALKER	JEANNE N	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WALKER	NICHOLA S	51221	\$66.9300	APPOINTED	NO	06/28/21	740
WALKER LESTIN	PATRICIA	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WALLACE	GLORIA E	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WALLACE	LEONARDA	51221	\$66.5500	APPOINTED	NO	06/28/21	740
WALLACE	SANDRA M	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WALLER	BRURIA	51221	\$66.5500	APPOINTED	NO	06/28/21	740
WALSH	DONNA L	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WALSH	KAREN A	51221	\$66.1700	APPOINTED	NO	06/28/21	740
WALSH-SABEDRA	MARY	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WALTERS	MARLENE Y	51222	\$66.9300	APPOINTED	NO	06/28/21	740
WALTERS JR.	NATHANIE	1002F	\$88847.0000	RETIRED	NO	11/08/20	740
WAN	BELINDA K	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WAN	DEBORAH	51221	\$66.1700	APPOINTED	NO	06/28/21	740
WANAGOSIT	SURRE A	51222	\$66.9300	APPOINTED	NO	06/28/21	740
WAND	AVA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
WANG	DENNIS	51222	\$66.9300	APPOINTED	NO	06/28/21	740
WANG	KAI SHIH	51221	\$66.9300	APPOINTED	NO	06/28/21	740
WANG	SOLOMON	51222	\$66.9300	APPOINTED	NO	06/28/21	740
WANG	WILLIAM C	51222	\$66.9300	APPOINTED	NO	06/28/21	740
WARD DORMAN	MICHELLE	51221	\$66.5500	APPOINTED	NO	06/28/21	740
WARREN	JESSY	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WARREN	SARI	51221	\$62.1400	APPOINTED	NO	06/28/21	740
WATKINS	BLAIRE	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WATSON	ELIANA	51221	\$66.1700	APPOINTED	NO	06/28/21	740
WATSON	MARY V	50910	\$62.6000	APPOINTED	YES	06/28/21	740
WAYRICH	CHRISTOP	51221	\$66.5500	APPOINTED	NO	06/28/21	740
WEBER	GABRIELL	51221	\$66.5500	APPOINTED	NO	06/28/21	740
WEILL	ELIZABET	51221	\$66.5500	APPOINTED	NO	06/28/21	740
WEINBERG	MELISSA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
WEINBERGER	RIFKY	51221	\$66.9300	APPOINTED	NO	06/28/21	740
WEINBLATT	ALYSSA	51221	\$66.5500	APPOINTED	NO	06/28/21	740
WEINERT BEWSHER	JANICE	51222	\$66.9300	APPOINTED	NO	06/28/21	740
WEINGARTEN	GOLDIE	51222	\$66.9300	APPOINTED	NO	06/28/21	740
WEINMAN	JODI	51222	\$64.6200	APPOINTED	NO	06/28/21	740
WEINRAUB	DVORA L	51221	\$66.9300	APPOINTED	NO	06/28/21	740

LATE NOTICE

CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 788-0010. 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.



POLICE DEPARTMENT

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, September 30, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and KPMG, LLP, located at 345 Park Avenue, New York, NY 10154-0102, for the provision of Requirements Contract for Management Consulting Services- Strategic and Management Consulting Services- Service Option 1, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527A, E-PIN #: 05619P00050010.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and Guidehouse, LLP, located at 1800 Tysons Blvd., 7th Floor, McLean, VA 22102, for the provision of Requirements Contract for Management Consulting Services- Strategic and Management Consulting Services- Service Option 1, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527B, E-PIN #: 05619P0005009.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and Accenture LLP, located at 161 N. Clark Street, Chicago, IL, 60601-3200, for the provision of Requirements Contract for Management Consulting Services- Research and Evaluation Services- Service Option 2, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527C, E-PIN #: 05619P0005007.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and Rand Corporation, located at 1776 Main Street, P.O. Box 2138, Santa Monica, CA 90407-2138, for the provision of Requirements Contract for Management Consulting Services- Research and Evaluation Services- Service Option 2, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527D, E-PIN #: 05619P0005006.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and Gartner, Inc., located at 56 Top Gallant Road, Stamford, CT 06904, for the provision of Requirements Contract for Management Consulting Services- Strategic and Management Consulting Services- Service Option 1, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527E, E-PIN #: 05619P0005005.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and Deloitte Consulting, LLP, located at 30 Rockefeller Plaza, New York, NY 10112-0015, for the provision of Requirements Contract for Management Consulting Services- Strategic and Management Consulting Services- Service Option 1, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527F, E-PIN #: 05619P0005004.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and The Boston Consulting Group, Inc., located at 10 Hudson Yards, New York, NY 10001, for the provision of Requirements Contract for Management Consulting Services- Strategic and Management Consulting Services. Service Option 1, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527G, E-PIN #: 05619P0005003.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and KPMG, LLP, located at 345 Park Avenue, New York, NY 10154-0102, for the provision of Requirements Contract for Management Consulting Services- Research and Evaluation Services- Service Option 2, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527H, E-PIN #: 05619P0005002.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and Guidehouse, LLP, located at 1800 Tysons Blvd., 7th Floor, McLean, VA 22102, for the provision of Requirements Contract for Management Consulting Services- Research and Evaluation Services- Service Option 2, Citywide. The contract amount shall be \$1,000,000.00. The contract term shall be for five years from date of Notice to Proceed with two three-year renewal options. PIN #: 0561900001527I, E-PIN #: 05619P0005001.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.