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TABLE OF CONTENTS

PUBLIC HEARINGS AND MEETINGS

Board Meetings	1385
Borough President - Brooklyn	1386
Borough President - Manhattan	1386
Borough President - Queens	1386
City Council	1387
City Planning Commission	1396
City University	1397
Citywide Administrative Services	1398
Community Boards	1398
Consumer Affairs	1398
Environmental Protection	1399
Landmarks Preservation Commission	1399
Transportation	1400
COURT NOTICE	
Supreme Court	1401
<i>Bronx County</i>	1401
PROPERTY DISPOSITION	
Citywide Administrative Services	1401
<i>Office of Citywide Procurement</i>	1401
Police	1402

PROCUREMENT

Citywide Administrative Services	1402
<i>Office of Citywide Procurement</i>	1402
Correction	1403
<i>Central Office of Procurement</i>	1403
Design and Construction	1403
Environmental Protection	1403
<i>Purchasing Management</i>	1403
Fire Department	1403
Health and Hospitals Corporation	1403
Human Resources Administration	1403
Parks and Recreation	1403
<i>Revenue</i>	1404
Police	1404
<i>Contract Administration</i>	1404
Sanitation	1404
<i>Agency Chief Contracting Officer</i>	1404

AGENCY PUBLIC HEARINGS

Education	1405
-----------	------

AGENCY RULES

Human Resources Administration	1405
--------------------------------	------

SPECIAL MATERIALS

Aging	1411
Housing Preservation and Development	1411
Mayor's Office of Contract Services	1412
Changes in Personnel	1412

THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOARD MEETINGS

MEETING

City Planning Commission

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

City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall,

Manhattan, NY 10007, at 1:30 P.M.

Contract Awards Public Hearing

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

Civilian Complaint Review Board

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

Design Commission

Meets at City Hall, Third Floor, New York, NY 10007. For meeting schedule, please visit nyc.gov/designcommission 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 40 Rector Street, 6th Floor, Hearing Room "E" on Tuesdays at 10:00 A.M. Review Sessions begin at 9:30 A.M. and are customarily held on Mondays preceding a Tuesday public hearing in the BSA conference room on the 9th Floor of 40 Rector Street. For changes in the schedule, or additional information, please call the Application Desk at (212) 513-4670 or consult the bulletin board at the Board's Offices, at 40 Rector Street, 9th Floor.

Tax Commission

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

BOROUGH PRESIDENT - BROOKLYN

■ NOTICE

NOTICE IS HEREBY GIVEN that Brooklyn Borough President Eric L. Adams will hold a meeting of the Brooklyn Borough Board in the Community Room, First Floor, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 P.M. on Tuesday, April 14th.

The Borough Board meeting agenda is as follows:

1. Approval of Minutes of Borough Board Meeting held on March 3, 2015.
2. Presentation by Department of Consumer Affairs Commissioner Julie Menin on ongoing projects of the Department.
3. Presentation by the Department of City Planning Regarding its Proposed Zoning Text Amendment Special Regulations for Neighborhood Recovery Followed by a Public Hearing.
4. Presentation by Brooklyn Tenants United on planned move of Brooklyn Housing Court from 141 Livingston Street to 210 Joralemon Street.

To request a sign language interpreter, or to request TTD services, call Mr. Andrew Gounardes at 718-802-3795 at least five business days before the hearing.

a8-14

BOROUGH PRESIDENT - MANHATTAN

■ MEETING

The Manhattan Borough Board will meet Thursday April 16, 2015, at 8:30 A.M. in Community Board 7's Office, 250 West 87th Street, 2nd

Floor. There will be a vote on the Statement of Budget Priorities for the Borough.

a9-16

BOROUGH PRESIDENT - QUEENS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Borough President of Queens, Melinda Katz, on **Thursday, April 16, 2015** at 10:30 A.M., in the Borough President's Conference Room located at 120-55 Queens Boulevard, Kew Gardens, NY 11424, on the following items:

CD Q13 - BSA # 826-86 BZ

IN THE MATTER OF an application submitted by Eric Palatnik PC on behalf of Continental Communications, pursuant to Section 73-11 of the New York City Zoning Resolution, to extend the term of the special permit to allow not more than seventy-five (75) non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three (33) story building located at **269-10 Grand Central Parkway**, Block 8489 Lot 1, in a R3-2 district, Zoning Map 11d, Floral Park, Borough of Queens.

CD Q13 - BSA # 827-86 BZ

IN THE MATTER OF an application submitted by Eric Palatnik PC on behalf of Continental Communications, pursuant to Section 73-11 of the New York City Zoning Resolution, to extend the term of the special permit to allow not more than seventy-five (75) non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three (33) story building located at **270-10 Grand Central Parkway**, Block 8489 Lot 1, in a R3-2 district, Zoning Map 11d, Floral Park, Borough of Queens.

CD Q13 - BSA # 828-86 BZ

IN THE MATTER OF an application submitted by Eric Palatnik PC on behalf of Continental Communications, pursuant to Section 73-11 of the New York City Zoning Resolution, to extend the term of the special permit to allow not more than seventy-five (75) non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three (33) story building located at **271-10 Grand Central Parkway**, Block 8489 Lot 1, in a R3-2 district, Zoning Map 11d, Floral Park, Borough of Queens.

CD Q06 - BSA # 36-95 BZ

IN THE MATTER OF an application submitted by Rothkrug Rothkrug & Spector LLP on behalf of 65-75 Owners Corp., pursuant to Section 72-01 of the New York City Zoning Resolution, to extend the term of a previously approved variance permitting a physical culture establishment within an existing one-story building and waive the Board's Rules of Practice and Procedure to permit delayed filing of the application, located at **65-75 Woodhaven Boulevard (a.k.a 85-01 66th Avenue)**, Block 3139 Lot 1, in an R3-1/C1-2 district, Zoning Map 14a, Rego Park, Borough of Queens.

CD Q13 - BSA # 77-99 BZ

IN THE MATTER OF an application submitted by Alfonso Duarte PE on behalf of Turnpike Auto Laundry, Inc., pursuant to Section 11-411 of the New York City Zoning Resolution, to extend the term of a previously approved variance permitting an automobile laundry in a split zoning lot in C8-1 and R2A districts, located at **255-39 Jericho Turnpike**, Block 8830 Lot 52, Zoning Map 15c, Floral Park, Borough of Queens.

CD Q07 - BSA # 156-03 BZ

IN THE MATTER OF an application submitted by Goldman Harris LLC on behalf of Jerry Karlik/Flushing Square LLC, pursuant to Section 72-01 of the New York City Zoning Resolution, for an amendment of a previously approved variance, and a four-year extension of Time to Complete Construction, located at **135-35 Northern Boulevard**, Block 4958 Lots 48 and 38, in an R6/C2-2 district, Zoning Map 10a, Flushing, Borough of Queens.

CD Q07 - ULURP #C150173 PPQ

IN THE MATTER OF an application submitted by the Department of City Wide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at **120-22 28th Avenue**, block 4317, p/o Lot 1 in the Special College Point District, pursuant to zoning.

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President's Office, (718) 286-2860, TDD users should call (718) 286-2656, no later than **FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.**

a10-16

MEETING

The Queens Borough Board will meet Monday, April 13, 2015 at 5:30 P.M. in the Queens Borough President Conference Room, 120-55 Queens Boulevard, 2nd Floor, Kew Gardens, N.Y. 11424.

Department of City Planning presentation on "Housing New York: Zoning for Quality and Affordability"

a9-13

CITY COUNCIL

PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Chambers, City Hall, New York, NY 10007, commencing at 9:00 A.M. on Monday, April 13, 2015:

OTTO'S TACOS

MANHATTAN CB - 2 20155355 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 002 Mercury Tacos, LLC, d/b/a Otto's Tacos, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 131 7th Avenue South.

DOMINIQUE ANSEL KITCHEN

MANHATTAN CB - 2 20155377 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Innovation Kitchens, LLC, d/b/a Dominique Ansel Kitchen, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 137 7th Avenue South.

STAIRWELLS TEXT AMENDMENT

CITYWIDE N 150167 ZRY

Application by the Department of City Planning pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, pertaining to exempting floor space occupied by additional safety measures that are required by the 2014 New York City Building Code from counting towards zoning floor area.

Matter in underline is new, to be added; Matter in strikeout is old, 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.

* * *

Floor area

"Floor area" is the sum of the gross areas of the several floors of a #building# or #buildings#, measured from the exterior faces of exterior walls or from the center lines of walls separating two #buildings#. In particular, #floor area# includes:

- (a) #basement# space, except as specifically excluded in this definition;
(b) elevator shafts or stairwells at each floor, except as specifically excluded in this definition;

* * *

However, the #floor area# of a #building# shall not include:

* * *

- (11) floor space within stairwells;
(i) at each floor of #buildings# containing #residences# #developed# or #enlarged# after April 16, 2008, that are greater than 125 feet in height, provided that:
(i) (1) such stairwells are located on a #story#

containing #residences#;

- (ii) (2) such stairwells are used as a required means of egress from such #residences#;
(iii) (3) such stairwells have a minimum width of 44 inches;
(iv) (4) such floor space excluded from #floor area# shall be limited to a maximum of eight inches of stair and landing width measured along the length of the stairwell enclosure at each floor; and
(v) (5) where such stairwells serve non-#residential uses# on any floor, or are located within multi-level #dwelling units#, the entire floor space within such stairwells on such floors shall count as #floor area#;

(ii) at each floor of #buildings developed# or #enlarged# after (date of amendment), that are 420 feet or greater in height, provided that:

- (1) such stairwells serve a space that is any occupancy group other than Group R-2, as classified in the New York City Building Code, that is located at or above a height of 420 feet; and
(2) such floor space excluded from #floor area# shall be limited to:
(aa) the 25 percent of stair and landing width required by the New York City Building Code which is provided in addition to the stair and landing widths required by such Code for means of egress; or
(bb) the one stairwell required by the New York City Building Code which is provided in addition to the stairwells required by such Code for means of egress. For the purposes of this paragraph (11)(ii)(2)(bb), such additional stairwell shall include the stair and landings as well as any walls enclosing such stair and landings;

(12) exterior wall thickness, up to eight inches:

* * *

VANDERBILT CORRIDOR

MANHATTAN CBs 5 and 6 N 150127 ZRM

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, concerning Article VIII, Chapter 1 (Special Midtown District).

Matter in underline is new, to be added; Matter in strikeout is to be deleted; Matter with # # is defined in Section 12-10; * * * Indicates where unchanged text appears in the Zoning Resolution

Article VIII - Special Purpose Districts Chapter 1 Special Midtown District

Table of Contents - Special Midtown District

GENERAL PURPOSES..... 81-00
SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT..... 81-60
General Provisions..... 81-61
Special Bulk and Urban Design Requirements..... 81-62
Transfer of Development Rights from Landmark Sites..... 81-63
Special Permit for Grand Central Public Realm Improvement Bonus...81-64

* * *

81-00

GENERAL PURPOSES

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

* * *

- (m) to preserve the midblock area north of the Museum of Modern Art for its special contribution to the historic continuity, function and ambience of Midtown;
- (n) to protect and strengthen the economic vitality and competitiveness of the Grand Central Subdistrict by facilitating the development of exceptional and sustainable buildings within the Vanderbilt Corridor and enabling improvements to the pedestrian and mass transit circulation network;
- (o)(n) to protect and enhance the role of Grand Central Terminal as a major transportation hub within the City to expand and enhance the pedestrian and mass transit circulation network connecting Grand Central Terminal to surrounding development, to minimize pedestrian congestion and to protect the surrounding area's special character;
- (p)(o) to expand the retail, entertainment and commercial character of the area around Pennsylvania Station and to enhance its role as a major transportation hub in the city;
- (q)(p) to provide freedom of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms without the need for special development permissions or "negotiated zoning"; and
- (r)(q) to promote the most desirable use of land and building development in accordance with the District Plan for Midtown and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

* * *

81-03

District Plan

The regulations of this Chapter are designed to implement the #Special

Midtown District# Plan.

The District Plan ~~partly consists of~~ includes the following ~~four~~ three maps:

- Map 1 Special Midtown District and Subdistricts
- Map 2 Retail and Street Wall Continuity
- Map 3 Subway Station and Rail Mass Transit Facility Improvement Areas
- Map 4 Network of Pedestrian Circulation.

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

* * *

81-20 BULK REGULATIONS

81-21 Floor Area Ratio Regulations

* * *

81-211 Maximum floor area ratio for non-residential or mixed buildings

- (a) For #non-residential buildings# or #mixed buildings#, the basic maximum #floor area ratios# of the underlying districts shall apply as set forth in this Section.
- (b) In the #Special Midtown District#, the basic maximum #floor area ratio# on any #zoning lot# may be increased by bonuses or other #floor area# allowances only in accordance with the provisions of this Chapter, and the maximum #floor area ratio# with such additional #floor area# allowances shall in no event exceed the amount set forth for each underlying district in the following table:

MAXIMUM FLOOR AREA ALLOWANCES FOR SPECIFIED FEATURES AND MAXIMUM FLOOR AREA RATIOS BY DISTRICTS

Means for Achieving Permitted FAR Levels on a #Zoning Lot#	Maximum #Floor Area Ratio# (FAR)													
	Outside the Grand Central Subdistrict											Grand Central Subdistrict		
	C5P	C6-4	C6-5	M1-6	C5-2.5	C6-4.5	C6-5.5 C6-6.5	C6-7T	C5-3	C6-6	C6-7	C5-2.5	C5-3	C6-6
A. Basic Maximum FAR	8.0			10.0			12.0	14.0			15.0	12.0		15.0
B. Maximum As-of-Right #Floor Area# Allowances: (District-wide Incentives), #Public plazas# (Section 81-23)	---			1.0 ^{1,2}			1.0 ^{1,3}	---		1.0 ²	---		---	
C. Maximum Total FAR with As-of-Right Incentives	8.0			11.0 ^{1,2,8}			13.0 ^{1,3}	14.0		16.0	12.0		15.0	
D. Maximum Special Permit #Floor Area# Allowances: (District-wide Incentives), Subway station improvements (Section 74-634)	---			2.0 ^{1,7}			2.4 ¹	---		3.0	2.4		3.0	
E. Maximum Total FAR with District-wide and As-of-Right Incentives	8.0			12.0			14.4	14.0		18.0	14.4		18.0	
F. Maximum Special Permit #Floor Area# Allowances in Penn Center Subdistrict: Mass Transit Facility Improvement (Section 74-634)	---			2.0			---	---		3.0	---		---	
G. Maximum Total FAR with As-of-Right, District-wide and Penn Center Subdistrict Incentives	---			12.0			---	---		18.0	---		---	
H. Maximum As-of-Right #Floor Area# Allowances in Theater Subdistrict: Development rights (FAR) of a "granting site" (Section 81-744)	---			10.0			12.0	14.0		15.0	---		---	

	Maximum amount of transferable development rights (FAR) from “granting sites” that may be utilized on a “receiving site” (Section 81-744(a))							
	---	2.0	2.4	2.8	3.0	---	---	---
	Inclusionary Housing (Sections 23-90 and 81-22)							
	---	2.0 ⁴	---	---	---	---	---	---
I.	Maximum Total FAR with As-of-Right #Floor Area# Allowances in Theater Subdistrict							
	---	12.0	14.4	16.8	18.0	---	---	---
J.	Maximum #Floor Area# Allowances by Authorization in Eighth Avenue Corridor (Section 81-744(b))							
	---	2.4	---	---	---	---	---	---
K.	Maximum Total FAR with As-of-Right and Theater Subdistrict Authorizations							
	---	14.4	14.4	16.8	18.0	---	---	---
L.	Maximum Special Permit #Floor Area# Allowances in Theater Subdistrict: Rehabilitation of “listed theaters” (Section 81-745)							
	---	4.4	2.4	2.8	3.0	---	---	---
M.	Maximum Total FAR with Theater Subdistrict, District-wide and As-of-Right Incentives							
	8.0	14.4	14.4	16.8	18.0	---	---	---
N.	Maximum FAR of Lots Involving Landmarks:							
	Maximum FAR of a lot containing non-bonusable landmark (Section 74-711 or as-of-right)							
	8.0	10.0	12.0	14.0	15.0	12.0	15.0	15.0
	Development rights (FAR) of a landmark lot for transfer purposes (Section 74-79)							
	8.0	10.0	13.0 ⁵	14.0	16.0	12.0	15.0	15.0
	Maximum amount of transferable development rights (FAR) from landmark #zoning lot# that may be utilized on:							
(a)	an “adjacent lot” (Section 74-79)							
	1.6	2.0	2.4	No Limit	No Limit	2.4	No Limit	No Limit
(b)	a “receiving lot” (Section 81-634)							
	---	---	---	---	---	1.0	1.0	1.0
(c)	a “receiving lot” (Section 81-635)							
	---	---	---	---	---	9.6	6.6	6.6
(d)	<u>a “receiving lot” located within the Vanderbilt Corridor (Section 81-635)</u>							
	---	---	---	---	---	---	---	<u>15.0</u>
O.	<u>Maximum #Floor Area# Allowances by Special Permit for Grand Central Public Realm Improvement Bonus (Section 81-64)</u>							
	---	---	---	---	---	---	---	<u>15.0</u>
⊖.P.	Maximum Total FAR of a Lot with Transferred Development Rights from Landmark #Zoning Lot#, Theater Subdistrict Incentives, District-wide Incentives and As-of-Right Incentives							
	9.6	14.4	14.4	No Limit	No Limit	21.6	No ⁶ Limit	No ⁶ Limit

¹ Not available for #zoning lots# located wholly within Theater Subdistrict Core

² Not available within the Eighth Avenue Corridor

³ Not available within 100 feet of a #wide street# in C5-2.5 Districts

⁴ Applicable only within that portion of the Theater Subdistrict also located within the #Special Clinton District#

⁵ 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core

⁶ Limited to 21.6 FAR on a “receiving lot” pursuant to Section 81-635

in the Grand Central Subdistrict, and limited to 30.0 FAR on a #zoning lot# located within the Vanderbilt Corridor, pursuant to Sections 81-635 or 81-64 in the Grand Central Subdistrict

⁷ Not available on west side of Eighth Avenue within the Eighth Avenue Corridor

⁸ 12.0 for #zoning lots# with full #block# frontage on Seventh Avenue and frontage on West 34th Street, pursuant to Section 81-542 (Retention of floor area bonus for plazas or other public amenities)

81-213
Special provisions for transfer of development rights from listed theaters within the Special Clinton District

* * *

81-214
Special provisions within the Vanderbilt Corridor in the Grand Central Subdistrict

For #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 1 (Special Midtown District and Subdistricts) of Appendix A of this Chapter, additional #floor area# may be permitted by the City Planning Commission pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus), or any combination thereof, up to the maximum permitted #floor area# set forth in the table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings), respectively. In no event shall the total #floor area ratio# of the #zoning lot# resulting from such proposed #development# or #enlargement# exceed 30.0.

* * *

81-254
Special permit for height and setback modifications

In the #Special Midtown District#, the City Planning Commission may modify the special height and setback regulations set forth in this Chapter only in accordance with the following provisions:

- Section 74-711 (Landmark preservation in all districts) as modified by the provisions of Sections 81-266 or 81-277 (Special permit for height and setback modifications)
- Section 74-79 (Transfer of Development Rights from Landmark Sites) where development rights are transferred from a landmark site to an adjacent lot in a C5-3, C6-6 or C6-7 District, as modified by Section 81-212, and the total #floor area# on the adjacent lot resulting from such transfer exceeds the basic maximum #floor area ratio# by more than 20 percent. In such cases, the granting of a special permit by the Commission for height and setback modifications shall be in accordance with the provisions of Sections 81-266 or 81-277
- Section 81-066 (Special permit modifications of Section 81-254, Section 81-40 and certain Sections of Article VII, Chapter 7)
- Section 81-635 (Transfer of development rights by special permit);
- Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus).

* * *

81-60
SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT

81-61
General Provisions

In order to preserve and protect the character of the Grand Central Subdistrict, as well as to expand and enhance the Subdistrict's extensive pedestrian and mass transit circulation network, and to facilitate the development of exceptional and sustainable buildings within the Vanderbilt Corridor, special regulations are set forth in Section 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT), inclusive, governing urban design and streetscape relationships, the transfer of development rights from landmarks, and the improvement of the surface and subsurface pedestrian-circulation and mass transit circulation network.

The regulations of Sections 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT) are applicable only in the Grand Central Subdistrict, the boundaries of which are shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A. These regulations supplement or modify the provisions of this Chapter applying generally to the #Special Midtown District#, of which this Subdistrict is a part.

As stated set forth in Section 81-212 (Special provisions for transfer of development rights from landmark sites), transfer of development rights from landmark sites may be allowed pursuant to Section 81-63-(Transfer of Development Rights from Landmark Sites).

The provisions of Section 81-23 (Floor Area Bonus for Public Plazas) are inapplicable to any #zoning lot#, any portion of which is located within the Grand Central Subdistrict.

Where the #lot line# of a #zoning lot# coincides with the boundary of the public place located at the southerly prolongation of Vanderbilt Avenue between East 42nd Street and East 43rd Street, such #lot line# shall be considered to be a #street line# for the purposes of applying the #use#, #bulk# and urban design regulations of this Chapter.

* * *

81-611
Special use provisions

Within the Vanderbilt Corridor, as shown in Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter, the #development# of a #building# containing a #transient hotel#, as listed in Use Group 5, or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed by special permit of the City Planning Commission, pursuant to Section 81-65.

* * *

81-625
Pedestrian circulation space requirements

Any #development# or #enlargement# within the Grand Central Subdistrict shall be subject to the provisions of Sections 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair) and 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), except that:

- (a) no arcade shall be allowed within the Subdistrict; and
- (b) within the Subdistrict, a sidewalk widening may be provided only for a #building# occupying an Avenue frontage, provided that such sidewalk widening extends for the length of the full #block# front; and
- (c) for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 1 (Special Midtown District and Subdistricts) of Appendix A of this Chapter, up to a maximum of 3,000 square feet of on-site improvements to the public realm provided in accordance with a special permit pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) may be applied toward the pedestrian circulation space requirement.

81-626
Retail continuity requirements

For #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 1 (Special Midtown District and Subdistricts) of Appendix A of this Chapter, where a #building# fronts upon a designated retail #street#, as shown on Map 2 (Retail and Street Wall Continuity), any portion of such #building's# ground floor level frontage along such designated retail #street# allocated to above or below-grade public realm improvements provided in accordance with a special permit pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) shall be excluded from the retail continuity requirements of Section 81-42 (Retail Continuity along Designated Streets).

81-63
Transfer of Development Rights from Landmark Sites

* * *

81-631
Requirements for application

In addition to the land use review application requirements, an application filed with the City Planning Commission for certification pursuant to Section 81-634 (Transfer of development rights by certification) or special permit pursuant to Section 81-635 (Transfer of development rights by special permit) shall be made jointly by the owners of the "granting lot" and "receiving lot" and shall include:

- (a) site plan and zoning calculations for the "granting lot" and "receiving lot";
- (b) a program for the continuing maintenance of the landmark;
- (c) a report from the Landmarks Preservation Commission concerning the continuing maintenance program of the landmark and, for those "receiving" sites in the immediate vicinity of the landmark, a report concerning the harmonious relationship of the #development# or #enlargement# to the landmark;
- (d) for #developments# or #enlargements# pursuant to Section 81-635, a plan of the any required pedestrian network improvement; and
- (e) any such other information as may be required by the Commission.

* * *

81-635

Transfer of development rights by special permit

Within the portion of the Subdistrict bounded by East 41st Street, East 48th Street, Lexington and Madison Avenues (the Grand Central Subdistrict Core Area as shown on Map 1 in Appendix A), the City Planning Commission may permit the transfer of development rights from a "granting lot" to a "receiving lot", and, in conjunction with such transfer, the Commission may permit modifications to #bulk# regulations, mandatory plan elements, and provisions regarding #zoning lots# divided by district boundaries, as set forth in paragraph (a) of this Section, provided that the Commission determines that the #development# or #enlargement# complies with the conditions of paragraph (b), the findings of paragraph (c) and the additional requirements of paragraph (d) of this Section.

(a) The Commission may permit:

- (a)(1) a transfer of development rights from a "granting lot" to a "receiving lot" provided that:
 - (i) for #zoning lots# located within the Vanderbilt Corridor, as shown in Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter, the resultant #floor area ratio# on the "receiving lot" does not exceed 30.0; and
 - (ii) for #zoning lots# outside the Vanderbilt Corridor, the resultant #floor area ratio# on the "receiving lot" does not exceed 21.6;
- (b)(2) modifications of the provisions of Sections 77-02 (Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution), 77-21 (General Provisions), 77-22 (Floor Area Ratio) and 77-25 (Density Requirements) for any #zoning lot#, whether or not it existed on December 15, 1961, or any applicable subsequent amendment thereto, #floor area#, #dwelling units# or #rooming units# permitted by the district regulations which allow a greater #floor area ratio# may be located within a district that allows a lesser #floor area ratio#;
- (c)(3) the modification of #bulk# regulations except #floor area ratio# and height and setback regulations; however, in the case of an #enlargement# to an existing #building# utilizing the transfer of development rights from a designated landmark, the Commission may modify modifications of the provisions of Sections 81-621 (Special street wall requirements), 81-622 (Special height and setback requirements), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading berth requirements), 81-625 (Pedestrian circulation space requirements), and Sections 81-25 (General Provisions Relating to Height and Setback of Buildings), 81-26 (Height and Setback Regulations-Daylight Compensation) and 81-27 (Alternate Height and Setback Regulations-Daylight Evaluation) in order to accommodate existing structures and conditions; and
- (d)(4) notwithstanding the provisions of paragraph (c) of this Section, for #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, modifications of #bulk# regulations, except #floor area ratio# regulations; and
- (5) for #zoning lots# located within the Vanderbilt Corridor, as shown on Map 1, modifications, whether singly or in any combination, to:
 - (i) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets), or 81-621 (Special street wall requirements), inclusive;
 - (ii) the height and setback regulations of Sections 81-26 (Height and Setback Regulations-Daylight Compensation), inclusive, 81-27 (Alternate Height and Setback Regulations-Daylight Evaluation), inclusive, or 81-622 (Special height and setback requirements); or
 - (iii) the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-street

Improvement of Access to Rail Mass Transit Facility), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading berth requirements), 81-625 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section 37-51 shall be permitted.

(b) Conditions

[INSERT CONDITIONS FROM BELOW]

(c) Findings

In order to grant a A special permit for the transfer of development rights to a "receiving lot", the Commission shall find that shall be subject to the following findings:

- (1) that a program for the continuing maintenance of the landmark has been established;
- (2) for any proposed improvement required pursuant to this Section:
 - (i) that the improvement to the above- or below-grade surface and subsurface pedestrian or mass transit circulation network provided by the #development# or #enlargement# increases public accessibility to and from Grand Central Terminal; pursuant to the following requirements:
 - (i)(ii) that the streetscape, the site design and the location of #building# entrances contribute to the overall improvement of pedestrian circulation within the Subdistrict and minimize congestion on surrounding #streets#; and
 - (iii) that a program is established to identify solutions to problems relating to vehicular and pedestrian circulation problems and the pedestrian environment within the Subdistrict;
- (3) where appropriate, for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 1, the design of the #development# or #enlargement# includes provisions for public amenities including, but not limited to, publicly accessible open spaces, and subsurface pedestrian passageways leading to subway or rail mass transit facilities;
- (4) for #developments# or #enlargements# with a proposed #floor area ratio# in excess of 21.6 on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 1, the #building# has met the ground floor level, building design and sustainable design measures set forth in the applicable conditions and findings of Section 81-641 (Additional floor area for the provision of public realm improvements);
- (5) where the modification of #bulk# regulations is proposed:
 - (i)(ii) that the any proposed modification of #bulk# regulations, regulations governing #zoning lots# divided by district boundaries or the permitted transfer of #floor area# will not unduly increase the #bulk# of any #development# or #enlargement# on the "receiving lot," density of population or intensity of #use# on any #block# to the detriment of the occupants of #buildings# on the #block# or the surrounding area;
 - (ii)(iii) that, for #enlargements# to existing #buildings#, the any proposed modifications of height and setback requirements and the requirements of Section 81-62 are necessary because of the inherent constraints or conditions of the existing #building#, that the modifications are limited to the minimum needed, and that the proposal for modifications of height and setback requirements demonstrates to the satisfaction of the Commission that an integrated design is not feasible for the proposed #enlargement# which accommodates the transfer of development rights due to the conditions imposed by the

existing #building# or configuration of the site; and

- (iii) (iv) that, for #developments# or #enlargements# on #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, any proposed modifications of #bulk# regulations are necessary because of inherent site constraints and that the modifications are limited to the minimum needed; or

- (6) for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 1, any proposed modifications meet the applicable application requirements and findings set forth in Section 81-642 (Permitted modifications in conjunction with additional floor area).

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

MOVE UP THE FOLLOWING TWO PARAGRAPHS TO NEW PARAGRAPH (b) Conditions]

For #developments# or #enlargements# on #zoning lots# located outside of the Vanderbilt Corridor, the following shall apply. As a condition for granting a special permit pursuant to this Section, the design of the #development# or #enlargement# shall include a major improvement of the above or below-grade, surface and/or subsurface pedestrian or mass transit circulation network in the Subdistrict (as shown on Map 4 in Appendix A of this Chapter). The improvement shall increase the general accessibility and security of the network, reduce points of pedestrian congestion and improve the general network environment through connections into planned expansions of the network. The improvement may include, but is not limited to, widening, straightening or expansion of the existing pedestrian network, reconfiguration of circulation routes to provide more direct pedestrian connections between the #development# or #enlargement# and Grand Central Terminal, and provision for direct daylight access, retail in new and existing passages, and improvements to air quality, lighting, finishes and signage.

The special permit application to the Commission shall include information and justification sufficient to provide the Commission with a basis for evaluating the benefits to the general public from the proposed improvement. As part of the special permit application, the applicant shall submit schematic or concept plans of the proposed improvement to the Department of City Planning, as well as evidence of such submission to the Metropolitan Transportation Authority (MTA) and any other entities that retain control and responsibility for the area of the proposed improvement. Prior to ULURP certification of the special permit application, the MTA and any other entities that retain control and responsibility for the area of the proposed improvement shall each provide a letter to the Commission containing a conceptual approval of the improvement including a statement of any considerations regarding the construction and operation of the improvement.

(d) Additional requirements

Prior to the grant of a special permit, the applicant shall obtain approvals of plans from the MTA and any other entities that retain control and responsibility for the area of the proposed improvement, and, if appropriate, the applicant shall sign a legally enforceable instrument running with the land, setting forth the obligations of the owner and developer, their successors and assigns, to construct and maintain the improvement and shall establish a construction schedule, a program for maintenance and a schedule of hours of public operation and shall provide a performance bond for completion of the improvement.

The written declaration of restrictions and any instrument creating an easement on privately owned property shall be recorded against such private property in the Office of the Register of the City of New York (County of New York) and a certified copy of the instrument shall be submitted to the City Planning Commission.

No temporary certification of occupancy for any #floor area# of the #development# or #enlargement# on a "receiving lot" shall be granted by the Department of Buildings until all required improvements have been substantially completed as determined by the Chairperson of the City Planning Commission and the area is usable by the public. Prior to the issuance of a permanent certificate of occupancy for the #development# or #enlargement#, all improvements shall be 100 percent complete in accordance with the approved plans and such completion shall have been certified by letter from the Metropolitan Transportation Authority.

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

81-64 Special Permit for Grand Central Public Realm Improvement Bonus

In order to facilitate the development of exceptional and sustainable #buildings# within the Vanderbilt Corridor as well as improvements to

the pedestrian and mass transit circulation network in the vicinity of Grand Central Terminal, for #developments# and #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown in Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter, the City Planning Commission may permit:

- (a) additional #floor area# for the provision of on-site or off-site, above- or below-grade improvements to the pedestrian or mass transit circulation network in the Grand Central Subdistrict, in accordance with the provisions of Section 81-641 (Additional floor area for the provision of public realm improvements); and
- (b) in conjunction with additional #floor area# granted pursuant to Section 81-641, modifications to #street wall# regulations, height and setback regulations, and mandatory district plan elements, provided such modifications are in accordance with the provisions of Section 81-642 (Permitted modifications in conjunction with additional floor area).

81-641 Additional floor area for the provision of public realm improvements

For #developments# and #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown in Map 1 (Midtown District and Subdistricts) in Appendix A of this Chapter, the City Planning Commission may allow by special permit #floor area# in excess of the basic maximum #floor area ratio# established in the table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings), up to the maximum #floor area# set forth in such table, in accordance with the provisions of this Section.

All applications for a special permit for additional #floor area# pursuant to this Section shall include on-site or off-site, above- or below-grade improvements to the pedestrian or mass transit circulation network, or a combination thereof, in the Grand Central Subdistrict. In addition, requirements pertaining to the ground floor level, building design, and sustainable design measures are set forth in this Section in order to ensure that any #development# or #enlargement# receiving additional #floor area# constitutes an exceptional addition to the #Special Midtown District#.

In order for the City Planning Commission to approve a special permit application for additional #floor area#, the Commission shall determine that such #development# or #enlargement# complies with the conditions and application requirements of paragraph (a), the findings of paragraph (b), and the additional requirements of paragraph (c) of this Section.

- (a) Conditions and application requirements

All applications for a special permit for additional #floor area# pursuant to this Section shall include the following:

- (1) Above- or below-grade improvements to the pedestrian or mass transit circulation network.

In order to ensure that the proposed #development# or #enlargement# contributes to the improvement of pedestrian and mass transit circulation in the Grand Central Subdistrict, especially in the vicinity of Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall include above- or below-grade public realm improvements.

- (i) Where a #development# or #enlargement# proposes the inclusion of above-grade public realm improvements, such improvements may consist of on-site or off-site improvements to the pedestrian circulation network, or a combination thereof.

On-site, above-grade public realm improvements shall consist of open or enclosed publicly accessible spaces, of ample size, provided for public use and enjoyment. Such publicly accessible spaces shall include amenities characteristic of #public plazas# or public atriums, as applicable, and include amenities for the comfort and convenience of the public.

Off-site, above-grade public realm improvements shall consist of major improvements to the public right-of-way that support pedestrian circulation in the areas surrounding Grand Central Terminal. Where the area of such improvements is to be established as a pedestrian plaza, such improvements shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation. Where the area of such improvements is along a #street# accommodating both vehicular and pedestrian access, such improvements shall be characteristic of current best practices in #street# design, as set forth by the Department of Transportation, and include

improvements to the right-of-way such as: pedestrian amenities; or streetscape, sidewalk, crosswalk, and median enhancements.

- (ii) Where a #development# or #enlargement# proposes the inclusion of below-grade public realm improvements, such improvements shall consist of on-site or off-site enhancements to the below-grade pedestrian and mass transit circulation network. Such improvements shall be characteristic of current best practice in mass-transit network design, and shall include improvements such as: on-site or off-site widening, straightening, expanding or otherwise enhancing the existing below-grade pedestrian circulation network; additional vertical circulation; reconfiguring circulation routes to provide more direct pedestrian connections to subway or rail mass transit facilities; or providing daylight access, retail #uses#, or enhancements to noise abatement, air quality, lighting, finishes or rider orientation in new or existing passageways.

Applications shall include information and justification sufficient to provide the Commission with the basis for evaluating the benefits to the general public; determining the appropriate amount of bonus #floor area# to grant; and determining whether the applicable findings set forth in paragraph (b) of this Section have been met. Such application materials shall also include initial plans for the maintenance of the proposed improvements.

Where the Metropolitan Transportation Authority or any other City or State agency has control and responsibility for the area of a proposed improvement, the applicant shall submit concept plans for the proposed improvement to such agency and the Commission. At the time of certification of the application, any such agency with control and responsibility for the area of the proposed improvement shall each provide a letter to the Commission containing a conceptual approval of the improvement including a statement of any considerations regarding the construction and operation of the improvement.

(2) Ground floor level

In order to ensure that the proposed #development# or #enlargement# contributes to the improvement of the pedestrian circulation network in the Grand Central Subdistrict, especially in the vicinity of Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall provide enhancements to the ground floor level of the #building#, including, but not limited to, sidewalk widenings, streetscape amenities or enhancements to required pedestrian circulation spaces.

Where a #development# or #enlargement# includes #street# frontage along Madison Avenue or a #narrow street# between East 43rd Street and East 47th Street, sidewalk widenings shall be provided as follows:

- (i) where a #development# or #enlargement# is on a #zoning lot# which occupies the entire #block# frontage along Madison Avenue, a sidewalk widening shall be provided along Madison Avenue, to the extent necessary, so that a minimum sidewalk width of 20 feet is achieved, including portions within and beyond the #zoning lot#. However, no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#;
- (ii) where a #development# or #enlargement# is on a #zoning lot# that does not occupy the entire #block# frontage along Madison Avenue, a sidewalk widening shall be provided along Madison Avenue where all existing #buildings# on the #block# frontage have provided such a widening. Such required widening shall match the amount of widened sidewalk provided on adjacent #zoning lots#, provided that no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#; or
- (iii) where a #development# or #enlargement# with frontage on a #narrow street# between East 43rd Street and East 47th Street is on a #zoning lot# with a #lot width# of 100 feet or more, as measured along the #narrow street line#, a sidewalk widening shall be provided along such #narrow street#, to the extent

necessary, so that a minimum sidewalk width of 15 feet is achieved, including portions within and beyond the #zoning lot#. However, no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#.

Applications shall contain a ground floor level site plan, and other supporting documents of sufficient scope and detail to enable the Commission to determine: the type of proposed #uses# on the ground floor level; the location of proposed #building# entrances; the size and location of proposed circulation spaces; the manner in which such spaces will connect to the overall pedestrian circulation network and the above- or below-grade public realm improvements required pursuant to this Section; and any other details necessary for the Commission to determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

(3) Building design

In order to ensure the proposed #development# or #enlargement# contributes to its immediate surroundings, with particular emphasis on Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall demonstrate particular attention to the building design, including, but not limited to, the proposed #uses#, massing, articulation and relationship to #buildings# in close proximity and within the Midtown Manhattan skyline.

Applications shall contain materials of sufficient scope and detail to enable the Commission to determine the proposed #uses# within the #building#, as well as the proposed #building bulk# and architectural design of the #building#, and to evaluate the proposed #building# in the context of adjacent #buildings# and the Midtown Manhattan skyline. Such materials shall include a description of the proposed #uses# within the #building#; measured elevation drawings, axonometric views, and perspective views showing such proposed #building# within the Midtown Manhattan skyline; and any other materials necessary for the Commission to determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

For those "receiving lots" that are contiguous to a lot occupied by Grand Central Terminal or a lot that is across a #street# and opposite to the lot occupied by Grand Central Terminal, or in the case of a #corner lot#, one that fronts on the same #street# intersection as the lot occupied by Grand Central Terminal, applications shall contain a report from the Landmarks Preservation Commission concerning the harmonious relationship of the #development# or #enlargement# to Grand Central Terminal.

(4) Sustainable design measures

In order to foster the development of sustainable #buildings# in the Grand Central Subdistrict, any #development# or #enlargement# proposed under the provisions of this Section shall include sustainable design measures, including, but not limited to, enhancements to the building's energy performance; enhanced water efficiency; utilization of sustainable or locally sourced materials; and attention to indoor environmental air quality.

Applications shall contain materials of sufficient scope and detail to enable the Commission to determine whether the applicable findings in paragraph (b) of this Section have been met. In addition, any application shall include materials demonstrating the building's sustainable design measures, including its anticipated energy performance, and the degree to which such #building's# performance exceeds either the New York City Energy Conservation Code (NYCECC) or the Building Performance Rating method of the applicable version and edition of American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., Standard 90.1 (ASHRAE 90.1), as referenced within the NYCECC.

(b) Findings

The Commission shall find that:

- (1) for above-grade improvements to the pedestrian circulation network that are located:

- (i) on-site, the proposed improvements will, to the extent practicable; consist of a prominent space of generous proportions and quality design that is inviting to the public; improve pedestrian circulation and provide suitable

amenities for the occupants; front upon a #street# or a pedestrian circulation space in close proximity to and within view of and accessible from an adjoining sidewalk; provide or be surrounded by active #uses#; be surrounded by transparent materials; provide connections to pedestrian circulation spaces in the immediate vicinity; and be designed in a manner that combines the separate elements within such space into a cohesive and harmonious site plan, resulting in a high-quality public space; or

- (ii) off-site, the proposed improvements to the public right-of-way, to the extent practicable, will consist of significant street and sidewalk designs that improve pedestrian circulation in the surrounding area; provide comfortable places for walking and resting, opportunities for planting and improvements to pedestrian safety; and create a better overall user experience of the above-grade pedestrian circulation network that supports the Grand Central Subdistrict as a high-density business district. Where the area of such improvement is to be established into a pedestrian plaza that will undergo a public design and review process through the Department of Transportation subsequent to the approval of this special permit, the Commission may waive this finding;
- (2) for below-grade improvements to the pedestrian or mass transit circulation network, the proposed improvements will provide:
 - (i) significant and generous connections from the above-grade pedestrian circulation network and surrounding #streets# to the below-grade pedestrian circulation network;
 - (ii) major improvements to public accessibility in the below-grade pedestrian circulation network between and within subway stations and other rail mass transit facilities in and around Grand Central Terminal through the provision of new connections, or the addition to or reconfigurations of existing connections; or
 - (iii) significant enhancements to the environment of subway stations and other rail mass transit facilities including daylight access, noise abatement, air quality improvement, lighting, finishes, way-finding or rider orientation, where practicable.
- (3) the public benefit derived from the proposed above- or below-grade improvements to the pedestrian or mass transit circulation network merits the amount of additional #floor area# being granted to the proposed #development# or #enlargement# pursuant to this special permit.
- (4) the design of the ground floor level of the #building#:
 - (i) contributes to a lively streetscape through a combination of retail #uses# that enliven the pedestrian experience, ample amounts of transparency and pedestrian connections that facilitate fluid movement between the #building# and adjoining public spaces; and demonstrates consideration for the location of pedestrian circulation space, #building# entrances, and the types of #uses# fronting upon the #street# or adjoining public spaces;
 - (ii) will substantially improve the accessibility of the overall pedestrian circulation network, reduce points of pedestrian congestion and, where applicable, establish more direct and generous pedestrian connections to Grand Central Terminal; and
 - (iii) will be well-integrated with on-site, above or below-grade improvements required by this Section, where applicable and practicable;
- (5) the design of the proposed #building#:
 - (i) ensures light and air to the surrounding #streets# and public spaces through the use of setbacks, recesses and other forms of articulation, and the tower top produces a distinctive addition to the Midtown Manhattan skyline which is well-integrated with the remainder of the #building#;

- (ii) demonstrates an integrated and well-designed facade, taking into account factors such as #street wall# articulation and amounts of fenestration, that creates a prominent and distinctive #building# which complements the character of the surrounding area, especially Grand Central Terminal; and
- (iii) involves a program that includes an intensity and mix of #uses# that are harmonious with the type of #uses# in the surrounding area;
- (6) the proposed #development# or #enlargement# comprehensively integrates sustainable measures into the #building# and site design that:
 - (i) meet or exceed best practices in sustainable design; and
 - (ii) will substantially reduce energy usage for the #building#, as compared to comparable #buildings#; and
- (7) in addition to the foregoing:
 - (i) the increase in #floor area# being proposed in the #development# or #enlargement# will not unduly increase the #bulk#, density of population or intensity of #uses# to the detriment of the surrounding area; and
 - (ii) all of the separate elements within the proposed #development# or #enlargement#, including above- or below-grade improvements, the ground floor level, building design, and sustainable design measures, are well-integrated and will advance the applicable goals of the #Special Midtown District# described in Section 81-00 (GENERAL PURPOSES).

(c) Additional requirements

Prior to the grant of a special permit pursuant to this Section, and to the extent required by the Metropolitan Transportation Authority (MTA) or any other City or State agencies with control and responsibility for the area where a proposed improvement is to be located, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to: establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; where applicable, establish a program for maintenance; and, where applicable, establish a schedule of hours of public access for the proposed improvement. Where the MTA, or any other City or State agencies with control and responsibility for the area of a proposed improvement, deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the MTA or any other such agencies.

Where the proposed #development# or #enlargement# proposes an off-site improvement located in an area to be acquired by a City or State agency, the applicant may propose a phasing plan to sequence the construction of such off-site improvement. To determine if such phasing plan is reasonable, the Commission may consult with the City or State agency that intends to acquire the area of the proposed improvement.

Prior to obtaining a foundation or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, setting forth the obligations of the owner to construct, and, where applicable, maintain and provide public access to public improvements provided pursuant to this Section, shall be recorded against such property in the Office of the Register of the City of New York (County of New York). Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.

Except where a phasing plan is approved by the City Planning Commission, no temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) until the required improvements have been substantially completed, as determined by the Chairperson of the City Planning Commission, acting in consultation with the MTA, or any other City or State agencies with control and responsibility for the area where a proposed improvement is to be located, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson, acting in consultation with the MTA, or any other City or State agencies with control and responsibility for the area where a proposed improvement is to be located, where applicable.

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

81-642 Permitted modifications in conjunction with additional floor area

In conjunction with the grant of a special permit pursuant to Section 81-641 (Additional floor area for the provision of public realm improvements), the City Planning Commission may permit modifications to #street walls#, height and setback regulations, and mandatory plan elements, as set forth in paragraph (a) of this Section, provided that the Commission determines that the application requirements set forth in paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

a. The Commission may modify the following, whether singly or in any combination:

- (1) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets), or 81-621 (Special street wall requirements), inclusive;
(2) the height and setback regulations of Sections 81-26 (Height and Setback Regulations-Daylight Compensation), inclusive, 81-27 (Alternative Height and Setback Regulations-Daylight Evaluation), inclusive, or 81-622 (Special height and setback requirements); or
(3) the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-street Improvement of Access to Rail Mass Transit Facility), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading berth requirements), 81-625 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section 37-51 shall be permitted.

(b) Application requirements

Applications for a special permit for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications. In addition, where modifications to #street wall# or height and setback regulations are proposed, any application shall contain the following materials, at a minimum:

- (1) drawings, including but not limited to plan views and axonometric views, that illustrate how the proposed #building# will not comply with the #street wall# regulations of Section 81-43 (Street Wall Continuity Along Designated Streets), or as such provisions are modified pursuant to Section 81-621 (Special street wall requirements), as applicable, and that illustrate how the proposed #building# will not comply with the height and setback regulations of Sections 81-26 (Height and Setback Regulations - Daylight Compensation) or 81-27 (Alternate Height and Setback Regulations - Daylight Evaluation), or as such provisions are modified pursuant to Section 81-622 (Special height and setback requirements), as applicable;
(2) where applicable, formulas showing the degree to which such proposed #building# will not comply with the length and height rules of Section 81-26, or as such provisions are modified pursuant to Section 81-622; and
(3) where applicable, #daylight evaluation charts# and the resulting daylight evaluation score showing the degree to which such proposed #building# will not comply with the provisions of Section 81-27 or as such provisions are modified pursuant to Section 81-622.

(c) Findings

The Commission shall find that such proposed modifications:

- (1) to the mandatory district plan elements will result in a better site plan for the proposed #development# or

#enlargement# that is harmonious with the mandatory district plan element strategy of the #Special Midtown District#, as set forth in Section 81-41 (General Provisions); and

- (2) to the #street wall# or height and setback regulations will result in an improved distribution of #bulk# on the #zoning lot# that is harmonious with the height and setback goals of the #Special Midtown District# set forth in Section 81-251 (Purpose of height and setback regulations).

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

81-65 Special Permit for Transient Hotels

Within the Vanderbilt Corridor, as shown in Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter, the City Planning Commission may permit the #development# of a #building# containing a #transient hotel#, as listed in Use Group 5, or may permit the #conversion# or change of #use# within an existing #building# to a #transient hotel#, provided the Commission finds that the proposed #transient hotel# will:

- (a) be appropriate to the needs of businesses in the vicinity of Grand Central Terminal; and
(b) provide on-site amenities and services that will support the area's role as an office district. Such business-oriented amenities and services shall be proportionate to the scale of the #transient hotel# being proposed, and shall include, but shall not be limited to, conference and meeting facilities, and telecommunication services.

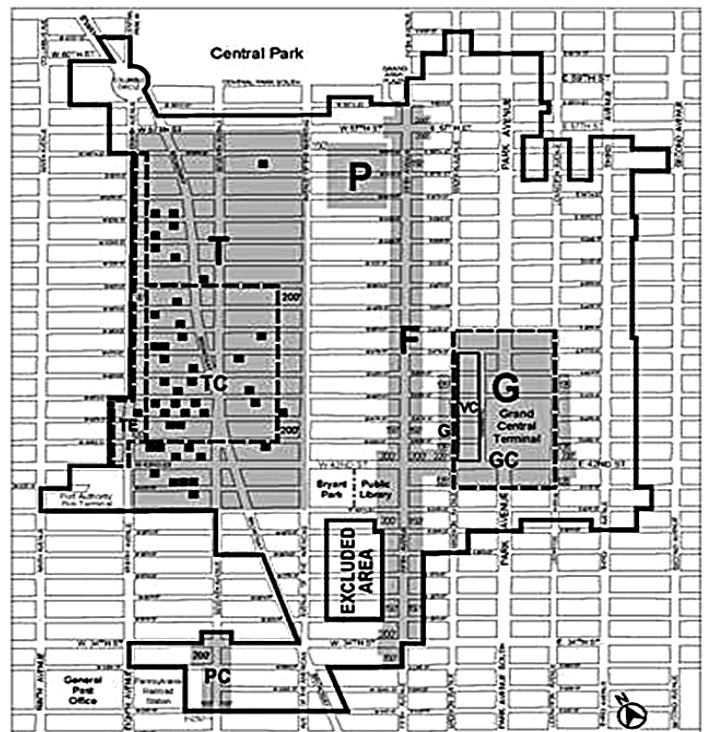
The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

Appendix A Midtown District Plan Maps

* * *

Map 1: Special Midtown District and Subdistricts



MIDTOWN DISTRICT PLAN MAP 1 - Special Midtown District and Subdistricts



Map 4: Network of Pedestrian Circulation

[DELETE EXISTING MAP]

* * *

**VANDERBILT CORRIDOR
MANHATTAN CB 5 C 140440 MMM**

Application submitted by The New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Vanderbilt Avenue between East 42nd Street and East 43rd Street;
- the establishment of Public Place above a lower limiting plane; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30244 dated October 17, 2014 and signed by the Borough President.

**ONE VANDERBILT AVENUE
MANHATTAN CBs 5 and 6 C 150128 ZSM**

Application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-635 of the Zoning Resolution to allow the transfer of 114,050.25 square feet of floor area (2.63 FAR) from property located at 110 East 42nd Street (Block 1296, Lots 1001-1007) that is occupied by a landmark building (Bowery Savings Bank Building) to property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue (Block 1277, Lots 20, 27, 46, and 52) to facilitate the development of a commercial building, in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

**ONE VANDERBILT AVENUE
MANHATTAN CBs 5 and 6 C 150129 ZSM**

Application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-641 of the Zoning Resolution to allow an increase in floor area in excess of the basic maximum floor area ratio established in Row A of the Table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings) up to a maximum floor area as set forth in Row O of such Table to facilitate the development of a commercial building on property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

**ONE VANDERBILT AVENUE
MANHATTAN CBs 5 and 6 C 150130 (A) ZSM**

Application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 81-642 of the Zoning Resolution to modify, in conjunction with the special permit pursuant to Section 81-641 (Additional floor area for the provisional of public realm improvements):

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-621 (Special street wall requirements);
2. the height and setback requirements of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation), and 81-622 (Special height and setback requirements); and
3. the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-45 (Pedestrian Circulation Space) and the requirements of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), 81-47 (Major Building Entrances), 81-623 (Building lobby entrance requirements), and 81-624 (Curb cut restrictions and loading requirements);

to facilitate the development of a commercial building on property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

**2702 WEST 15TH STREET
BROOKLYN CB - 13 C 140209 ZSK**

Application submitted by SO Development Enterprises, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 106-32(a) – to allow a commercial use (U.G. 16D)

not otherwise permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use); and

2. Section 106-32(c) – to modify the yard regulations of Section 106-34 (Special Yard Regulations);

to facilitate the development of a 3-story commercial warehouse building on property located at 2702 West 15th Street (Block 6996, Lots 53 and 59), in an M1-2 District, within the Special Coney Island Mixed Use District.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York, NY 10007, commencing at 11:00 A.M. on Monday, April 13, 2015.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Committee Room, City Hall, New York, NY 10007, commencing at 1:00 P.M. on Monday, April 13, 2015:

**FIFTH AVENUE COMMITTEE RENAISSANCE
BROOKLYN CBs - 2 and 6 20155443 HAK**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 150 Nevins Street (Block 387, Lot 41), 258 Bergen Street (Block 388, Lot 9), 320 Bergen Street (Block 389, Lot 12), 322 Bergen Street (Block 389, Lot 13), 332 Bergen Street (Block 389, Lot 22), 579 Warren Street (Block 395, Lot 48), 445 Baltic Street (Block 399, Lot 1), 190 Butler Street (Block 411, Lot 11), 336 Butler Street (Block 413, Lot 36), 421 Smith Street (Block 468, Lot 2), 76 Fifth Avenue (Block 934, Lot 41), 147 Fifth Avenue (Block 947, Lot 8), 141 Fifth Avenue (Block 947, Lot 11), 172 Fifth Avenue (Block 949, Lot 46), 690 Sackett Street (Block 952, Lot 15), 677 Union Street (Block 952, Lot 67), 680 Union Street (Block 955, Lot 39), 643 President Street (Block 955, Lot 52), 77 Garfield Place (Block 962, Lot 1), 254 6th Street (Block 992, Lot 32), and 439 13th Street (Block 1098, Lot 52); Borough of Brooklyn. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

**NORTHERN MANHATTAN EQUITIES PHASE II
MANHATTAN CB - 10 20155444 HAM**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for the grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 251 West 145th Street (Block 2031, Lot 5), 247 West 145th Street (Block 2031, Lot 7), 243 West 145th Street (Block 2031, Lot 10), 239 West 145th Street (Block 2031, Lot 12), 210 West 140th Street (Block 2025, Lot 44), 212 West 140th Street (Block 2025, Lot 46), 214 West 140th Street (Block 2025, Lot 47), 216 West 140th Street (Block 2025, Lot 49), and 60 St. Nicholas Avenue (Block 1823, Lot 18); Borough of Manhattan. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

a7-13

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the following matters to be held at 22 Reade Street, New York, NY, on Wednesday, April 22, 2015 at 10:00 A.M.

**CITYWIDE
No. 1**

DRAFT TEN-YEAR CAPITAL STRATEGY

Pursuant to Section 234 of the New York City Charter, the Draft Ten-Year Capital Strategy, Fiscal Years 2016-2025, was issued jointly by the Office of Management and Budget and the Department of City Planning in February 2015. After a public comment period, it will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing ten years, by program category and agency.

The draft strategy is available on the Office of Management and Budget's website at http://www.nyc.gov/html/omb/downloads/pdf/ptyp2_15.pdf

**BOROUGH OF MANHATTAN
No. 2**

179 LUDLOW STREET OFFICE SPACE

CD 3 N 150299 PXM
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 179 Ludlow Street (Block 412, Lot 26) (Community Board 3 offices).

No. 3**3291-95 BROADWAY OFFICE SPACE**

CD 9 **N 150300 PXM**
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 3291-95 Broadway (Block 1999, Lot 36) (Community Board 9 offices).

BOROUGH OF BROOKLYN**No. 4****CROWN HEIGHTS NORTH III HISTORIC DISTRICT**

CD 8 **N 150321 HKK**
IN THE MATTER OF a communication dated April 3, 2015, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Crown Heights North III Historic District, designated by the Landmarks Preservation Commission on March 24, 2015 (Designation List 479, LP-2489).

The Crown Heights North III Historic District consists of the properties bounded by a line beginning at the northeast corner of Kingston Avenue and Pacific Street, extending southerly across Pacific Street and along the eastern curblines of Kingston Avenue, crossing Dean Street and Bergen Street, to the southeast corner of Kingston Avenue and Bergen Street, and continuing westerly across Kingston Avenue to the southwest corner of Kingston Avenue and Bergen Street, southerly along the western curblines of Kingston Avenue to the northwest corner of Kingston Avenue and St. Mark's Avenue, easterly across Kingston Avenue to the northeast corner of Kingston Avenue and St. Mark's Avenue, southerly across St. Mark's Avenue and along the eastern curblines of Kingston Avenue, crossing Prospect Place and Park Place, to the southeast corner of Kingston Avenue and Park Place, westerly across Kingston Avenue, along the southern curblines of Park Place, and across Brooklyn Avenue to the southwest corner of Brooklyn Avenue and Park Place, southerly along the western curblines of Brooklyn Avenue to the point formed by its intersection with a line extending westerly from the southern property line of 277 Brooklyn Avenue, across Brooklyn Avenue and easterly along the southern property lines of 277 Brooklyn Avenue and 968 to 982 (block 1264, lot 116) Lincoln Place, southerly along the western property line of 982 Lincoln Place, northeasterly along the southern property lines of 982, 984 (block 1264, lot 17), and 986 (block 1264, lot 18) Lincoln Place, southerly along the western property line of 988 Lincoln Place, easterly along the southern property lines of 988 to 994 Lincoln Place, northerly along the eastern property line of 994 Lincoln Place, easterly along the southern property line of 996 Lincoln Place, northerly along the eastern property line of 996 Lincoln Place and across Lincoln Place to the northern curblines of Lincoln Place, easterly along said curblines and across Kingston Avenue to the northeast corner of Kingston Avenue and Lincoln Place, southerly across Lincoln Place and along the eastern curblines of Kingston Avenue, easterly along the southern property line of 285 Kingston Avenue, northerly along the eastern property lines of 285 and 283 Kingston Avenue, easterly along the southern property lines of 1050 to 1110 Lincoln Place, northerly along the eastern property line of 1110 Lincoln Place and across Lincoln Place to the northern curblines of Lincoln Place, easterly along said curblines to the northwest corner of Albany Avenue and Lincoln Place, northerly along the western curblines of Albany Avenue, westerly along the northern property line of 288 Albany Avenue, northerly along the eastern property line of 1107 Lincoln Place, westerly along the northern property lines of 1107 to 1103 Lincoln Place, northerly along the eastern property line of 1103 Lincoln Place, westerly along the northern property lines of 1103 to 1097 Lincoln Place, southerly along the western property line of 1097 Lincoln Place, westerly along the northern property lines of 1095 to 1079 Lincoln Place, southerly along the western property line of 1079 Lincoln Place, westerly along the northern property line of 1077 Lincoln Place, southerly along the western property line of 1077 Lincoln Place, westerly along the northern property line of 1075 Lincoln Place, southerly along the western property line of 1075 Lincoln Place, westerly along the northern property line of 1073 Lincoln Place, southerly along the western property line of 1073 Lincoln Place, westerly along the northern property line of 1071 Lincoln Place, southerly along the western property line of 1071 Lincoln Place, westerly along the northern property line of 1069 Lincoln Place, southerly along the western property line of 1069 Lincoln Place, westerly along the northern property line of 1067 Lincoln Place, southerly along the western property line of 1067 Lincoln Place, westerly along the northern property lines of 1065 and 1063 Lincoln Place, northerly along the eastern property line of 1061 Lincoln Place, westerly along the northern property line of 1061 Lincoln Place, northerly along the eastern property line of 1059 Lincoln Place, westerly along the northern property lines of 1059 to 1049 Lincoln Place, southerly along the western property line of 1049 Lincoln Place, westerly along the northern property line of 267 Kingston Avenue and across Kingston Avenue to the western curblines of Kingston Avenue, northerly along

the western curblines of Kingston Avenue, westerly along the northern property lines of 260 Kingston Avenue and 1025 to 979 Lincoln Place, northerly along the eastern property line of 1034 St. John's Place and across St. John's Place to the northern curblines of St. John's Place, easterly along the northern curblines of St. John's Place, northerly along the eastern property lines of 1045 St. John's Place and 1062-1062A Sterling Place and across Sterling Place to the northern curblines of Sterling Place, easterly along said curblines and across Kingston Avenue to the point formed by its intersection with a line extending northerly from the western property line of 1120 Sterling Place, southerly across Sterling Place and along the western property line of 1120 Sterling Place, easterly along the southern property line of 1120 Sterling Place, northerly along the eastern property line of 1120 Sterling Place, easterly along the southern property lines of 1134-1134A, 1136-1136A, and 1138-1138A Sterling Place, southerly along the western property lines of 36-36A to 48-48A Hampton Place, easterly along the southern property line of 48-48A Hampton Place, northerly along the western curblines of Hampton Place to the point formed by its intersection with a line extending westerly from the southern property line of 41-41A Hampton Place, easterly across Hampton Place and along the southern property line of 41-41A Hampton Place, northerly along the eastern property lines of 41-41A Hampton Place to 33-33A Hampton Place, easterly along the southern property lines of 1156 to 1180 Sterling Place, northerly along the eastern property line of 1180 Sterling Place and across Sterling Place to the northern curblines of Sterling Place, easterly along the northern curblines of Sterling Place, across Albany Avenue, and continuing along the northern curblines of Sterling Place, northerly along the eastern property lines of 253 Albany Avenue (aka 1201 Sterling Place) to 227 Albany Avenue (aka 1170 Park Place) to the southern curblines of Park Place, westerly along the southern curblines of Park Place and across Albany Avenue to the southwest corner of Albany Avenue and Park Place, northerly across Park Place and along the western curblines of Albany Avenue, westerly along the southern curblines of Prospect Place to the point formed by its intersection with a line extending southerly from the eastern lot line of 1111 Prospect Place, northerly across Prospect Place and along the eastern property line of 1111 Prospect Place, easterly along the southern property lines of 970 and 974 St. Mark's Avenue, northerly along the eastern property line of 974 St. Mark's Avenue, easterly along the southern property lines of 976 to 982 St. Mark's Avenue, northerly along the eastern property line of 982 St. Mark's Avenue, easterly along the southern curblines of St. Mark's Avenue to the southwest corner of St. Mark's Avenue and Albany Avenue, northerly across St. Mark's Avenue to the northwest corner of St. Mark's Avenue and Albany Avenue, westerly along the northern curblines of St. Mark's Avenue, northerly along the eastern property line of 947 St. Mark's Avenue, easterly along the southern property lines of 1352 to 1358 Bergen Street, northerly along the eastern property line of 1358 Bergen Street, across Bergen Street, and along the eastern property lines of 1357 Bergen Street and 1470 Dean Street, westerly along the southern curblines of Dean Street to the point formed by its intersection with a line extending southward from the eastern property line of 1465 Dean Street, northerly across Dean Street and along the eastern property line of 1465 Dean Street, westerly along the northern property line of 1465 Dean Street, northerly along the eastern property line of 1506 Pacific Street and across Pacific Street to the northern curblines of Pacific Street, easterly along the northern curblines of Pacific Street, northerly along the eastern property line of 1559 Pacific Street, westerly along the northern property lines of 1559 to 1515 Pacific Street, southerly along the western property line of 1515 Pacific Street, westerly along the northern property line of 1513 Pacific Street, southerly along the western property line of 1513 Pacific Street, westerly along the northern property lines of 1509 to 1505 Pacific Street, and southerly along the eastern curblines of Kingston Avenue to the point of beginning to the point of the beginning.

YVETTE V. GRUEL, Calendar Officer
 City Planning Commission
 22 Reade Street, Room 2E, New York, NY 10007
 Telephone (212) 720-3370

a9-22

CITY UNIVERSITY**■ PUBLIC HEARINGS**

The Annual Queens Borough Hearing will take place on Monday, April 20, 2015 at 5:00 P.M., Queens Borough Hall, Room 213, at 120-55 Queens Boulevard, Kew Gardens, N.Y. 11424.

◀ a13

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN that a Voluntary Public Hearing will be held on Wednesday, May 27, 2015 at 22 Reade Street, Spector Hall, Main Floor, Borough of Manhattan, commencing at 10:00 A.M., in the matter of removing a deed restriction on a property in the Borough of Manhattan.

The Department of Citywide Administrative Services proposes to remove the restriction limiting use to a non-profit use by a community service type organization offering cultural services to the community on Block 2067, Lots 20, 21, 22, 120 located in the Borough of Manhattan. This action is in the best interest of the City. Consideration for this action is \$875,000.

If approved by the Mayor of the City of New York, the Department of Citywide Administrative Services shall be authorized to modify this deed.

The calendar document for the voluntary public hearing is available for inspection by the public at the Department of Citywide Administrative Services office at 1 Centre Street, 20th Floor North, New York, NY 10007, Attention: Fedcor Peralta (212) 386-0614.

Note: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearing Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-7490, no later than **SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING**. TDD users should call Verizon relay services.

1 Parcel

Borough of Manhattan
Block 2067, Lots 20, 21, 22, 120

◀ a13

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 07 - Monday, April 13, 2015 at 7:00 P.M., Union Plaza Care Center-9th Floor, 33-23 Union Street, Flushing, NY

BSA# 402-86-BZ

22-12 129th Street, College Point

Application to waive Rules of Procedure; extend term of variance, amend resolution to permit construction of building with primary business entrance; show window or sign within 75 feet of adjoining residential district without open and rear yards; dispose of conditions listed in BSA May 12, 1987 resolution due to change in zoning to a manufacturing use district wherein proposed Use is permitted.

a7-13

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 2 - Wednesday, April 15, 2015 at 6:00 P.M., NYU Polytechnic School of Engineering/Dibner Building, Room LC400, 5 Metrotech Center, Brooklyn, NY

BSA# 36-15-BZ

66 Boerum Place aka 239 Atlantic Avenue, Brooklyn, NY

IN THE MATTER OF an application filed at the Board of Standards and Appeals on behalf of 66 Boerum Place Fitness Group, LLC, doing business as Planet Fitness, for a special permit to allow the operation of a physical culture establishment in a portion of the cellar, first and second floors of 66 Boerum Place, also known as 239 Atlantic Avenue, Brooklyn, NY.

a9-15

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, April 13, 2015 at 7:30 P.M., M.S. 158, 46-35 Oceania Avenue, Bayside, NY

BSA# 268-14-BZ

An application has been submitted to the NYC Board of Standards and Appeals to permit the enlargement of the existing eating and drinking establishment within an R1-2 zoning district and is located adjacent to 231-10 Northern Boulevard, Douglaston, Queens.

BSA# 302-14-BZ

An application has been submitted to the NYC Board of Standards and Appeals to allow the construction of a two-story, mixed-use building with a two-family residence and an ambulatory health care facility in an R3X zoning district located at 45-04 Francis Lewis Boulevard, Bayside, Queens.

a7-13

PUBLIC 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, April 15, 2015 at 7:00 P.M., 1097 Bergen Avenue, Brooklyn, NY

#N 150302ZRY

IN THE MATTER OF an application submitted by the Department of City Planning (DCP), The Mayor's Office of Housing Recovery Operations (HRO), and the Department of Housing Preservation and Development (HPD) for a Special Regulations For Neighborhood Recovery Zoning Text Amendment to accelerate post-Hurricane Sandy recovery and enable flood-resilient residential construction in certain waterfront neighborhoods throughout the flood zone in Staten Island, Queens and Brooklyn where properties are expected to be elevated or rebuilt to comply with flood-resistant construction standards.

a9-15

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

BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 3 - Tuesday, April 14, 2015 at 6:00 P.M., Children's Circle Day Care Center, 1332 Fulton Avenue, Bronx, NY

#C 150303ZSX

IN THE MATTER OF an application submitted by NYC Department of HPD pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for such development in connection with a proposed mixed-use development, on property located at Elton Avenue between East 162 Street and East 163 Street (Block 2384, Lots 20, AR023, 25, 28, 32, 33, 34, 38, 48, 8900, 8901 and portions of de-mapped Brook Avenue, Melrose Crescent and East 162 Street), in a R8/C 1-4 District, within the Melrose Commons (Urban Renewal Area), Borough of Bronx, Community District 3.

a8-14

CONSUMER AFFAIRS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the New York City Department of Consumer Affairs will hold a Public Hearing on Wednesday, April 22, 2015, at 2:00 P.M., at 66 John Street, 11th Floor, in the Borough of Manhattan, on the following petitions for sidewalk café revocable consent:

- 1) Cafe Mente USA Corp.
3602 30th Avenue in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 2) Concord Hill Inc.
374 Graham Avenue in the Borough of Brooklyn
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 3) Evir Corp.
117 2nd Avenue in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 4) Happy Cooking Bistro LLC.
322 Spring Street in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)

- 5) Mejo LLC.
259 West 19th Street in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 6) PQ East 77th Inc.
252 East 77th Street in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 7) Yerina Restaurant Corp.
21 East 9th Street in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)

◀ a13

ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Title 5, Chapter 3, Subchapter 3 of the Administrative Code of the City of New York, a public hearing will be held at 22 Reade Street, Borough of Manhattan on Wednesday April 29, 2015, at 10:00 A.M. on the following:

IN THE MATTER OF the acquisition by the City of New York of fee simple (Fee) and conservation easement (CE) interests, and by the Watershed Agricultural Council (WAC) of conservation easement interests using funds provided by the City of New York, on the following real estate in the Counties of Delaware, Greene, Schoharie and Ulster for the purposes of providing for the continued supply of water, and for preserving and preventing the contamination or pollution of the water supply of the City of New York:

NYC

ID	County	Municipality	Type	Tax Lot ID	Acres (+/-)
8855	Delaware	Andes	Fee	237.-1-17.22	10.35
6193		Andes	WAC CE	240.-1-10.1	297.60
2975		Delhi	Fee	p/o 193.-1-1.11	205.88
6210		Delhi	WAC CE	150.-1-78	81.90
6190		Hamden	WAC CE	191.-1-7.1	92.50
8098		Middletown	Fee	240.-3-3	17.44
6193		Middletown	WAC CE	240.-2-24	18.50
2216		Roxbury	Fee	134.-1-38 & p/o 133.-2-12	266.11
3858		Roxbury	Fee	201.-1-62	43.60
5571		Walton	CE	210.-1-8	123.70
8187	Greene	Ashland	Fee	p/o 93.00-2-29	19.50
2338	Schoharie	Conesville	CE	208.-1-20.1 & p/o 20.2	120.00
2340		Gilboa	CE	207.-2-11	88.30
18	Ulster	Olive	Fee	p/o 37.18-3-9.100	14.31

IN THE MATTER OF the acquisition by the City of New York of a fee simple interest in the following real estate in the County of Orange for the purposes of providing for the continued supply of water for the water supply of the City of New York:

NYC ID	County	Municipality	Tax Lot ID	Acres (+/-)
8898	Orange	Newburgh	8.-1-21.12 & 8.-1-22.22	8.60

A copy of the Mayor's Preliminary Certificates of Adoption and maps of the real estate to be acquired are available for public inspection upon request. Please call (845) 340-7810.

◀ a13

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, **April 21, 2015 at 9:30 A.M.**, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

78 Richmond Terrace - 120th Police Precinct Station House - Individual Landmark

16-7926 - Block 9, Lot 28, Zoned C4-2
Community District 1, Staten Island

BINDING REPORT

A neo-Renaissance style police precinct building designed by James Whitford and built in 1920-23. Application is to install rooftop mechanical equipment.

35-19 87th Street - Jackson Heights Historic District

16-7797 - Block 1461, Lot 76, Zoned R5
Community District 3, Queens

CERTIFICATE OF APPROPRIATENESS

An Anglo-American style garden home designed by C.F. McAvoy and built in 1925. Application is to legalize the construction of the areaway wall, reconstruction of steps and installation of pavers without Landmarks Preservation Commission permit(s).

32-11 Douglas Road - Douglaston Historic District

16-4552 - Block 8162, Lot 120, Zoned R1-2
Community District 11, Queens

CERTIFICATE OF APPROPRIATENESS

A vacant lot. Application is to construct a house.

5001 Fieldston Road - Fieldston Historic District

15-3796 - Block 5829, Lot 3601, Zoned R1-2
Community District 8, Bronx

CERTIFICATE OF APPROPRIATENESS

A Dutch Colonial Revival style house designed by Dwight James Baum and built in 1918-19. Application is to replace windows.

350 West 246th Street - Fieldston Historic District

16-4012 - Block 5810, Lot 430, Zoned R1-2
Community District 8, Bronx

CERTIFICATE OF APPROPRIATENESS

A Tudor Revival style house designed by Louis Kurtz and built in 1934-35. Application is to replace windows.

127 Noble Street - Greenpoint Historic District

16-7294 - Block 2566, Lot 66, Zoned R6B
Community District 1, Brooklyn

CERTIFICATE OF APPROPRIATENESS

An Italianate style house built in 1866. Application is to construct rooftop and rear yard additions.

212-214 Carlton Avenue - Fort Greene Historic District

16-7681- Block 2089, Lot 40, Zoned R69B
Community District 2, Brooklyn

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse, built by Thomas B. Jackson circa 1865, with a one-story extension built in 1902. Application is to install glassblock windows.

442 Henry Street - Cobble Hill Historic District

16-7644 - Block 322, Lot 41, Zoned R6
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in the 1850's. Application is to construct a rear yard addition.

40 Wooster Street - SoHo-Cast Iron Historic District

16-1235 - Block 475, Lot 34, Zoned M1-5B
Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A store building designed by Buchman & Deisler and built in 1895-96. Application is to construct a rooftop addition.

40 Wooster Street - SoHo-Cast Iron Historic District

16-8526 - Block 475, Lot 34, Zoned M1-5B
Community District 2, Manhattan

MODIFICATION OF USE AND BULK

A store building designed by Buchman & Deisler and built in 1895-96. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use and Bulk pursuant to Section 74-711 of the Zoning Resolution.

374 West Broadway, aka 372-374 and 376 West Broadway, 504-506 Broome Street - SoHo-Cast Iron Historic District Extension

16-7425 - Block 488, Lot 34, Zoned M1-5A
Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A three-story store building designed by Bridges & Lavin and built c. 2001. Application is to redesign the facades and construct a ramp.

49 Carmine Street - Greenwich Village Historic District Extension II

16-8368 - Block 586, Lot 42, Zoned R6
Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

An altered Federal style rowhouse built circa 1828. Application is to replace storefront windows.

154 West 14th Street - 154 West 14th Street Building- Individual Landmark

16-2086 - Block 609, Lot 7, Zoned C6-3A, C2-6

Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A loft building incorporating Secessionist, Art Nouveau, Arts & Crafts, and Mission Revival style motifs, designed by Herman Lee Meader and built in 1912-13. Application is to install rooftop mechanical equipment.

100 Fifth Avenue, aka 98-104 Fifth Avenue and 3 West 15th Street - Ladies' Mile Historic District

16-5851 - Block 817, Lot 7502, Zoned C6-4M, C6-2M

Community District 5, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style store, loft, and office building designed by Albert S. Gottlieb and built in 1905-07. Application is to install a barrier-free access ramp, railings and signage.

4 West 19th Street, aka 2-6 West 19th Street, 140 Fifth Avenue - Ladies' Mile Historic District

16-5098 - Block 820, Lot 7501, Zoned C6-4M, C6-4A

Community District 5, Manhattan

CERTIFICATE OF APPROPRIATENESS

A neo-Renaissance style store and loft building designed by Robert Maynicke and built in 1899-1901. Application is to modify storefront infill.

375 Park Avenue, aka 99, 103-127 East 52nd Street, 100-120 East 53rd Street - Four Seasons Restaurant, Ground Floor and First Floor Interior Landmark; Seagram Building-Individual Landmark.

16-8263 - Block 1307, Lot 1, Zoned C5-2.5, C5-3

Community District 5, Manhattan

CERTIFICATE OF APPROPRIATENESS

An International style restaurant interior designed by Philip Johnson and built in 1958-59, within the Seagram Building, an International style office tower, designed by Ludwig Mies van der Rohe with Philip Johnson, and Kahn & Jacobs, and built in 1956-58. Application is to alter portions of designated interiors alter the sidewalk canopies.

212 - 222 East 16th Street - Stuyvesant Square Historic District

16-8072 - Block 897, Lot 16, 28, 29, Zoned R7B

Community District 6, Manhattan

CERTIFICATE OF APPROPRIATENESS

Three Anglo-Italianate style rowhouses built in 1852, and a four-story school building designed by Chapman, Evans, and Delahanty and built in 1963-65. Application is to construct rooftop and rear yard additions, combine the rowhouses and construct a multi-story atrium behind the front facades, demolish the rear facades, alter the areaways, and install flag poles.

27 East 62nd Street - Upper East Side Historic District

16-8419 - Block 1377, Lot 24, Zoned C5-1, R8B

Community District 8, Manhattan

CERTIFICATE OF APPROPRIATENESS

An apartment building with neo-Renaissance style details designed by Lawlor and Haase and built in 1912-1913. Application is to construct additions.

36 East 68th Street - Upper East Side Historic District

16-4137 - Block 1382, Lot 47, Zoned R8B

Community District 8, Manhattan

CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by R.W. Buckley and built in 1879, and modified in the neo-Classical style by Morris & O'Connor in 1932. Application is to reconstruct the front facade, modify the roof and rear facade, and excavate the cellar.

16 East 84th Street - Metropolitan Museum Historic District

16-8938 - Block 1495, Lot 7502, Zoned R8B

Community District 8, Manhattan

CERTIFICATE OF APPROPRIATENESS

An altered neo-Georgian style rowhouse designed by Clinton & Russell and built in 1899-1900. Application is to legalize windows installed at the 3rd floor without Landmarks Preservation Commission permits.

316 West 88th Street - Riverside-West End Historic District

16-2993 - Block 1249, Lot 57, Zoned R8

Community District 7, Manhattan

CERTIFICATE OF APPROPRIATENESS

An Elizabethan Renaissance Revival style rowhouse designed by Clarence True and built in 1890-91. Application is to construct roof and rear yard additions, reconstruct stoop, and excavate the areaway.

a8-21

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) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, April 21, 2015, at 9:30 A.M., a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following property and then followed by a public meeting. The order and estimated times for each application

will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

The Bank of Manhattan Company Long Island City Branch Building, 29-27 Queens Plaza North (aka 29-27 41st Avenue, 29-39 Northern Boulevard), Queens
LP-2570

Landmark Site: Queens Block 403, Lot 21 in part
Community District 1

a7-20

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M. on Wednesday, April 22, 2015. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing 2 Gold L.L.C. to continue to maintain and use bollards on the south sidewalk of Platt Street, east of Gold Street, and on the east sidewalk of Gold Street, south of Platt Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2015 to June 30, 2025 - \$1,500/per annum.

the maintenance of a security deposit in the sum of \$2,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#2 IN THE MATTER OF a proposed revocable consent authorizing 924 West End Avenue, Inc. to continue to maintain and use two lampposts on the north sidewalk of West 105th Street, between West End Avenue and Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2015 to June 30, 2025 - \$300/per annum.

the maintenance of a security deposit in the sum of \$2,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate

#3 IN THE MATTER OF a proposed revocable consent authorizing 2727 Knapp Street Storage, LLC to construct, maintain and use a force main, together with a manhole, under and along east sidewalk of Knapp Street, south of Voorhies Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Date of Approval by the Mayor to June 30, 2015 - \$1,405/annum

For the period July 1, 2015 to June 30, 2016 - \$1,443

For the period July 1, 2016 to June 30, 2017 - \$1,481

For the period July 1, 2017 to June 30, 2018 - \$1,519

For the period July 1, 2018 to June 30, 2019 - \$1,557

For the period July 1, 2019 to June 30, 2020 - \$1,595

For the period July 1, 2020 to June 30, 2021 - \$1,633

For the period July 1, 2021 to June 30, 2022 - \$1,671

For the period July 1, 2022 to June 30, 2023 - \$1,709

For the period July 1, 2023 to June 30, 2024 - \$1,747

For the period July 1, 2024 to June 30, 2025 - \$1,785

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#4 IN THE MATTER OF a proposed revocable consent authorizing EE Ling Lim, Trustee of the Liow 2011 Family Trust to continue to maintain and use a fenced-in area, together with a stair and two planters, on the north sidewalk of East 77th Street, east of Madison Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2025 - \$25/per annum

the maintenance of a security deposit in the sum of \$2,000 and the insurance shall be the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#5 IN THE MATTER OF a modification of revocable consent authorizing New York University to construct, maintain and use an additional two (2) pipes under and across West 3rd Street, east of MacDougal Street, in the Borough of Manhattan. The proposed modified revocable consent is for a term of nine years from the date of Approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2014 to June 30, 2015 - \$164,036 + \$3,000/per annum (prorated from the date of Approval by the Mayor)

For the period July 1, 2015 to June 30, 2016 - \$171,596
 For the period July 1, 2016 to June 30, 2017 - \$176,156
 For the period July 1, 2017 to June 30, 2018 - \$180,716
 For the period July 1, 2018 to June 30, 2019 - \$185,276
 For the period July 1, 2019 to June 30, 2020 - \$189,836
 For the period July 1, 2020 to June 30, 2021 - \$194,396
 For the period July 1, 2021 to June 30, 2022 - \$198,956
 For the period July 1, 2022 to June 30, 2023 - \$203,516
 For the period July 1, 2023 to June 30, 2024 - \$208,076

the maintenance of a security deposit in the sum of \$146,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#6 IN THE MATTER OF a proposed revocable consent authorizing Shelia Bauchman to continue to maintain and use fenced-in area, together with steps and trash enclosure, on the south sidewalk of West 83rd Street, east of Columbus Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2025 - \$25/per annum

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#7 IN THE MATTER OF a proposed revocable consent authorizing Southwest Properties, LLC to continue to maintain and use a stoop and a fenced-in area on the south sidewalk of West 23rd Street, between Eighth and Ninth Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2016 - \$3,001
 For the period July 1, 2016 to June 30, 2017 - \$3,083
 For the period July 1, 2017 to June 30, 2018 - \$3,165
 For the period July 1, 2018 to June 30, 2019 - \$3,247
 For the period July 1, 2019 to June 30, 2020 - \$3,329
 For the period July 1, 2020 to June 30, 2021 - \$3,411
 For the period July 1, 2021 to June 30, 2022 - \$3,493
 For the period July 1, 2022 to June 30, 2023 - \$3,575
 For the period July 1, 2023 to June 30, 2024 - \$3,657
 For the period July 1, 2024 to June 30, 2025 - \$3,739

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

a2-22

IN THE MATTER OF the Application of the **NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY,**

To Acquire By Exercise of its Powers of Eminent Domain Title in Fee Simple Absolute to Certain Real Property Known as Tax Block 3188, Lot 8, Located in the Borough of the Bronx, City of New York, in Connection With P.S. 33X Annex – Bronx.

PLEASE TAKE NOTICE, that by order of the Supreme Court of the State of New York, County of Bronx, IA Part 12 (Hon. John A. Barone, J.S.C.), duly entered in the office of the Clerk of the County of Bronx on March 24, 2015, the application of the New York City School Construction Authority (“SCA”) to acquire certain real property, for the construction of an elementary school annex, was granted and the SCA was thereby authorized to file an acquisition map with the Office of the City Register. Said map, showing the property acquired by the SCA, was filed with the City Register on April 1, 2015. Title to the real property vested in the SCA on April 1, 2015.

PLEASE TAKE FURTHER NOTICE, that the SCA has acquired the following parcel of real property:

Parcel	Block	Lot
1	3188	8

PLEASE TAKE FURTHER NOTICE, that pursuant to said Order, and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof, shall have a period of one hundred and eighty (180) days from the date of service of The Notice of Acquisition for this proceeding, to file a written claim with the Clerk of the Court of Bronx County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, NY 10007. Pursuant to EDPL § 504, the claim shall include:

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

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

Dated: New York, NY
 April 2, 2015

ZAHARY W. CARTER
 Corporation Counsel of the City of New York
 Attorney for the Condemnor,
 New York City School Construction Authority
 100 Church Street, Room 5-235
 New York, NY 10007
 212-356-2140

◀ a13-24

COURT NOTICE

SUPREME COURT

BRONX COUNTY

■ NOTICE

**BRONX COUNTY
 IA PART 12
 NOTICE OF ACQUISITION
 INDEX NUMBER 250112/15
 CONDEMNATION PROCEEDING**

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

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

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

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine

tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

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

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 1000

j2-d31

POLICE

■ NOTICE

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

The following listed property is in the custody, of the Property Clerk Division without claimants. Recovered, lost, abandoned property, obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

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

INQUIRIES

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

FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j2-d31

PROCUREMENT

“Compete To Win” More Contracts!

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

- Win More Contracts at nyc.gov/competetowin

“The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City’s prestige as a global destination. The contracting opportunities for

construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence.”

HHS ACCELERATOR

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

Important information about the new method

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

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

Participating NYC Agencies

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

- Administration for Children’s Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)
- Housing and Preservation Department (HPD)
- Human Resources Administration (HRA)
- Office of the Criminal Justice Coordinator (CJC)

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

CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ AWARD

Goods

GSA-HARDWARE, SOFTWARE, INSTALLATION AND CONFIGURATION SERVICES FOR RBIS PHASE 2 PROJECT-FDNY - Other - PIN# 8571500446 - AMT: \$369,103.76 - TO: Mythics, Inc., 1439 North Great Neck Road, Suite 201, Virginia Beach, VA 23454.

OGS GSA# GS-35F-0153M

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: 518-474-6717.

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■ VENDOR LIST

Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION

In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- A. Collection Truck Bodies
- B. Collection Truck Cab Chassis
- C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509

j2-d31

CORRECTION

CENTRAL OFFICE OF PROCUREMENT

■ SOLICITATION

Services (other than human services)

ON CALL CLEANING, REPAIR AND PREVENTATIVE MAINTENANCE OF KITCHEN EXHAUST AND WATERWASH SYSTEMS - Competitive Sealed Bids - PIN#072201526NSD - Due 5-6-15 at 11:00 A.M.

Bid packages can be picked up in person with a \$25 check or money order payable to Commissioner of Finance between the hours of 9:00 A.M. to 3:00 P.M. at NYC Department of Correction, The Bulova Corporate Center, 75-20 Astoria Boulevard, Suite 160, East Elmhurst, NY 11370. A Pre-Bid meeting will be held at 11:00 A.M. on April 22, 2015 at The Bulova Corporate Center, 75-20 Astoria Boulevard, Suite 160, Conference Room B, East Elmhurst, NY 11370.

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.
Correction, 75-20 Astoria Boulevard, Suite 160, East Elmhurst, NY 11370. Pratibha Prabhu (718) 546-0692; pratibha.prabhu@doc.nyc.gov

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DESIGN AND CONSTRUCTION

■ AWARD

Construction/Construction Services

SHOTCRETING OF EXISTING COMBINED SEWERS AND APPURTENANCES IN 102ND ROAD BTWN 86TH ST AND 90TH ST. - BOROUGH OF QUEENS - Competitive Sealed Bids - PIN# 85015B0037001 - AMT: \$999,475.00 - TO: En-Tech Corp., 91 Ruckman Road, Closter, NJ 07624.

PROJECT ID: SEQ002694/DDC PIN: 8502014SE0039C

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ENVIRONMENTAL PROTECTION

PURCHASING MANAGEMENT

■ INTENT TO AWARD

Human Services/Client Services

BUS SHELTER ADVERTISING SPACE WITHIN THE OUTER BOROUGH AND MANHATTAN - Sole Source - Available only from a single source - PIN#5018111 - Due 4-21-15 at 11:00 A.M.

Any firm which believes it can also provide the bus shelter advertising space are invited to do so; please indicate by letter or email.

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.
Environmental Protection, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11373. Ira Elmore (718) 595-3259; Fax: (718) 595-9532; ielmore@dep.nyc.gov

a7-13

FIRE DEPARTMENT

■ SOLICITATION

Services (other than human services)

SUPPLY, DELIVERY, REMOVAL AND DISPOSAL OF VEHICLES FOR FDNY TRAINING AND EXTRICATION DEMONSTRATIONS - Competitive Sealed Bids - PIN#057150001241

- Due 5-12-15 at 4:00 P.M.

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

Fire Department, 9 MetroTech Center, 5th Floor, Brooklyn, NY 11201. Kristina LeGrand (718) 999-1234; Fax: (718) 999-0177; legrandm@fdny.nyc.gov

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HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 A.M. and 4:30 P.M. For information regarding bids and the bidding process, please call (212) 442-4018.

j2-d31

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Human Services/Client Services

FOOD STAMP OUTREACH PROGRAM (BASELINED) - Negotiated Acquisition - Judgment required in evaluating proposals - PIN#09614N0005002 - AMT: \$100,000.00 - TO: Food Bank for New York City, 39 Broadway, 10th Floor, New York, NY 10006.

TERM: 7/1/2014 - 6/30/2015

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PARKS AND RECREATION

■ VENDOR LIST

Construction/Construction Services

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

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding

\$3 million per contract ("General Construction").

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

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

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

- 1) The submitting entity must be a Certified Minority/Woman Business enterprise (M/WBE)*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE*;
- 3) The submitting entity must indicate a commitment to sub-contract

no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

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

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

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

Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Charlette Hamamgian (718) 760-6789; Fax: (718) 760-6781; charlette.hamamgian@parks.nyc.gov

j2-d31

■ SOLICITATION

Goods and Services

OPERATION OF WEST 3RD STREET NEWSSTAND - Public Bid - PIN#M125-TS - Due 5-8-15 at 11:00 A.M.

In accordance with Section 1-12 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 Request for Bids ("RFB") for the renovation, operation and maintenance of a newsstand at the Avenue of the Americas and West 3rd Street, Manhattan.

The RFB is available for download, Parks' website. To download the RFB, visit www.nyc.gov/parks/businessopportunities, click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFB's description.

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, 830 Fifth Avenue, Room 407, New York, NY 10065. Glenn Kaalund (212) 360-1397; Fax: (212) 360-3434; glenn.kaalund@parks.nyc.gov

a10-23

REVENUE

■ SOLICITATION

Services (other than human services)

SALE OF SPECIALTY FOOD FROM MOBILE FOOD UNITS AT VARIOUS LOCATIONS CITYWIDE - Competitive Sealed Proposals

- Judgment required in evaluating proposals - PIN# CWP-2015-A - Due 5-11-15 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 Request for Proposals for the sale of specialty food from mobile food units at various locations citywide.

The RFP is also available for download on the Parks' website. To download the RFP, visit www.nyc.gov/parks/businessopportunities, click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFP's description.

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. Santiago Zindel (212) 360-3407; Fax: (212) 360-3434; santiago.zindel@parks.nyc.gov

a6-17

POLICE

CONTRACT ADMINISTRATION

■ SOLICITATION

Services (other than human services)

CALL BOXES - MAINTENANCE AND REPAIR - Negotiated Acquisition - Other - PIN#05609B0012CNVN001 - Due 4-24-15 at 2:00 P.M.

The NYPD needs ongoing maintenance and support of its emergency call boxes.

The New York City Police Department ("NYPD") currently has an agreement with Case Systems, Inc., located at 17 Morgan Suite 200-A, Irvine, CA 92618, to provide Maintenance and Repair of Emergency Call Boxes for NYPD's Office of Information Technology. The current contract has expired on February 21, 2015. There are no further options to extend the terms of this contract.

It is critical for the NYPD to maintain and repair the emergency call boxes while a new solicitation can be conducted to replace the current Call Box Maintenance and Repair contract. The NYPD intends to negotiate a contract with Case Systems, Inc. for a Negotiated Acquisition Extension of the existing contract in order to provide maintenance and repair of the existing call boxes. The anticipated term of the Negotiated Acquisition Extension contract for maintenance and repair of the existing Emergency Call Box's is anticipated to be one year from February 22, 2015, through February 21, 2016.

Therefore, under Section 3-04(b)(2)(iii) and 3-04(b)(2)(i)(D) of the PPB Rules, a special case determination has been made to use the Negotiated Acquisition method of Source Selection to extend the current Call Box contract with the existing vendor, Case Systems, Inc.

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

Police, 90 Church Street, Suite 1206, New York, NY 10007. Rosemarie Moore (646) 610-4929; Fax: (646) 610-5224; rosemarie.moore@nypd.org

a8-14

SANITATION

AGENCY CHIEF CONTRACTING OFFICER

■ SOLICITATION

Services (other than human services)

REVENUE REMOVE, STORE AND DISPOSE OF DERELICT PASSENGER VEHICLES IN QUEENS - Competitive Sealed Bids - PIN#82715DV00040 - Due 5-28-15 at 11:00 A.M. VSID#:88263

● REVENUE SERVICE CONTRACT REMOVE, STORE, AND DISPOSE DERELICT PASSENGER VEHICLES IN THE BOROUGH OF THE BRONX - Competitive Sealed Bids - PIN#82714DV00044 - Due 5-12-15 at 11:00 A.M. VSID#: 88262

These are Revenue Contracts. There will be no pre-bid conference. There is no bid security deposit, performance, or payment bond. If you require additional information please contact Director Keith Woods, 718-642-4309 or by fax at 718-642-3250.

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.

Sanitation, 44 Beaver Street, Room 203, New York, NY 10004. Agency Chief Contracting Officer (212) 437-5057

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REVENUE SERVICE CONTRACT TO REMOVE, STORE AND DISPOSE OF DERELICT VEHICLES PRIMARILY TRUCKS/ TRAILERS IN THE BOROUGH OF MANHATTAN AND BRONX. - Competitive Sealed Bids - PIN# 82715DV00039 - Due 5-19-15 at 11:00 A.M.

This is a Revenue Contract. There will be no pre-bid conference. There is no bid security deposit, performance, or payment bond. If you require additional information please contact Director Keith Woods, 718-642-4309 or by fax at 718-642-3250. VSID#: 88267

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.
 Sanitation, 44 Beaver Street, Room 203, New York, NY 10013. Agency Chief Contracting Officer (212) 437-5057; kwoods@dsny.nyc.gov

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AGENCY PUBLIC HEARINGS ON CONTRACT AWARDS

NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, N.Y. 10007, (212) 788-7490, NO LATER THAN SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.

EDUCATION

■ PUBLIC HEARINGS

Committee on Contracts – Agenda

The Department of Education's (DOE) Chancellor's Committee on Contracts (COC) has been asked for approval to enter into contract negotiations with the following organization(s) for the services described below. Other organizations interested in providing these services to the DOE are invited to indicate their ability to do so in writing to Tara Ellis at 65 Court Street, Room 1201, Brooklyn, NY 11201. Responses should be received no later than 9:00 A.M., April 20, 2015. Any COC approval will be contingent upon no expressions of interest in performing services by other parties

Item(s) for Consideration:

1. Service(s): The Office of Pupil Transportation is seeking to extend buy-against agreements for winter bus and escort services.

Term: 07/01/2015 - 06/30/2017

Option Term: 7/1/2017-6/30/2018

Requested Contract Amount: \$593,080,832

Vendor(s)	Annual Cost:
Allied Transit Corp. (Special & General Ed)	\$9,646,652
All American School Bus Corp. (Special & General Ed)	\$14,214,548
Grandpa's Bus Co. Inc. (Special & General Ed)	\$21,156,574
Gotham Transportation (Special Ed Only)	\$12,217,613
Jofaz Transportation Inc. (Special & General Ed)	\$10,366,112
Logan Bus Co. Inc. (General Ed Only)	\$4,812,231
Lorissa Bus Service Inc. (General Ed Only)	\$11,652,824
L & M Bus Corp. (Special Ed Only)	\$2,532,168
Mountainside Trans Co. Inc. (Special Ed Only)	\$2,276,359
Pride Transportation (Special Ed Only)	\$12,105,892
Pioneer Transportation Corp. (Special & General Ed)	\$10,655,377
Quality Transportation Corp.	\$22,969,810
RPM Systems	\$261,639

2. Service(s): The Office of Pupil Transportation is seeking to extend buy-against agreements for summer bus and escort services.

Term: 07/01/2015 - 06/30/2017

Requested Contract Amount: \$42,318,041

Option Term: 7/1/2017-6/30/2018

Vendor(s)	Annual Cost:
Addies	\$225,077

All American School Bus Corp.	\$3,608,687
Allied Transit Corp.	\$640,295
Boro Transit, Inc.	\$2,926,054
I C Bus Inc.	\$2,354,418
Jofaz Transportation Inc.	\$893,638
Reliant Transportation	\$1,152,045
Pioneer Transportation Corp.	\$428,286
ANJ Service, Inc.	\$1,438,774

3. Service(s): The Division of Human Resources is seeking an agreement with the following vendors to provide undergraduate coursework for paraprofessionals seeking to further their education under Article VII of the contractual agreement with the United Federation of Teachers (UFT).

Term: 09/16/2015 - 09/15/2021 Requested Contract Amount: \$28,104,750

Vendor(s)	Annual Cost:
Boricua College	\$162,018
College of New Rochelle	\$14,526
SUNY-Empire State College	\$1,753,296
Long Island University	\$207,164
Mercy College	\$840,929
SUNY – College at Old Westbury	\$41,512
Seymour Joseph Institute of ASL	\$3,896
St. Francis College	\$148,750
Touro College	\$2,912,167

4. Service(s): PS 282 is requesting an agreement with Ernest Colding a/k/a Chess for Children. Chess for Children is an after school program provided 3 days a week.

Term: 10/06/2014 - 06/30/2017 Requested Contract Amount: \$229,110

Vendor(s)	Annual Cost:
Ernest Colding	\$76,370

5. Service(s): The Office of Special Education is seeking to enter into an agreement with Manhattanville College to provide professional learning opportunities for schools to support literacy intervention programs for students with print disabilities.

Term: July 1, 2015 – July 30, 2016 Estimated Total Annual Amount: \$283,340

Vendor(s)	Annual Cost:
Manhattanville College	\$288,340

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AGENCY RULES

HUMAN RESOURCES ADMINISTRATION

■ NOTICE

NOTICE OF ADOPTION OF RULE

Pursuant to the power vested in me as Commissioner of the New York City Human Resources Administration ("HRA") by sections 34, 56, 61, 62, 77, and 131 of the New York Social Services Law, sections

603 and 1043 of the New York City Charter, and sections and 352.6 of Title 18 of the New York Codes, Rules and Regulations, I hereby adopt the following rule to amend Chapter 7 of Title 68 of the Official Compilation of the Rules of the City of New York.

A previous version of this rule was issued as an emergency rule on December 12, 2014, and the emergency rule was amended on March 13, 2015. A proposed permanent rule was published on February 10, 2015. A public hearing was held on March 25, 2015, and all public comments have been reviewed and considered.

Dated: April 8, 2015 /s/
New York, NY Steven Banks
Commissioner
NYC Human Resources Administration

Statement of Basis and Purpose of Rule

To implement the Mayor's priority of moving adults from shelter into stable housing, the New York City Human Resources Administration (HRA) is promulgating this rule to add a new subchapter to Chapter 7 of Title 68 of the Rules of the City of New York to continue implementation of two new rental assistance programs targeted to specific populations who are within the Department of Homeless Services (DHS) shelter system, on the streets, or at risk of shelter entry. This initiative is a joint effort with DHS.

These two rental assistance programs, established by emergency rule issued on December 12, 2014 and amended on March 13, 2015, are known as the Living in Communities ("LINC") Rental Assistance Programs for Single Adults and Adult Families. These programs assist older adults, adults who are receiving social security disability insurance benefits or supplemental security income (SSDI/SSI), adults who have been determined by HRA to be potentially eligible for SSDI/SSI based on a documented disability, adults who are receiving certain veterans disability benefits, and low-income working adults move out of shelter or off the streets, or avert entry into shelter, by relocating them into stable housing and helping them to remain stably housed in their communities.

There is an urgent need for these programs. Shelter census data shows that the numbers of single adults and adult families in the DHS shelter system are at a record high while vacancy rates in the DHS shelter systems for these populations are at their lowest since 2009. The number of single adults and adult families in DHS shelter has increased because their length of stay has increased while fewer of them have left shelter.

Specifically, for single adults, the average daily census between July 1, 2004 and December 31, 2013 increased by 20%. In November 2014, there were on average 11,165 single adults in the DHS shelter system each day. The length of stay in shelter for single adults increased by 6% between August 2012 and December 2013. In November 2014, the vacancy rate in single adult shelters was 0.3%, compared to 4.3% in November 2013, and 3.0% in November 2012.

The number of adult families in the DHS shelter system increased by 59% between July 1, 2004 and December 31, 2013. In November 2014, there were on average 2,128 adult families in the DHS shelter system each day. The length of stay in shelter for adult families increased about 15% between August 2012 and December 2013. On November 7, 2014, the vacancy rate for adult families in the shelter system was 0%. In November 2014, the average monthly vacancy rate in adult family shelters was 0.6%, compared to 1.1% in November 2013, and 6.0% in November 2012.

In addition to the men and women in DHS's shelters for single adults and adult families, the City estimates that as of January 2014 there were over 3,000 unsheltered individuals living on the streets, in parks, and in other public spaces of the City, including the subway system.

Finally, shelter census data also shows the urgent need for a rental assistance program targeted to those over 60, who comprise 14% of the single adult shelter population and to the more than 3,000 individuals in the adult shelter system who receive SSDI/SSI or veterans disability benefits.

The LINC Rental Assistance Programs for Single Adults and Adult Families consists of two programs: LINC IV and LINC V. Over a twelve-month period, these programs will assist up to 2,600 adult households to relocate from, or avoid entering, DHS shelters and become securely housed in the community. LINC IV will assist up to 1,600 adult households with seniors or adults who receive or are potentially eligible for SSDI/SSI or who receive certain veterans disability benefits, and LINC V will assist up to 1,000 adult households that include a working adult but are unable to afford stable housing on their own. Some of the individuals who will be assisted by these programs are chronically street homeless individuals or at risk of shelter entry. The programs will be subject to an annual review of available funding.

In the two programs, the City will give priority to adults who have experienced homelessness for the longest, whether in shelter or on the streets, as well as to those who are at risk of entry into shelter and are referred by HRA's Rental Assistance Unit or another City agency, with

additional priority given in LINC IV to the oldest adults or medically frail adults, and in LINC V to adults who are working the most hours.

Specifically, the rule sets forth:

- definitions applicable to the new subchapter;
- a general description of responsibility for program administration and eligibility;
- eligibility, certification, and renewal requirements;
- a description of how monthly program participant contributions and rental assistance amounts are calculated;
- provisions governing moves;
- review and appeal procedures; and
- additional provisions, including a description of certain program benefits as well as requirements for program participants and participating landlords.

In addition, HRA is making a technical correction to § 7-07(b), which is now in Subchapter A of Chapter 7 of Title 68 of the Rules of the City of New York, to reflect that its provisions relate only to Subchapter A and not to the chapter as a whole.

The final rule also reflects changes to some of the language in the proposed rule. Specifically, the final rule clarifies the definition of "homeless adult" and provisions related to moves and inspections, and clarifies that LINC IV and LINC V rental assistance may only be applied to residences within New York City. In addition, the final rule reflects the expansion of the LINC IV eligibility criteria as added by emergency rule on March 13, 2015 to include adults who receive or are potentially eligible for SSDI/SSI or who receive certain disability benefits.

HRA's authority for this rule may be found in sections 34, 56, 61, 62, 77, and 131 of the New York Social Services Law, sections 603 and 1043 of the New York City Charter, and section 352.6 of Title 18 of the New York Codes, Rules and Regulations.

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

Deleted text is [bracketed]. New text is underlined.

Section 1. Chapter 7 of title 68 of the rules of the city of New York is amended by creating a subchapter A, entitled "Living in Communities (LINC) Rental Assistance Programs for Families with Children," encompassing sections 7-01 through 7-09.

Section 2. Subdivision (b) of section 7-07 of title 68 of the rules of the city of New York is amended to read as follows:

(b) All Other Challenges.

All other challenges to determinations or actions made by DHS and/or HRA under this [chapter] subchapter, as well as any failures to act, or failures to act with reasonable promptness, by DHS and/or HRA in implementing the provisions of this [chapter] subchapter, shall be governed by the procedures set forth in section 7-08 of this chapter.

Section 3. Chapter 7 of title 68 of the rules of the city of New York is amended by adding a new subchapter B, entitled "Living in Communities (LINC) Rental Assistance Programs for Single Adults and Adult Families," to read as follows:

Subchapter B: The Living in Communities (LINC) Rental Assistance Programs for Single Adults and Adult Families

§ 7-10 Definitions.

For the purposes of this subchapter, unless otherwise specified, the following terms shall have the following meanings:

(a) The "LINC Rental Assistance Programs for Single Adults and Adult Families" means the two rental assistance programs described in this subchapter.

(b) A "Homeless Adult" means an individual who:

- (1) resides in a shelter for single adults operated by or on behalf of DHS, or a DHS veterans shelter, a DHS drop-in center or a DHS safe haven as those terms are defined in § 3-113 of the Administrative Code of the City of New York as added by local law 37 for the year 2011; or
- (2) resides in a shelter for adult families operated by or on behalf of DHS and has been found eligible for shelter, as determined by DHS pursuant to Parts 351 and 352 of Title 18 of the New York Code of Rules and Regulations; or
- (3) does not reside in a shelter, residence, or other accommodations and has not secured any other temporary or permanent housing; or
- (4) is at risk of entry into a shelter for single adults or adult families operated by or on behalf of DHS, as determined by HRA in consultation with DHS.

(c) The "household" means the individual or individuals intended to reside and/or residing in the housing obtained pursuant to this

subchapter, regardless of eligibility for Public Assistance. The term "household" does not include other individuals residing in a residence within which a program participant is renting a single room.

(d) A "primary tenant" is the person whose name is on the lease or who has the primary responsibility for payment of the monthly rent for a residence.

(e) A "program participant" means an individual who has entered into a lease or other agreement for housing to which LINC rental assistance payments have been or are being applied.

(f) "SET Program" means the Shelter Exit Transitional Jobs Program jointly operated by DHS and HRA to help shelter clients obtain employment and move into permanent housing.

(g) "Subsidized employment" means subsidized private sector employment or subsidized public sector employment as those terms are used in New York Social Services Law § 336(1)(b)-(c), except for employment pursuant to the SET Program.

(h) "Unsubsidized employment" means unsubsidized employment as that term is used in New York Social Services Law § 336(1)(a), except that it shall also include employment pursuant to the SET Program.

§ 7-11 Administration of the LINC Rental Assistance Programs for Single Adults and Adult Families.

HRA shall administer the LINC IV and LINC V Rental Assistance Programs, except that initial eligibility determinations pursuant to subdivision (a) of section 7-12 or 7-13 of this chapter shall be made by HRA in consultation with DHS.

§ 7-12 The LINC IV Rental Assistance Program.

(a) Initial Eligibility and Certification for the LINC IV Program.

(1) To be eligible for an initial year of LINC IV rental assistance, a household must meet the following eligibility requirements at the time of certification:

(A) The household must include at least one member who receives Public Assistance, and all household members who are eligible for Public Assistance must receive such benefits;

(B) The household must include a Homeless Adult who is at least 60 years of age or who either:

(i) receives social security disability insurance benefits under Title II of the federal Social Security Act or supplemental security income under Title XVI of the federal Social Security Act, or receives a recurring monthly Public Assistance grant and has been determined by HRA to be potentially eligible for such social security disability insurance benefits or supplemental security income based on a documented disability; or

(ii) receives compensation for a disability resulting from a line-of-duty injury or disease pursuant to Subchapter II or Subchapter IV of Chapter 11 of Part II of Title 38 of the United States Code, or receives a non-service-connected disability pension pursuant to Subchapter II of Chapter 15 of Part II of Title 38 of the United States Code; and

(C) The household must have total gross income that does not exceed 200 percent of the federal poverty level as established annually by the U.S. Department of Health and Human Services.

(2) The number of eligible households that can be certified to receive LINC IV rental assistance will be limited by the amount of available funding. Subject to HRA's exercise of discretion under subdivision (a) of section 7-17 of this chapter, when a household has met the eligibility requirements set forth in paragraph (1) of this subdivision and appropriate funding is available to provide LINC IV rental assistance to such household, HRA and/or DHS shall issue such household a certification letter. The letter will include an expiration date and will be conditioned on the household continuing to meet the requirements of paragraph (1) of this subdivision until the lease or other agreement for the housing to which LINC rental assistance will be applied is executed. Priority will be given to households whose Homeless Adult member or members have met the definition of Homeless Adult under paragraph (1), (2) or (3) of subdivision (b) of section 7-10 of this chapter for the longest period of time and to households whose Homeless Adult member or members meet the definition of a Homeless Adult under paragraph (4) of subdivision (b) of section 7-10 and have been referred by HRA's Rental Assistance Unit or another City agency, with additional priority given to households that include the oldest Homeless Adults or medically frail Homeless Adults.

(3) At the time of certification, HRA will calculate the household's monthly program participant contribution and the maximum monthly rental assistance amount pursuant to section 7-14 of this chapter. Except as provided in section 7-15 of this chapter, the monthly program participant contribution and monthly rental assistance amount will not change during the first year of the program, regardless of changes in household composition or income.

(b) Renewals after the First Year.

(1) Subject to the availability of funding, a household receiving LINC IV rental assistance will receive annual renewals of such assistance if it meets the following continued eligibility requirements:

(A) The household continues to include an adult who is at least 60 years of age or who either:

(i) receives social security disability insurance benefits pursuant to Title II of the federal Social Security Act or supplemental security income pursuant to Title XVI of the federal Social Security Act, or receives a recurring monthly Public Assistance grant and has been determined by HRA to be potentially eligible for such social security disability insurance benefits or supplemental security income based on a documented disability; or

(ii) receives compensation for a disability resulting from a line-of-duty injury or disease pursuant to Subchapter II or Subchapter IV of Chapter 11 of Part II of Title 38 of the United States Code, or receives a non-service-connected disability pension pursuant to Subchapter II of Chapter 15 of Part II of Title 38 of the United States Code;

(B) The household's total gross income does not exceed 200 percent of the federal poverty level as established annually by the U.S. Department of Health and Human Services;

(C) All members of the household eligible for Public Assistance must receive Public Assistance; and

(D) The household must provide prompt notice to HRA of any rent arrears that have accrued so that they may be addressed.

(2) HRA will determine a household's eligibility for renewal of LINC IV rental assistance at the end of each year of the household's participation in the program, subject to the availability of funding. Before the start of each one-year renewal, HRA will recalculate the household's monthly program participant contribution and the monthly rental assistance amount pursuant to section 7-14 of this chapter. Except as provided in section 7-15 of this chapter, the monthly program participant contribution and monthly rental assistance amount will not change during the one-year renewal period, regardless of changes in household composition or income.

(3) HRA in its discretion may waive any of the requirements set forth in paragraph (1) of this subdivision on a case-by-case basis if the household's failure to meet the requirement was due to circumstances beyond the household's control, or where non-renewal is likely to result in the household's entry into shelter.

§ 7-13 The LINC V Rental Assistance Program.

(a) Initial Eligibility and Certification for the LINC V Program.

(1) To be eligible for an initial year of LINC V rental assistance, a household must meet the following eligibility requirements at the time of certification:

(A) The household must include at least one member who receives Public Assistance, and all household members who are eligible for Public Assistance must receive such benefits;

(B) The household must include at least one Homeless Adult who is working in unsubsidized employment and can demonstrate earned income for at least thirty days prior to certification; and

(C) The household must have total gross income that does not exceed 200 percent of the federal poverty level as established annually by the U.S. Department of Health and Human Services.

(2) The number of eligible households that can be certified to receive LINC V rental assistance will be limited by the amount of available funding. Subject to HRA's exercise of discretion under subdivision (a) of section 7-17 of this chapter, when a household has met the eligibility

requirements set forth in paragraph (1) of this subdivision and appropriate funding is available to provide LINC V rental assistance to such household, HRA and/or DHS shall issue such household a certification letter. The letter will include an expiration date and will be conditioned on the household continuing to meet the requirements of paragraph (1) of this subdivision until the lease or other agreement for the housing to which LINC rental assistance will be applied is executed. Priority will be given to households whose Homeless Adult member or members have met the definition of Homeless Adult under paragraph (1), (2) or (3) of subdivision (b) of section 7-10 of this chapter for the longest period of time and to households whose Homeless Adult member or members meet the definition of a Homeless Adult under paragraph (4) of subdivision (b) of section 7-10 and have been referred by HRA's Rental Assistance Unit or another City agency, with additional priority given based on the number of hours worked per week.

- (3) At the time of certification, HRA will calculate the household's monthly program participant contribution and the monthly rental assistance amount pursuant to section 7-14 of this chapter. Except as provided in section 7-15 of this chapter, the monthly program participant contribution and monthly rental assistance amount will not change during the first year of the program, regardless of changes in household composition or income.

(b) Renewals after the First Year.

- (1) Subject to the availability of funding, a household receiving LINC V rental assistance will receive four one-year renewals of such assistance if it meets the following continued eligibility requirements:
 - (A) At least one member of the household must be working in unsubsidized employment;
 - (B) The household's total gross income must not exceed 200 percent of the federal poverty level as established annually by the U.S. Department of Health and Human Services;
 - (C) Where such supports are made available to the household, at least one member of the household must be continually engaged in enhanced employment and social service supports developed in conjunction with a case manager or employment vendor designated by DHS or HRA intended to maintain or enhance the household's employment;
 - (D) All members of the household eligible for Public Assistance must receive Public Assistance; and
 - (E) The household must provide prompt notice to HRA of any rent arrears that have accrued so that they may be addressed.
- (2) Subject to the availability of funding and in order to prevent entry or re-entry into the shelter system or a return to the streets, households that meet the continued eligibility requirements in paragraph (1) of this subdivision may receive additional one-year extensions after their fifth year in the LINC V rental assistance program on a case-by-case basis.
- (3) HRA will determine a household's eligibility for renewal of LINC V rental assistance at the end of each year of the household's participation in the program, subject to the availability of funding. Before the start of each one-year renewal period, HRA will recalculate the household's monthly program participant contribution and the monthly rental assistance amount pursuant to section 7-14 of this chapter. Except as provided in section 7-15 of this chapter, the monthly program participant contribution and monthly rental assistance amount will not change during the one-year renewal period, regardless of changes in household composition or income.
- (4) HRA in its discretion may waive any of the requirements set forth in paragraph (1) of this subdivision on a case-by-case basis if the household's failure to meet the requirement was due to circumstances beyond the household's control, or where non-renewal is likely to result in the household's entry into shelter.

§ 7-14 Maximum Rents and Calculation of Monthly Program Participant Contributions and Rental Assistance Amounts.

(a) Apartment Rentals.

- (1) Where a household certified to receive or receiving LINC IV or LINC V rental assistance enters into a lease for an apartment, during the first year of the lease, the maximum monthly rent of such apartment must not exceed the amounts set forth in the table below, except that HRA may

make exceptions on a case-by-case basis if the rent: (i) is reasonable in relation to current rents for comparable units in the private unassisted market; (ii) is not in excess of current rents for the owner's comparable non-luxury unassisted units; and (iii) does not exceed the 2014 New York City Housing Authority Section 8 Voucher Payment Standards for the same type of unit.

Household Size	1	2	3	4	5	6	7	8
Maximum Rent for LINC IV	\$1,028	\$1,028	\$1,200	\$1,257	\$1,428	\$1,542	\$1,599	\$1,714
Maximum Rent for LINC V	\$914	\$1,028	\$1,200	\$1,257	\$1,428	\$1,542	\$1,599	\$1,714

- (2) A program participant contribution of thirty percent of the household's total monthly gross income at the time of certification will be required and will be paid by the household directly to the landlord each month. The program participant contribution will be deducted from the monthly rent to determine the monthly rental assistance amount. HRA shall pay the monthly rental assistance amount directly to the landlord each month for so long as the program participant's household remains eligible and funding for the program remains available. In addition to the program participant contribution, the program participant shall be responsible for any increases in the rent permitted under subdivision (1) of section 7-17 of this chapter.

(b) Room Rentals.

- (1) Where a household certified to receive or receiving LINC IV or LINC V rental assistance enters into a rental agreement for a single room with a landlord or a primary tenant, the monthly rent of such single room must not exceed \$800, except that HRA may make exceptions on a case-by-case basis if the rent is reasonable in relation to current rents for comparable units in the private unassisted market. It is further provided that:
 - (A) Where the rental agreement is with a primary tenant who receives Public Assistance, the household's monthly rent cannot exceed the difference between the primary tenant's rent obligation to the landlord and the primary tenant's shelter allowance under Section 352.3 of Title 18 of the New York Codes, Rules and Regulations at the time of the effective date of the rental agreement; and
 - (B) In no event shall the household's monthly rent exceed the household's proportionate share of the rent for the entire residence. The determination of what constitutes the household's proportionate share of the rent shall be based on the formula set forth in Section 2525.7 of Title 9 of the New York Code of Rules and Regulations or a comparable measure.
- (2) A program participant contribution of thirty percent of the household's total gross income at the time of certification will be required and will be paid by the household directly to the landlord or primary tenant, as applicable, each month. The program participant contribution will be deducted from the household's monthly rent to determine the monthly rental assistance amount. HRA shall pay the monthly rental assistance amount directly to the landlord or the primary tenant, as applicable, each month for so long as the program participant's household remains eligible and funding for the program remains available.

§ 7-15 Moves

- (a) A household receiving LINC IV or LINC V rental assistance may not move to a new residence and maintain eligibility for LINC rental assistance except with the approval of HRA. The program participant must obtain such approval prior to moving to a new residence, provided that HRA may consider a request for approval made after the move if a program participant is unable to obtain such approval prior to the move due to circumstances beyond the program participant's control.
- (b) HRA shall grant approval for a move if the household is moving from a room to an apartment, unless the program participant is breaking a lease for the room, in which case the program participant must establish either good cause for the move or that the landlord is willing to release the household from the lease. In all other situations, HRA shall grant approval for a move from one residence to another residence only upon a showing by the program participant that there is good cause for the move. If the requested move is to a residence with a higher rent than the rent for the current residence, approval will also be subject to the availability of funding.

(c) If HRA has approved a move to a new residence, HRA shall recalculate the monthly program participant contribution and monthly rental assistance amount and those amounts shall not change for one year from the effective date of the lease or other rental agreement for the new residence, regardless of changes in income or household composition. If the effective date of the lease or rental agreement for the new residence is not more than ten months after the start of the household's current year of participation in the program, then the household's current year of LINC rental assistance shall begin anew on the effective date of such lease or rental agreement. If the effective date of the lease or rental agreement for the new residence is more than ten months after the start of the household's current year of participation in the program and the household is eligible for renewal of LINC assistance, then the household's renewal period shall begin on the effective date of such lease or rental agreement.

§ 7-16 Agency Review Conference and HRA Administrative Appeal Process.

(a) Right to HRA Administrative Review.

A Homeless Adult or LINC IV or LINC V program participant may request an agency review conference and/or an HRA administrative hearing to seek review of any determinations or actions made by DHS and/or HRA under this subchapter, as well as any failures to act, or failures to act with reasonable promptness, by DHS and/or HRA in implementing the provisions of this subchapter.

(b) Agency Review Conference.

- (1) If a Homeless Adult or LINC IV or LINC V program participant requests an agency review conference, HRA shall informally review and attempt to resolve the issues raised.
- (2) A Homeless Adult or LINC IV or LINC V program participant may request an agency review conference without also requesting an HRA administrative hearing. Requesting an agency review conference will not prevent a Homeless Adult or program participant from later requesting an HRA administrative hearing.
- (3) Except as provided in paragraph (4) of this subdivision, an agency review conference must be requested within sixty days after the challenged determination or action, provided further that if an HRA administrative hearing is scheduled, an agency review conference must be requested reasonably in advance of the scheduled hearing date.
- (4) Notwithstanding paragraph (3) of this subdivision, a request for an agency review conference to review a failure by DHS and/or HRA to issue a certification letter pursuant to subdivision (a) of section 7-12 or 7-13 of this chapter may be made at any time prior to the receipt of any such letter.
- (5) A request for an agency review conference will extend the time period to request an HRA administrative hearing as set forth in paragraph (2) of subdivision (c) of this section to sixty days after the date of the agency review conference.

(c) Request for an HRA Administrative Hearing.

- (1) An administrative hearing must be requested in writing. Such written request must be submitted by mail, electronic means or facsimile, or other means as HRA may set forth in an appeals notice.
- (2) Except as provided in paragraph (3) of this subdivision and paragraph (5) of subdivision (b) of this section, a request for an administrative hearing must be made within sixty days after the challenged determination or action.
- (3) A request for an administrative hearing to challenge a failure by DHS and/or HRA to issue a certification letter under subdivision (a) of section 7-12 or 7-13 of this chapter may be brought at any time prior to the receipt of any such letter.

(d) Authorized Representative.

- (1) Except where impracticable to execute a written authorization, a person or organization seeking to represent a Homeless Adult or LINC IV or LINC V program participant must have the Homeless Adult's or program participant's written authorization to represent him or her at an agency review conference or administrative hearing and to review his or her case record, provided that such written authorization is not required from an attorney retained by such Homeless Adult or program participant. An employee of such attorney will be considered an authorized representative if such employee presents written authorization from the attorney or if such attorney advises HRA by telephone of such employee's authorization.
- (2) Once HRA has been notified that a person or organization has been authorized to represent a Homeless Adult or LINC IV or LINC V program participant at an agency review conference or administrative hearing, such representative

will receive copies of all correspondence sent by HRA to the Homeless Adult or program participant relating to the conference and hearing.

(e) Aid Continuing.

- (1) If a LINC IV or LINC V program participant requests an administrative appeal of a determination by HRA that rental assistance payments issued under section 7-14 of this chapter are to be reduced, restricted, suspended or discontinued, or that the program participant's household is not eligible for renewal pursuant to subdivision (b) of section 7-12 or 7-13 of this chapter, such program participant shall have the right to continued receipt of LINC IV or LINC V rental assistance payments at the rental assistance amount in effect at the time of the determination until the hearing decision is issued pursuant to subdivision (l) of this section, provided that:
 - (A) The program participant requests the administrative appeal within ten days of the mailing of the notice of such determination; and
 - (B) The appeal is based on a claim of incorrect computation or an incorrect factual determination.
- (2) There is no right to continued rental assistance payments pursuant to this subdivision where the sole issue on appeal is one of local, State or Federal law or policy, or change in local, State or Federal law.
- (3) Rental assistance payments will not continue pending the issuance of a hearing decision when:
 - (A) The LINC IV or LINC V program participant has voluntarily waived his or her right to the continuation of such assistance in writing; or
 - (B) The LINC IV or LINC V program participant does not appear at the administrative hearing and does not have a good reason for not appearing.
- (4) If a LINC IV or LINC V program participant requests an additional appeal pursuant to subdivision (m) of this section, rental assistance payments will continue uninterrupted after issuance of the hearing decision until a written decision is issued pursuant to subdivision (l) of this section.

(f) Notice.

HRA shall provide the Homeless Adult or LINC IV or LINC V program participant with notice of the date, time, and location of the administrative hearing no fewer than seven calendar days prior to the scheduled date of the administrative hearing, unless the issue underlying the request for an administrative hearing has been resolved and the Homeless Adult or program participant has withdrawn his or her hearing request.

(g) Examination of Case Record.

The Homeless Adult or LINC IV or LINC V program participant or his or her authorized representative has the right to examine the contents of his or her LINC program case file and all documents and records that HRA intends to use at the administrative hearing. Upon request by telephone or in writing, HRA shall provide such Homeless Adult or program participant with copies of all such documents, and copies of any additional documents in the possession of HRA and/or DHS that the Homeless Adult or program participant identifies and requests for purposes of preparing for the administrative hearing. HRA shall provide such documents at no charge reasonably in advance of the administrative hearing. If the request for such documents is made less than five business days before the administrative hearing, HRA must provide the Homeless Adult or program participant with copies of such documents no later than at the time of the administrative hearing.

(h) Adjournment.

The administrative hearing may be adjourned for good cause by the administrative hearing officer on his or her own motion or at the request of the Homeless Adult or LINC IV or LINC V program participant, HRA, or DHS.

(i) Conduct of Administrative Hearing.

- (1) The administrative hearing shall be conducted by an impartial hearing officer appointed by HRA who shall have the power to administer oaths and issue subpoenas and who shall have no prior personal knowledge of the facts concerning the challenged determination or action.
- (2) The administrative hearing shall be informal, all relevant and material evidence shall be admissible and the legal rules of evidence shall not apply. The administrative hearing shall be confined to the factual and legal issues raised regarding the specific determination(s) for which the administrative hearing was requested.
- (3) The Homeless Adult or LINC IV or LINC V program participant shall have a right to be represented by counsel or

other representative, to testify, to produce witnesses to testify, to offer documentary evidence, to offer evidence in opposition to the evidence presented by HRA and DHS, to request that the hearing officer issue subpoenas, and to examine any documents offered by HRA and DHS.

- (4) An audio recording, an audio visual recording or written transcript of the administrative hearing shall be made.

(j) Abandonment of Request for Administrative Hearing.

- (1) HRA will consider an administrative hearing request abandoned if neither the Homeless Adult or LINC IV or LINC V program participant nor his or her authorized representative appears at the administrative hearing, unless either the Homeless Adult or program participant or his or her authorized representative has:

- (A) contacted HRA prior to the administrative hearing to request rescheduling of the administrative hearing; or
 (B) within fifteen calendar days of the scheduled administrative hearing date, contacted HRA and provided a good cause reason for failing to appear at the administrative hearing on the scheduled date.

- (2) HRA will restore the case to the calendar if the Homeless Adult or LINC IV or LINC V program participant or his or her authorized representative has met the requirements of paragraph (1) of this subdivision.

(k) Hearing Record.

The recording or written transcript of the hearing, all papers and requests filed in connection with the hearing, and the hearing decision collectively constitute the complete and exclusive record of the administrative hearing.

(l) Hearing Decision.

- (1) The hearing officer shall render a decision based exclusively on the hearing record. The decision must be in writing and must set forth the administrative hearing issues, the relevant facts, and the applicable law, regulations and approved policy, if any, upon which the decision is based. The decision must identify the issues to be determined, make findings of fact, state the reasons for the determinations, and when appropriate, direct HRA to take specific action.
 (2) A copy of the decision, accompanied by written notice to the Homeless Adult or LINC IV or LINC V program participant of the right to further appeal and the procedures for requesting such appeal, will be sent to each of the parties and to their authorized representatives, if any.

(m) Additional Appeal.

- (1) An appeal from a decision of a hearing officer may be made in writing to the Commissioner of HRA or his or her designee provided it is received by HRA through the procedures described in the notice accompanying the hearing decision within at least five business days after the delivery of the hearing officer's decision. The record before the Commissioner shall consist of the hearing record, the hearing officer's decision and any affidavits, documentary evidence, or written arguments that the Homeless Adult or LINC IV or LINC V program participant may wish to submit.
 (2) The Commissioner or his or her designee shall render a written decision based on the hearing record and any additional documents submitted by the Homeless Adult or LINC IV or LINC V program participant and HRA or DHS.
 (3) A copy of the decision, accompanied by written notice to the Homeless Adult or LINC IV or LINC V program participant of the right to judicial review, will be sent to each of the parties and to their authorized representatives, if any.
 (4) Upon issuance, the decision of the Commissioner or his or her designee made pursuant to an appeal under this section is final and binding upon HRA and must be complied with by HRA.

§ 7-17 Additional Provisions.

(a) If a household is eligible for more than one LINC rental assistance program under this chapter, HRA and DHS reserve the right to determine, based on administrative and programmatic needs, which LINC program the household will be certified for. HRA and DHS also reserve the right to determine the schedule for release of available funding for the LINC IV and LINC V programs based on administrative and programmatic needs.

(b) Households in the LINC Rental Assistance Programs for Single Adults and Adult Families will be referred to service providers who will assist them with connecting to appropriate services in their communities.

(c) HRA shall provide a household moving expenses, a security deposit voucher equal to one month's rent, and a broker's fee equal to up to one month's rent, if applicable, as set forth in Section 352.6 of Title 18 of the New York Codes, Rules and Regulations, if such household is moving from shelter, is moving from other accommodations and is at risk of shelter entry, or is not residing in a shelter, residence, or other accommodations at the time of entry into the housing to which LINC IV or LINC V rental assistance will be applied.

(d) Rental assistance provided under any of the LINC Rental Assistance Programs for Single Adults and Adult Families cannot be combined with any other rent subsidies other than a Public Assistance shelter allowance provided pursuant to Section 352.3 of Title 18 of the New York Codes, Rules and Regulations, except that HRA may make exceptions on a case-by-case basis.

(e) Households receiving rental assistance under the LINC Rental Assistance Programs for Single Adults and Adult Families that are unable to make their program participant contributions on account of involuntary job loss or other extenuating circumstances may be eligible for emergency rent assistance and arrears under Section 352.7 of Title 18 of the New York Codes, Rules and Regulations.

(f) Waitlists will not be maintained for the LINC Rental Assistance Programs for Single Adults and Adult Families.

(g) Homeless Adults are responsible for identifying potential housing. However, shelter staff may provide assistance to such individuals in their housing search.

(h) A landlord or primary tenant who has entered into a lease or rental agreement with a household receiving LINC IV or LINC V rental assistance is prohibited from demanding, requesting, or receiving any monies, goods or services above the rent or any applicable fees as set forth in the lease or rental agreement regardless of any changes in household composition or income. A landlord or primary tenant who demands, requests or receives any monies, goods or services above the rent or any applicable fees as set forth in the lease or rental agreement will be barred from further participation in any HRA rental assistance programs and may be barred from other rental assistance programs administered by the City of New York. Before placing a landlord or primary tenant on a disqualification list, HRA will provide notice to the landlord or primary tenant and an opportunity to object in writing.

(i) If a program participant leaves the apartment or room for which the program participant is receiving LINC IV or LINC V rental assistance due to an eviction or move, the landlord or primary tenant must return any over-payment to HRA.

(j) Any apartment to which LINC IV or LINC V rental assistance is applied pursuant to subdivision (a) of section 7-14 of this chapter must pass a City inspection. Section 8 Housing Quality Standards set forth in Section 982.401 of Title 24 of the Code of Federal Regulations will be applied in the inspection process with respect to the physical condition of apartments. The number of persons who can occupy a particular apartment will be evaluated on a case-by-case basis with each household.

(k) Where LINC IV or LINC V rental assistance is applied towards a single room pursuant to subdivision (b) of section 7-14 of this chapter, the room and the residence containing the room must pass a safety and habitability inspection to be conducted by DHS.

(l) As a condition of participating in the LINC Rental Assistance Programs for Single Adults and Adult Families, a landlord who has entered into a lease for an apartment with a household receiving LINC IV or LINC V rental assistance shall be required to:

- (1) renew a participating household's lease for a second year at the same monthly rent as provided for in the first year provided that: (A) funding for the applicable LINC Rental Assistance Program remains available and the household has been found eligible for a second year of the program, or (B) the household is able to pay its entire rent for a second year; and
 (2) after the second year and after each subsequent year that the household participates in the program, renew a participating household's lease at the same total monthly rent provided for as in the previous year, increased by a percentage no greater than that allowed at that time for one-year leases for rent-stabilized apartments in New York City, regardless of whether the housing is subject to rent stabilization, provided that: (A) funding for the applicable program remains available and the participating household has been found eligible for the applicable year of the program, or (B) the participating household is able to pay its entire rent for the applicable year.

(m) As a condition of participating in the LINC Rental Assistance Programs for Single Adults and Adult Families, a landlord or primary tenant who has entered into a lease or rental agreement for a room with a household receiving LINC IV or LINC V rental assistance shall be prohibited from raising the rent for one year from the effective date

of the lease or rental agreement, regardless of changes in household composition or changes in the primary tenant's rent obligations.

(n) If a household certified to receive LINC IV or LINC V rental assistance includes a person under eighteen years of age, such rental assistance may not be applied towards a room rental.

(o) LINC IV and LINC V rental assistance shall not be applied to any residence outside the City of New York.

Statement of Substantial Need for Earlier Implementation

I hereby find, pursuant to Section 1043(e) of the New York City Charter, and hereby represent to the Mayor, that there is a substantial need for the implementation of the amendment to Chapter 7 of Title 68 of the Rules of the City of New York upon publication in the City Record of its Notice of Adoption.

This rule continues implementation of the Living in Communities (LINC) Rental Assistance Programs for Single Adults and Adult Families targeted to specific populations who are within the Department of Homeless Services (DHS) shelter system, on the streets, or at risk of shelter entry. The programs were established by emergency rule on December 12, 2014, but that rule is set to expire on April 13, 2015. These programs have already enabled more than 500 households to become stably housed in the community. Given ongoing system needs, and the number of people already being served by the programs, there is a substantial need for the programs' continuation without interruption.

_____/s/

STEVEN BANKS
COMMISSIONER,
NYC HUMAN RESOURCES ADMINISTRATION

_____/s/

GILBERT TAYLOR
COMMISSIONER,
NYC HUMAN DEPARTMENT OF HOMELESS SERVICES

APPROVED:

_____/s/

BILL DE BLASIO, MAYOR
DATE: April 8, 2015

◀ a13

SPECIAL MATERIALS

AGING

■ NOTICE

Concept Paper on Case Management Program

The Department for the Aging (DFTA) invites comments on its concept for Case Management Programs (CMP). This concept paper is a precursor to the Department's forthcoming Case Management Program Request for Proposals (RFP). This concept paper highlights some of the defined and developing parameters, expectations and standards of the CMP funded by DFTA, as well as a description of the approach and vision for the program. DFTA plans to take into consideration the feedback, suggestions and comments offered by the community when crafting the planned CMP RFP. This is an opportunity for the public to comment on program elements and structures that will best enable DFTA and its partner organizations to assist older adults in their efforts to remain connected and live fully in the community as they age. Comments are invited by no later than 5:00 P.M. on May 6, 2015. Details of the concept paper are posted on the DFTA's website at www.nyc.gov/aging.

a8-14

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

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

Notice Date: April 10, 2015

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
54 West 120 th Street, Manhattan		20/15	March 2, 2012 to Present
236 West 112 th Street, Manhattan		21/15	March 2, 2012 to Present
244 West 136 th Street, Manhattan		22/15	March 12, 2012 to Present
32 East 13 th Street, Manhattan		27/15	March 16, 2012 to Present
257 3 rd Avenue, Manhattan		28/15	March 16, 2012 to Present
457 Convent Avenue, Manhattan		32/15	March 19, 2012 to Present
237 West 136 th Street, Manhattan		33/15	March 24, 2012 to Present
119 West 122 nd Street, Manhattan		35/15	March 30, 2012 to Present
377 Grove Street, Brooklyn		23/15	March 13, 2012 to Present
586 Madison Street, Brooklyn		24/15	March 13, 2012 to Present
447 Putnam Avenue, Brooklyn		26/15	March 13, 2012 to Present
4015 Atlantic Avenue, Brooklyn		29/15	March 17, 2012 to Present
55 St. Marks Avenue, Brooklyn		34/15	March 26, 2012 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**.

a10-20

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

Notice Date: April 10, 2015

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
136 North 8 th Street, Brooklyn		25/15	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 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.

a10-20

MAYOR'S OFFICE OF CONTRACT SERVICES

NOTICE

Notice of Intent to Issue New Solicitation(s) Not Included in FY 2015 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2015 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Department of Parks and Recreation
Description of services sought: Landscape architectural services for the reconstruction of the ball field with synthetic turf and walking track at Paerdegat Park in the Borough of Brooklyn.
Start date of the proposed contract: 6/15/2015

End date of the proposed contract: 6/15/2016
Method of Solicitation the Agency intends to utilize: Task Order
Personnel in substantially similar titles within Agency: Landscape Architects, Assistant Landscape Architects, Landscape Architects Interns, Project Managers, Associate Project Managers
Headcount of personnel in substantially similar titles within Agency: 148

a13

CHANGES IN PERSONNEL

COMMUNITY COLLEGE (QUEENSBORO) FOR PERIOD ENDING 03/27/15

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Queensboro Community College.

COMMUNITY COLLEGE (KINGSBORO) FOR PERIOD ENDING 03/27/15

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Kingsboro Community College.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Queensboro Community College (continued).

COMMUNITY COLLEGE (KINGSBORO) FOR PERIOD ENDING 03/27/15

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Kingsboro Community College (continued).