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THE CITY RECORD **MICHAEL R. BLOOMBERG, Mayor**

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BANKING COMMISSION

MEETING

PLEASE TAKE NOTICE THAT THERE WILL BE A Meeting of the Banking Commission on Monday, January 10, 2011 at 11:30 A.M. in the Conference Room at 66 John Street, 12th Floor, Manhattan. **j5-7**

CITY COUNCIL

PUBLIC HEARING

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 Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 9:30 A.M. on Tuesday, January 11, 2011:

DRESSLER **20115171 TCK**
BROOKLYN CB - 1
 Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 149 Broadway Restaurant, LLC, d/b/a Dressler, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 149 Broadway.

BELL BOULEVARD REZONING **C 080293 ZMQ**
QUEENS CB - 11
 Application submitted by LRHC Bayside N.Y. Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a:

- eliminating from within an existing R6B District a C1-2 District bounded by Bell Boulevard, the southerly boundary line of the Long Island Railroad right-of-way (Northside Division), a line 100 feet easterly of Bell Boulevard, and 42nd Avenue; and
- establishing within an existing R6B District a C2-2 District bounded by Bell Boulevard, the southerly boundary line of the Long Island Railroad right-of-way (Northside Division), a line 100 feet easterly of Bell Boulevard, and 42nd Avenue;

as shown on a diagram (for illustrative purposes only) dated July 26, 2010.

LOWER DENSITY GROWTH MANAGEMENT TEXT AMENDMENT AND COMMERCIAL CORRIDOR REZONING

STATEN ISLAND CBs - 1, 2 and 3 **C 110069 ZMR**
 Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 20d, 26c, 27a, 33c and 33d:

- eliminating from within an existing R3-1 District a C1-2 District bounded by Victory Boulevard, Saybrook Street, a line 150 feet southerly of Victory Boulevard, and Richmond Avenue;
- eliminating from within an existing R3X District a C1-2 District bounded by Victory boulevard, Richmond Avenue, Clifton Street, and a line 150 feet westerly of Richmond Avenue;
- establishing within an existing R3-1 District a C1-2 District bounded by:
 - Eton Place, a westerly boundary line of Willowbrook Park and its northerly prolongation, a northerly boundary line of Willowbrook Park and its westerly prolongation, and Richmond Avenue;
 - Saxon Avenue, Steinway Avenue, a line 200 feet northeasterly of Travis Avenue, a line 100 feet southeasterly of Richmond Avenue, Travis Avenue, and Richmond Avenue;
 - Slater Boulevard, a line 150 feet southeasterly of Hylan Boulevard, a line midway between Slater Boulevard and Seaver Avenue, a line 100 feet southeasterly of Hylan Boulevard, a line 40 feet southwesterly of Seaver Avenue, and Hylan Boulevard;
 - Goodall Street, a line 100 feet southeasterly of Hylan Boulevard, Walnut Avenue, and Hylan Boulevard;
 - Armstrong Avenue, a line 100 feet southeasterly of Hylan Boulevard, Groton Street, and Hylan Boulevard;
 - Littlefield Avenue, a line 100 feet southeasterly of Hylan Boulevard, Winchester Avenue, and Hylan Boulevard; and
 - a line 40 feet northeasterly of Oceanic Avenue, a line 100 feet southeasterly of Hylan Boulevard, Oceanic Avenue, a line 175 feet southeasterly of Hylan Boulevard, Richmond Avenue, and Hylan Boulevard;
- establishing within an existing R3-1 District a C2-2 District bounded by:
 - Victory Boulevard, Saybrook Street, a line 150 feet southerly of Victory Boulevard, a line 150 feet easterly of Richmond Avenue,

- a line 520 feet southerly of Victory Boulevard, and Richmond Avenue;
 - Walnut Avenue, a line 75 feet southeasterly of Hylan Boulevard, Armstrong Avenue, and Hylan Boulevard; and
 - Groton Street, a line 100 feet southeasterly of Hylan Boulevard, Littlefield Avenue, and Hylan Boulevard;
- establishing within an existing R3-2 District a C1-2 District bounded by:
 - a southerly boundary line of Willowbrook Park and its westerly prolongation, a westerly boundary line of Willowbrook Park, a northerly boundary line of Willowbrook Park and its westerly prolongation, and Richmond Avenue;
 - a southerly boundary line of Willowbrook Park and its westerly prolongation, a westerly boundary line of Willowbrook Park, a northerly boundary line of Willowbrook Park and its westerly prolongation, Richmond Avenue, the easterly prolongation of a line 100 feet northerly of Knapp Street, a line 100 feet westerly of Richmond Avenue, Rivington Avenue, and Richmond Avenue; and
 - Travis Avenue, Richmond Avenue, and Draper Place;
 - establishing within an existing R3-2 District a C2-2 District bounded by Rockland Avenue, a line 100 feet easterly of Richmond Avenue, and Saxon Avenue, and Richmond Avenue;
 - establishing within an existing R3A District a C1-2 District bounded by:
 - William Avenue, Hylan Boulevard, Armstrong Avenue, and a line 150 feet northwesterly of Hylan Boulevard; and
 - Ridgecrest Avenue, Hylan Boulevard, Richmond Avenue, and a line 100 feet northwesterly of Hylan Boulevard;
 - establishing within an existing R3X District a C1-2 District bounded by:
 - Forest Street, Richmond Avenue, a line 75 feet southerly of Forest Street, and a line 100 feet westerly of Richmond Avenue; and
 - Draper Place, Richmond Avenue, and Travis Avenue;
 - establishing within an existing R3X District a C2-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 350 feet westerly of Richmond Avenue; and
 - establishing within an existing R5 District a C1-2 District bounded by Naughton Avenue, a line 150 feet northwesterly of Hylan Boulevard, the northwesterly centerline prolongation of Slater Boulevard, Hylan Boulevard, Seaver Avenue, and Joyce Street;
- as shown on a diagram (for illustrative purposes only) dated September 13, 2010, and subject to the conditions of CEQR Declaration E-262.
- LOWER DENSITY GROWTH MANAGEMENT TEXT AMENDMENT AND COMMERCIAL CORRIDOR REZONING**
- CITYWIDE** **N 110070 ZRY**
 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, pertaining to medical offices and day care centers in the Borough of Staten Island and Bronx Community Board 10, and commercial regulations.

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.

* * *

School

A "school" is:

- (a) an institution providing full-time day instruction and a course of study that meets the requirements of Sections 3204, 3205, and 3210 of the New York State Education Law; or
- (b) a nursery school or kindergarten:
 - (1) whose annual session does not exceed the school sessions for full-time day schools prescribed in Section 3204 of the New York State Education Law; and
 - (2) which is operated by the ~~Board~~ Department of Education, or any established religious organization as part of an elementary school; or
- (c) A child care service operating under a permit issued pursuant to Section 47.03 of the New York City Health Code.

* * *

Article II: Residence District Regulations

* * *

Chapter 2

Use Regulations

* * *

22-10

USES PERMITTED AS-OF-RIGHT

* * *

22-14

Use Group 4

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

A. Community facilities

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

* * *

C. #Accessory uses#

* A #use# in Use Group 4, marked with an asterisk, is not permitted in R1 or R2 Districts as-of-right.

** Use of #railroad or transit air space# is subject to the provisions of Section 22-41 (Air Space over Railroad or Transit Rights-of-Way or Yard).

*** Not permitted in R1 or R2 Districts, ~~and, in~~ In R3A, R3X, R3-1, R4A, R4B or R4-1 Districts, such #use# shall be limited to a maximum of 1,500 square feet of #floor area#. However, in R3A, R3X, R3-1, R4A, or R4-1 Districts in #lower density growth management areas#, ambulatory diagnostic or treatment health care facilities shall be limited, on any #zoning lot#, to 1,500 square feet of #floor area#, including #cellar# space, except that where a #zoning lot# contains a hospital or nursing home as defined in the New York State Hospital Code, such 1,500 square feet restriction shall not include #cellar# space.

* * *

Chapter 3

Bulk Regulations for Residential Buildings in Residence Districts

23-00

APPLICABILITY AND GENERAL PURPOSES

* * *

23-012

Lower density growth management areas

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to ~~all #residential developments# or #enlargements#~~. Such regulations are superseded or supplemented as set forth in the following Sections:

Section 11-45 (Authorizations or Permits in Lower Density Growth Management Areas)

Section 12-10 (DEFINITIONS - Floor area; Lower density growth management area, and Private road)

Section 22-14 (Use Group 4 – Ambulatory diagnostic or treatment health care facilities)

Section 23-12 (Permitted Obstructions in Open Space)

Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts)

Section 23-32 (Minimum Lot Area or Lot Width for Residences)

Section 23-33 (Special Provisions for Existing Small Lots)

Section 23-35 (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas)

Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents)

~~Section 23-461 (Side yards for single- or two-family residences)~~

Section 23-462 (Side yards for all other residential buildings)

Section 23-532 (Required rear yard equivalents)

Section 23-631 (Height and setback in R1, R2, R3, R4 and R5 Districts)

Section 23-711 (Standard minimum distance between buildings)

Section 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas)

Section 24-013 (Exceptions to the bulk regulations of this Chapter)

Section 24-04 (Modification of Bulk Regulations in Certain Districts)

Section 25-028 (Applicability of regulations to certain community facility uses in lower density growth management areas)

Section 25-22 (Requirements Where Individual Parking Facilities Are Provided)

Section 25-23 (Requirements Where Group Parking Facilities Are Provided)

Section 25-31 (General Provisions)

Section 25-331 (Exceptions to application of waiver provisions)

Section 25-62 (Size and Location of Spaces)

Section 25-621 (Location of parking spaces in certain districts)

Section 25-622 (Location of parking spaces in lower density growth management areas)

Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas)

Section 25-631 (Location and width of curb cuts in certain districts)

Section 25-632 (Driveway and curb cut regulations in lower density growth management areas)

Section 25-64 (Restrictions on Use of Open Space for Parking)

Section 25-66 (Screening)

Section 26-00 (Applicability of this Chapter)

Section 26-30 (SPECIAL REGULATIONS FOR DEVELOPMENTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive

Section 32-11 (Use Groups 1 and 2)

Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island)

Section 37-10 (APPLICABILITY OF ARTICLE II, CHAPTER 6, TO DEVELOPMENTS WITH PRIVATE ROADS)

Section 37-20 (SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND, inclusive

Section 54-313 (Single- or two-family residences with non-complying front yards or side yards)

Section 105-702 (Applicability of lower density growth management area regulations)

Section 107-412 (Special bulk regulations for certain community facility uses)

Section 107-421 (Minimum lot area and lot width for zoning lots containing certain community facility uses)

Section 107-62 (Yard, Court and Parking Regulations)

Section 107-464 (Side yards for permitted non-residential use)

Section 119-05 (Applicability of Parking Location Regulations)

Section 119-214 (Tier II requirements for driveways and private roads)

Section 128-052 (Applicability of Article 1, Chapter 2)

* * *

23-30

LOT AREA AND LOT WIDTH REGULATIONS

* * *

23-32

Minimum Lot Area or Lot Width for Residences

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

Regulations Applying in Special Situations

* * *

23-34

Special Provisions for Zoning Lots Divided by District Boundaries

* * *

23-35

Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas

In R1, R2, R3A, R3X, R3-1, R4A, and R4-1 districts in #lower density growth management areas#, the minimum #lot area# and #lot width# regulations of this Section shall apply to any #zoning lot# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and
- (b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, or, for #zoning lots that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#.

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where such #uses# are located in the same #building#, the minimum #lot area# shall be 10,000 square feet. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that such #lot# width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point than 60 feet.

* * *

Chapter 4

Bulk Regulations for Community Facility Buildings in Residence Districts

24-00

APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01

Applicability of this Chapter

The #bulk# regulations of this Chapter apply to any #community facility building# or any #building# used partly for a #community facility use# or any #zoning lot# located in any #Residence District# in which such #building# is permitted. As used in this Chapter, the term "any #building#" shall therefore not include a #residential building#, the #bulk# regulations for which are set forth in Article II, Chapter 3. In addition, the #bulk# regulations of this Chapter, or of specified sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

When two or more #buildings# on a single #zoning lot# are used in any combination for #community facility uses# and #residential# or other permitted #uses#, the regulations set forth in Sections 24-11 to 24-163, inclusive, relating to Floor Area and Lot Coverage Regulations, shall apply as if such #buildings# were a single #building# used partly for #community facility use#.

~~However, in R3A, R3X, R3-1, R4A, R4-1, R4B or R5B Districts, except for #community facility uses# that have received tax exempt status from the New York City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law, or its successor, the #bulk# regulations of this Chapter shall apply only to a #building# that is used entirely for #community facility uses# and the #bulk# regulations of Article II, Chapter 3, shall apply to any #building# that is used partly for #community facility use# and partly for #residential use# except as otherwise permitted in Section 24-04 (Modifications of Bulk Regulations in Certain Districts).~~

* * *

24-013

Exceptions to the bulk regulations of this Chapter R1 R2 R3 R4 R5

- (a) #Buildings# used partly for #community facility uses# Except as provided in paragraph (b) of this Section, in R3A, R3X, R3-1, R4A, R4-1, R4B or R5B Districts, the #bulk# regulations of this Chapter shall apply only to a #zoning lot# or portion of a #zoning lot# which contains a #community facility building#, and the #bulk# regulations of Article II, Chapter 3 shall apply to any #zoning lot# or portion of a #zoning lot# which contains any #building# that is used partly for #community facility use# and partly for #residential use#. In such districts, the #bulk# regulations of this Chapter may apply to the #community facility# portion of a #building# that is used partly for #community facility use# and partly for #residential use# only where:

- (1) such #community facility use# has received tax-exempt status from the New York

City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law, or

- (2) such #building# has received an authorization pursuant to Section 24-04 (Modifications of Bulk Regulations in Certain Districts).
(b) #Buildings# containing certain #community facility uses# in #lower density growth management areas#

In the districts indicated, in #lower density growth management areas#, the #bulk# regulations of this Chapter shall not apply to any #zoning lot# containing #buildings# used for:

- (1) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
(2) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#.

In lieu thereof, the #residential bulk# regulations of Article II Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) shall apply, except that:

- (i) the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to prohibit parking spaces of any kind within a #front yard#;
(ii) in lieu of Sections 23-46 (Minimum Required Side Yards) and 23-66 (Required Side and Rear Setbacks), Sections 24-35 (Minimum Required Side Yards) and 24-55 (Required Side and Rear Setbacks) shall apply; and
(iii) for child care services in R1 and R2 Districts, the provisions of paragraph (9) of Section 12-10, definition of #floor area#, pertaining to #floor area# exclusions for the lowest story of a residential #building#, shall not apply.

24-04 Modification of Bulk Regulations in Certain Districts R3-1 R3A R3X R4-1 R4A R4B R5B

In the districts indicated, except for #developments# subject to the provisions of paragraph (b) of Section 24-013 (Exceptions to the bulk regulations of this Chapter) the City Planning Commission may, upon application, authorize #developments# pursuant to the #bulk# regulations of this Chapter, provided that the Commission finds that:

- (a) the design of the #development# ensures adequate separation of #uses# and sufficient independent access to each #use#; and
(b) the #floor area# designated for #community facility use# is designed in a manner that is consistent with such #use# and physically distinguishes such space from that designated for #residential use#.

The Commission may prescribe additional safeguards to prevent the conversion of such #community facility use# to #residential use#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The City Planning Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

Chapter 5 Accessory Off-Street Parking and Loading Regulations

Off-street Parking Regulations

25-00 GENERAL PURPOSES AND DEFINITIONS

25-02 Applicability

25-028 Applicability of regulations to certain community facility uses in lower density growth management areas

In #lower density growth management areas# other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
(b) child care service as listed under the definition of

#school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship; or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot# shall not be subject to the following provisions:

- (1) the parking location provisions of Sections 25-622 (Location of parking spaces in lower density growth management areas) and 25-623 (Location of parking spaces for community facility uses);
(2) the driveway and curb cut provisions of Sections 25-632 (Driveway and curb cut regulations in lower density growth management areas) and 25-634 (Curb cut regulations for community facilities);
(3) the open space provisions of Section 25-64 (Restrictions on Use of Open Space for parking); and
(4) the screening provisions of Section 25-66 (Screening).

In lieu thereof, all such #zoning lots# shall comply with the provisions of Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas).

In addition, where the #uses# listed in paragraphs (a) and (b) of this Section result from a change of #use#, the provisions of Section 25-31 (General Provisions) shall be modified to require #accessory# off-street parking spaces for such #uses#. However, the requirements of Sections 25-31 and 25-624 may be modified for #zoning lots# containing #buildings# with such changes of #use# where the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that such modifications are necessary due to the location of existing #buildings# on the #zoning lot#, and such requirements have been complied with to the maximum extent feasible.

25-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR PERMITTED NONRESIDENTIAL USES

25-31 General Provisions R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table at the end of this Section for all new #development# after December 15, 1961 for the #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

REQUIRED OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES

Type of #use#
Parking Spaces Required in Relation to Specified Unit of Measurement - District

FOR COMMUNITY FACILITY USES:

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4

Square feet of #floor area# and #cellar# space, except #cellar# space #used# for storage
In #lower density growth management areas#, all #cellar# space, including storage space, shall be used to determine parking requirements.

None required - R7-2 R7A R7D R7X R8 R9 R10
1 per 400 - R3
1 per 500 - R4 R5
1 per 800 - R6 R7-1 R7B

#Schools#
Square feet of #floor area#:
None required - R3 R4 R5 R6 R7 R8 R9 R10
1 per 1,000 sq. ft. - R1 R2 R3 R4 R5 for child care services in #lower density growth management areas#
1 per 1,500 - R1 R2

* Requirements in the table are in addition to the area used for ambulance parking.
** Requirements in the table apply only to the #floor area# not used for storage

25-33 Waiver of Requirements for Spaces below Minimum Number R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

25-331 Exceptions to application of waiver provisions R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the waiver provisions of Section 25-33 (Waiver of Requirements for Spaces below Minimum Number) shall not apply to the following types of #uses#:

Agricultural #uses#, including greenhouses, nurseries or truck gardens;

Ambulatory diagnostic or treatment health care facilities in R3, R4A and R4-1 districts in #lower density growth management areas#. However, such waivers shall apply

where such #use# is located in such areas on the same #zoning lot# as a hospital or nursing home as defined in the New York State Hospital Code, and shall apply where such #use# is located in such areas on any #zoning lot# in an R6 or R7 District in Community District 10, Borough of the Bronx; Outdoor tennis courts; Camps, overnight or day; #Schools# in R1 and R2 Districts, child care services in R1, R2, R3, R4A and R4-1 districts in #lower density growth management areas#. However, such waivers shall apply where child care services are located in such districts on the same #zoning lot# as a house of worship, and shall apply where child care services located in such districts on #zoning lots# that do not contain houses of worship where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#.

25-60 ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFFSTREET PARKING SPACES

25-62 Size and Location of Spaces R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended.

In any case where a reduction of the required area per parking space is permitted on the basis of the developer's certification that such spaces will be fully attended, it shall be set forth in the certificate of occupancy that paid attendants employed by the owners or operators of such spaces shall be available to handle the parking and moving of automobiles at all times when such spaces are in use.

In no event shall the dimensions of any parking stall be less than 18 feet long and 8 feet, 6 inches wide.

However, the width of a parking stall may be reduced to eight feet for #detached#, #semidetached# or #zero lot line buildings# on a #zoning lot# where not more than four #accessory# parking spaces are required if such #accessory# parking spaces are located in a #side lot ribbon# and are subject to the provisions of Section 25-621 (Location of parking spaces in certain districts).

In the Borough of Staten Island and in #lower density growth management areas# in Community District 10, Borough of the Bronx, for #community facility uses#, each required parking space in a parking area not within a #building# shall be within a parking stall accessed from a travel aisle, where each such stall and aisle complies with the maneuverability standards of paragraph (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations). The use of an attendant shall be permitted only where necessary to accommodate additional, non-required parking spaces within the travel aisles. For such open parking areas with 18 or more spaces, or greater than 6,000 square feet in area, the provisions of Section 37-90 (Parking Lots) shall also apply.

25-624 Special parking regulations for certain community facility uses in lower density growth management areas

In #lower density growth management areas#, other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and
(b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, and, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot# shall comply with the following provisions:

- (1) #Accessory# off-street parking spaces shall be permitted only within a #building# or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# or prolongation thereof of the #building#.
(2) The maneuverability provisions of paragraphs (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations) shall apply to all such #zoning lots#. No tandem parking shall be permitted.
(3) The curb cut provisions of paragraph (c) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations) shall apply to all such #zoning lots#, except that, for #zoning lots# with less than 75 feet of #street# frontage, a minimum distance of four feet

from other curb cuts on adjacent #zoning lots# shall be maintained.

- (4) For #zoning lots# in R1, R2, R3A, R3X, R3-1, R4A and R4-1 Districts with #buildings# containing child care services, a driveway shall be required for drop-off and pick-up of users of the child care facility. Such driveway shall have a minimum width of 15 feet and a maximum width of 18 feet and shall serve one-way traffic. Such driveway shall include a designated area for the drop-off and pick-up of users of the facility with a minimum length of 25 feet and a minimum width of 10 feet. Such drop-off and pick-up area shall abut a sidewalk with a minimum width of four feet that connects to the child care facility entrance and all public sidewalks. No parking spaces shall be located within such driveway. Where the width of the #street# frontage of the #zoning lot# accessing such driveway is 75 feet or less, the minimum percentage of #front yard# required to be planted pursuant to Section 23-451 (Planting requirement) shall be reduced to 25 percent.
(5) For any #zoning lot# containing child care services, driveways and open #accessory# off-street parking spaces may occupy no more than 50 percent of the #lot area# not covered by #buildings#. For #zoning lots# containing ambulatory diagnostic or treatment health care facilities, driveways and open #accessory# off-street parking spaces may occupy no more than 66 percent of the #lot area# not covered by #buildings#.
(6) All parking areas not within a #building# shall be screened from adjoining #zoning lots# and #streets# by a landscaped strip at least four feet wide densely planted with evergreen shrubs at least four feet high at time of planting, and of a type that may be expected to form a year-round dense screen at least six feet high within three years. Such screening shall be maintained in good condition at all times.
(7) Any lighting provided in off-street parking areas shall be directed away from #residences#.

25-625 Special certification to modify the parking regulations for certain community facility uses in lower density growth management areas

In #lower density growth management areas#, other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #enlargements#, alterations and conversions on #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and
(b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, and, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot# may modify the amount of #accessory# off-street parking required pursuant to Section 25-31 (General Provisions), or the special parking regulations of paragraphs (3), (4), and (5) of Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas), where a site plan provided by the applicant demonstrates to the Chairperson of the City Planning Commission that the manner in which an existing #building# is placed upon the site restricts the ability to comply with such requirements, and where the Chairperson certifies to the Department of Buildings to the maximum extent feasible, the #enlargement#, alteration or conversion complies with such requirements.

Article III: Commercial District Regulations

Chapter 2 Use Regulations

32-11 Use Groups 1 and 2

C1 C2 C3 C4 C5 C6

Use Groups 1 and 2, as set forth in Section 22-11 and Section 22-12. However, in C3A Districts, Use Group 2 shall be limited to #single#-or #two-family detached# or #zero lot line residences#.

In #lower density growth management areas# in the Borough of Staten Island, except C3A Districts, Use Groups 1 and 2 shall be permitted only within #mixed buildings#, except that in C4-1 Districts that occupy at least four acres within a #block#, and in other C4-1 Districts for #zoning lots# that, on December 21, 2005, were greater than 20,000 square feet, #residences# shall be allowed only by special permit of the City Planning Commission, pursuant to Section 74-49

(Residential Use in C4-1 Districts in The Borough of Staten Island). However, no #residences# shall be allowed on the following #zoning lots#, except by special permit pursuant to Section 74-49 (Residential Use in C4-1 Districts in The Borough of Staten Island):

- (a) any #zoning lot# in a C4-1 District, where such district occupies at least four acres within a #block#, or
(b) any other #zoning lot# in a C4-1 District, where such #zoning lot# had a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date.

32-40 SUPPLEMENTARY USE REGULATIONS

32-43 Ground Floor Use in Certain Locations

32-433 Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island

C1 C2 C4 In all C1, C2 and C4 Districts in the Borough of Staten Island, #uses# on the ground floor of a #building# shall be limited to non-#residential uses#. The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining #street#.

Non-#residential uses# shall have a depth of at least 30 feet from the #street wall# of the #building# and extend along the entire width of the #building# except for lobbies and entrances to #accessory# parking spaces, provided such lobbies and entrances do not occupy more than 25 percent of the #street wall# width of the #building#. Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#.

In all C1, C2 and C4 Districts in the Borough of Staten Island, ground floor #uses# shall conform with the provisions of this Section 32-433.

- (a) Ground floor level #use# requirements All #uses# on the ground floor of a #building# shall be limited to non-#residential uses# and have a depth of at least 30 feet from the #street wall# of the #building#, except that:

- (1) #Residential# lobbies, and an associated vertical circulation core, as well as entrances to #accessory# parking spaces shall be permitted on the ground floor, provided such lobbies and entrances conform to the frontage requirements of paragraph (b) of this Section;
(2) Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted on the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#; and
(3) Where a #commercial district# is mapped along an entire #block# front, and a #zoning lot# includes #street# frontage along such #block# front, and also includes #street# frontage along a #block# front that is not mapped as a #commercial district# in its entirety, non-#residential uses# shall only be required only within 30 feet of the #street wall# facing the #block# front mapped in its entirety as a #commercial district#.

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

- (b) Ground floor frontage requirements Non-#residential uses# shall extend along the entire width of the ground floor of the #building#, except as follows:

- (1) In C1 and C2 Districts mapped within R1, R2 and R3 Districts, and in C4 Districts, #residential# lobbies and entrances to #accessory# parking spaces shall be permitted, provided such lobbies and entrances do not occupy more than 25 percent of the #street wall# width of the #building#; and
(2) In C1 and C2 Districts mapped within R4, R5 and R6 Districts, #residential# lobbies and entrances to #accessory# parking spaces shall be permitted, provided that:
(i) For #zoning lots# with a #street# frontage of less than 60 feet, such lobbies and entrances do not occupy more than 50 percent of the #street wall# width along such frontage, or 20 feet, whichever is less. In addition, an entrance to #accessory# parking spaces shall not exceed a width of 15

feet; and

- (ii) For #zoning lots# with a #street# frontage equal to or greater than 60 feet, such lobbies and entrances do not occupy more than 25 percent of the #aggregate width of street wall# of the #building#.

- (c) Non-conforming buildings #Buildings# containing #non-conforming residential uses# on the ground floor shall be permitted to #enlarge# without regard to the #use# regulations of this Section 32-433 provided that such #enlargement# complies with the provisions of the #residential yard# regulations set forth in Section 23-40 (YARD REGULATIONS).

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

33-04 Lower density growth management areas

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply. Such regulations are superseded or supplemented as set forth in the following Sections:

- Section 11-45 (Authorizations or Permits in Lower Density Growth Management Areas)
Section 12-10 (DEFINITIONS - Floor area; Lower density growth management area, and Private road)
Section 22-14 (Use Group 4 - Ambulatory diagnostic or treatment health care facilities)
Section 32-11 (Use Groups 1 and 2)
Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island)
Section 33-121 (In districts with bulk governed by Residence District bulk regulations)
Section 33-431 (In districts with bulk governed by surrounding Residence District)
Section 36-21 (General provisions)
Section 36-231 (In districts with high, medium or low parking requirements)
Section 36-27 (Waiver for Certain Small Zoning Lots)
Section 36-521 (Size of Spaces)
Section 36-581 Special parking regulations for certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx)
Section 37-10 (APPLICABILITY OF ARTICLE II, CHAPTER 6, TO DEVELOPMENTS WITH PRIVATE ROADS)
Section 37-20 (SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND, inclusive)
Section 73-125 (Ambulatory diagnostic or treatment health care facilities)
Section 107-412 (Special bulk regulations for certain community facility uses in lower density growth management areas)
Section 107-62 (Yard, Court and Parking Regulations)
Section 107-464 (Side yards for permitted non-residential use)
Section 119-05 (Applicability of Parking Location Regulations)
Section 119-214 (Tier II requirements for driveways and private roads)
Section 128-052 (Applicability of Article 1, Chapter 2)

33-10 FLOOR AREA REGULATIONS

33-121 In districts with bulk governed by Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, the maximum #floor area ratio# for a #commercial# or #community facility building# is determined by the #Residence District# within which such #Commercial District# is mapped and shall not exceed the maximum #floor area ratio# set forth in the following table:

Table with 4 columns: District, For #Commercial Buildings#, For #Community Facility Buildings#, For #Buildings# Used for Both #Commercial# and #Community Facility Uses#. Rows include R1 R2, R3-1 R3A, R3X.

R3-2	1.00	1.60	1.60
R4 R5	1.00	2.00	2.00
R5D R6B	2.00	2.00	2.00

* In R8B Districts, within the boundaries of Community Board District 8 in the Borough of Manhattan, the maximum #floor area ratio# on a #zoning lot# containing #community facility uses# exclusively shall not exceed 5.10.

In addition, the following provisions shall apply:

- (a) In #buildings# used for both #commercial uses# and #community facility uses#, the total #floor area# used for #commercial uses# shall not exceed the amount permitted for #commercial buildings#.
- (b) In C1 and C2 Districts mapped within R1 and R2 Districts, the maximum #floor area ratio# for #community facility uses# in a #building# used for both #commercial uses# and for #community facility uses# is 0.50 unless it is increased pursuant to the special permit provisions of Section 74-901 (Certain community facility uses in R1 and R2 Districts and certain Commercial Districts.)
- (c) In C1 and C2 Districts mapped within R1, R2, R3-1, R3A and R3X Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, the maximum #floor area ratio# for any #zoning lot# containing a #building# used for ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS) shall be 1.2.
- (d) In C1 and C2 Districts mapped within R3, R4, R5, R6, R7, R8 and R9 Districts, for any #zoning lot# containing nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and philanthropic or non-profit institutions with sleeping accommodations, the total #floor area# used for #community facility uses# shall not exceed the amount as set forth in paragraph (b) of Section 24-111 unless modified pursuant to Section 74-902.
- (e) The maximum #floor area ratio# for any #building# used partly for #commercial uses# and partly for nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and philanthropic or non-profit institutions with sleeping accommodations shall not exceed the amount permitted for a #commercial building# by the applicable district regulations. However, for the districts in which the allowable #floor area#, as set forth in paragraph (b) of Section 24-111, exceeds the amount permitted for a #commercial building#, the provisions of paragraph (b) of Section 24-111 shall be used to compute the maximum #floor area# permissible for the #building# unless modified pursuant to Section 74-902.

33-431 In C1 or C2 Districts with bulk governed by surrounding Residence District

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

- (a) In the districts indicated, the maximum height of a front wall and the required front setback of a #building or other structure# shall be determined by the #Residence District# within which such #Commercial District# is mapped and, except as otherwise set forth in this Section, shall be as set forth in the following table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

#Initial Setback Distance# (in feet)	On #Narrow Street#	On #Wide Street#	Within the #initial Setback Distance# (in feet)	Height of a #Building# above the #Street Line# (in feet)	#Sky Exposure Plane# Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)			
					On #Narrow Street#	On #Wide Street#	Vertical Distance	Horizontal Distance
Within R1, R2, R3, R4, R5 R5A or R5B Districts								
20	15	30 feet or two #stories#, whichever is less	30	1 to 1	1 to 1			
Within R6 or R7 Districts								
20	15	60 feet or four #stories#, whichever is less	60	2.7 to 1	5.6 to 1			

However, in accordance with the provisions of Section 32-42 (Location within Buildings), no #commercial building# or portion thereof occupied by non-#residential uses# listed in Use Groups 6A, 6B, 6C, 6F, 7, 8, 9 or 14 shall exceed in height 30 feet or two #stories#, whichever is less.

For #community facility buildings# or #buildings# used for both #community facility use# and #commercial use#, when mapped within R4, R5, R5A or R5B Districts, the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above #street line# shall be 35 feet and, when mapped within R7-2 Districts, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

In C1 or C2 Districts mapped within R1, R2 or R3 Districts in the Borough of Staten Island or in Community District 10 in the Bronx, for #buildings# containing ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14

(Use Group 4), or child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), the maximum height of a front wall or other portion of a #building# within the #initial setback distance# shall be 35 feet, or three #stories#, whichever is less. However, such increased height shall only be permitted beyond 20 feet of a #Residence District# boundary or beyond 20 feet of any portion of a #building# containing a #residential use# located in a #Commercial District#.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

- (b) In the districts indicated, when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R10A or R10X Districts, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

Chapter 6 Accessory Off-Street Parking and Loading Regulations

36-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

36-21 General Provisions
C1 C2 C3 C4 C5 C6 C7 C8

The requirements of this Section shall be waived in the following situations:

- (a) when, as a result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 36-23 (Waiver of Requirements for Spaces below Minimum Number);
- (b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 36-24 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section 36-53 (Location of Access to the Street);
- (c) for houses of worship, in accordance with the provisions of Section 36-25 (Waiver for Locally-Oriented Houses of Worship); or
- (d) for ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or a child care service, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), pursuant to Section 36-27 (Waiver for small zoning lots containing certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx).

REQUIRED OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

Type of #Use#

Parking Spaces Required in Relation to Specified Unit of Measurement	-	Districts

FOR COMMUNITY FACILITY USES

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 150* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1- 1 C2-1 C3 C4-1

1 per 300* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1- 2 C2-2 C4-2 C8-1

1 per 400* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1- 3 C2-3 C4-2A C4-3 C7 C8-2

1 per 1,000 sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1- 4 C2-4 C4-4 C4-5D C8-3

1 per 400 square feet of #floor area# when located above the first #story# ceiling - C1-1, C1-2, C2-1 and C2-2 Districts mapped within R3-2 Districts

1 per 400 square feet of #floor area# and #cellar# space, except #cellar# space used for storage, when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses# - C1-1, C1-2, C2-1, and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx and C4-1 and C4-2 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx

Child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), in #lower density growth management areas#

Square feet of #floor area#:

1 per 1000 square feet when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses# - C1-1, C1-2, C2-1 and C2-2 Districts mapped within

R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx and C4-1 and C4-2 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx.

36-231 In districts with high, medium, or low parking requirements

C1-1 C1-2 C1-3 C2-1 C2-2 C2-3 C3 C4-1 C4-2 C4-3 C7 C8-1 C8-2

In the districts indicated, except for the #uses# listed in Section 36-233 (Exceptions to application of waiver provisions), and except as otherwise provided in Section 36-27 (Waiver for Certain Small Zoning Lots), the parking requirements set forth in Sections 36-21 (General Provisions) or 36-22 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to #commercial uses# in parking requirement category A, B, B1, C, D, E, or H, or to permitted #community facility uses#, if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than the number of spaces set forth in the following table:

Number of Spaces	Districts
10	C1-1 C2-1 C3 C4-1
15	C1-2 C2-2 C4-2 C8-1
25	C1-3 C2-3 C4-2A C4-3 C7 C8-2

36-27 Waiver for Certain Small Zoning Lots
C1-1 C1-2 C2-1 C2-2 C4-1 C4-2

In C1-1, C1-2, C2-1 and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, and in C4-1 and C4-2 Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, for #zoning lots# with a #lot area# of 4,000 square feet or less with #buildings# containing either ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or a child care service, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), no #accessory# off-street parking spaces shall be required, provided such #zoning lot# existed both on (effective date of amendment) and on the date of application for a building permit.

36-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS

36-33 Requirements Where Group Parking Facilities Are Provided
C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, for #residences developed# under single ownership or control where #group parking facilities# are provided, the number of required #accessory# off-street parking spaces is as set forth in this Section.

36-34 Modification of Requirements for Small Zoning Lots
C1 C2 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6

In the districts indicated for small #zoning lots#, the requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities are Provided), shall be modified in accordance with the provisions set forth in this Section.

36-345 Waiver of requirements for small zoning lots in certain districts in the Borough of Staten Island
C1 C2

In the districts indicated mapped within R4, R5 and R6 Districts in the Borough of Staten Island, for #zoning lots# with a #lot area# of 4,000 square feet or less, no #accessory# off-street parking spaces shall be required, provided such #zoning lot# existed both on (effective date of amendment) and on the date of application for a building permit.

36-52 Size and Location of Spaces
C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, all #accessory# off-street parking spaces shall comply with the size and location provisions of this Section.

36-521 Size of spaces
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended.

In any case where a reduction of the required area per parking space is permitted on the basis of the developer's certification that such spaces will be fully attended, it shall be set forth in the certificate of occupancy that paid attendants employed by the owners or operators of such spaces shall be available to handle the parking and moving of automobiles at all times when such spaces are in use.

In no event shall the dimensions of any parking stall be less than 18 feet long and eight feet, six inches wide.

In the Borough of Staten Island and in #lower density growth

management areas# in Community District 10, Borough of the Bronx, for #commercial# or #community facility uses#, each required parking space not within a #building# shall be within a parking stall accessed from a travel aisle, where each such stall and aisle complies with the maneuverability standards of paragraph (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations). The use of an attendant shall be permitted only where necessary to accommodate additional, nonrequired parking spaces within the travel aisles. For such parking areas with 18 or more spaces, or greater than 6,000 square feet in area, the provisions of Section 37-90 (Parking Lots) shall also apply.

36-522

Location of parking spaces in certain districts

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-4A C6-4X

36-56

Screening

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all open off-street parking areas with 10 spaces or more, which are located on #zoning lots# adjacent to the boundary of a #Residence District#, either at natural grade or on a roof:

36-58

Parking Lot Maneuverability and Curb Cut Regulations

C1 C2 C3 C4 C5 C6 C7 C8

36-581

Special parking regulations for certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx

C1 C2 C4

In C1, C2 and C4 Districts in the Borough of Staten Island or in Community District 10 in the Borough of the Bronx, all #zoning lots# containing #buildings# used for:

(a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or

(b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship; or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot# shall comply with the following provisions:

(1) Notwithstanding the applicability provisions of paragraph (a) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations), the maneuverability provisions of paragraph (b) and the curb cut provisions of paragraph (c) of such Section shall apply to all #group parking facilities#, open or enclosed. No tandem parking or attended parking shall be permitted.

(2) In addition to the screening requirements for open parking areas in Section 36-56 (Screening) any parking area covered by a roof shall be screened from adjoining #zoning lots# in #Residence Districts# and from adjacent #streets# in accordance with the following provisions:

(i) Screening shall consist of a wall or barrier or uniformly painted fence of fire resistant material at least six feet high above finished grade and may be interrupted by normal entrances or exits;

(ii) Such wall, barrier or fence may be opaque or perforated, provided that not more than 50 percent of the surface is open. No chain link fencing shall be permitted. Such screening shall be maintained in good condition at all times;

(iii) Where the exterior wall of a parking facility facing a #street# has an opaque area with a width greater than 40 feet and a height greater than six feet, such area shall be treated with a decorative element or material or shall be screened with planting so as to provide visual relief. Such screening or decorative treatment shall be applied to a minimum height of 15 feet above adjoining grade or the height of the wall, whichever is less;

(iv) For parking areas covered by a roof, where at least half of the surface area of such roof serves

as children's play space for #buildings# containing child care services as listed under the definition of #school# in Section 12-10 (DEFINITIONS), such covered parking area shall not be considered an "open parking area" for the purposes of Section 37-90 (PARKING LOTS), inclusive, and shall therefore not require perimeter or interior landscaping pursuant to such Section. In lieu thereof, such covered parking area shall be screened in accordance with paragraph (2) of this Section 36-581.

Article VII: Administration

Chapter 3

Special Permits by the Board of Standards and Appeals

73-10

SPECIAL PERMIT USES

73-125

Ambulatory diagnostic or treatment health care facilities

In R3A, R3X, R3-1, R4A, R4B or R4-1 Districts, excluding #lower density growth management areas#, the Board of Standards and Appeals may permit ambulatory diagnostic or treatment health care facilities listed in Use Group 4, limited in each case to a maximum of 10,000 square feet of #floor area#, provided that the Board finds that the amount of open area and its distribution on the #zoning lot# conform to standards appropriate to the character of the neighborhood.

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

73-126

Certain community facility uses in lower density growth management areas

In R3A, R3X, R3-1, R4A, R4B or R4-1 Districts in #lower density growth management areas#, the Board of Standards and Appeals may permit ambulatory diagnostic or treatment health care facilities listed in Use Group 4, limited in each case to a maximum of 10,000 square feet of #floor area#, provided that such facilities are located on #zoning lots# that comply with the minimum #lot area# and #lot width# regulations of Section 23-35 (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas).

In addition, for #buildings# in R3, R4, and R5 Districts in #lower density growth management areas# subject to the provisions of paragraph (b) of Section 24-013 (Exceptions to the bulk regulations of this Chapter) the Board may permit the #development# of a #building# pursuant to the #bulk# regulations of Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts).

In order to grant such special permit, the Board shall find that:

(a) the amount and type of open area and its distribution on the #zoning lot# is compatible with the character of the neighborhood;

(b) the distribution of #bulk# on the #zoning lot# will not unduly obstruct access of light and air to adjoining properties or #streets#; and

(c) the scale and placement of the #building# on the #zoning lot# relates harmoniously with surrounding #buildings#.

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

74-49

Residential Use in C4-1 Districts in Staten Island

In the Borough of Staten Island, in C4-1 Districts that occupy at least four acres within a #block# and in other C4-1 Districts for #zoning lots# that, on December 21, 2005, were greater than 20,000 square feet, had a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date, the City Planning Commission may permit #residences#, provided such #residences# comply with the #bulk# regulations for R5 Districts as set forth in Article II, Chapter 3, or, for #mixed buildings#, Article III, Chapter 5.

74-901

Certain community facility uses in R1 and R2 Districts and certain Commercial Districts

In R1 and R2 Districts, and in C1 and C2 Districts mapped within such #Residence Districts# for any #development#, #extension# or #enlargement# or change of #use# involving any #community facility uses# other than domiciliary care facilities for adults or those for which a permit is required by the Board of Standards and Appeals pursuant to Sections 73-12 (Community Facility Uses in R1 or R2 Districts) or 73-13 (Open Uses in R1 or R2 Districts), the City Planning Commission may permit the allowable community facility #floor area ratio# and #lot coverage# of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to all such #uses#, provided that the following findings are made:

(a) that the distribution of the #bulk# of the total #development# will not unduly obstruct the access of light and air in and to adjoining properties or

public #streets#, and will result in satisfactory site planning and satisfactory urban design relationships of #buildings# to adjacent #streets# and surrounding #developments#;

(b) that the architectural and landscaping treatment and the height of the proposed #building# containing such #uses# blends harmoniously with the topography and the surrounding area;

(c) that the proposed #development# will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made; and

(d) that the #streets# providing access to such #use# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

The Commission may request a report from appropriate governmental agencies with respect to #community facility uses# requesting a special permit under this Section.

To minimize traffic congestion in the area, the Commission may require where necessary off-street parking facilities and #accessory# off-street loading berths beyond the amount required by the district regulations.

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

Article X: Special Purpose Districts

Chapter 7

Special South Richmond Development District

107-40

SPECIAL USE, BULK AND PARKING REGULATIONS

107-412

Special bulk regulations for certain community facility uses in lower density growth management areas

The #bulk# regulations of this Chapter applicable to #residential buildings# shall apply to all #zoning lots# in #lower density growth management areas# containing #buildings# used for:

(a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or

(b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

107-42

Minimum Lot Area and Lot Width for Residences

107-421

Minimum lot area and lot width for zoning lots containing certain community facility uses

In R1, R2, R3A, R3X, R3-1, R4A, and R4-1 Districts the provisions of this Section shall apply to #zoning lots# containing #buildings# used for:

(a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and

(b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where:

(1) such #zoning lot# contains #buildings# used for houses of worship; or

(2) for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where such #uses# are located on the same #zoning lot#, the applicable #lot area# requirement shall be allocated separately to each such #use#. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that such #lot# width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point than 60 feet.

For such #zoning lots# containing multiple #buildings# used in any combination for ambulatory diagnostic or treatment health care facilities, child care serves, or #residences#, the

applicable minimum #lot area# and #lot width# requirements shall be allocated separately to each such #building#.]

Article XI - Special Purpose Districts

Chapter 3 Special Ocean Parkway District

113-50 THE SUB-DISTRICT

113-503 Special bulk regulations

For #single-# and #two-family detached# and #semi-detached residences#, certain underlying district #bulk# regulations set forth in Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) are superseded by those set forth in Sections 113-51 through 113-55. The regulations applicable to a #predominantly built-up area# shall not apply in the subdistrict.

For #community facility buildings#, certain underlying district #bulk# regulations set forth in Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), are superseded by those set forth in Sections 113-51 (Maximum Permitted Floor Area Ratio), 113-52 (Density Regulations), 113-542 (Minimum required front yards), 113-543

(Minimum required side yards), 113-544 (Minimum required rear yards) and 113-55 (Height and Setback Regulations). The provisions of Sections 24-01 (Applicability of this Chapter), paragraph (a) of Section 24-013 (Exceptions to the bulk regulations of this Chapter), and 24-04 (Modification of Bulk Regulations in Certain Districts) pertaining to R4-1 Districts shall not apply in the subdistrict.

Chapter 9 Special Hillides Preservation District

119-02 General Provisions

Those portions of a #zoning lot# having #areas of no disturbance#, however, may count as #lot area# for the purposes of the applicable regulations on #yards#, #floor area ratio#, #open space ratio# or maximum number of #dwelling units# or #rooming units#.

The following #uses#, including #enlargements# to such #uses#, shall not be permitted within the #Special Hillides Preservation District# unless an authorization is granted by the City Planning Commission pursuant to Section 119-30: #commercial uses#, #community facility uses# within a #Residence District#, #group parking facilities# of 30 cars or more, whether or not they are necessary to satisfy parking requirements.

When the #Special Hillides Preservation District# is designated on a #public park#, or portion thereof, #site alterations#, the construction of new park-related facilities such as, but not limited to, roadways, parking lots, comfort stations, storage facilities, swimming pools, eating establishments, tennis courts, amphitheaters and stadia, and improvements to existing park-related facilities, shall not be subject to the provisions of Sections 119-10 or 119-20 but shall require an authorization from the City Planning Commission, pursuant to Section 119-31 (Authorizations).

119-06 Special requirements for certain properties within Special Hillides Preservation District

The following sites, Block 24, Lot 1; Block 23, Lots 17, 42; Block 23, Lots 1, 4, 13; Block 115, Lots 61, 62, 63; and Block 47, Lots 7, 10, 107 shall be subject to the procedures of Section 11-15 (Environmental Requirements) governing (E) designations, provided that the (E) designations shall not be shown on the zoning maps. The CEQR Declarations for these sites shall be listed in the City Environmental Quality Review (CEQR) Requirements Declarations which is appended to the zoning maps. Section 11-15 (b) shall not apply to such CEQR Declarations.

119-21 Tier II Requirements for Development

119-211 Lot coverage, floor area and density regulations The area of a #private road# shall be excluded from the area of the #zoning lot# for the purposes of applying the applicable requirements of Sections 23-14 (Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio) as modified by this Section, and Sections 23-21 (Required Floor Area per Dwelling Unit or Floor Area per Rooming Unit) and 33-10 (FLOOR AREA REGULATIONS). For the purposes of this Section, the area of the #private road# shall include the area of the paved roadbed plus a seven-foot wide area adjacent to and along the entire length of the required curbs.

The maximum permitted percentage of #lot coverage# on a #zoning lot# shall be determined by Table I or Table II of this Section, as applicable.

Table I: PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT BY ZONING DISTRICT, AVERAGE PERCENT OF SLOPE AND RESIDENCE TYPE. Columns include #Residence District#, #Average Percent of Slope#, and zoning types R1, R2, R3, R4, R5, Family, Other.

Table II: PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT OR PORTION OF A ZONING LOT WITH A STEEP SLOPE, BY ZONING DISTRICT AND RESIDENCE TYPE. Columns include zoning types R1, R2, R3, R4, R5, Family, Other and #Residence District# R6.

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

If an authorization is granted for a #development#, #enlargement# or #site alteration# on a #zoning lot# or portion of a #zoning lot# having a #steep slope# or #steep slope buffer# pursuant to Section 119-311, the maximum permitted percentage of #lot coverage# for said #zoning lot# shall not exceed the maximum set forth in Table II of this Section.

TABLE II PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT OR PORTION OF A ZONING LOT WITH A STEEP SLOPE, BY ZONING DISTRICT AND RESIDENCE TYPE

Table II: PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT OR PORTION OF A ZONING LOT WITH A STEEP SLOPE, BY ZONING DISTRICT AND RESIDENCE TYPE. Columns include zoning types R1, R2, R3, R4, R5, Family, Other and #Residence District# R6.

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

However, the maximum permitted percentage of #lot coverage# on a #zoning lot#, as determined by Table I or Table II, shall not apply to any #development#, #enlargement# or #site alteration# that receives an authorization pursuant to Section 119-312 (Authorization of certain uses within the Special Hillides Preservation District) and is located in a #Commercial District#.

119-30 SPECIAL REVIEW PROVISIONS

119-31 Authorizations

119-312 Authorization of certain uses within the Special Hillides Preservation District

The City Planning Commission may grant authorizations for #commercial uses#, #community facility uses#, #group parking facilities# of 30 cars or more and for #enlargements# to any such #uses# and facilities.

Any #group parking facility# with 30 cars or more, and, in #residence districts#, any #community facility use# or #enlargement# thereof shall be allowed only by authorization of the City Planning Commission. In order to grant such authorizations, the Commission, upon review of the a site plan, shall find that:

- (a) the proposed #development#, #enlargement# or #site alteration# will not disturb adversely affect the drainage pattern and soil conditions of the area;
(b) the proposed #development#, #enlargement# or #site alteration# has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;
(c) such #development#, #enlargement# or #site alteration# is so located as not to impair the essential character of the surrounding area;
(d) the design of such #development#, #enlargement# or #site alteration# takes full advantage of all special characteristics of the site;
(e) vehicular access and egress for such #development#, #enlargement# or #site alteration# is located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby #residential# areas; and
(f) where vehicular access and egress is located on an arterial, such location affords the best means for controlling the flow of traffic generated by such #development# to and from such arterial.

The City Planning Commission may permit modifications to parking lot landscaping and maneuverability requirements for applications for such authorizations of #group parking facilities# for over 30 cars or for #enlargements# to #group parking facilities# if such modifications preserve vegetation and natural topography.

119-317 Modification of requirements for private roads and driveways

For any #development#, #enlargement# or #site alteration#, the City Planning Commission may authorize variations in the requirements for #private roads# and driveways on any #Tier II zoning lot# as set forth in Section 119-214 (Tier II requirements for driveways and private roads) as well as the requirements of Sections 25-621 (Location of parking spaces in certain districts), 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas) and 25-631 (Location and width of curb cuts in certain districts).

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

- (a) the #development# or #enlargement# is not feasible without such modification, or that the requested modification will permit a #development#, #enlargement# or #site alteration# that satisfies the purposes of this Chapter;

- (b) such modification is the least modification required to achieve the purpose for which it is granted;
(c) the requested modification will not disturb the drainage pattern and soil conditions of the area;
(d) the requested modification has minimal impact on the existing natural topography and vegetation and blends harmoniously with it; and
(e) such modification will enhance the quality of the design of the #development#, #enlargement# or site alteration#.

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 City, New York 10007, commencing at 11:00 A.M. on Tuesday, January 11, 2011.

JAMAICA CHAMBER OF COMMERCE BUILDING LANDMARK QUEENS CB - 12 N 110135 HKQ Designation (List No. 434/LP No. 2386) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of The Jamaica Chamber of Commerce Building located at 89-31 161st Street (Block 9760, Lot 27), as an historic landmark.

JAMAICA SAVINGS BANK LANDMARK QUEENS CB - 12 N 110136 HKQ Designation (List No. 434/LP No. 2393) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Jamaica Savings Bank located at 146-21 Jamaica Avenue (Block 9676, Lot 37), as an historic landmark.

QUEENS GENERAL COURT HOUSE LANDMARK QUEENS CB - 12 N 110137 HKQ Designation (List No. 434/LP No. 2404) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of The Queens General Court House located at 88-11 Sutphin Boulevard (Block 9691, Lot 1), as an historic landmark.

GRACE EPISCOPAL CHURCH MEMORIAL HALL LANDMARK QUEENS CB - 12 N 110138 HKQ Designation (List No. 434/LP No. 2394) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Grace Episcopal Church Memorial Hall located at 155-24 90th Avenue (Block 9754, Lot 7), as an historic landmark.

RIDGEWOOD SOUTH HISTORIC DISTRICT QUEENS CB - 5 N 110139 HKQ Designation (List No. 434, LP No. 2348) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Ridgewood South Historic District, as an historic landmark.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 1:00 P.M. on Tuesday, January 11, 2011.

NORTHSIDE TOWN HALL BROOKLYN CB - 1 N 110065 HAK Application submitted by the Department of Housing Preservation and Development (HPD):

- 1. pursuant to Article 16 of the General Municipal Law of New York State for:
a. the designation of property located at 134 Wythe Avenue (Block 2309, Lot 22) as an Urban Development Action Area; and
b. an Urban Development Action Area Project for such area;

to facilitate the rehabilitation of an existing three-story building for community facility use.

Proposal subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

- 1. Find that the present status of the listed area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the project as Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law.

Table with columns: NON ULURP NO., ADDRESS, BLOCK/LOT, BORO, PROGRAM, COMMUNITY BOARD. Row 1: 2069 Bathgate Avenue, 3046/42, Bronx, Asset Control Area, 6.

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING, in accordance with Section 824 of the New York City Charter, will be held at 10:00 A.M. on January 18, 2011, in Spector Hall, 22 Reade Street, in Manhattan in the matter of a proposed renewal of the lease for The City of New York, as Tenant, of approximately 7,046 rentable square feet of space on part of third (3rd) floor in a building located at 40 Worth Street (Block 148, Lot 15) in the Borough of Manhattan, for the Department for the Aging to use as an office.

The proposed lease renewal shall be from December 1, 2010 until April 30, 2015 at an annual rent of \$211,380.00 (\$30.00 per square foot), payable in equal monthly installments at the end of each month.

The lease may be terminated by the Tenant at any time, provided the Tenant gives the Landlord six (6) months prior written notice.

Close the Hearing.

☛ j6

CIVILIAN COMPLAINT REVIEW BOARD

■ PUBLIC HEARINGS

The Civilian Complaint Review Board's monthly public meeting has been scheduled for: **Wednesday, January 12, 2011 at 10:00 a.m.** at 40 Rector Street, 2nd Floor, New York, NY 10006.

Photo ID required to enter the building.

☛ j6-11

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 04 - Tuesday, January 11, 2011, 7:00 P.M., Elks Lodge #878, 82-20 Queens Boulevard, Elmhurst, NY

BSA# 31-10-BZ

85-15 Queens Boulevard a.k.a. 51-35 Reeder Street Application pursuant to Section 72-21 of the Zoning Resolution of the City of New York and seeks to permit the proposed commercial building contrary to the objections cited on "List of BSA variances" on file at Community Board 4 Office.

Base License Renewal
Cooperative Care Service-109-20 Corona Avenue

Base License Renewal
Santo Domingo Car Service Inc.
96-28 Alstyn Avenue, Corona, NY

Proposed enclosed sidewalk café at Soneros Bar Restaurant, Inc. 92-02 Corona Avenue

One-way conversion of Granger Street between Westside Avenue and W/B HH Exp.

j5-11

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 07 - Tuesday, January 10, 2011 at 7:00 P.M., Union Plaza Care Center, 33-23 Union Street, 1st Fl., Flushing, NY

BSA# 192-10-BZ

Location: 39-16 College Point Boulevard
Applicant seeks a waiver of the Height Restrictions within the flight obstruction area for a 12-story hotel building.

BSA# 193-10-BZ

Location: 36-27 Prince Street
Applicant seeks a waiver of the Height Restrictions within the flight obstruction area for a 12-story hotel building.

j4-11

DESIGN COMMISSION

■ MEETING

**Design Commission Meeting Agenda
Monday, January 10, 2011**

Public Meeting

2:40 p.m. Consent Items

24029: Construction of a pedestrian bridge over West 65th Street, Lincoln Center for the Performing Arts, West 65th Street between Broadway and Amsterdam Avenue, Manhattan. (Final) (CC 6, CB 7) DCLA/DPR/DOT

24051: Installation of a sculpture by Alison Sky, East Portal, 161st Street and the Grand Concourse, Bronx. (Preliminary) (CC 17, CB 4) DCLA%/DOT

24052: Installation of *Inhale/Exhale* and *Independent Lines* by Monika Goetz, 122 Community Center,

150 First Avenue, Manhattan. (Conceptual) (CC 2, CB 3) DCLA%/DDC

24053: Construction of a comfort station and adjacent site work as Phase I of the reconstruction of Ocean (P.S. 197) Playground, Beach Eighth Street, Lannett Avenue and Beach Ninth Street, Queens. (Final) (CC 31, CB 14) DPR

24054: Rehabilitation of a comfort station, Bancker (P.S. 256) Playground, Marcy Avenue between Lafayette Avenue and Kosciuszko Street, Brooklyn. (Preliminary and Final) (CC 36, CB 3) DPR

24055: Rehabilitation of a comfort station, Tilden Playground, East 48th Street, East 49th Street and Tilden Avenue, Brooklyn. (Preliminary and Final) (CC 45, CB 17) DPR

24056: Construction of a tot lot, Joseph T. McGuire Park, Bergen Avenue, Avenue X and Avenue V, Brooklyn. (Final) (CC 46, CB 18) DPR

24057: Reconstruction of Neufeld Playground, Riverside Park, West 76th Street between Riverside Drive and Henry Hudson Parkway, Manhattan. (Preliminary and Final) (CC 6, CB 7) DPR

24058: Reconstruction of Orville & Wilbur (P.S. 28 Wright Brothers) Playground, St. Nicholas Avenue, Amsterdam Avenue, 155th Street and 156th Street, Manhattan. (Final) (CC 7, CB 12) DPR

24059: Construction of a skate park as Phase IIIA of the reconstruction of Canarsie Park, southern portion of Canarsie Park between Seaview Avenue and Shore Parkway, Brooklyn. (Final) (CC 46, CB 18) DPR

24060: Conservation of the *Theodore Roosevelt Monument* (1940) by James Earle Fraser, American Museum of Natural History, Central Park West and West 81st Street, Manhattan. (Preliminary) (CC 6, CB 7) DPR

24061: Conservation of *Growth* (1985) by Jorge Luis Rodriguez, East Harlem Art Park, East 120th Street and Sylvan Place, Manhattan. (Final) (CC 8, CB 11) DPR

24062: Conservation of the Robert Ray Hamilton Fountain (1906), Riverside Park, Riverside Drive and West 76th Street, Manhattan. (Final) (CC 6, CB 7) DPR

24063: Conservation of *Building the Panama Canal, Roosevelt's Explorations of Africa* (1910) and *Treaty of Portsmouth, September 5, 1905* (1935) by William Mackay, Theodore Roosevelt Memorial Rotunda, American Museum of Natural History, 200 Central Park West, Manhattan. (Preliminary) (CC 6, CB 7) DCLA

24064: Construction of a waterfront park and streetscape improvements, Phase I, Thompson Street, Wave Street and Bay Street, Stapleton, Staten Island. (Final) (CC 49, CB 1) EDC/DPR

Public Hearing

2:25 p.m.

24065: Construction of the Public Safety Answering Center II (PSAC II), 350 Marconi Street (formerly 1200 Waters Place), Bronx. (Final) (CC 13, CB 11) DDC

Design Commission meetings are held in the conference room on the fifth floor of 253 Broadway, unless otherwise indicated. Please note that all times are approximate and subject to change without notice.

Members of the public are encouraged to arrive at least 45 minutes in advance of the estimated time; those who also plan to testify are encouraged to submit their testimony in writing at least three (3) business days in advance of the meeting date.

Design Commission
253 Broadway, Fifth Floor
Phone: 212-788-3071
Fax: 212-788-3086

☛ j6

EDUCATION

■ NOTICE

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 by writing to Jay G. Miller at 65 Court Street, Room 1201, Brooklyn, NY 11201. Responses should be received no later than 4:00 P.M., Thursday, January 13, 2011. Any COC approval will be contingent upon no expressions of interest in performing services by other parties.

ITEM(S) FOR CONSIDERATION:

1. Queens College via The Research Foundation

Service(s): Townsend Harris High School at Queens College (THHS) is seeking an agreement with Queens College via The Research Foundation (Queens College) for the continuation of the Queens College THHS collaboration, established in 1984.

Through this collaboration, Queens College will provide college readiness preparation for high school students for a smooth transition to college, technological infrastructures, sports facilities, faculty, curriculum and program development, as well as a variety of educational opportunities offered through the Office of College Preparatory Programs (CPP). In addition to taking the Freshman Humanities Colloquium, each THHS student is required to take a two-semester seminar, taught by a member of the Queens College and THHS faculty, eligible seniors take an additional Queens College course per semester.

Queens College has committed \$3.8 million in-kind, covering tuition and fee waivers.

7/11-6/30/16

Total Contract Cost: \$2,122,834

2. American Museum of Natural History

Service(s): The Division of School Support Services is seeking an agreement with the American Museum of Natural History (AMNH), a non-profit organization that directs, coordinates and administers the Urban Advantage Middle School Science Program (UA).

UA aims to develop school capacity to provide resources for students and teachers to implement science investigations and intensify science content knowledge. It collaborates with DOE and the AMNH, Brooklyn Botanical Garden, New York Botanical Garden, Wildlife Conservation Society's Bronx Zoo, New York Aquarium and the Staten Island Zoo. Through these partnerships, the DOE seeks to improve students' understanding of scientific discovery, inquiry and learning by involving teachers, school administrators, students and their families.

The UA program includes classroom materials and equipment, professional development that promotes teaching and learning of scientific inquiry and investigation, access to UA institutions through free school and family trips and the development of demonstration schools and lead teachers.

City Council Allocation: \$2,500,000

DOE: \$1,000,000

Term: 7/11 - 6/30/12 Total Contract Cost: \$3,500,000

3. The Parthenon Group

Service(s): The Division of Talent, Labor and Innovation is seeking an agreement with The Parthenon Group (Parthenon), a management consulting firm with unique experience in K-12 education and a five-year track record of working successfully with DOE leadership. Parthenon would provide consultant support for the development of a performance management strategy for teachers and school leaders. Deliverables will include 1) creating an inventory of policies, systems, and user mindsets and capacities, 2) assembling a "roadmap" project plan for the implementation of the blueprint in phase two and three, and 3) developing a change management approach to ensure usage, and ultimately, impact of the systems.

Term: 1/3/11-2/28/11

Total Contract Cost: \$400,000

☛ j6

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Franchise and Concession Review Committee will hold a Public Meeting on Wednesday, January 12, 2011 at 2:30 P.M. at 22 Reade Street, Spector Hall, Borough of Manhattan.

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

j3-12

IN REM FORECLOSURE RELEASE BOARD

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE IN REM FORECLOSURE RELEASE BOARD will meet on Tuesday, January 11, 2011 at 10:00 A.M., Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan.

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

j3-11

INDEPENDENT BUDGET OFFICE

■ MEETING

The New York City Independent Budget Office Advisory Board will hold a meeting on Tuesday, January 11, 2011, beginning at 8:30 A.M., at the offices of the NYC Independent Budget Office, 110 William Street, 14th Floor. There will be an opportunity for the public to address the advisory board during the public portion of the meeting.

j5-6

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, January 11, 2011 at 9:30 AM**, at the Landmarks Preservation Commission will conduct a *public hearing* in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Landmark and Landmark Site. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

ITEM TO BE HEARD

BOROUGH OF MANHATTAN

LP-2435
FREE PUBLIC BATH OF THE CITY OF NEW YORK, 344 East 54th Street (aka 324-348 East 54th Street), Manhattan.
Landmark Site: Borough of Manhattan Tax Map Block 1346, Lot 32

d23-j11

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 25-307, 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, **January 18, 2011 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

BINDING REPORT

BOROUGH OF THE BRONX 11-4500 - Block 2651, lot 23 & 27 - 722 Home Street, aka 1146-1148 Jackson Avenue - Morris High School Historic District
A vacant lot. Application is to replace a fence.
Community District 3.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 10-7380 - Block 261, lot 54 - 56 Garden Place, aka 67-73 State Street - Brooklyn Heights Historic District
A neo-Grec style rowhouse built circa 1870. Application is to install a railing. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 11-4239 - Block 1165, lot 17-286 Park Place - Prospect Heights Historic District
A Renaissance Revival style rowhouse with Romanesque Revival style elements designed by William H. Reynolds and built c. 1897. Application is to install rooftop skylights and solar panels, alter the areaway, install a rear yard addition, and modify the rear facade. Zoned R6B.
Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 11-5094-Block 1103, lot 12 - 446 14th Street - Park Slope Historic District
A late Romanesque Revival style rowhouse built in 1894-95. Application is to legalize the painting of the facade and the installation of a lamppost without Landmarks Preservation Commission permits. Community District 6.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF STATEN ISLAND 11-5352 - Block 955, lot 200 - 460 Brielle Avenue - New York City Farm Colony - Seaview Hospital
A group of hospital and dormitory buildings and grounds designed by Raymond F. Almirall and Renwich, Aspinwall & Tucker and built in 1905-1917. Application is to construct a new building. Zoned R3-2/NA-1. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4362 - Block 1400, lot 14 - 195-207 Broadway, aka 2-18 Dey Street, aka 170 Fulton Street - American Telephone & Telegraph Building - Individual and Interior Landmark
A neo-Classical style office building designed by William Welles Bosworth and built in phases from 1912-1922. Application is to create a new masonry opening, install a door and partitions, and a fire stair enclosure.
Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4203 - Block 1400, lot 14 - 195-207 Broadway, aka 2-18 Dey Street, aka 170 Fulton Street - American Telephone & Telegraph Building - Individual and Interior Landmark
A neo-Classical style office building designed by William Welles Bosworth and built in phases from 1912-1922. Application is to install lighting at the ceiling and to establish a master plan governing the future installation of stairs, signage, displays, light fixtures, partitions, furniture, and power connections. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4117 - Block 215, lot 25 - 151 Hudson Street - Tribeca North Historic District
A Romanesque Revival style store and loft building designed by Julius Kastner and built in 1894. Application is to install storefront infill. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4013 - Block 13, lot 27 - 25 Broadway, aka 13-39 Greenwich Street, aka 1-9 Morris Street - Conard Building - Individual & Interior Landmark
A neo-Renaissance style office building designed by Benjamin Wistar Morris with consulting architects Carrere and Hastings and constructed in 1917-21. Application is to install a Con Edison transformer. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4093 - Block 615, lot 21 - 252 West 12th Street - Greenwich Village Historic District
An Italianate style rowhouse built in 1857. Application is to construct rooftop and rear yard additions, excavate the rear yard, and replace windows. Zoned R6. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-2330 - Block 552, lot 63 - 69 Washington Place - Greenwich Village Historic District
A Greek revival style house built in 1842. Application is to construct a rear yard addition and replace a window.
Zoned R7-2. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-5631 - Block 550, lot 1 - 14A Washington Mews- Greenwich Village Historic District
An apartment building designed by J.E. Terhune and built in 1884. Application is to alter the areaway and side facades, replace windows, and construct a roof bulkhead. Zoned R-6. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-3580 - Block 512, lot 16 - 591 Broadway, aka 164 Mercer Street - SoHo-Cast Iron Historic District
A store and loft building built in 1859. Application is to install painted wall signs. Zoned M1-5B.
Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-1560 - Block 1287, lot 1 - 52 West 22nd Street - Ladies' Mile Historic District
An Italianate style rowhouse built 1851 and altered in the late 19th century. Application is to enlarge a penthouse addition. Zoned C6-4A. Community District 5.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-9484 - Block 1333, lot 23 - 5 Tudor City Place - Tudor City Historic District
A Tudor Revival style apartment building designed by Fred F. French and built in 1929-30. Application is to establish a master plan governing the future installation of signage.
Community District 6.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4175 - Block 1204, lot 11 - 51 West 90th Street - Upper West Side/Central Park West Historic District
A Renaissance Revival style rowhouse designed by Henry Andersen and built in 1893-94. Application is to demolish the rear extension and alter the rear facade.
Community District 7.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-1047 - Block 1416, lot 8 - 215 East 61st Street - Treadwell Farm Historic District
A rowhouse designed by A. & S. Bussell, built in 1875 and later altered. Application is to construct a rear yard addition, replace windows and alter the facade. Zoned R8B.
Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-3388 - Block 1380, lot 69 - 4 East 66th Street - Upper East Side Historic District
A neo-Italian Renaissance style apartment building, designed by J.E.R. Carpenter and built in 1919-20. Application is to install new masonry chimneys at the roof.
Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-8688 - Block 1388, lot 7501 - 923 Fifth Avenue - Upper East Side Historic District
An apartment building designed by Sylvan Bien and built in 1949-51. Application is to alter window openings and construct terrace trellises. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-8643 - Block 1399, lot 20 - 851 Lexington Avenue - Upper East Side Historic District
Extension
A altered neo-Grec style rowhouse designed by Robert H. Coburn, and built in 1880-1. Application is to legalize the installation of storefront infill without Landmarks Preservation Commission permits. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4128 - Block 1523, lot 9 - 123 East 94th Street - Expanded Carnegie Hill Historic District
A neo-Grec style rowhouse, designed by F.S. Barus and built in 1878-79, and altered in 1946-47. Application is to construct a rear yard addition and alter the main entrance and areaway. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-0776 - Block 2024, lot 20 - 223 West 138th Street - St. Nicholas Historic District
A neo-Georgian style rowhouse designed by Bruce Price and Clarence S. Luce and built in 1891-92. Application is to legalize the installation of an areaway fence and parlor floor security grilles without Landmarks Preservation Commission permits. Community District 10.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-0187 - Block 2024, lot 113 - 243 West 138th Street - St. Nicholas Historic District
A neo-Georgian rowhouse built in 1891-92 and designed by Bruce Price and Clarence S. Luce. Application is to legalize the installation of an areaway fence and window security grilles installed without Landmarks Preservation Commission permits. Community District 10.

MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

■ NOTICE

NOTICE OF PUBLIC HEARING FOR DRAFT EIS

PROJECT:

Kings Theatre
CEQR Number 11DME003K
SEQR Classification: Unlisted

LEAD AGENCY:

Office of the Deputy Mayor for Economic Development
253 Broadway, 14th Floor, New York, New York 10007

Notice is hereby given pursuant to Section 6-10(c) of Executive Order 91 of 1977, as amended, and 62 RCNY Chapter 5 (Rules of Procedure for City Environmental Quality Review (CEQR)) and 6 NYCRR Section 617.9(a) that a public hearing on the Draft Environmental Impact Statement (DEIS) for the Kings Theatre project will be held on January 25, 2011 at 6:30 P.M. at:

Flatbush Branch of the Brooklyn Public Library
22 Linden Blvd, Brooklyn, New York 11226

The proposed project would restore and expand a vacant theatre, known as The Loews-Kings Theater, located at 1027 Flatbush Avenue in the Flatbush neighborhood of Brooklyn. The Loews-Kings Theatre was originally built in 1929 as a movie theatre, and is eligible for listing on the State and National Registers (S/NR) of Historic Places; it has been closed since 1977. The existing theatre would be restored, expanded, and modernized, with the majority of the expansion to occur in the theatre's stagehouse and back-of-house facilities so that live theatrical presentations can be accommodated. The renovation and expansion would result in an increase in the total square footage from 66,230 square feet to approximately 101,970 square feet; however, the seating capacity would remain similar to the existing theatre with up to approximately 3,600 seats.

The project site is located on Block 5132, Lots 17 and 18 and Block 5133, portion of Lots 1, 14, 50, in Brooklyn bounded approximately by Flatbush Avenue, Tilden Avenue, E 22nd St and Duryea Place.

The project requires approval from the New York City Planning Commission to modify a previously approved Amendment to the City Map to allow the demapping of a portion of E 22nd Street between Tilden Avenue and Duryea Place, nomination of the Kings Theater to the State and National Registers (S/NR) of Historic Places, approval by the Mayor and Borough Board pursuant to Section 384(b)(4) of the City Charter and approval by the City's Office of Management and Budget for the grant of approximately \$50 million as is required in capital funds for the restoration of the theater. In addition, the project is seeking a New York Economic Development Capital Assistance Program (NYEDCP) Grant, which is processed by the New York State Dormitory Authority State of New York (DASNY) on behalf of the New York State Legislature. This is a discretionary action subject to SEQRA, and DASNY will be an involved agency for the proposed project.

Directing that an Environmental Impact Statement (EIS) be prepared, the Environmental Assessment Statement, Positive Declaration, and draft Scope of Work were issued by the Office of the Deputy Mayor for Economic Development on October 14, 2010. A Public Scoping Meeting was held on November 16, 2010 and a Final Scope of Work was issued on December 16, 2010. A DEIS was prepared and issued on December 30, 2010. These documents are available for review from the contact person listed below and on the websites of the New York City Economic Development Corporation and the Mayor's Office of Environmental Coordination: www.nycedc.com and www.nyc.gov/oecc.

The purpose of the public hearing is to provide the public with the opportunity to comment on the DEIS for the project. A copy of the DEIS for the project may be obtained by any member of the public from either:

Mr. Robert Holbrook, Senior Planner
NYC Economic Development Corporation
110 William Street
New York, New York 10038
Phone: (212) 312-3706
Email: rhobrook@nycedc.com

Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, New York 10007
Phone: (212) 788-9956

Written comments will be accepted until 5:00 P.M. on Monday, February 7, 2011, and may be submitted at the public hearing or to Mr. Robert Holbrook at the above address or via email.

☛ j6-10

PARKS AND RECREATION

REVENUE AND CONCESSIONS

■ JOINT PUBLIC HEARING

The joint public hearing of the Franchise and Concession Review Committee and the New York City Department of Parks and Recreation which was to be held on Monday, January 10, 2011 at 22 Reade Street, Borough of Manhattan, commencing at 2:30 P.M. relative to the intent to award as a concession the operation and maintenance of food and

beverage and/or merchandise concessions at various locations on and/or under the High Line in Manhattan, for one (1) approximately ten-year term, to Friends of the High Line, Inc (FHL), has been CANCELLED.

j6

TRANSPORTATION

NOTICE

COMMUTER VAN SERVICE AUTHORITY APPLICATION Bronx/Manhattan

Notice is hereby given that the Department of Transportation has received an application for a commuter van service authority. The applicant proposes to operate a van service in the Boroughs of Bronx and Manhattan. **From the Borough of The Bronx** bounded on the north by East 181 Street from the Major Deegan Expressway to Walton Avenue, bounded on the east by Walton Avenue from East 181 Street to East 161st Street, bounded on the southwest by East 161 Street from Westchester Avenue to Walton Avenue, bounded on the west by 153rd Street, continuing northwest to Sedgwick Avenue/ the Major Deegan Expressway, bounded on the west by Sedgwick Avenue/ the Major Deegan Expressway to East 181st Street to the **Borough of Manhattan** bounded on the north by 57th Street from 11th Avenue to First Avenue, bounded on the east by First Avenue from 57th Street to 46th Street, bounded on the south by 46th Street from First Avenue to 11th Avenue, bounded on the west by 11th Avenue from 46th Street to 57th Street. The applicant is Heng Tong Transportation, Inc. They can be reached at 126-13 11th Avenue 2nd Floor, College Point, New York 11356. The applicant is proposing to use 15 van(s) daily to provide this service 16 hours a day.

There will be a public hearing held on Thursday, January 20, 2011 at The Bronx Borough President's Office, 851 Grand Concourse, Veteran's Memorial Hall, 1st Floor, Bronx, NY 10351 from 2:00 P.M. to 4:00 P.M. and Thursday, January 27, 2011 at the at the Manhattan Borough President's Office, One Centre Street, 19th Floor South, New York, NY 10007 from 2:00 P.M. to 4:00 P.M. for an opportunity to voice your position on this application. In addition, written comments in support or in opposition to this application may be sent to Ms. Dorothy Szorc at the New York City Department of Transportation, Office of Alternative Modes, 55 Water Street - 6th Floor, New York, NY 10041 no later than January 27, 2011. Any written comments received after this date may not be considered. Those opposing the application must clearly specify why the proposed additional van service will not meet present and/or future public convenience and necessity.

j3-7

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

MUNICIPAL SUPPLY SERVICES

SALE BY SEALED BID

SALE OF: 3 LOTS OF MISCELLANEOUS EQUIPMENT, USED/UNUSED.

S.P.#: 11016

DUE: January 20, 2011

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.

DCAS, Division of Municipal Supply Services, 18th Floor, Bid Room, Municipal Building, New York, NY 10007.

For sales proposal contact Gladys Genoves-McCauley (718) 417-2156.

j6-20

POLICE

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, 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):

* College Auto Pound, 129-01 31 Avenue,

College Point, NY 11354, (718) 445-0100

- * Gowanus Auto Pound, 29th Street and 2nd Avenue, Brooklyn, NY 11212, (718) 832-3852
- * Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2029

FOR ALL OTHER PROPERTY

- * Manhattan - 1 Police Plaza, New York, NY 10038, (212) 374-4925.
- * 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.

j1-d31

PROCUREMENT

"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."

CITYWIDE ADMINISTRATIVE SERVICES

MUNICIPAL SUPPLY SERVICES

SOLICITATIONS

Goods

AUTOMOTIVE AND TRUCK SAFETY GLASS – Competitive Sealed Bids – PIN# 8571100424 – DUE 02-01-11 AT 10:30 A.M.

● **TRUCK, DUMP 5CY AND 3CY - DSNY** – Competitive Sealed Bids – PIN# 8571000839 – DUE 02-01-11 AT 10:30 A.M.

● **PVC PIPE, FITTINGS AND VALVES** – Competitive Sealed Bids – PIN# 8571100283 – DUE 02-01-11 AT 10:30 A.M.

● **OXYGEN, INDUSTRIAL, RE-AD** – Competitive Sealed Bids – PIN# 8571100397 – DUE 02-01-11 AT 10:30 A.M.

● **GRP: DRESSER-GALION AND INTERNATIONAL RE-AD** – Competitive Sealed Bids – PIN# 8571100450 – DUE 01-31-11 AT 10:30 A.M.

● **FLOOR TILE-VINYL AND ACCESSORIES - RE-AD** – Competitive Sealed Bids – PIN# 8571100384 – DUE 01-31-11 AT 10:30 A.M.

● **LED BRIDGE NECKLACE LIGHTS (DOT)** – Competitive Sealed Bids – PIN# 8571100436 – DUE 01-31-11 AT 10:30 A.M.

● **TRUCK, FRONT LOADING COLLECTION - DSNY** – Competitive Sealed Bids – PIN# 8571100191 – DUE 01-31-11 AT 10:30 A.M.

● **HELMETS, DISORDER CONTROL/SCOOTER - NYPD** – Competitive Sealed Bids – PIN# 8571100146 – DUE 01-31-11 AT 10:30 A.M.

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

Department of Citywide Administrative Services
1 Centre Street, Room 1800, New York, NY 10007.

Anna Wong (212) 669-8610, fax: (212) 669-7603,
dcasdmssbids@dcas.nyc.gov

j6

AWARDS

Goods

FRESH, FRUITS AND VEGETABLES - DJJ – Competitive Sealed Bids – PIN# 8571100338 – AMT: \$14,530.99 – TO: Plainfield Fruit and Product Co., Inc., 82 Executive Avenue, Edison, NJ 08817.

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VENDOR LISTS

Goods

ACCEPTABLE BRAND LIST – In accordance with PPB Rules, Section 2-05(c)(3), the following is a list of all food items for which an Acceptable Brands List has been established.

1. Mix, Biscuit - AB-14-1:92
2. Mix, Bran Muffin - AB-14-2:91
3. Mix, Corn Muffin - AB-14-5:91
4. Mix, Pie Crust - AB-14-9:91
5. Mixes, Cake - AB-14-11:92A
6. Mix, Egg Nog - AB-14-19:93
7. Canned Beef Stew - AB-14-25:97
8. Canned Ham Shanks - AB-14-28:91
9. Canned Corned Beef Hash - AB-14-26:94
10. Canned Boned Chicken - AB-14-27:91
11. Canned Corned Beef - AB-14-30:91
12. Canned Ham, Cured - AB-14-29:91
13. Complete Horse Feed Pellets - AB-15-1:92
14. Canned Soups - AB-14-10:92D
15. Infant Formula, Ready to Feed - AB-16-1:93
16. Spices - AB-14-12:95
17. Soy Sauce - AB-14-03:94
18. Worcestershire Sauce - AB-14-04:94

Application for inclusion on the above enumerated Acceptable Brand Lists for foods shall be made in writing and addressed to: Purchase Director, Food Unit, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007, (212) 669-4207.

j5-d31

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: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8610.

j5-d31

OPEN SPACE FURNITURE SYSTEMS - CITYWIDE – In accordance with PPB Rules, Section 2.05(c)(3), an Acceptable Brands List, #AB-17W-1:99, has been established for open space furniture systems.

Application for consideration of product for inclusion on this acceptable brands list shall be made in writing and addressed to: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007, (212) 669-8610.

j5-d31

CORRECTION

CENTRAL OFFICE OF PROCUREMENT

SOLICITATIONS

Construction/Construction Services

UPGRADE TO VENTILATION SYSTEM – Negotiated Acquisition – PIN# 072201109CPD – DUE 02-01-11 AT 11:00 A.M. – The project is required due to Benjamin Litigation Court Order by the Federal Court. This order requires DOC to upgrade and enhance the ventilation in all six housing areas of Robert N. Davoren Center (RNDC). The Benjamin Litigation stipulates compliance by December 2011. A mandatory site visit will be held Friday, January 7, 2011 at 10:00 A.M. at Rikers Island, Construction Management Unit (CMU). Vendors must complete an Authorization Clearance Request Form and fax to Cassandra L. Dunham at (212) 278-6205 by Tuesday, January 4, 2011 by close of business 4:00 P.M.

Robert N. Davoren Center (RNDC) Mechanical, Electrical and Structural Ventilation System is being upgraded. This Procurement is time sensitive and mandated by Federal Court order. This project is Project Law Agreement (PLA) applicable.

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.

Department of Correction, 75-20 Astoria Boulevard, Suite 160, East Elmhurst, NY 11370.

Cassandra Dunham (718) 546-0766, fax: (718) 278-6205,
cassandra.dunham@doc.nyc.gov

d30-j6

EDUCATION

CONTRACTS AND PURCHASING

SOLICITATIONS

Goods & Services

REQUIREMENTS CONTRACT FOR REPAIRS AND SERVICING OF SECURITY SYSTEMS – Competitive Sealed Bids – PIN# B1750040 – DUE 02-16-11 AT 4:00 P.M. – If you cannot download this BID, please send an e-mail to VendorHotline@schools.nyc.gov with the bid number and title in the subject line of your e-mail. For all questions related to this BID, please send an e-mail to sepstei@schools.nyc.gov with the BID number and title in the subject line of your e-mail.

There will be a pre-bid conference on Wednesday, January 19th, 2011 at 2:00 P.M. at 65 Court Street, 4th Floor, Conference Room 411 A/B, Brooklyn, NY 11201.

Bid opening: February 17th, 2011 at 11:00 A.M.

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

Department of Education, 65 Court Street, Room 1201
Brooklyn, NY 11201. Vendor Hotline (718) 935-2300

vendorhotline@schools.nyc.gov

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FINANCE

SOLICITATIONS

Goods & Services

OFFICE WATER PURIFICATION SYSTEM – Competitive Sealed Bids/Pre-Qualified List – PIN# 83610B0001 – DUE 01-28-11 AT 3:00 P.M. – Installation and maintenance of complete non-chemical water purification systems throughout the Department of Finance offices. Specifications and bid package can be downloaded on DOF

website however, BIDS SUBMISSIONS WILL NOT BE ACCEPTED ELECTRONICALLY.

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.

Department of Finance, 1 Centre Street, Room 727 Room 1040, New York, NY 10007. April Silva (212) 669-4405, fax: (212) 669-4687, silvaa@finance.nyc.gov; matiasr@finance.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.

j1-d31

MATERIALS MANAGEMENT

■ SOLICITATIONS

Goods & Services

INTERPRETER SKILLS TESTING FOR HEALTHCARE INTERPRETERS – Competitive Sealed Bids – PIN# 031-0003 – DUE 01-18-11 AT 10:00 A.M.

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

Health and Hospitals Corporation, 346 Broadway, 5th Floor, Room 516, New York, NY 10013-3990. Aleksandra Sas-Shea (212) 442-4952, aleksandra.sas-shea@nychhc.org

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HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

■ SOLICITATIONS

Human/Client Services

NEW YORK/NY III SUPPORTED HOUSING CONGREGATE – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 81608PO076300ROX00-R – DUE 03-22-12 AT 4:00 P.M. – The Department is issuing a RFP to establish 3,000 units of citywide supportive housing in newly constructed or rehabilitated single-site buildings for various homeless populations pursuant to the New York III Supported Housing agreement. The subject RFP will be open-ended and proposals will be accepted on an on-going basis. The RFP is available on-line at <http://www.nyc.gov/html/doh/html/acco/acco-rfp-nycongregate-20070117-form.shtml>. A pre-proposal conference was held on March 6, 2007 at 2:00 P.M. at 125 Worth Street, 2nd Floor Auditorium, New York, N.Y. Any questions regarding this RFP must be sent in writing in advance to Contracting Officer at the above address or fax to (212) 219-5865. All proposals must be hand delivered at the Agency Chief Contracting Officer, 93 Worth Street, Room 812, New York, NY 10013, no later than March 22, 2012.

As a minimum qualification requirement for (1) the serious and persistent mentally ill populations, the proposer must be incorporated as a not-for-profit organization, and (2) for the young adult populations, the proposer must document site control and identify the source of the capital funding and being used to construct or renovate the building.

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

Health and Mental Hygiene, 93 Worth Street, Room 812 New York, NY 10013. Huguette Beauport (212) 219-5883 fax: (212) 219-5890, hbeaupor@health.nyc.gov

o1-m21

■ AWARDS

ADMINISTRATION OF CORRECTIONAL HEALTH SERVICES

– Negotiated Acquisition – PIN# 11PR058901ROX00 – AMT: \$67,661,544.00 – TO: Prison Health Services, Inc., 105 West Park Drive, Suite 200, Brentwood, TN 37027. Compelling need exists to extend contract one or more times beyond the permissible cumulative 12 month limit.

● **CORRECTIONAL HEALTH DENTAL SERVICES** – Negotiated Acquisition – PIN# 11PR058701ROX00 – AMT: \$3,893,995.00 – TO: PHS Dental Services, P.C., 192 West State Street, Trenton, NJ 08608. - Compelling need exists to extend contract one or more times beyond the permissible cumulative 12 month limit.

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HOMELESS SERVICES

OFFICE OF CONTRACTS AND PROCUREMENT

■ SOLICITATIONS

Human/Client Services

CORRECTION: TRANSITIONAL RESIDENCES FOR HOMELESS/ DROP-IN CENTERS – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 06-27-11 AT 10:00 A.M. – CORRECTION: The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

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.

Department of Homeless Services, 33 Beaver Street 13th Floor, New York, NY 10004. Marta Zmoira (212) 361-0888, mzmaira@dhs.nyc.gov

j6-20

HOUSING AUTHORITY

PURCHASING DIVISION

■ SOLICITATIONS

Goods

SCO SEASONAL GROUNDS TOOLS – Competitive Sealed Bids – RFQ# 27708 SS – DUE 02-16-11 AT 10:30 A.M.

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

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Bid documents available via internet ONLY: http://www.nyc.gov/html/nycha/html/business/goods_materials.shtml Surinderpal Sabharwal (718) 707-5480.

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JUVENILE JUSTICE

■ SOLICITATIONS

Human/Client Services

PROVISION OF NON-SECURE DETENTION GROUP HOMES – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 13010DJJ000 – DUE 06-30-11 AT 5:00 P.M. – ACS Division of Youth and Family Justice is soliciting applications from organizations interested in operating non-secure detention group homes in New York City. This is an open-ended solicitation; applications will be accepted on a rolling basis until 5:00 P.M. on 6/30/11.

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.

Department of Juvenile Justice, 150 William Street, 9th Floor, New York, NY 10038. Patricia Chabla (212) 341-3505, fax: (212) 341-3625, Patricia.chabla@dfa.state.ny.us

d15-j29

PARKS AND RECREATION

CAPITAL PROJECTS DIVISION

■ AWARDS

Construction Related Services

CONSTRUCTION PROJECT MANAGEMENT SERVICES – Request for Proposals – PIN# 8462009C000S6 – AMT: \$6,000,000.00 – TO: Tectonic Engineering and Surveying Consultants PC, 29-16 40th Avenue, Long Island City, NY 11101.

● **CONSTRUCTION PROJECT MANAGEMENT SERVICES** – Request for Proposals – PIN# 8462009C000SS1 – AMT: \$4,000,000.00 – TO: Tectonic Engineering and Surveying Consultants PC, 29-16 40th Avenue, Long Island City, NY 11101.

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CONTRACT ADMINISTRATION

■ SOLICITATIONS

Construction/Construction Services

CONSTRUCTION OF THE CHILDREN'S GARDEN – Competitive Sealed Bids – PIN# 8462011M000C02 – DUE 02-09-11 AT 10:30 A.M. – Located on LaGuardia Place between Bleeker and West 3rd Street, Manhattan, known as Contract #MG-41200-109M. This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 129 of 2005.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of NY, Parks and Recreation. A separate check/money order is required for each project. The Company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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, Room 64 Flushing Meadows Corona Park, Flushing, NY 11368. Juan Alban (718) 760-6771, Juan.Alban@parks.nyc.gov

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REVENUE AND CONCESSIONS

■ SOLICITATIONS

Services (Other Than Human Services)

DEVELOPMENT, OPERATION AND MAINTENANCE OF A SPORTS/RECREATION AND FOOD SERVICE FACILITY

– Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# X39-O-2010 – DUE 02-16-11 AT 3:00 P.M. – At Turtle Cove, in Pelham Bay Park, Bronx.

There will be a recommended proposer meeting and site tour on Friday, January 21, 2011 at 11:00 A.M. We will be meeting at the proposed concession site (Block# 5650 and Lot# 1), which is located at 1 City Island Road, Pelham Bay Park, Bronx. If you are considering responding to this RFP, please make every effort to attend this recommended meeting.

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 10021. Alexander Han (212) 360-1397, fax: (212) 360-3434, alexander.han@parks.nyc.gov

j4-18

SPECIAL MATERIALS

ENVIRONMENTAL PROTECTION

BUREAU OF WATER SUPPLY

■ NOTICE

The New York City Department of Environmental Protection, Bureau of Water Supply - Watershed Lands and Community Planning is posting this notice for the annual adjustment to Fee Schedule for Revocable Land Use Permits. Each year, there is an annual adjustment to the fees NYCDEP charges for Revocable Land Use Permits. This annual adjustment is based on the United States Bureau of Labor Statistic's Consumer Price Index (CPI-W). **For 2011, the annual adjustment is 0%.** For a copy of the Fee Schedule, contact Judy Lapiner - Permit Specialist (914) 742-2076, jlapiner@dep.nyc.gov, 465 Columbus Avenue, Suite 350, Valhalla, NY 10595-1336.

j3-7

PROBATION

■ NOTICE

Notice of Concept Paper

The New York City Department of Probation (DOP) will release the Young Adult Justice Programs Concept Paper on Monday, January 10, 2011. This concept paper is the precursor to a forthcoming Request for Proposal (RFP) that will include programming for young adults involved in the criminal justice system. The goals of the Young Adult Justice Programs are to reduce crime and recidivism and to promote lifelong educational gains, career exploration, employment attainment (and retention) and community/civic engagement for court involved young adults in New York City.

All responses to this notice are due by February 4, 2011 and should be directed to: New York City Department of Probation, Basil Ciralo, 33 Beaver Street, 21st Floor, New York, NY 10004 or (procurement@probation.nyc.gov).

j3-7

TRANSPORTATION

■ NOTICE

PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF PEDESTRIAN PLAZAS LOCATED AT ASTOR PLACE, LAFAYETTE STREET, EAST 9TH STREET AND 4TH AVENUE, BOROUGH OF MANHATTAN

Pursuant to the Concession Rules of the City of New York, the Department of Transportation ("DOT") intends to enter into a concession for the operation, management, and maintenance of pedestrian plazas located at Astor Place, Lafayette Street, East 9th Street, and 4th Avenue in Manhattan ("Licensed Plaza"), including through DOT-approved events, sponsorships, and subconcessions including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that helps brand or promote the neighborhood or the concessionaire, and other similar merchandise.

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

The concession agreement will provide for one (1) five-year term, with four (4) one-year renewal options. The renewal options shall be exercisable at DOT's sole discretion.

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

Not for profit organizations may express interest in the proposed concession by contacting Andrew Wiley-Schwartz, Assistant Commissioner for Public Spaces, by email at awileyschwartz@dot.nyc.gov or in writing at 55 Water Street, 9th Floor, New York, NY 10041 by January 10, 2011. Mr. Wiley-Schwartz may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-6678.

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

d17-j10

READER'S GUIDE

The City Record (CR) is, published each business day and includes notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Solicitation notices for most procurements valued at or above \$100,000 for information technology and for construction and construction related services, above \$50,000 for other services, and above \$25,000 for other goods are published for at least one day. Other types of procurements, such as sole source, require notice in the City Record for five consecutive days. Unless otherwise specified, the agencies and offices listed are open for business Mondays thru Fridays from 9:00 A.M. to 5:00 P.M. except legal holidays.

NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptrollers Office at www.comptroller.nyc.gov, click on Labor Law Schedules to view rates.

New York City's "Burma Law" (Local Law No. 33 of 1997) No Longer to be Enforced. In light of the United States Supreme Court's decision in **Crosby v. National Foreign Trade Council**, 530 U.S. 363 (2000), the City has determined that New York City's Local Law No. 33 of 1997 (codified in Administrative Code Section 6-115 and Charter Section 1524), which restricts City business with banks and companies doing business in Burma, is unconstitutional. This is to advise, therefore, that the language relating to Burma contained in existing New York City contracts may not be enforced.

CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION RELATED SERVICES

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

VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$7 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. To register for these lists-free of charge-, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application.

- Online at <http://nyc.gov/selltonyc>

- To request a hardcopy application, call the Vendor Enrollment Center at (212) 857-1680.

Attention Existing Suppliers:

Even if you already do business with NYC agencies, be sure to fill out an application. We are switching over to citywide, centralized Bidders Lists instead of the agency-specific lists previously used to issue notices about upcoming contract opportunities. To continue receiving notices of New York City contract opportunities, you must fill out and submit a NYC-FMS Vendor Enrollment application.

If you are uncertain whether you have already submitted an application, call us at (212) 857-1680.

SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services, 110 William Street, New York, NY 10038. Morning and afternoon sessions are convened on the first Tuesday of each month. For more information, and to register, call (212) 618-8845.

PRE-QUALIFIED LIST

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstance. When it is decided by an agency to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR.

Information and qualification questionnaires for inclusion on such list may be obtained directly from the Agency Chief Contracting Officer at each agency, (see Vendor Information Manual). A completed qualification Questionnaire may be submitted to the Chief Contracting Officer at any time, unless otherwise indicated and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings, (OATH), Section 3-11 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists.

NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, Housing Authority. Suppliers interested in applying for inclusion on bidders list should contact these entities directly (see Vendor Information Manual) at the addresses given.

PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 10:00 A.M to 3:00 P.M. For information, contact the Mayor's Office of Contract Services at (212) 788-0010.

ATTENTION: NEW YORK CITY MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about the program, contact the New York City Department of Small Business Services, 110 William Street, 2nd Floor, New York, New York 10038 (212) 513-6311.

PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City now pays interest on all late invoices. The grace period that formerly existed was eliminated on July 1, 2000. However, there are certain types of payments that are not eligible for interest. These are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year, in January and in July.

PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City Website, <http://nyc.gov/selltonyc>

COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

- AB Acceptable Brands List
- AC Accelerated Procurement
- AMT Amount of Contract
- BL Bidders List
- CSB Competitive Sealed Bidding (including multi-step)
- CB/PQ CB from Pre-qualified Vendor List
- CP Competitive Sealed Proposal (including multi-step)
- CP/PQ CP from Pre-qualified Vendor List
- CR The City Record newspaper
- DA Date bid/proposal documents available
- DUE Bid/Proposal due date; bid opening date
- EM Emergency Procurement
- IG Intergovernmental Purchasing
- LBE Locally Based Business Enterprise
- M/WBE Minority/Women's Business Enterprise
- NA Negotiated Acquisition
- NOTICE Date Intent to Negotiate Notice was published in CR
- OLB Award to Other Than Lowest Responsible & Responsive Bidder/Proposer
- PIN Procurement Identification Number
- PPB Procurement Policy Board
- PQ Pre-qualified Vendors List
- RS Source required by state/federal law or grant
- SCE Service Contract Short-Term Extension
- DP Demonstration Project
- SS Sole Source Procurement
- ST/FED Subject to State &/or Federal requirements

KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

- CSB **Competitive Sealed Bidding** (including multi-step)
Special Case Solicitations / Summary of Circumstances:
- CP **Competitive Sealed Proposal** (including multi-step)
- CP/1 Specifications not sufficiently definite
- CP/2 Judgement required in best interest of City
- CP/3 Testing required to evaluate
- CB/PQ/4
- CP/PQ/4 **CB or CP from Pre-qualified Vendor List/** Advance qualification screening needed
- DP Demonstration Project
- SS **Sole Source Procurement/only one source**
- RS Procurement from a Required Source/ST/FED
- NA Negotiated Acquisition
For ongoing construction project only:
- NA/8 Compelling programmatic needs

- NA/9 New contractor needed for changed/additional work
- NA/10 Change in scope, essential to solicit one or limited number of contractors
- NA/11 Immediate successor contractor required due to termination/default
For Legal services only:
- NA/12 Specialized legal devices needed; CP not advantageous
- WA **Solicitation Based on Waiver/Summary of Circumstances** (Client Services/BSB or CP only)
- WA1 Prevent loss of sudden outside funding
- WA2 Existing contractor unavailable/immediate need
- WA3 Unsuccessful efforts to contract/need continues
- IG **Intergovernmental Purchasing** (award only)
- IG/F Federal
- IG/S State
- IG/O Other
- EM **Emergency Procurement** (award only) An unforeseen danger to:
- EM/A Life
- EM/B Safety
- EM/C Property
- EM/D A necessary service
- AC **Accelerated Procurement/markets with** significant short-term price fluctuations
- SCE **Service Contract Extension/insufficient time;** necessary service; fair price
Award to Other Than Lowest Responsible & Responsive Bidder or Proposer / Reason (award only)
- OLB/a anti-apartheid preference
- OLB/b local vendor preference
- OLB/c recycled preference
- OLB/d other: (specify)

HOW TO READ CR PROCUREMENT NOTICES

Procurement Notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards; and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section. At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified UNLESS a different one is given in the individual notice. In that event, the directions in the individual notice should be followed. The following is a SAMPLE notice and an explanation of the notice format used by the CR.

SAMPLE NOTICE:

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

BUS SERVICES FOR CITY YOUTH PROGRAM – Competitive Sealed Bids – PIN# 056020000293 – DUE 04-21-03 AT 11:00 A.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
NYPD, Contract Administration Unit, 51 Chambers Street, Room 310, New York, NY 10007. Manuel Cruz (646) 610-5225.

☛ m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN # 056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 am	Bid submission due 4-21-03 by 11:00 am; bid opening date/time is the same.
<i>Use the following address unless otherwise specified in notice, to secure, examine-submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing giving contact information, or submit bid/information or and Agency Contact address
	NYPD, Contract Administration Unit 51 Chambers Street, Room 310 New York, NY 10007. Manuel Cruz (646) 610-5225.
☛	Indicates New Ad
m27-30	Date that notice appears in City Record

NUMBERED NOTES

Numbered Notes are Footnotes. If a Numbered Note is referenced in a notice, the note so referenced must be read as part of the notice. **1.** All bid deposits must be by company certified check or money order made payable to Agency or Company.