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THE CITY RECORD

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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY PLANNING

MEETING

PUBLIC NOTICE OF A SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 26DCP001X)

NOTICE IS HEREBY GIVEN that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **1014 Brook Avenue Rezoning** proposal (CEQR Number 26DCP001X). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Tuesday, August 19, 2025 at 2:00 P.M. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the "Calendar" page of the New York City Department of City Planning's website: <https://www.nyc.gov/content/planning/pages/calendar>.

To dial into the meeting to listen by phone you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 1-213-338-8477
- 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 861 6738 6193
- Password: 1
- [The Participant ID can be skipped by pressing #]

If you would like to **register to testify via phone**, need assistance with **technical issues**, or have any **questions about participation**, you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396
- Password: 1

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can

be found in the above referenced DCP website link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 P.M., Friday, August 29, 2025. They can be submitted via email to 26DCP001X_DL@planning.nyc.gov or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, AICP Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the Draft Scope of Work and the Environmental Assessment Statement, navigate to the 1014 Brook Avenue Rezoning project page in ZAP (<https://zap.planning.nyc.gov/projects/2023X0393>) and select Public Documents, then "Draft Scope of Work 26DCP001X" and "EAS 26DCP001X." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling (212) 720-3366. Requests must be submitted at least ten business days before the meeting, by Tuesday, August 5, 2025.

The Applicant, 1004 Brooks, LLC, is proposing two land use actions: a zoning map amendment to rezone the western portion of Bronx Block 2386, Lots 1, 2, 5, 7, 8, 11, 17, 20, 21, 22, 24, 29, 30, 34, 35, part of ("p/o") 59, 65, 66, 67, 74, p/o 136, and p/o 164 (the "Proposed Rezoning Area"); and a zoning text amendment to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas of the New York City Zoning Resolution (ZR) to establish the Proposed Rezoning Area as an MIH Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the redevelopment of Block 2386, including Lots 1, 2, 5, 7, 8, 11, 17, 20, 21, 22, 24, 29, 30, 34, 65, 66, 67, 74, and 164 (the "Projected Development Site") with two high-rise, mixed-use buildings ("Buildings A and B") containing residential use, local retail, a recreation facility, light industrial/ manufacturing space, below-grade accessory parking, and publicly accessible open space (the "Proposed Development"). The Proposed Rezoning Area is located on the eastern side of Brook Avenue, between East 164th and East 165th Streets in the Morrisania neighborhood of Bronx Community District 3. In addition, the Applicant intends to seek public financing from City and/or State sources to facilitate the Proposed Development which is intended to be fully income-restricted pursuant to NYC Department of Housing Preservation and Development ("HPD") term sheets.

The Proposed Development would contain a total of 1,197,381 gross square feet (gsf) containing 988,843 gsf of residential use distributed across 1,128 dwelling units ("DUs"), including 1,126 income-restricted and 2 superintendents' units; a 153,005 gsf recreational facility; 14,238 gsf of local retail; 31,208 gsf of accessory parking (135 parking spaces); 45,467 sf of publicly accessible open space (including 25,465 sf that would always be accessible to the public and 20,002 sf that would be considered semi-public and available to the public during designated hours only); and 10,086 gsf of light industrial/ manufacturing space. Building A would rise to a maximum of approximately 204 feet (20-stories); Building B would rise to a maximum of approximately 170 feet (16-stories).

Specifically, the Proposed Actions include:

- **Zoning map amendment** to change the existing M1-1 zoning district mapped within the Proposed Rezoning Area to an MX district, designated MX-7, that would establish an M1-4/R8 (MX-7) zoning district within 150 feet of Brook Avenue. The existing M1-1/R7-2 (MX-7) district beyond 150 feet of Washington Avenue would be changed to M1-4/R7-2 (MX-7) and would be extended to beyond 150 feet of Brook Avenue.
- **Zoning text amendment** to amend Appendix F of the ZR to establish an MIH area coterminous with the Proposed Rezoning Area.

The Applicant proposes to map the Proposed Rezoning Area with both MIH Options 1 and 2, which would require 25-30 percent of residential floor area (282-339 DUs) to be permanently affordable pursuant to MIH program requirements

Because the Proposed Development would not maximize the allowable building envelope or the amount of developable floor area, a With-Action scenario was developed to allow for a conservative environmental review process. Under the With-Action scenario, it is assumed that the total development size would increase to 1,204,274 gsf, comprising

995,737 gsf of residential use distributed across 1,129 DUs, including 1,127 income-restricted and 2 superintendents' units;¹ a 153,005 gsf recreational facility; 10,086 gsf of light industrial/ manufacturing space; 14,238 gsf of local retail; 45,467 sf of publicly accessible open space (comprising 25,465 sf that would always be accessible to the public and 20,002 sf that would be considered semi-public and available to the public during designated hours only); and 31,208 gsf of accessory parking (135 parking spaces). Under the With-Action scenario, Building A would rise to a maximum of approximately 264 feet (26-stories); Building B would rise to a maximum of approximately 230 feet (22-stories).

The Proposed Actions are subject to environmental review pursuant to the State Environmental Quality Review (SEQR) and City Environmental Quality Review (CEQR) procedures. Implementation of the Proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the CEQR process.

The Analysis Year for the Proposed Actions is 2032.

¹ The Applicant intends to construct the Proposed Development as 100 percent affordable pursuant to HPD term sheets. Pursuant to the MIH program, 20 to 30 percent of the residential floor area (226 to 339 DUs) would be permanently affordable depending on which MIH Option is mapped.

✶ jy18

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

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

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

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

877 853 5247 US Toll-free

888 788 0099 US Toll-free

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

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

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

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

BOROUGH OF BROOKLYN

Nos. 6 - 8
DOMINO SITE B
No. 6

CD 1 **C 250276 ZSK**
IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), and the requirements of Section 23-62 (Balconies); and
2. Section 74-743(a)(14)* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large-scale general development for use in a proposed new building (Building B) within the same large-scale general development;

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

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

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

No. 7

CD 1 **C 250278 ZSK**
IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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

No. 8

CD 1 **N 250275 ZRK**
IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission).

Matter underlined is new, to be added;

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

Matter within # # is defined in Section 12-10;

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

* * *

ARTICLE VII
ADMINISTRATIONChapter 4
Special Permits by the City Planning Commission

* * *

74-70
ADDITIONAL PERMITS

* * *

74-74
Large-scale General Development

* * *

74-743
Special provisions for bulk modification

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

* * *

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

* * *

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

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

* * *

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

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

* * *

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

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

* * *

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

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

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

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

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

* * *

BOROUGH OF QUEENS
Nos. 9 - 11
IKOS SENIOR LIVING
No. 9

CD 01 **C 250208 ZMQ**
IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

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

No. 10

CD 1 **N 250209 ZRQ**
IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

Matter within # # is defined in Section 12-10;

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

* * *

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

* * *

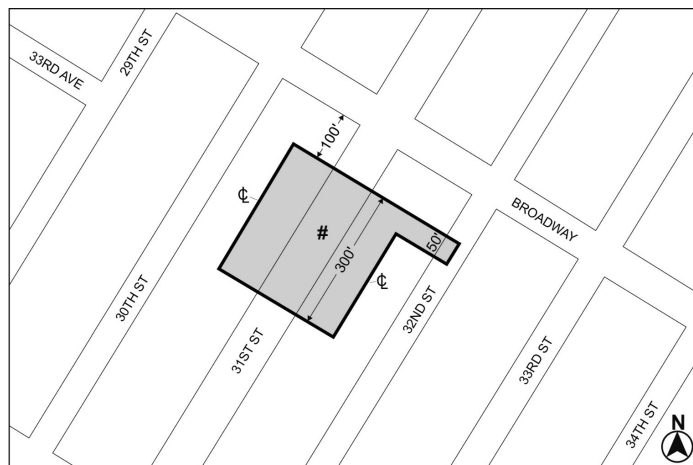
QUEENS


Queens Community District 1

* * *

Map 12 – [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing area
 Area # — [date of adoption] MIH Option 1

Portion of Community District 1, Queens

* * *

No. 11

CD 1 **C 250207 HAQ**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

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

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

Nos. 12 - 18

LONG ISLAND CITY NEIGHBORHOOD PLAN

CDs 1 & 2 **C 250176 ZMQ**
IN THE MATTER OF an application submitted by the NYC Department of City Planning - Queens Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b:

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

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

No. 13
CD 1, 2**N 250177 ZRQ**

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

Matter underlined is new, to be added;

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

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

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

* * *

ARTICLE VI**SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS****Chapter 2****Special Regulations Applying in the Waterfront Area**

* * *

62-10**GENERAL PROVISIONS**

* * *

62-13**Applicability of District Regulations**

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4, or Article VI, Chapter 6, the provisions of Article VI, Chapter 4, or Article VI, Chapter 6 shall control.

* * *

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

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

* * *

62-90 WATERFRONT ACCESS PLANS

* * *

62-95 Borough of Queens

The following Waterfront Access Plans are hereby established within the Borough of Queens. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

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

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

[MOVING PROVISIONS TO SECTION 117-36 AND MODIFYING]

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

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

(a) Special #waterfront yard# requirements

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

(b) Area-wide modifications

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

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

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

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

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

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

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

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

- (1) Parcel 1

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

- (2) Parcel 2

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

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

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

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

(3) Parcel 3

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

(4) Parcel 4

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

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

(5) Parcel 5

- (i) #Upland connection#

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

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

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

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

- (ii) #Supplemental public access area#

Notwithstanding paragraph (b)(1) of this Section, a

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

(6) Parcel 6

Sections 62-50 and 62-60 shall be inapplicable if public access is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If public access is not provided pursuant to the declaration, as such may be modified, then a #waterfront public access area# shall be provided in accordance with Sections 62-50, as modified by paragraph (b) of this Section, and Section 62-60.

(7) Parcel 7

- (i) #Shore public walkway#

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

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

- (ii) #Upland connection#

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

(8) Parcel 8

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

(9) Parcels 9, 10 and 11

- (i) #Shore public walkway#

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

(ii) #Upland connection#

Except as provided in paragraph (c) of this Section and on any #zoning lot# with a #shoreline# length less than 100 feet, an #upland connection# shall be provided between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b, having as its northerly boundary the westerly prolongation of the southerly #street line# of 45th Avenue and as its southerly boundary the westerly prolongation of the southerly #street line# of 45th Road. In the event that Parcels 10 and 11 are #developed# as a single #zoning lot# and the #upland connection# has not been provided prior to such #development# of Parcels 10 and 11, the #upland connection# shall be located within the westerly prolongation of 45th Road. Notwithstanding the requirements of Section 62-56 (Requirements for Upland Connections), on any #zoning lot# having a #shoreline# length of less than 150 feet, the required width of an #upland connection# may be reduced to 16 feet consisting of a 10 foot wide circulation path with the remaining area to be planted. In addition, the width may be further reduced, as permitted pursuant to paragraph (c)(1) of this Section.

(10) Parcel 12

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

(e) Special #visual corridor# provisions by parcel

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

(1) Parcels 1 and 2

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

(2) Parcel 3

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

(3) Parcel 4

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

(4) Parcel 5

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

(5) Parcel 6

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

(6) Parcel 7

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

(7) Parcel 8

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

(8) Parcels 9, 10 and 11

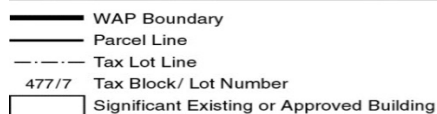
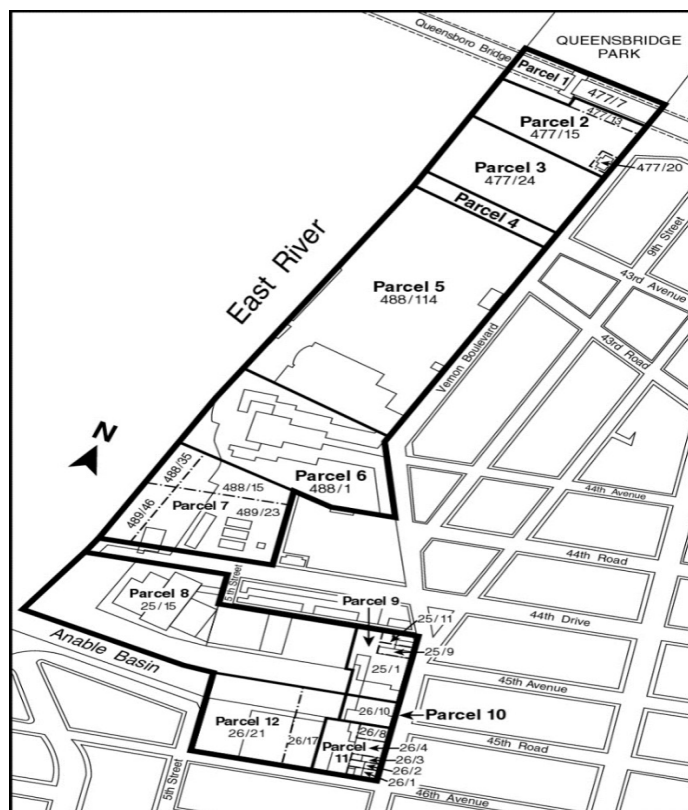
A #visual corridor#, if required pursuant to Section 62-51, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.

(9) Parcel 12

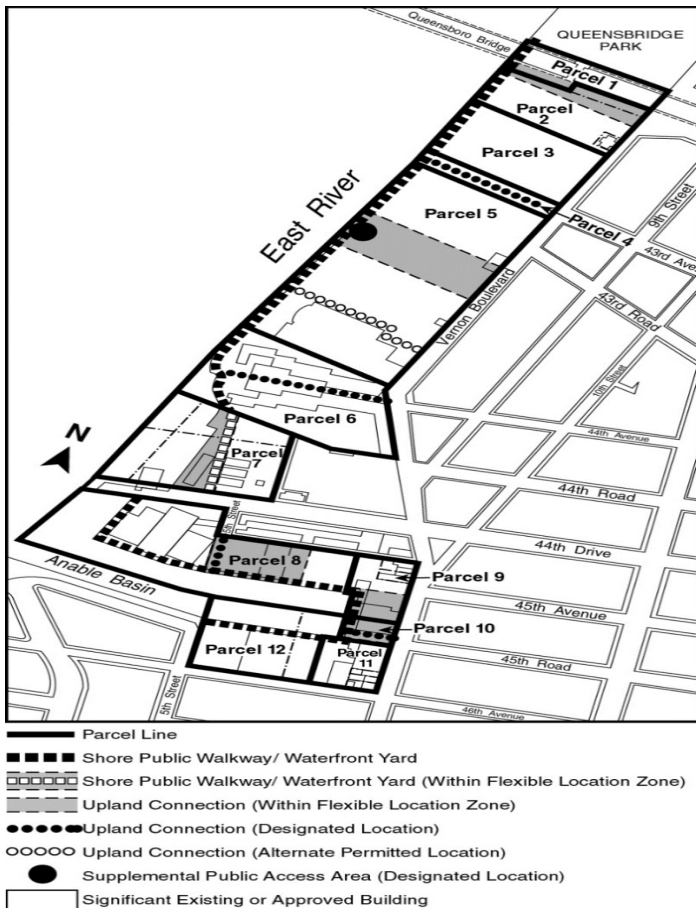
The requirement for #visual corridors# on Parcel 12 is waived.

(f) Northern Hunters Point Waterfront Access Plan Maps

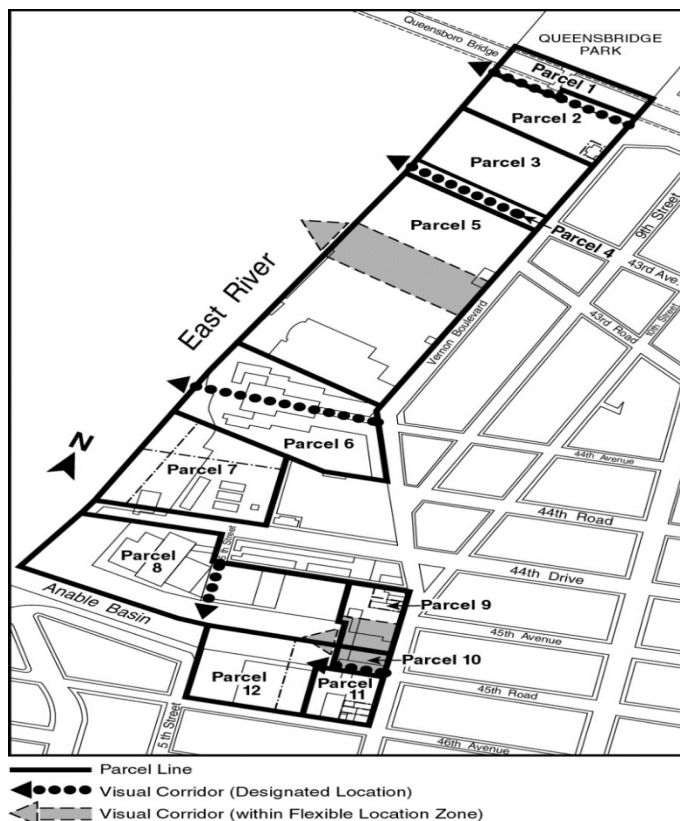
Q-1a: Parcel Designation (62-951f.1)



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



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



* * *

ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 7 Long Island City Mixed Use District

117-00 GENERAL PURPOSES

[UPDATING TO REFLECT BROADER APPLICABILITY]

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

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

117-01 Definitions

[ADDING SECTION 66-11 APPLICABILITY HERE]

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

Mixed use building or development

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

117-02 General Provisions

[REMOVING REFERENCE TO SECTION 66-11]

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions); in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

* * *

117-03 District Plan and Maps

[ADDING NEW APPENDICES AND MAPS]

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

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

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

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

117-04 Subdistricts

[UPDATING AND ADDING NEW SUBDISTRICTS]

In order to carry out the purposes and provisions of this Chapter, ~~four~~ six subdistricts are established within the #Special Long Island City Mixed Use District#, as follows: In each of these subdistricts, special regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive:

- Court Square Subdistrict, as set forth in Section 117-40, inclusive;
Dutch Kills Subdistrict, as set forth in Section 117-60, inclusive;
Hunters Point Subdistrict, as set forth in Section 117-10, inclusive;
Northern Hunters Point Waterfront Subdistrict, as set forth in Section 117-30, inclusive;
Queens Plaza Subdistrict, as set forth in Section 117-50, inclusive; and
Queens Plaza West Subdistrict, as set forth in Section 117-20, inclusive

Sections 117-10 through 117-30, inclusive, shall apply to the Hunters Point Subdistrict.
 Sections 117-40 through 117-45, inclusive, shall apply to the Court Square Subdistrict.
 Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict.
 Sections 117-60 through 117-64, inclusive, shall apply to the Dutch Kills Subdistrict.

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

117-06

117-05

Applicability of the Mandatory Inclusionary Housing Program

* * *

117-06

Applicability of Article XII, Chapter 3

In the #Special Long Island City Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where

modified by the provisions of this Chapter. For the purposes of applying the provisions of this Chapter, such provisions shall be considered the underlying district regulations.

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

117-10

HUNTERS POINT SUBDISTRICT

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

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

117-11

General Provisions

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

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

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

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

117-20

SPECIAL PROVISIONS IN THE DESIGNATED DISTRICTS

117-21

Special Provisions for Use, Bulk and Parking

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

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

117-22

117-12

Modification of Use Group VI

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

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

117-23

117-13

Street Wall Location in Certain Designated Districts- Modifications

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

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

(a) In certain districts

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

117-30

SPECIAL PROVISIONS FOR C1 AND C2 DISTRICTS

117-31

Special Bulk Regulations

(b) In C1 and C2 Districts

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

* * *

117-20 QUEENS PLAZA WEST SUBDISTRICT

[ADDING NEW SUBDISTRICT]

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

117-201 General provisions

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

117-202 Queens Plaza West subdistrict plan

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

117-21 Special Use Regulations

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

117-211 Retail and service establishments

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

117-212 Streetscape regulations

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

- #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 (Subdistrict Plan Map and Streetscape Regulations) in Appendix B of this Chapter, shall be considered #Tier C street frontages#;
- all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#; and
- In #Manufacturing Districts#, Type 1 and Type 2 #streets# designated below shall be subject to the alternate provisions for #Tier B street frontages# set forth in Section 31-322. In addition, where a #zoning lot# has frontage along a Type 1 #street# and a frontage along another #street#, no curb cuts accessing off-street parking spaces or loading spaces shall be permitted on such Type 1 #street# frontage.

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

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

117-22 Special Floor Area Regulations

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

117-221 Special floor area regulations in certain paired districts

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

MAXIMUM FLOOR AREA RATIO FOR ALL USES

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

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

117-222 Special floor area provisions for zoning lots containing schools

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

117-223 Authorization for a public plaza

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

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

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

(a) Conditions and limitations

The following conditions and limitations shall apply:

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

the #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations;
- modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and
- modifications to the regulations governing #public plazas# shall be limited to:
 - the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-712;
 - the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and
 - the types and standards for amenities set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

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

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

117-224**Special floor area provisions for off-street parking**

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

117-23**Special Yard Regulations**

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

117-24**Special Height and Setback Regulations**

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

117-241**Street wall location**

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

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

117-242**Height and setback**

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

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

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

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

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

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

- (a) Conditions

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

- (b) Findings

The Commission shall find that:

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

* * *

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

[ADDING NEW SUBDISTRICT]

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

117-301**General provisions**

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

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

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

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

In the Northern Hunters Point Waterfront Subdistrict, all #zoning lots# in M1 Districts paired with a #Residence District# without a letter suffix shall be considered #waterfront zoning lots# for the purposes of applying the height and setback regulations of Section 62-343 (Height and setback regulations in other medium- and high-density districts), as modified by the provisions of Section 117-34 (Special Height and Setback Regulations), inclusive. Such height and setback provisions, along with other applicable #bulk# regulations, may be modified by special permit of the City Planning Commission on such #waterfront zoning lots# pursuant to Section 62-837 (Bulk modifications on waterfront blocks).

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

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

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

117-31**Special Use Regulations**

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

117-311**Retail and service establishments**

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

117-312**Streetscape regulations**

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

117-32 Special Floor Area Regulations

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

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

117-321 Maximum floor area ratio

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

MAXIMUM FLOOR AREA RATIO FOR ALL USES

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

117-322 Floor area bonus for active recreation space

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

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

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

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

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

117-325 Certification for transfer of floor area

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

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

(a) Conditions

The maximum amount of #floor area# that may be transferred from the granting site shall be the maximum #floor area ratio# permitted pursuant to the applicable provisions of Section 117-32,

inclusive, less the total #floor area# of all existing #buildings#. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred.

(b) Application requirements

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

Additionally, at the time of certification, the owners of the granting site and of the receiving site shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting site and the receiving site shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson. Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting site and the receiving site that are a party to such transfer.

The Chairperson shall certify to the Department of Buildings that #development# or #enlargement# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this paragraph have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any receiving site pursuant to this Section.

117-33 Special Yard Regulations

The underlying #yard# regulations of Section 62-33 (Special Yard and Lot Regulations on Waterfront Blocks), inclusive, shall apply. In addition, where a #waterfront yard# is not required pursuant to Section 62-33, #yards# meeting the dimensional requirements of Section 62-332 (Rear yards and waterfront yards) shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

117-34 Special Height and Setback Regulations

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

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

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

117-341 Street wall location

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

- along the portion of Vernon Boulevard south of 44th Drive, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#;
- along the southerly #street line# of 45th Avenue, beyond 100 feet of Vernon Boulevard, a sidewalk widening, with a depth of five feet, as measured perpendicular to the #street line#, shall be provided in accordance with Department of Transportation standards, and shall be accessible to the public. The southerly edge of such sidewalk widening shall be considered the #street line# for the purposes of applying the #street wall# location provisions;
- no minimum percentage of #street wall# need be located within a set distance of the #street line#;
 - along #shore public walkways#;
 - along the portion of Vernon Boulevard north of 44th Avenue and south of 43rd Road; and

- (3) within the following distances of #street lines# intersecting at 5th Street and 44th Drive:
- (i) 150 feet, as measured in a northerly or southerly direction from such intersection; and
 - (ii) 250 feet, as measured in an easterly direction; and
- (d) such #street walls# shall extend to a minimum base of at least 40 feet, or the height of the #building#, whichever is less.

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

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

- (a) The maximum base height before a required setback shall be:
- (1) 85 feet in the following locations:
 - (i) along the #shore public walkways# located along Anable Basin; and
 - (ii) along the portion of 44th Avenue that is beyond 100 feet of both Vernon Boulevard and 5th Street;
 - (2) 125 feet in the following locations:
 - (i) within 100 feet of the #street line# along the portion of Vernon Boulevard that is located north of 45th Avenue;
 - (ii) within 100 feet of the #street line# along the portion of 44th Drive that is beyond 100 feet from the easterly #street line# of 5th Street; and
 - (iii) along the remaining northerly portion of 44th Avenue; and
 - (3) 105 feet along all other #streets#, or portions thereof.
- (b) At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations), except that:
- (1) along a #shore public walkway#, a setback of 30 feet shall be required, as measured from the upland boundary of the #shore public walkway#;
 - (2) no setback need be provided along the #visual corridor# located at the prolongation of 45th Avenue;
 - (3) for the purposes of applying such setback regulations, the following may be considered #wide streets#:
 - (i) #streets# that adjoin a #waterfront public access area#;
 - (ii) #upland connections# or #visual corridors# at the prolongation of #streets# on #blocks# surrounding Anable Basin; and
 - (iii) other #upland connections# or #visual corridors# along the northerly side of Anable Basin.

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

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

#building# may rise to the maximum transition height, in accordance with Section 117-343 (Transition heights), and may provide towers in accordance with Section 117-344 (Towers).

117-343**Transition heights**

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

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

117-344**Towers**

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

- (a) For #residential# #stories#, each tower footprint shall not exceed a gross area of 10,000 square feet.
- (b) The provisions for maximum width of towers facing a #shoreline# set forth in paragraph (d)(1) of Section 62-343 (Height and setback regulations in other medium- and high-density districts) shall apply, except that:
 - (1) beyond 200 feet east of 5th Street, north of Anable Basin, such maximum widths need not apply;
 - (2) for towers with a single face along a #shoreline# the following modifications shall apply:
 - (i) where such #shoreline# is the northerly portion of Anable Basin, the maximum width of such tower face may be increased to 115 feet; and
 - (ii) where no setbacks are required pursuant to Section 117-342 (Base heights, minimum setbacks and articulation), the maximum width of such tower may be increased to 130 feet.

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

- (c) The minimum distance between any two towers on the same or an adjoining #zoning lot# shall be as follows:
- (1) for towers facing the northerly or southerly #shoreline# of Anable Basin east of 5th Street, there shall be a minimum of 100 feet between any two towers; and
 - (2) in other locations, the regulations governing underlying distance between #buildings# shall apply, except that the maximum length of overlap between any two tower faces that are located within 100 feet of another tower face on the same or an adjacent #zoning lot#, as measured perpendicular to each tower face, shall not exceed:
 - (i) 100 feet, at or below a height of 500 feet; or
 - (ii) 75 feet, for portions of towers that exceed a height of 500 feet.
- (d) There shall be at least 50 feet in height difference between any two immediately adjacent towers on the same or an adjacent #zoning lot#. For #zoning lots# separated by Anable Basin, this provision shall apply only to immediately adjacent towers on the same upland portion of the Basin.
- (e) In M1 Districts paired with R8 Districts, tower heights and locations shall be limited in the following locations:

- (1) where located north of Anable Basin, the maximum tower height south of 44th Drive shall not exceed 500 feet; and
- (2) where located south of Anable Basin, towers shall only be permitted within 100 feet of 5th Street, and the maximum tower height shall not exceed 500 feet.
- (f) In other locations, no maximum height limits shall apply. However, for towers that exceed a height of 500 feet, the gross area of any #story# within the highest 15 percent of the #building# shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of the #building#.
- (g) The penthouse allowances set forth in paragraph (c)(1) of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

117-35**Modification to Bulk Regulations****117-351****Certification to modify height restrictions**

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

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

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

(a) Conditions

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

(b) Findings

The Commission shall find that:

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

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

[RELOCATING SECTION 62-951 AND MODIFYING PER PROPOSAL]

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

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

Parcel 2: Block 477, Lot 24

Parcel 3: Block 488, Lot 114

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

Parcel 5: Block 488, Lots 11, 15, 35
Block 489, Lots 1, 23, 46

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

Parcel 7: Block 25, Lot 15

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

Block 26, Lot 10

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

Parcel 10: Block 26, Lots 17 and 21

117-361**Definitions**

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

Active recreation space

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

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

117-362**Area-wide modifications**

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

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

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

(2) Fences and walls

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

(3) Kiosks and boathouses

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

(i) kiosks and boathouses which comply with the special design guidelines of Section 117-364 (Special design standards); and

(ii) storage areas and structures, which are #accessory# to water-dependent #uses# and have an area of 150 square feet or less.

(4) Permitted obstructions

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

(b) Shore public walkways

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

(1) Location of circulation paths

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

(2) Level of circulation paths

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

(3) Width of secondary circulation path

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

(4) Connection between circulation paths

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

(c) #Supplemental public access areas#

(1) Configuration requirements

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

(2) Lawns

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

(d) Screening

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

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

117-363

Special public access and visual corridor provisions by parcel

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

(a) Parcel 1

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

(b) Parcel 2

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

(c) Parcel 3

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

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

- (i) at the prolongation of 43rd Road; and

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

(2) #Supplemental public access area#

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

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

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

(d) Parcel 4

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

However, the provisions of Sections 62-50 and Section 62-60, inclusive, as modified by Section 117-36, inclusive, relating to required #waterfront public access areas# and #visual corridors#, shall be inapplicable if public access and #visual corridors# are provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area).

(e) Parcel 5

(1) #Supplemental public access area#

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

(2) #Shore public walkway#

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

(f) Parcel 6

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

(g) Parcel 7

(1) #Upland connection#

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

(2) #Visual corridors#

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

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

(3) #Supplemental public access area#

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

(h) Parcel 8(1) #Upland connection# and #visual corridor#

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

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

(2) #Supplemental public access area#

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

(i) Parcel 9(1) #Shore public walkway#

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

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

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

(j) Parcel 10

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

117-364**Special design standards**

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

(a) Special design standards for seating(1) Seating depth

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

(2) Armrests

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

(3) Design feature seating

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

(b) Special design standards for lighting

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

(c) Special design standards for plantingReduction in planting requirement(1) #Shore public walkway# and #supplemental public access areas#

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

TABLE 1

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

TABLE 2

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

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

(2) #Upland connection#

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

(d) Special design standards for paving

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

(e) Special design standards for kiosks and boathouses

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

(1) Maximum size

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

(2) Location

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

(3) Minimum design requirements

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

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

- (i) additional transparency consisting of an additional 25 percent of the wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse;
- (ii) plantings in planting beds or planter boxes at least two feet in height, at least six feet in width and at least two feet in depth when measured perpendicular to the wall of the kiosk or boathouse;
- (iii) fixed benches with or without backs of at least 6 linear feet; or
- (iv) wall treatments in the form of permitted #signs#, graphic or sculptural art or decorative screening. Such

wall treatments must be at least six feet in height and have a minimum width of six feet.

(f) Special design modifications for #upland connections#

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

117-365

Requirements for supplemental open spaces and amenities

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

(a) Supplemental open area

An area equivalent to the #floor area# generated pursuant to Section 117-322, which shall in no instance be less than 4,000 square feet, shall be allocated to publicly accessible, supplemental open area. Such open area shall be in addition to any area allocated to a #waterfront public access area#, as applicable, and shall connect directly to either #waterfront public access areas# or adjoining #streets#. Supplemental open areas shall be subject to the design requirements for #supplemental public access areas# set forth in Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, as such provisions are modified by the provisions of Section 117-364 (Special design standards), inclusive. All amenities provided in supplemental open areas shall either match or shall be comparable with amenities in a #waterfront public access area# on the same #zoning lot# with regard to quality, materials, finishes and form. In addition, supplemental open areas shall be subject to the maintenance and operation requirements of Section 62-70, inclusive, and the review procedures of Section 62-80, inclusive.

(b) Supplemental amenities

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

(1) Minimum points required

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

(2) Calculating points for amenities

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

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

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

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

(3) Additional requirements for large #zoning lots#

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

117-366

Special review provisions

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

(a) #Waterfront public access area# phasing

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

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

(b) #Upland connection# phasing

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

117-40

COURT SQUARE SUBDISTRICT

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

117-401

General provisions

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

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

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

117-41

Court Square Subdistrict Plan

[UPDATING CROSS-REFERENCE]

The Subdistrict Plan for the Court Square Subdistrict specifies the location of Blocks 1, 2 and 3 and identifies the improvements to be

provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in Appendix B Appendix D of this Chapter, which consists of the Subdistrict Plan Map and Description of Improvements, and is incorporated into the provisions of this Chapter.

117-42**Special Bulk and Use Regulations in the Court Square Subdistrict**

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

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

117-421**Special bulk regulations**

* * *

117-44**Mandatory Subway Improvements**

[UPDATING CROSS-REFERENCE]

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

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

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

* * *

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

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

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

* * *

117-50**QUEENS PLAZA SUBDISTRICT**

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

117-501**General provisions**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

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

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

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

117-502**Queens Plaza Subdistrict Plan**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

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

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

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

* * *

117-503**Definitions**

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

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

* * *

117-51**Queens Plaza Subdistrict Special Use Regulations**

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

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

* * *

117-512**Streetscape regulations**

[UPDATING CROSS-REFERENCE]

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

* * *

117-52**Queens Plaza Subdistrict Special Bulk Regulations**

[UPDATING AREA OF APPLICABILITY]

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

117-521**General provisions**

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

* * *

117-522**Floor area regulations**

[UPDATING AREA OF APPLICABILITY]

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

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

Area	Maximum #Floor Area Ratio#
A-1 A-2	12.0 C, M, CF or R

B	8.0 C, M, CF or R
C	5.0 C, M, CF or R
D	15.0 C or M10.0 CF8.0 R

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

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

117-523

Floor area bonuses

* * *

117-53

Height and Setback and Street Wall Location Regulations

* * *

117-531

Street wall location

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

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

* * *

117-532

Setback regulations for buildings that exceed the maximum base height

[UPDATING AREA OF APPLICABILITY]

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

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

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

* * *

117-55

Mandatory Plan Elements for the Queens Plaza Subdistrict

117-551

General provisions

[UPDATING CROSS-REFERENCE]

The provisions of Sections 117-552 (Mandatory sidewalk widening) and 117-553 (Mandatory sidewalk widening design requirements) apply to

those locations identified on Map 3 in Appendix C Appendix E of this Chapter.

117-552

Mandatory sidewalk widening

[UPDATING CROSS-REFERENCE]

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

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

117-553

Mandatory sidewalk widening design requirements

* * *

117-56

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

[UPDATING CROSS-REFERENCE]

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

* * *

117-60

DUTCH KILLS SUBDISTRICT

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

117-61

General Provisions

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

M1-2/R5B

M1-2/R5D

M1-2/R6A

M1-3/R7X.

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

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

117-62

Special Use Regulations

* * *

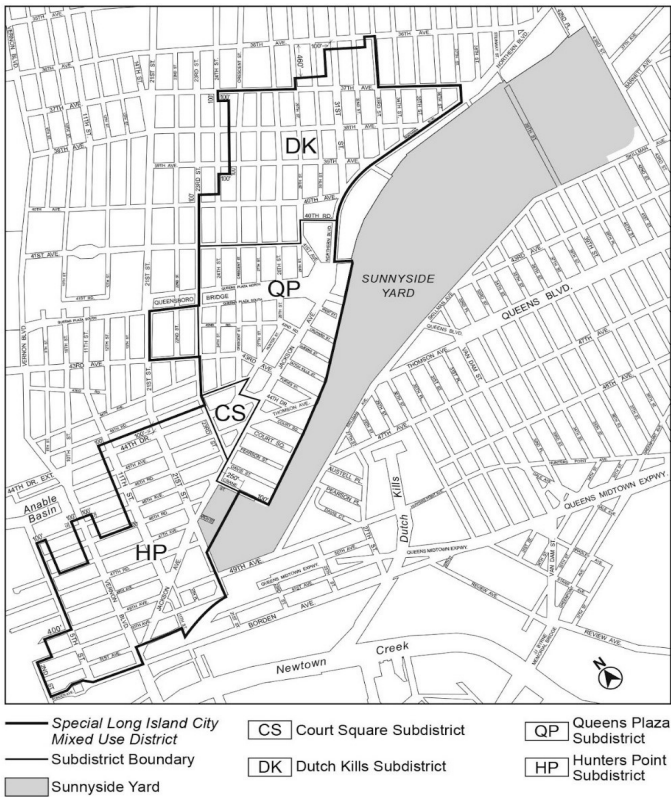
Appendix A

Special Long Island City Mixed Use District and Subdistricts

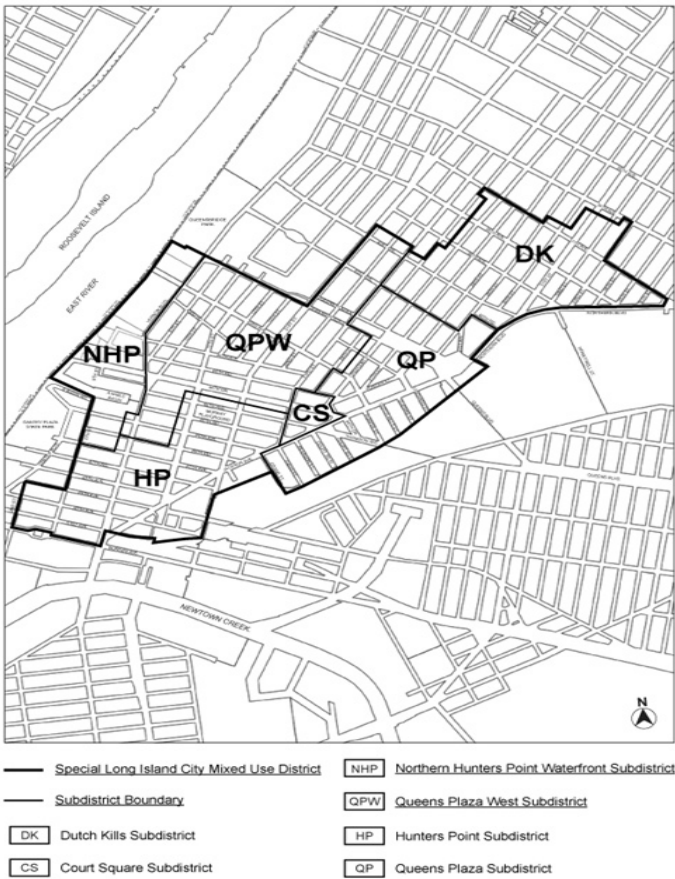
[UPDATING MAP TO INCLUDE TWO NEW SUBDISTRICTS]

District and Subdistricts

[EXISTING MAP]

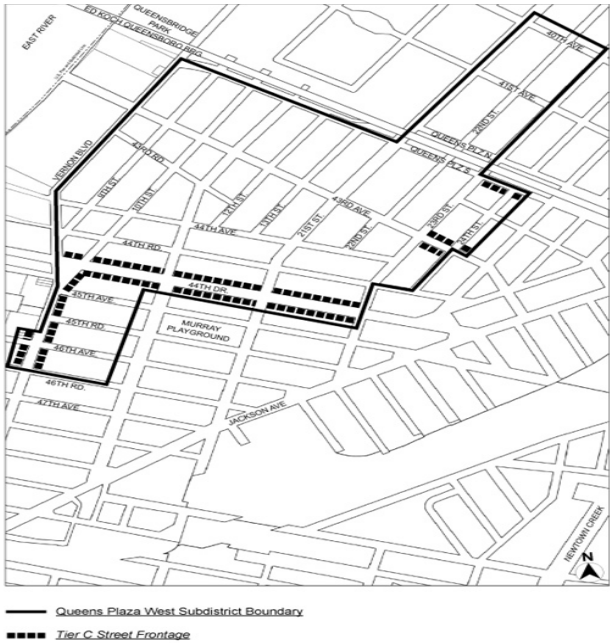


[PROPOSED MAP]



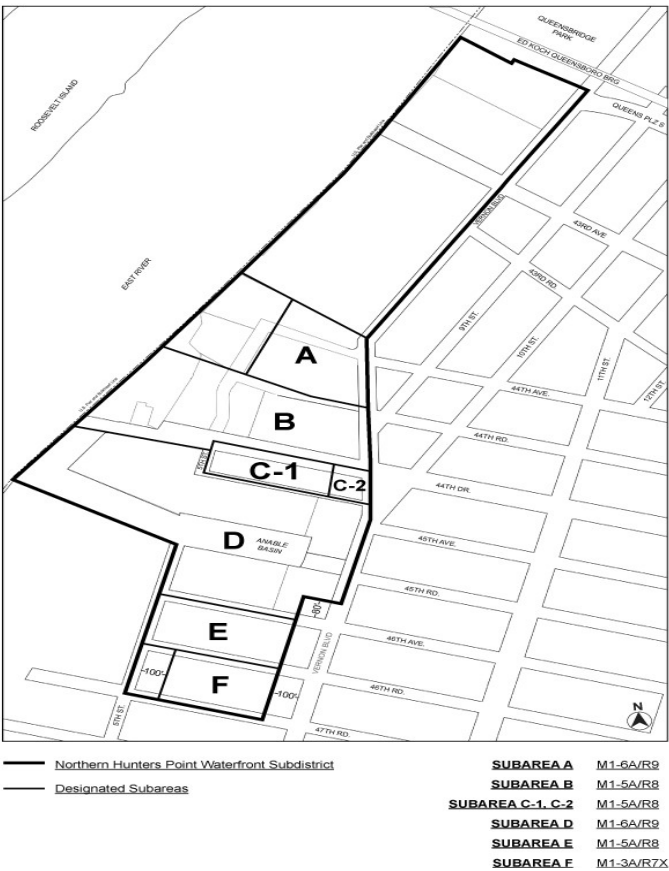
Appendix B
Court Square Subdistrict Plan Map and Description of Improvements
Queens Plaza West Subdistrict Plan Map
[PROPOSED MAP]

Map 1: Subdistrict Plan Map and Streetscape Regulations

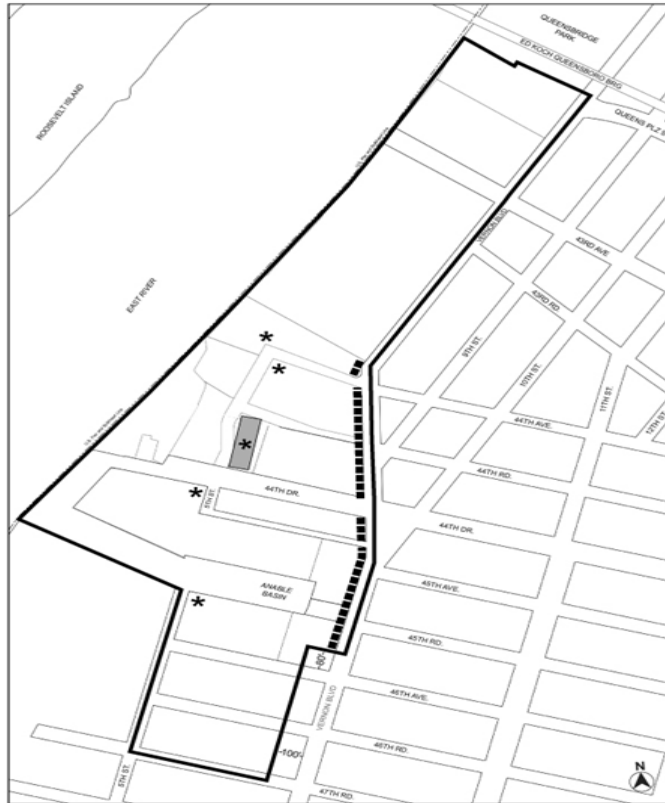


Appendix C
Queens Plaza Subdistrict Plan Maps
Northern Hunters Point Waterfront Subdistrict Plan Maps
[PROPOSED MAPS]

Map 1: Subdistrict Plan Map and Designated Subareas



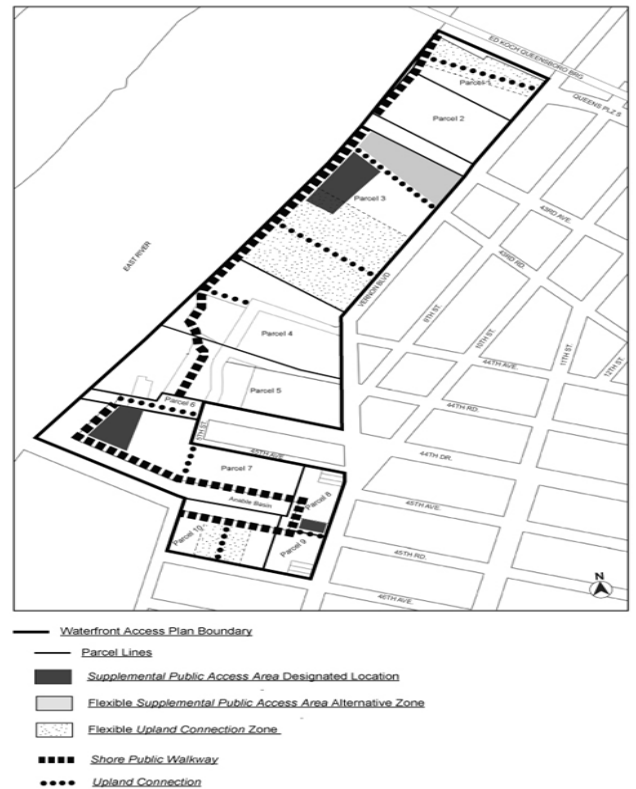
Map 2: Streetscape Regulations



Map 3: Waterfront Access Plan Parcel Designation



Map 4: Public Access Elements Designation



Map 5: Visual Corridors Designation



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

* * *

[MOVING MAP HERE AND UPDATING CROSS-REFERENCE]

Description of Improvements

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

* * *

Appendix C
Appendix E
Queens Plaza Subdistrict Plan Maps

[MOVING MAPS HERE AND UPDATING AREA OF APPLICABILITY]

Map 1: Designated Districts within the Queens Plaza Subdistrict

* * *

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

Queens Community Districts 1 and 2

Map 1 – [date of adoption]

[PROPOSED MAP]



* * *

No. 14

CD 2
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

C 250175 HAQ

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at Block 24, Lot 7, on a block bounded by Vernon Boulevard, 45th Avenue, 5th Street, and 44th Drive (Block 24, Lot 7) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

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

No. 15

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

No. 16

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

No. 17

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

No. 18

CD 2
IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

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

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

NOTICE

On Wednesday, July 30, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, City Map amendments, designations of Urban Development Action Areas (UDAA), approval of an Urban Development Action Area Project (UDAAP), disposition of city-owned properties, changes to the City Map, and combination acquisition and site selection of property by the city – to implement land use and zoning recommendations in the Long Island City neighborhood. The Proposed Actions cover an approximately 54-block area (the Project Area) and focus on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the midblock between 39th and 40th Avenues between 21st and 23rd Streets to the north; the East River, Anable Basin, and 5th Street to the west; 47th Avenue, 46th Road, and the midblock between 44th Drive and 45th Avenue to the south; and 11th, 23rd, and 24th Streets and the midblock between 24th and Crescent Streets to the east. The majority of the study area is located in Queens Community District 2, with the northern portion (north of Queens Plaza North to the midblock between 39th Street and 40th Street, between 21st Street and 23rd Street) located in Community District 1. Overall, the Proposed Actions are expected to facilitate development on 52 projected development sites, resulting in a net incremental increase of approximately 14,699 dwelling units, including approximately 3,245-4,867 permanently income-restricted homes, 3,427,450 gross square feet (gsf) of commercial space, 291,784 gsf of community facility space, 42,383 gsf of manufacturing, and net decreases of 821,932 gsf of warehouse space and 14,936 gsf of auto-related space. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2035, following approval of the proposed actions.

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

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

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

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

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



jy16-30

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

HUMAN CAPITAL LINE OF SERVICE
PROPOSED AMENDMENT TO CLASSIFICATION

PUBLIC NOTICE IS HEREBY GIVEN of a virtual public hearing to amend the Classification of the Classified Service of the City of New York.

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on July 23, 2025, at 10:00 A.M.

Topic: Public Hearing – Department of Citywide Administrative Services [868] – NYS Civil Service Commission Proposal

Meeting link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 241 477 787 023 2

Passcode: dn7g9wP9

Phone Number: 1 646-893-7101

Phone Conference ID: 466 675 236#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the Classification of the Classified Service of the City of New York is hereby amended under the heading of **DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES [868]** as follows:

I. To classify the following managerial titles, in the Exempt class, subject to Rule X, with number of positions authorized as indicated:

<u>Title Code Number</u>	<u>Class of Positions</u>	<u>Salary Range</u>	<u>Number of Authorized Positions</u>
MXXXXX	Executive Deputy Commissioner (DCAS)	#	3
M13391	Executive Program Specialist (DCAS)	#	Delete 2, Add 3

These are Management Classes of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at a rate in accordance with duties and responsibilities.

II. To classify the following managerial titles, in the Non-Competitive Class, subject to Rule X, Part I, with number of positions authorized as indicated:

<u>Title Code Number</u>	<u>Class of Positions</u>	<u>Salary Range</u>	<u>Number of Authorized Positions</u>
MXXXXX	Equal Employment Opportunity Officer (DCAS)	#	1
MXXXXX	Executive Program Specialist (DCAS)	#	5

These are Management Classes of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at a rate in accordance with duties and responsibilities.

Part I positions are designated as confidential or policy influencing under Rule 3.2.3. (b) of the Personnel Rules and Regulations of the City of New York and therefore are not covered by Section 75 of the Civil Service Law.

III. To classify the following non-managerial title in the Non-Competitive Class, subject to Rule XI, Part I, with number of positions authorized as indicated:

<u>Annual Salary Range</u> <u>Effective: 9/4/2024</u>					<u>Number of Authorized Positions</u>
<u>Title Code Number</u>	<u>Class of Positions</u>	<u>*New Hire Minimum</u>	<u>Incumbent Minimum</u>	<u>Maximum</u>	
54739	Confidential Strategy Planner (DCAS)	\$84,087	\$90,680	\$113,465	Delete 15, Add 25

Part I positions are designated as confidential or policy influencing under Rule 3.2.3. (b) of the Personnel Rules and Regulations of the City of New York and therefore are not covered by Section 75 of the Civil Service Law

* Employees hired into city service should be paid no less than the "New Hire Minimum" for the applicable title/level. Upon completion of two years of qualified active or inactive service, such employees shall be paid no less than the indicated minimum for the employees' title/level that is in effect for incumbents on the second anniversary of their original appointment to city service.

Accessibility questions: accessibility@dcas.nyc.gov, by: Friday, July 18, 2025 5:00 P.M.



jy16-18

HUMAN CAPITAL LINE OF SERVICE
PROPOSED AMENDMENT TO CLASSIFICATION

PUBLIC NOTICE IS HEREBY GIVEN of a virtual public hearing to amend the Classification of the Classified Service of the City of New York.

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on July 23, 2025, at 10:00 A.M.

Topic: Public Hearing – Department of Citywide Administrative Services [868] – NYS Civil Service Commission Proposal

Meeting link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 241 477 787 023 2

Passcode: dn7g9wP9

Phone Number: 1 646-893-7101

Phone Conference ID: 466 675 236#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the classification of the Classified Service of the City of New York is hereby amended under the heading of **DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES [868]** as follows:

I. By increasing the number of positions of the following non-competitive class title, subject to Rule X, Part II as indicated below:

Title Code No.	Class of Positions	Salary Range as of 05/24/2025	Number of Positions
10246	New York City Public Service Fellow	\$48,956 - \$61,194	400# #Add 400, delete 200

Part II positions are covered by Section 75 of the Civil Service Law Disciplinary procedures after 5 years of service.

Accessibility questions: please contact DCAS Accessibility at 212-386-0256, or accessibility@dcas.nyc.gov, by: Friday, July 18, 2025 5:00 P.M.



jy16-18

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Thursday, July 24, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

jy16-24

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

jy16-24

HOUSING AUTHORITY

■ MEETING

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

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

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

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

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

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

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

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



jy17-30

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 22, 2025 at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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

1 West Kingsbridge Road - Individual Landmark LPC-25-12069 - Block 3247 - Lot 10 - Zoning: C4-4 BINDING REPORT

A Medieval Romanesque style armory building designed by Pilcher & Tachau and built in 1912-1917. Application is to demolish ancillary buildings on the site and construct a new building, and at the armory building, alter and create masonry openings, replace windows and roofing, add and remove ironwork, install solar panels, louvers, signage, and canopies, and perform sitework.

202 Adelphi Street - Fort Greene Historic District LPC-25-11563 - Block 2090 - Lot 35 - Zoning: R6B CERTIFICATE OF APPROPRIATENESS

An altered Italianate style rowhouse built c. 1860. Application is to modify and replace windows, install a cornice, ironwork, stoop and bay window, modify a wall, and construct a rear yard addition, carport, and bike enclosure.

212 Adelphi Street - Fort Greene Historic District LPC-25-11597 - Block 2090 - Lot 40 - Zoning: R6B CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse designed by Thomas Fagan and built c. 1866. Application is to modify window openings at the rear façade.

428 Clermont Avenue - Fort Greene Historic District LPC-25-11387 - Block 1958 - Lot 46 - Zoning: R6B CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse designed by John Doherty and built c. 1860. Application is to enlarge and modify an existing rear yard addition.

40 Fifth Avenue - Greenwich Village Historic District
LPC-25-10128 - Block 574 - Lot 39 - **Zoning:** R10, R6

CERTIFICATE OF APPROPRIATENESS

A Neo-Georgian style apartment house designed by Van Wart & Wien and built in 1929. Application is to modify the balustrade and raise parapets at a terrace.

1613 Broadway - The Brill Building-Individual Landmark
LPC-25-10079 - Block 1021 - Lot 19 - **Zoning:** C6-7T/MID

CERTIFICATE OF APPROPRIATENESS

An Art Deco-style office building designed by Victor A. Bark, Jr. and built in 1930-1931. Application is to install a marquee and signage.

14 East 75th Street - Upper East Side Historic District
LPC-25-11221 - Block 1389 - Lot 56 - **Zoning:** C5-1, R8B, MP

CERTIFICATE OF APPROPRIATENESS

A Neo-Medieval style apartment building designed by Schwartz & Gross and built in 1928-29. Application is to install a sauna on a penthouse terrace.

945 Madison Avenue - Upper East Side Historic District
LPC-25-12480 - Block 1389 - Lot 50 - **Zoning:** C5-1, R8B, MP

CERTIFICATE OF APPROPRIATENESS

A Brutalist style museum building designed by Marcel Breuer and Associates and built in 1964-66. Application is to install signage and lighting at the south entrance, and planters and furniture in the sunken garden.

118 East 95th Street - Expanded Carnegie Hill Historic District
LPC-25-10245 - Block 1523 - Lot 67 - **Zoning:** R8B

CERTIFICATE OF APPROPRIATENESS

A Queen Anne style rowhouse designed by C. Abbott French & Co. and built in 1887-88. Application is to excavate the cellar.

10 East 82nd Street - Metropolitan Museum Historic District
LPC-25-10213 - Block 1493 - Lot 65 - **Zoning:** R8B

CERTIFICATE OF APPROPRIATENESS

A rowhouse built in 1888-89 and altered in the Neo-Federal style by Bradley Delahanty in 1924. Application is to alter the front façade, construct rooftop and rear yard additions, and excavate beneath the cellar and rear yard.

78 East 79th Street - Upper East Side Historic District
LPC-25-10379 - Block 1393 - Lot 139 - **Zoning:** R10

CERTIFICATE OF APPROPRIATENESS

A Queen Anne style rowhouse designed by James E. Ware and built in 1883-84 with stoop removed in 1926. Application is to create an enclosed areaway.

410 West 146th Street - Hamilton Heights/Sugar Hill Historic District
LPC-25-10480 - Block 2060 - Lot 40 - **Zoning:** R6A

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style rowhouse designed by Neville & Bagge and built in 1893. Application is to enlarge an existing El and install windows at the rear façade.

yy9-22

TRANSPORTATION

■ PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#6 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45th Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation

payable to the City according to the following schedule: **R.P. # 1520-C (Schoenfeld Theatre)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#14 IN THE MATTER OF a proposed revocable consent authorizing New York Academy of Medicine to construct, maintain and use an accessible ramp on the south sidewalk of East 103rd Street, between Fifth Ave. and Madison Ave., in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2685**

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

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

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

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

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

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

compensation payable to the City according to the following schedule:
R.P. # 2554

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

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

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

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

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

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

For the period July 1, 2024 to June 30, 2025 - \$44,406
For the period July 1, 2025 to June 30, 2026 - \$45,446
For the period July 1, 2026 to June 30, 2027 - \$46,486
For the period July 1, 2027 to June 30, 2028 - \$47,526
For the period July 1, 2028 to June 30, 2029 - \$48,566
For the period July 1, 2029 to June 30, 2030 - \$49,606
For the period July 1, 2030 to June 30, 2031 - \$50,646
For the period July 1, 2031 to June 30, 2032 - \$51,686
For the period July 1, 2032 to June 30, 2033 - \$52,726
For the period July 1, 2033 to June 30, 2034 - \$53,766

with the maintenance of a security deposit in the sum of \$103,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

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

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

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

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

For the period July 1, 2024 to June 30, 2025 - \$9,528/per annum
For the period July 1, 2025 to June 30, 2026 - \$9,751
For the period July 1, 2026 to June 30, 2027 - \$9,974

For the period July 1, 2027 to June 30, 2028 - \$10,197
For the period July 1, 2028 to June 30, 2029 - \$10,420
For the period July 1, 2029 to June 30, 2030 - \$10,643
For the period July 1, 2030 to June 30, 2031 - \$10,866
For the period July 1, 2031 to June 30, 2032 - \$11,089
For the period July 1, 2032 to June 30, 2033 - \$11,312
For the period July 1, 2033 to June 30, 2034 - \$11,535

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

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

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

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

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

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

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

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

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

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

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

For the period July 1, 2019 to June 30, 2020 - \$7,805
For the period July 1, 2020 to June 30, 2021 - \$7,947
For the period July 1, 2021 to June 30, 2022 - \$8,089
For the period July 1, 2022 to June 30, 2023 - \$8,231
For the period July 1, 2023 to June 30, 2024 - \$8,373
For the period July 1, 2024 to June 30, 2025 - \$8,515

For the period July 1, 2025 to June 30, 2026 - \$8,657
 For the period July 1, 2026 to June 30, 2027 - \$8,799
 For the period July 1, 2027 to June 30, 2028 - \$8,941
 For the period July 1, 2028 to June 30, 2029 - \$9,083

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

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

jy10-30

PROPERTY DISPOSITION

The City of New York in partnership with PublicSurplus.com posts online auctions. All auctions are open to the public.

Registration is free and new auctions are added daily. To review auctions or register visit <https://publicsurplus.com>

POLICE DEPARTMENT

PROPERTY CLERK DIVISION

■ NOTICE

OFFICIAL NOTICE OF PENDING DESTRUCTION OF CERTAIN UNAUTHORIZED TOBACCO, FLAVORED E-CIGARETTE OR FLAVORED E-LIQUID PRODUCTS SEIZED DURING INSPECTIONS BY THE OFFICE OF THE NEW YORK CITY SHERIFF

One or more categories of Unauthorized Products were seized from the commercial establishments listed in the table below on the dates listed in such table. These Unauthorized Products were subject to forfeiture and will be destroyed pursuant to New York City Administrative Code (Admin. Code) §§ 11-4021, 11-4024, 11-4025, or 11-4026, or other applicable provisions of law.

For the purposes of this notice, the term "Unauthorized Product" includes:

a. Cigarettes or tobacco products subject to a tax established by chapter 13 of title 11 of the Admin. Code for which such tax has not been paid or cigarettes upon which stamps required under such chapter have not been affixed;

b. Cigarettes and other tobacco products offered for sale by a person who does not possess the required retail or wholesale licenses pursuant to Titles 11, 17 or 20 of the Admin. Code; and

c. Any flavored tobacco product, flavored electronic cigarette or flavored e-liquid that is sold, offered for sale or possessed with intent to sell in violation of Chapter 7 of Title 17 of the Admin. Code.

Inquiries relating to such Unauthorized Products should be made to ceuoath@nypd.org or by mail to:

Civil Enforcement Unit - NYPD
 375 Pearl Street
 Box 39
 New York, NY 10038

Invoice Date	Invoice #	Owner	Owner Address
01/30/23	3001543808	174 HESTER ST AND VARIETY CORP.	174 HESTER STREET, NEW YORK NY
01/31/23	3001544049	174 HESTER ST AND VARIETY CORP.	174 HESTER STREET, NEW YORK NY

Invoice Date	Invoice #	Owner	Owner Address
09/04/23	3001634119	GRABBADA SMOKE LOUNGE	633 NOSTRAND AVENUE, BROOKLYN NY
12/29/23	1001729679	G JAZZ CORPORATION	125 RIVINGTON STREET, NEW YORK NY
04/15/24	4001095337	SALONI STATIONERY INC.	70-49 PARSONS BOULEVARD, QUEENS NY
05/18/24	3001747359	EMIL HUMBATOV	3067 BRIGHTON 3 STREET, BROOKLYN NY
06/05/24	4001112418	A & K CORP 111	67-08 ROOSEVELT AVENUE, QUEENS NY
06/13/24	1001799635	650 KINGS DISCOUNT CORP	650 MELROSE AVENUE, BRONX NY
06/26/24	4001120010	PRAMUKH 162 INC	162-20 NORTHERN BOULEVARD, QUEENS NY
09/05/24	3001799499	FRANKLIN CONVENIENCE STORE CORP	782 FRANKLIN AVENUE, BROOKLYN NY
10/17/24	4001158343	JASON PICA	2 WHITE PINE CT, QUEENS NY
12/27/24	4001181254	YOSIMAR FUENTES	100-01 39 AVE, QUEENS NY
01/10/25	4001186334	GULLAPA CORAISACA NUBE GABRIELLA	41-05 95 ST, QUEENS NY
04/18/25	1001934778	. LEONARD NEWS INC	349 BROADWAY, NEW YORK NY
04/18/25	2001466622	CALI VIBES INC	988 MORRIS PARK AVE, BRONX NY
04/18/25	2001466647	QUICK STOP 1 MINI MARKET CORP	685 MORRIS PARK AVE, BRONX NY
04/18/25	2001466702	THE FLOWER GARDEN 7, INC.	30 BEDFORD PARK BLVD, BRONX NY
04/18/25	2001466755	HENRY DELI & GROCERY CORP	5800 MOSHOLU AVE, BRONX NY
04/18/25	4001221892	SOUR PUNCH CONVENIENCE INC	2498 GRAND CONC, BRONX NY
04/18/25	4001221908	ROCKSTAR CANNABIS SHOP	659 CRESCENT AVE, BRONX NY
04/18/25	4001221935	M4 CANDY AND TOBACCO INC	620 CRESCENT AVE, BRONX NY
04/22/25	2001467996	BX PUFFS CORP	686 ALLERTON AVE, BRONX NY
04/22/25	2001468035	A & N GIFT SHOP & MORE CORP	2461 GRAND CONC, BRONX NY
04/22/25	3001913204	PURPLE VIBES	484 JERSEY ST, STATEN ISLAND NY
04/22/25	3001913245	JUICE BAR & SNACK CORP	61 PAGE AVE, STATEN ISLAND NY
04/22/25	4001223025	ARROCHAR GROCERY STORE CORP.	101 MC CLEAN AVE, STATEN ISLAND NY
04/22/25	4001223028	K AND K DELI AND GROCERIES INC.	1150 HYLAN BLVD, STATEN ISLAND NY
04/22/25	4001223045	NY DELI & GRILL CORP.	341 HEBERTON AVE, STATEN ISLAND NY

Invoice Date	Invoice #	Owner	Owner Address	Invoice Date	Invoice #	Owner	Owner Address
04/23/25	1001937130	LEX MINI MARKET CORP.	30 LEXINGTON AVE, NEW YORK NY	04/29/25	1001940270	GOURMENT & CONVENIENCE CORP	217 W 116 ST, NEW YORK NY
04/23/25	1001937146	333 SMOKE SHOP INC.	333 PARK AVE S, NEW YORK NY	04/29/25	2001470923	EXPRESS DELI MARKET CORP	5782 MOSHOLU AVE, BRONX NY
04/23/25	1001937159	GOODIES SHOP INC.	1158 BROADWAY, NEW YORK NY	04/29/25	2001470960	LA ROMANA DELI & MARKET CORP	8 W GUN HILL RD, BRONX NY
04/23/25	1001937183	CONVENIENCE 3RD AVE CORP	370 3 AVE, NEW YORK NY	04/29/25	2001470985	FORDHAM CONVENIENCE AND MORE CORP	389 E FORDHAM RD, BRONX NY
04/23/25	2001468487	MOE 194 CONVENIENCE INC	2650 BRIGGS AVE, BRONX NY	04/29/25	2001471007	CHARLYS DELICATESSEN CORP	224 WILLIS AVE, BRONX NY
04/23/25	2001468516	PC GROCERY CORP	655 E 187 ST, BRONX NY	04/29/25	3001917089	NOSTRAND CONVENIENCE	1357 NOSTRAND AVE, BROOKLYN NY
04/23/25	3001913866	SUNSHINE DELI	251 W 231 ST, BRONX NY	04/29/25	3001917112	CHURCH AVE EXPRESS CANDY STORE	3111 CHURCH AVE, BROOKLYN NY
04/23/25	3001913872	CANDY STORE	249 W 231 ST, BRONX NY	04/29/25	3001917155	FAMILY DISCOUNT GROCERY DELI INC.	268 E 98 ST, BROOKLYN NY
04/23/25	3001913933	JASPERS DELI 1 CORPORATION	434 W 238 ST, BRONX NY	04/30/25	1001940846	TAKE OFF SMOKE SHOP	98-20 ASTORIA BLVD, QUEENS NY
04/23/25	4001223442	GUY R BREWER EXPRESS FOOD	134-50 GUY R BREWER BLVD, QUEENS NY	04/30/25	1001940864	DISPENSARY	37-17 BROADWAY, QUEENS NY
04/24/25	2001469043	HIS N HERS CONVENIENCE CORP	931 BROADWAY, BROOKLYN NY	04/30/25	2001471324	A&N GIFT SHOP & MORE CORP	2461 GRAND CONC, BRONX NY
04/24/25	2001469145	NEW STAR CONVENIENCE CORP	1078 BEDFORD AVE, BROOKLYN NY	04/30/25	3001917660	ARROCHAR GROCERY STORE	101 MC CLEAN AVE, STATEN ISLAND NY
04/24/25	3001914519	DREAM BUDZ CORP	926 BROADWAY, BROOKLYN NY	04/30/25	3001917682	ORGANIC 1 CORP.	8610 4 AVE, BROOKLYN NY
04/24/25	4001223831	FAST N FRESH SUPER MARKET CORP	86-02 ROCKAWAY BEACH BLVD, QUEENS NY	04/30/25	3001917689	E & M FAUZ CORP.	1722 HYLAN BLVD, STATEN ISLAND NY
04/25/25	1001938296	CALI SNACKS INC.	522 E 138 ST, BRONX NY	04/30/25	3001917744	2242 FOREST CONVENIENCE CORP.	2242 FOREST AVE, STATEN ISLAND NY
04/25/25	2001469538	SWEET GROCERY CANDY	956 INTERVALE AVE, BRONX NY	04/30/25	3001917763	ROMAN CONVENIENCE INC.	451 NORTHFIELD AVE, STATEN ISLAND NY
04/26/25	1001938810	STAR 1 CONVENIENCE CORP.	597 CRESCENT AVE, BRONX NY	05/01/25	1001941503	DAILY QUICK STOP CORP.	79 PINE ST, NEW YORK NY
04/26/25	3001915888	CRAIN BOAT AND YACHT ACCESSORIES CORP.	26 COURT ST, BROOKLYN NY	05/01/25	1001941525	79 CLINTON ORGANIC MINI MARKET CORP.	79 CLINTON ST, NEW YORK NY
04/26/25	3001915904	PROSPECT MIST CORP	591 VANDERBILT AVE, BROOKLYN NY	05/01/25	1001941567	GREEN LINE GIFT SHOP INC.	42 AVENUE B, NEW YORK NY
04/26/25	3001915907	WATSON CONVENIENCE	1549 WATSON AVE, BRONX NY	05/01/25	1001941574	I VAPE NY CORP	32 ST MARKS PL, NEW YORK NY
04/26/25	3001915917	IN & OUT DELI 1 & GROCERY INC.	3742 3 AVE, BRONX NY	05/01/25	2001471720	Y AND M GROCERY & CANDY CORP	1359 WHITE PLAINS RD, BRONX NY
04/26/25	3001915937	FIRE OG CONVENIENCE INC.	2129 ATLANTIC AVE, BROOKLYN NY	05/01/25	2001471742	SKY HIGH ORGANIC CORP	1749 BOSTON RD, BRONX NY
04/26/25	4001224532	95 SMOKE SHOP	95-02 JAMAICA AVE, QUEENS NY	05/01/25	3001918257	OB CONVENIENCE STORE CORP	75-09 PARSONS BLVD, QUEENS NY
04/26/25	4001224544	PX EXPRESS INC	105-12 JAMAICA AVE, QUEENS NY	05/01/25	3001918369	CANDY STORE II CORP	112-33 GUY R BREWER BLVD, QUEENS NY
04/26/25	4001224552	21 PLUS CONVENIENCE INC.	94-07 ASTORIA BLVD, QUEENS NY	05/01/25	3001918404	SNAP & GO CONVENIENCE CORP.	118 COZINE AVE, BROOKLYN NY
04/29/25	1001940209	1955 CONVENIENCE CORP.	1955 1 AVE, NEW YORK NY	05/02/25	1001942034	OJ MINI MARKET CORP	2054 LEXINGTON AVE, NEW YORK NY
04/29/25	1001940244	EAST 118 GROCERY & CANDY CORP.	2319 1 AVE, NEW YORK NY	05/02/25	1001942043	SKY VIEW CONVENIENCE INC.	2118 3 AVE, NEW YORK NY

Invoice Date	Invoice #	Owner	Owner Address
05/02/25	1001942113	A.L. BROADWAY GROCERY CORP.	3770 BROADWAY, NEW YORK NY
05/02/25	2001472203	ALEX DELI GROCERY 1 CORPORATION	3361 E TREMONT AVE, BRONX NY
05/02/25	2001472226	STOP & GO 1 CONVENIENCE CORP.	1398 JEROME AVE, BRONX NY
05/02/25	3001919042	313 DELI CORP	313 AVENUE X, BROOKLYN NY
05/02/25	3001919072	1201 DELI & GRILL INC	1201 AVENUE U, BROOKLYN NY
05/02/25	3001919112	FLAMING GRILL	5425 NEW UTRECHT AVE, BROOKLYN NY
05/02/25	4001226828	MYRTLE VARIETIES CORPORATION	54-06B MYRTLE AVE, QUEENS NY
05/02/25	4001226830	8635 BROADWAY CONVENIENCE CORP.	86-35 BROADWAY, QUEENS NY
05/02/25	4001226843	G&G ATLANTIC LLC.	63-27 ROOSEVELT AVE, QUEENS NY
05/03/25	2001472674	4185 ENTERPRISE CORP	4185 WHITE PLAINS RD, BRONX NY
05/03/25	2001472683	TOP TOP	4187 WHITE PLAINS RD, BRONX NY
05/03/25	2001472684	TOP TOP	4187 WHITE PLAINS RD, BRONX NY
05/03/25	3001919639	BIG CHIEF EXOTICS CORP	294 KNICKERBOCKER AVE, BROOKLYN NY
05/03/25	4001227166	VICTORY DELI & GRILL CORP.	352 VICTORY BLVD, STATEN ISLAND NY
05/03/25	4001227178	OINSA INC.	186 SOUTH AVE, STATEN ISLAND NY
05/03/25	4001227197	A & J VAPES INC.	1427 FOREST AVE, STATEN ISLAND NY
05/03/25	4001227200	S N SNACK SHOP CORNER	1842 VICTORY BLVD, STATEN ISLAND NY
05/03/25	4001227208	1 RICO SHOP CONVENIENCE CORP.	580 MIDLAND AVE, STATEN ISLAND NY
05/06/25	3001920783	THE NEW HEIGHTS CONVENIENCE CORP	1584 86 ST, BROOKLYN NY
05/06/25	3001920839	BRIGHTON 5TH DELI & JUICE INCORPORATED	502 BRIGHTON BEACH AVE, BROOKLYN NY
05/06/25	3001920881	BRIGHTONS GOURMET DELI	624 BRIGHTON BEACH AVE, BROOKLYN NY
05/06/25	4001228058	BMJ GOURMET DELI CORP	15 WESTCHESTER SQ, BRONX NY
05/06/25	4001228074	A DELI & MARKET CORP	1497 WILLIAMSBRIDGE RD, BRONX NY
05/07/25	1001944313	1 FINEST AMSTERDAM INC	1800 AMSTERDAM AVE, NEW YORK NY
05/07/25	1001944327	159 CONVENIENCE CORP	1995 AMSTERDAM AVE, NEW YORK NY
05/07/25	1001944349	POLO GROUND FOOD GROCERY INC	300 W 155 ST, NEW YORK NY
05/07/25	3001921378	NEPTUNE GOURMET MARKET CORP	3602 NEPTUNE AVE, BROOKLYN NY

Invoice Date	Invoice #	Owner	Owner Address
05/07/25	3001921426	CARIBBEAN CONVENIENCE CORP	1310 FLATBUSH AVE, BROOKLYN NY
05/07/25	3001921444	BOX 25 INC	201 TROY AVE, BROOKLYN NY
05/07/25	4001228509	TNA NYC CORP.	166 E 188 ST, BRONX NY
05/07/25	4001228545	2366 DELI ZONE CONVENIENCE CORP.	2366 GRAND CONC, BRONX NY
05/07/25	4001228572	ROCKSTAR GROCERY CORP.	659 CRESCENT AVE, BRONX NY
05/07/25	4001228600	MOON ROCKS 6 CORP.	1482 WESTCHESTER AVE, BRONX NY
05/07/25	4001228624	GRAB & ORGANIC CONVENIENCE INC.	380 E 149 ST, BRONX NY
05/08/25	2001474623	522 E 138 STREET, BRONX, NY	522 E 138 STREET, BRONX, NY
05/08/25	3001922149	MIDWOOD CONVENIENCE CORP	1703 AVENUE M, BROOKLYN NY
05/08/25	4001228953	NO LIMITZ CONVENIENCE	45-03 BROADWAY, QUEENS NY
05/08/25	4001228957	SMOKE SCENE MIDTOWN INC	845 7 AVE, NEW YORK NY
05/08/25	4001229027	FISHBEINS CORP	22-39 31 ST, QUEENS NY
05/08/25	4001229035	WEST SIDE CONVENIENCE	459 W 50 ST, NEW YORK NY
05/09/25	1001945366	NASSAU CONVENIENCE 2 CORP	65 NASSAU ST, NEW YORK NY
05/09/25	1001945388	MAMBA CITY CONVENIENCE CORP	182 ALLEN ST, NEW YORK NY
05/09/25	1001945429	23RD ST MINI MART CORP	28 E 23 ST, NEW YORK NY
05/09/25	1001945445	KIKIZ & CO CORP	423 9 AVE, NEW YORK NY
05/09/25	2001475118	RIVERDALE VAPE & CANDY SHOP INC	215 W 231 ST, BRONX NY
05/09/25	2001475120	RIVERDALE CONVENIENCE & SMOKE SHOP INC	3734 RIVERDALE AVE, BRONX NY
05/09/25	2001475129	GREENLAND FARM DELI MART CORPORATION	5670 RIVERDALE AVE, BRONX NY
05/09/25	2001475144	ALLERTON CONVENIENCE & MORE CORP	727 ALLERTON AVE, BRONX NY
05/09/25	3001922944	SOHO CONVENIENCE SHOP & DELI MARKET CORP	1604 WILLIAMSBRIDGE RD, BRONX NY
05/09/25	4001229380	FAST N FRESH SUPER MARKET CORP	86-02 ROCKAWAY BEACH BLVD, QUEENS NY
05/09/25	4001229388	ZEKRETS INC	139-37 245 ST, QUEENS NY
05/09/25	4001229407	BUSINESS OPERATING UNDER 172-27 JAMAICA AVE	172-27 JAMAICA AVE, QUEENS NY

Invoice Date	Invoice #	Owner	Owner Address	Invoice Date	Invoice #	Owner	Owner Address
05/09/25	4001229410	BROADWAY JUNGLE BOYZ	86-34 BROADWAY, QUEENS NY	05/15/25	1001948146	WA STOP CONVENIENCE INC	344 AUDUBON AVE, NEW YORK NY
05/10/25	1001945927	125 RED EYE INC.	2085 LEXINGTON AVE, NEW YORK NY	05/15/25	1001948259	METROBITE DELI CORP	2180 WHITE PLAINS RD, BRONX NY
05/10/25	1001945931	JIMMY JOES CORP	1625 2 AVE, NEW YORK NY	05/15/25	3001925899	YEMZ DELI & FOOD MARKET CORP	1314 KINGS HWY, BROOKLYN NY
05/10/25	1001945941	AMSTERDAM MINI MART CORP	447 AMSTERDAM AVE, NEW YORK NY	05/15/25	3001925994	AVE U SUPPLIES CORP	3102 AVENUE U, BROOKLYN NY
05/10/25	3001923437	ELTON FARM INC	1021 ELTON ST, BROOKLYN NY	05/15/25	4001231551	420 GIFT CONVENIENCE CORP.	966 SOUTHERN BLVD, BRONX NY
05/10/25	4001229714	BUBBLE JUICE INC.	87-12 101 AVE, QUEENS NY	05/15/25	4001231565	ORGANIC DELI 2 INC.	550 TRINITY AVE, BRONX NY
05/10/25	4001229731	K&K MINI MARKET INC	472 E TREMONT AVE, BRONX NY	05/15/25	4001231575	SKY M CONVENIENCE CORP.	423 E 146 ST, BRONX NY
05/10/25	4001229734	STEAM ROOM CONVENIENCE STORE CORP.	86-04 117 ST, QUEENS NY	05/16/25	1001948472	48 FINEST LOTTO & DELI CORP	60 W 48 ST, NEW YORK NY
05/10/25	4001229754	144 SNACKS & GIFTS INC.	224-01 141 AVE, QUEENS NY	05/16/25	1001948492	CITY EXOTIC CONVENIENCE CORP	107 CLINTON ST, NEW YORK NY
05/10/25	4001229756	MAPLES GROCERY INC	780 E TREMONT AVE, BRONX NY	05/16/25	1001948552	ALLEN CONENIENCE STORE	99 ALLEN ST, NEW YORK NY
05/10/25	4001229766	AZ PASS GROCERY CORP	689 E 187 ST, BRONX NY	05/16/25	2001478140	LUCKY SPOT LOTTERY CORP	3132 BAINBRIDGE AVE, BRONX NY
05/10/25	4001229784	M4 CANDY AND TOBACCO INC	620 CRESCENT AVE, BRONX NY	05/16/25	2001478152	NEW FORDHAM FOOD INC	2487 CRESTON AVE, BRONX NY
05/13/25	1001947086	X23 CANDY SHOP CORP	127 E 23 ST, NEW YORK NY	05/16/25	2001478176	FORDHAM FINE DELI GOURMET CORP	600 E FORDHAM RD, BRONX NY
05/13/25	1001947134	NELI DELI	234 E 106 ST, NEW YORK NY	05/16/25	2001478192	STAR 1 CONVENIENCE CORP	597 CRESCENT AVE, BRONX NY
05/13/25	3001924798	42 CONVENIENCE & MORE CORP	4124 4 AVE, BROOKLYN NY	05/16/25	3001926571	K&H GRILL CORP	1918 KINGS HWY, BROOKLYN NY
05/13/25	4001230695	MO HABIBI DELI CORP	97-02 101 ST, QUEENS NY	05/16/25	3001926586	S&W MINI MART CORP	1501 BROADWAY, BROOKLYN NY
05/14/25	3001925320	CONVENIENCE AROUND THE CLOCK CORP	243 THROOP AVE, BROOKLYN NY	05/16/25	3001926593	1164 BROADWAY PARADISE PLUS INC	1164 BROADWAY, BROOKLYN NY
05/14/25	3001925343	UNDERGROUND EXOTIC SHOP INC	934 MYRTLE AVE, BROOKLYN NY	05/16/25	1001948503	88 STOP & SAVE INC	88 DELANCEY ST, NEW YORK NY
05/14/25	3001925376	EMPIRE WORLD INC	277 NOSTRAND AVE, BROOKLYN NY	05/17/25	1001948915	QUICK SNACKS EXPRESS MINIMART	111 E 125 ST, NEW YORK NY
05/14/25	4001231107	GRAND AVE CONVENIENCE LTD.	66-10 GRAND AVE, QUEENS NY	05/17/25	2001478592	224 DELI & CONVENIENCE	3952 LACONIA AVE, BRONX NY
05/14/25	4001231110	GOURMET & ORGANIC CORP	106 E 165 ST, BRONX NY	05/17/25	3001927159	ZEUS DELI & GROCERY CORP	35 VICTORY BLVD, STATEN ISLAND NY
05/14/25	4001231127	M.H DELI GROCERY LLC	1405 WALTON AVE, BRONX NY	05/17/25	3001927193	ELTINGVILLE CONVENIENCE CORP	4569 AMBOY RD, STATEN ISLAND NY
05/14/25	4001231128	A & J VAPE AND GIFT SHOP INC.	66-31 FRESH POND RD, QUEENS NY	05/17/25	4001232394	YAYA DELI AND GROCERY CORP.	851 MELROSE AVE, BRONX NY
05/14/25	4001231142	OMG NEW WORLD CORP.	57-22 MYRTLE AVE, QUEENS NY	05/20/25	1001950390	BIG APPLE GIFT SHOP CORP	97 CLINTON ST, NEW YORK NY
05/14/25	4001231157	WESTCHESTER BEST MARKET CORP	2930 WESTCHESTER AVE, BRONX NY	05/20/25	1001950399	SAMS MINI MARKET 1 CORP	11 AVENUE D, NEW YORK NY
05/14/25	4001231174	HOOKAH STOP CORP	3571 E TREMONT AVE, BRONX NY	05/20/25	1001950414	YAHOOOSH CONVENIENCE CORP	110 DELANCEY ST, NEW YORK NY
05/14/25	4001231192	NOVA FINEST DELI PLUS CORP	3840 E TREMONT AVE, BRONX NY				
05/15/25	1001948024	GRAB AND GO	2721 BROADWAY, NEW YORK NY				
05/15/25	1001948075	ELOPANZA 1 INC	2 ST NICHOLAS TER, NEW YORK NY				

Invoice Date	Invoice #	Owner	Owner Address
05/20/25	1001950429	HIGH LIFE SMOKE & CONVENIENCE CORP	360 W 42 ST, NEW YORK NY
05/20/25	1001950463	57TH QUICK STOP CORP	309 W 57 ST, NEW YORK NY
05/20/25	2001479809	KING T-SHIRT SHOP INC	872 PROSPECT AVE, BRONX NY
05/20/25	2001479848	VIVI DELI GROCERY CORP	890 E 180 ST, BRONX NY
05/20/25	2001479912	COOL CANDY CORP	738 E 182 ST, BRONX NY
05/20/25	2001479944	BROTHERS FOOD MARKET	761 E 182 ST, BRONX NY
05/20/25	4001233283	LGA SKY CONVENIENCE CORP.	57-37 MAIN ST, QUEENS NY
05/22/25	1001951405	FRASKO LLC	2450 AMSTERDAM AVE, NEW YORK NY
05/22/25	1001951520	89TH CONVENIENCE	2416 BROADWAY, NEW YORK NY
05/22/25	2001480568	IZZY GROCERY INC	291 E GUN HILL RD, BRONX NY
05/22/25	2001480585	CANDY SHOP	55 E 167 ST, BRONX NY
05/22/25	3001929680	SNACK & BEVERAGE STOP INC	255 LIVINGSTON ST, BROOKLYN NY
05/22/25	3001929717	HAPPY LAND DELI CORP	189 UTICA AVE, BROOKLYN NY
05/22/25	3001929776	THE SPOT CONVENIENCE INC	133 WYCKOFF AVE, BROOKLYN NY
05/23/25	2001480852	KATONAH FAMILY DELI GROCERY CORP	4293 KATONAH AVE, BRONX NY
05/23/25	2001480881	WATSON CONVENIENCE STORE CORP	1549 WATSON AVE, BRONX NY
05/23/25	2001480907	IN AND OUT DELI 1 GROCERY	3742 3 AVE, BRONX NY
05/23/25	2001480934	COURTLANDT CONVENIENCE CORP	792 COURTLANDT AVE, BRONX NY
05/23/25	3001930282	CHRUCH AVE MINI MART CORPORATION	3013 CHURCH AVE, BROOKLYN NY
05/23/25	3001930346	TASTE OF CALI EXOTIC CORP.	1885 NOSTRAND AVE, BROOKLYN NY
05/23/25	4001234397	TRIPLE SEVEN SPOT INC	118-02 JAMAICA AVE, QUEENS NY
05/23/25	4001234425	DOUGLASTON CONVENIENCE INC.	44-29 DOUGLASTON PKWY, QUEENS NY
05/23/25	4001234441	FRESH & TASTY SANDWICH SHOP CORP.	97-34 63 RD, QUEENS NY
05/23/25	4001234447	75 CONVENIENT CORP.	74-34 JAMAICA AVE, QUEENS NY
05/23/25	4001234472	T-SHIRT CORP.	215-20 91 AVE, QUEENS NY
05/24/25	1001952455	EAST 118 GROCERY & CANDY CORP	2319 1 AVE, NEW YORK NY

Invoice Date	Invoice #	Owner	Owner Address
05/24/25	1001952469	ISRA COFFEE HOUSE AND CONVENIENCE CORP	2423 ADAM CLAYTON POWELL JR BLVD, NY
05/24/25	2001481344	OCK EXOTIC DELI CORP	732 ASTOR AVE, BRONX NY
05/24/25	2001481400	HENRY DELI & GROCERY CORP	5800 MOSHOLU AVE, BRONX NY
05/24/25	3001930813	HABIBI CANDY SHOP CORP.	291 PENNSYLVANIA AVE, BROOKLYN NY
05/24/25	3001930843	1872 FULTON DELI AND GROCERY 1 CORP	1872 FULTON ST, BROOKLYN NY
05/24/25	4001234787	82 GROCERY CORPORATION	40-46 82 ST, QUEENS NY
05/24/25	4001234811	98-02 SUPERIOR DELI CORP	98-02 ASTORIA BLVD, QUEENS NY
05/24/25	4001234826	LAGUARDIA DELI INC	94-07 ASTORIA BLVD, QUEENS NY
05/27/25	2001482581	FRANKLIN EXOTICS & CONVENIENCE CORPORATION	311 FRANKLIN AVE, BROOKLYN NY
05/27/25	3001932156	EMPIRE CONVENIENCE 1 CORP	738 FLATBUSH AVE, BROOKLYN NY
05/27/25	3001932194	TOP BK CONVENIENCE INC	1160 WILLMOHR ST, BROOKLYN NY
05/27/25	4001235544	HILLSIDE MINIMART 1 CORP	87-87 FRANCIS LEWIS BLVD, QUEENS NY
05/27/25	4001235563	TASTY CHOICE DELI & GROCERY CORP	219-15 JAMAICA AVE, QUEENS NY
05/28/25	1001954074	6 AVE VARIETY CORP	101 W 25 ST, NEW YORK NY
05/28/25	1001954101	336 CONVENIENCE AND VARIETY CORP	336 8 AVE, NEW YORK NY
05/28/25	1001954108	SNACKS N ORGANIC CORP	110 9 AVE, NEW YORK NY
05/28/25	1001954156	AMERICAN DREAM CONVENIENCE CORP	247 E 14 ST, NEW YORK NY
05/28/25	1001954164	CONVENIENCE 3RD AVE CORP	370 3 AVE, NEW YORK NY
05/28/25	2001482936	ALL IN 1 NY CONVENIENCE INC	1030 CASTLE HILL AVE, BRONX NY
05/28/25	2001482985	HOT TIMES GROCERY CORP	4 W 183 ST, BRONX NY
05/28/25	4001235950	FIRESTONE CONVENIENCE	12-60 150 ST, QUEENS NY
05/28/25	4001235985	DISPENSARY	37-17 BROADWAY, QUEENS NY
05/28/25	4001236017	LATINA SHOP CORP.	96-22 QUEENS BLVD, QUEENS NY
05/29/25	1001954762	LAI CONVENIENCE	114 E 40 ST, NEW YORK NY
05/29/25	2001483305	WILLIAMS GOURMET DELI CORP	2420 WILLIAMSBRIDGE RD, BRONX NY
05/29/25	2001483339	4185 ENTERPRISE CORP	4185 WHITE PLAINS RD, BRONX NY

Invoice Date	Invoice #	Owner	Owner Address
05/29/25	2001483378	MOE 194 CONVENIENCE INC	2650 BRIGGS AVE, BRONX NY
05/29/25	3001933319	H&H DELI & CONVENIENCE CORP	4722 AVENUE D, BROOKLYN NY
05/29/25	3001933385	OMAR DELI INC	1431 ROCKAWAY PKWY, BROOKLYN NY
05/29/25	4001236308	ACE EXOTICS NY INC	244-10 FRANCIS LEWIS BLVD, QUEENS NY
05/29/25	4001236335	LIBERTY CANDY & BEVERAGE CORP	120-19 LIBERTY AVE, QUEENS NY
05/29/25	4001236356	METRO ORGANIC MART CORP.	116-05 METROPOLITAN AVE, QUEENS NY
05/30/25	1001955288	57TH QUICKSTOP CORP	309 W 57 ST, NEW YORK NY
05/30/25	3001933901	SARAH TOBACCO SHOP	5301 AVENUE N, BROOKLYN NY
05/30/25	3001933906	479 FULTON GIFT CORP	479 FULTON ST, BROOKLYN NY
05/30/25	3001933971	SAM DELI & CONVENIENCE STORE INC	8802 3 AVE, BROOKLYN NY
05/30/25	4001236759	NEW PALONA PAAN PLACE INC.	73-10 37 RD, QUEENS NY
05/31/25	3001934412	FULTON SMOKE AND CONVENIENCE CORP	3346 FULTON ST, BROOKLYN NY
05/31/25	3001934486	DRAGON MARKET PLACE INC	204 BROADWAY, BROOKLYN NY
05/31/25	4001237027	A & K CORP III	67-08 ROOSEVELT AVE, QUEENS NY
05/31/25	4001237045	BROADWAY JUNGLE BOYZ	86-34 BROADWAY, QUEENS NY
06/03/25	1001957027	95 STREET MINI MART CORP	236 E 95 ST, NEW YORK NY
06/03/25	1001957105	273 CONVENIENCE CORP	273 W 131 ST, NEW YORK NY
06/03/25	1001957113	AMSTERDAM SWEET CANDY CORP	1345 AMSTERDAM AVE, NEW YORK NY
06/03/25	1001957218	3600 BROADWAY CONVENIENCE CORP.	3600 BROADWAY, NEW YORK NY
06/03/25	2001485334	KING GRABBA SMOKESHOP	5223 BROADWAY, BRONX NY
06/03/25	2001485370	CARBON 14	3 W 183 ST, BRONX NY
06/03/25	2001485440	BOSTON MARKET & MORE CORP	2012 BOSTON RD, BRONX NY
06/03/25	2001485491	650 KING DISCOUNT CORP	650 MELROSE AVE, BRONX NY
06/03/25	3001935866	ORGANIC BEER AND MARKET CORP	1311 KINGS HWY, BROOKLYN NY
06/03/25	3001935924	FRESH GOURMET DELI & JUICE BAR CORP.	7818 NEW UTRECHT AVE, BROOKLYN NY
06/03/25	4001238008	438 PUTNAM DELI CORP.	438 NOSTRAND AVE, BROOKLYN NY
06/03/25	4001238013	1727 BROADWAY MINI MART CORP.	1727 BROADWAY, BROOKLYN NY

jy14-18

PROCUREMENT

“Compete To Win” More Contracts!

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

● Win More Contracts, at nyc.gov/competetowin

“The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed, to the City’s prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence.”

HHS ACCELERATOR PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browser_public

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

ADMINISTRATION FOR CHILDREN’S SERVICES

YOUTH AND FAMILY JUSTICE

■ AWARD

Human Services/Client Services

NON-SECURE DETENTION (NSD) - NEGOTIATED

ACQUISITION - Negotiated Acquisition - Other - PIN#06825N0016001 - AMT: \$6,187,500.00 - TO: SCO Family of Services, 1415 Kellum Place, Suite 140, Garden City, NY 11530.

Non-Secure Detention (NSD) provides an alternative to secure detention for youth in ACS custody. NSD homes are non-institutional, small group homes housing up to 12 youth, typically without restrictive construction or procedures. These homes provide a safe, structured, and supportive environment. Youth in NSD participate in educational programming through DOE’s Passages Academy, receive clinical care as needed, and engage in structured recreational and enrichment activities in the community. SCO currently provides Residential and Aftercare Services for Adjudicated Youth under the Close to Home (CTH) initiative. ACS seeks to enter into a direct negotiated acquisition to procure a 9-bed Male NSD site at Schieffelin Place in the Bronx.

This procurement is essential to address current census pressures in NSD.

Per PPB Rule 3-04(b)(2)(ii), there is a limited number of vendors available and able to perform the work.

☛ jy18

CITYWIDE ADMINISTRATIVE SERVICES

CITYWIDE PROCUREMENT

■ SOLICITATION

Goods

PRE-BID 2600002 ROLLERS, ASPHALT - DOT - Other -
PIN#857B2600002 - Due 8-19-25 at 9:30 A.M.

The purpose of this meeting is to review the solicitation to ensure a successful bid, best product and to maximize competition. Your participation will assist us in revising bid terms and/or specifications, if needed, prior to bid opening to meet this goal. The exchange of information among buyers and sellers is necessary so vendors can understand City requirements and the city can obtain industry advice on current standards, new technology, commercial equivalents and new products and product lines.

To attend pre-solicitation conference, please email suksingh@dcas.nyc.gov to request the web link and invite for the video conference.

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.

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007-1602. Sukhjeet Singh (212) 386-0434; suksingh@dcas.nyc.gov

☛ jy18

INFORMATION TECHNOLOGY

■ AWARD

Services (other than human services)

APC RECERTIFICATION & MAINTENANCE CONTINUATION FOR ALL DCAS - M/WBE Noncompetitive Small Purchase -
PIN#85626W0001001 - AMT: \$20,061.00 - TO: Compulink Technologies Inc., 260 W 39th Street, Room 302, New York, NY 10018-4434.

☛ jy18

CORRECTION

NUTRITIONAL SERVICES

■ AWARD

Services (other than human services)

ON-CALL REFRIGERATED SERVICES AND MAINTENANCE - M/WBE Noncompetitive Small Purchase - PIN#07225W0044001 - AMT: \$1,500,000.00 - TO: Mico Cooling Corporation, 30 Ramland Road, Suite 103, Orangeburg, NY 10962.

☛ jy18

OPERATIONS

■ AWARD

Services (other than human services)

THIRD PARTY WITNESS AND INSPECTION - Renewal - PIN#07221B0009001R001 - AMT: \$50,117.00 - TO: Insparisk LLC, 6143 186th Street, Fresh Meadows, NY 11365.

This is a requirements contract to furnish all labor, materials, tools, and equipment as necessary to provide periodic third party witness services and inspection services for various types of elevators, dumbwaiters, mechanical lifts, related machinery, shafts, and other devices henceforth stated as "devices" as directed by New York City Department of Correction ("DOC"). The Contractor shall submit all reports and documentation as required to comply with New York City Department of Buildings ("DOB") requirements. Actual testing services shall be performed by a contractor hired under a separate elevator maintenance and repair contract.

☛ jy18

DESIGN AND CONSTRUCTION

■ AWARD

Construction Related Services

HWDRCW10, RC FOR ENGINEERING DESIGN - Renewal - PIN#85022P0003009R001 - AMT: \$15,000,000.00 - TO: Henningson Durham & Richardson PC, 1917 S 67th Street, Omaha, NE 68106.

Requirements Contract for Engineering Design and Related Services for Federally Funded Infrastructure Projects, Citywide.

☛ jy18

Construction / Construction Services

LBM18EPOH: EASTERN PARKWAY LIBRARY RENOVATION AND EXPANSION - Competitive Sealed Bids/Pre-Qualified List - PIN#85024B0073001 - AMT: \$27,024,173.00 - TO: MPCC Corp., 81 Rockdale Avenue, New Rochelle, NY 10801.

This Project consists of the complete renovation of the existing two-story library interior, partial exterior renovation, and a new three-floor addition at the rear. Part of the building will be demolished for this new addition with a new façade frontage along Schenectady Avenue. The addition has various public spaces including a reading room, adult learning center, community room, children's zone and services spaces like staff room and bathrooms. There is a publicly accessible terrace on the 3rd floor. CB: Brooklyn 9.

As per PPB Rule 3-01 (d) Special Case (1)(i) Competitive sealed bidding from prequalified vendors, except as provided in Section 3-10 (a). Section 3-10 (a) reads: Except for procurements for construction, a procurement using a PQL shall be considered a "special case" under these Rules.

☛ jy18

P-412RWR1- ROY WILKINS (STIPEND) - Innovative Procurement - Other - PIN#85024I0003006 - AMT: \$174,600.00 - TO: Citnalta Construction Corp., 1601 Locust Avenue, Bohemia, NY 11716.

The Department of Parks & Recreation (DPR), in consultation with local elected officials and community stakeholders, seeks to build a new resilient and sustainable Recreation Center in Roy Wilkins Park. The new proposed facility will be approximately 50,000 gsf and include an indoor pool and support spaces, multipurpose spaces for community/physical/learning activities, and administrative and support spaces.

☛ jy18

■ SOLICITATION

Construction / Construction Services

85025B0067-HWPR24QX (REBID 1) - STANDARD PEDESTRIAN RAMP UPGRADES, QUEENS AND THE BRONX - Competitive Sealed Bids - PIN#85025B0067 - Due 8-14-25 at 10:00 A.M.

Standard Pedestrian Ramp Upgrades CBs: The Bronx - 1 through 12 Queens - 7 and 11 Project #: HWPR24QX (REBID 1)/EPIN: 85025B0067. Late Bids Will Not Be Accepted. This contract is subject to Special Experience Requirements. *This project is subject to Community Hiring requirements.* This Competitive Sealed Bid (CSB) is being released through PASSPort, New York City's online procurement portal. Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at the following website: https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public Click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN (85025B0067) into the Keywords search field. Please note, this link is only for NON-PQL projects. For PQL projects, only certified vendors will receive the solicitations.

Bid opening Location - Virtual Bid Opening on YouTube.

☛ jy18

ENVIRONMENTAL PROTECTION

WASTEWATER TREATMENT

■ AWARD

Goods

BWT FRANKLIN MILLER GRINDER 6030004X - M/WBE Noncompetitive Small Purchase - PIN#82625W0084001 - AMT:

\$27,876.00 - TO: Portland Williams LLC, 75 N Central Avenue, Suite 105, Elmsford, NY 10523-2537.

☛ jyl8

WATER SUPPLY

■ AWARD

Construction/Construction Services

DELAWARE COUNTY ROAD REPAIR AGREEMENT - Government to Government - PIN#82624T0001001 - AMT: \$11,619,990.00 - TO: Delaware County, PO Box 311, 2 Bridge Street, Delhi, NY 13753.

☛ jyl8

FIRE DEPARTMENT

FLEET MAINTENANCE

■ AWARD

Goods

COMPACT EXCAVATOR - M/WBE Noncompetitive Small Purchase - PIN#05725W0068001 - AMT: \$62,500.00 - TO: Kemlot Global Associates Inc., 648 Dorothea Lane, Elmont, NY 11003-4520.

John Deere 35 P-Tier Compact Excavator. -Configuration 5 - Canopy, Rubber, Susp. Long Arm +Ex/Cw, Angle Blade -24 In (610 Mm) Heavy Duty Bucket; 4.0 Cu Ft (0.11 Cu M) (4 Teeth Included -Customer Set Up as per Specification

☛ jyl8

TECHNICAL SERVICES

■ AWARD

Goods

05725Y0502-057250000942 - ELEVATOR EMERGENCY POLING TOOL KIT - M/WBE Noncompetitive Small Purchase - PIN#05725W0070001 - AMT: \$30,618.00 - TO: Eastern Horizon Corp., 3201 Glenwood Road, Suite 2C, Brooklyn, NY 11210.

☛ jyl8

ANSUL DRY CHEMICAL POWDER/2 REELS AND ANSUL TWIN-AGENT NOZZLE - M/WBE Noncompetitive Small Purchase - PIN#05726W0005001 - AMT: \$78,749.00 - TO: Wingglee LLC, 1043 40th Street, Unit 3, Brooklyn, NY 11219.

☛ jyl8

HOUSING AUTHORITY

PROCUREMENT

■ SOLICITATION

Goods

SMPD MATERIALS FIRE ALARMS SIMPLEX ITEMS TO CARTRIDGES, SMOKE DETECTORS, PULL STATION - Competitive Sealed Bids - PIN#515548 - Due 7-31-25 at 12:00 P.M.

The New York City Housing Authority ("NYCHA"), Supply Management and Procurement Department ("SMPD"), through this Solicitation, seeks bids from qualified vendors to provide NYCHA with materials SMPD_MATERIALS_Fire Alarms Simplex Items to Cartridges, Smoke Detectors, Pull Station at Various Developments Located In All Five (5) Boroughs of New York City.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 515548. Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to the <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link.

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

(2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials.

Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier," then choose "Sourcing," then choose "Sourcing

Homepage;" and conduct a search in the "Search Open Negotiations" box for RFQ Number 515548.

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

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Magdalena Lucero (212) 306-3825; magdalena.lucero@nycha.nyc.gov



☛ jyl8

SMPD MATERIALS REFRIGERATOR, GASKETS, RELAYS, THERMOSTAT - Competitive Sealed Bids - PIN#514546 - Due 7-31-25 at 12:00 P.M.

The New York City Housing Authority ("NYCHA"), Supply Management and Procurement Department ("SMPD"), through this Solicitation, seeks bids from qualified vendors to provide NYCHA with materials SMPD_Materials_Refrigerator, Gaskets, Relays, Thermostat at Various Developments Located in All Five (5) Boroughs of New York City.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 514546. Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link.

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

(2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials.

Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier," then choose "Sourcing," then choose "Sourcing Homepage;" and conduct a search in the "Search Open Negotiations" box for RFQ Number 514546.

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

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Magdalena Lucero (212) 306-3825; magdalena.lucero@nycha.nyc.gov



☛ jyl8

SMPD FIRE ALARMS MIRCOM ITEMS, SMOKE DETECTORS, HEAT DETECTOR, SMOKE/CO COMBO - Competitive Sealed Bids - PIN#515549 - Due 7-31-25 at 12:00 P.M.

The New York City Housing Authority ("NYCHA"), Supply Management and Procurement Department ("SMPD"), through this Solicitation, seeks bids from qualified vendors to provide NYCHA with materials SMPD_MATERIALS_Mircom Items, Smoke Detectors, Heat Detector, Smoke/CO Combo at Various Developments Located in All Five (5) Boroughs of New York City.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 515549. Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to the <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link.

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

(2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials.

Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier," then choose "Sourcing," then choose "Sourcing Homepage;" and conduct a search in the "Search Open Negotiations" box for RFQ Number 515549.

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-

qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007.
Magdalena Lucero (212) 306-3825; magdalena.lucero@nycha.nyc.gov



☛ jy18

SMPD MATERIALS FIRE ALARMS NOTIFIER ITEMS, FIRE ALARM PANEL, PULL STATION - Competitive Sealed Bids - PIN#515550 - Due 7-31-25 at 12:00 P.M.

The New York City Housing Authority ("NYCHA"), Supply Management and Procurement Department ("SMPD"), through this Solicitation, seeks bids from qualified vendors to provide NYCHA with materials SMPD MATERIALS Fire Alarms Notifier Items, Fire Alarm panel, Pull Station at various developments located in all five (5) boroughs of New York City.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 515550. Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to <http://www.nyc.gov/nycbusiness>. On the left side, click on "iSupplier Vendor

Registration/Login" link.

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

(2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose "Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number 515550.

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

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007.
Magdalena Lucero (212) 306-3825; magdalena.lucero@nycha.nyc.gov



☛ jy18

HUMAN RESOURCES ADMINISTRATION

■ INTENT TO AWARD

Human Services/Client Services

SNAP OUTREACH FY24 - Required/Authorized Source - PIN#06925R0002 - Due 7-21-25 at 3:00 P.M.

The Human Resources Administration (HRA) intends to enter into a Required Source contract with Food Bank For New York City for SNAP Outreach to increase SNAP participation. SNAP Outreach is a 50 percent reimbursement program in which the New York State Office of Temporary and Disability Assistance (OTDA) reimburses approved, reasonable, and necessary SNAP Outreach expenditures. The Federal funding is granted with the understanding that this funding supports the implementation of outreach activities to inform low-income households about the availability, eligibility requirements, application procedures and the benefits of SNAP. OTDA funds this Required Source contract and authorizes HRA to contract with Food Bank For New York City. The term of this contract is 10/1/2023 to 9/30/2024. The contract amount is \$914,010.

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.

Human Resources Administration, ACCOContractPlanning@dss.nyc.gov

☛ jy18

POLICE DEPARTMENT

MANAGEMENT AND BUDGET

■ AWARD

Services (other than human services)

TRAUMA INFORMED SEXUAL ASSAULT TRAINING - REN #2 - Renewal - PIN#05621U0003001R002 - AMT: \$54,000.00 - TO: Thomas Tremblay, 16605 Lake Circle Drive, Unit 337, Fort Myers, FL 33908.

The New York City Police Department is requesting Trauma Informed Sexual Assault Interview and Investigation Training for NYPD Special Victims Division. The training goal is to ensure that NYPD Personnel providing service to sexual assault victims / survivors recognize and understand victim trauma and utilize effective approaches and interview skills to enhance response, investigations, and prosecutions.

☛ jy18

YOUTH AND COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

■ AWARD

Human Services/Client Services

NEIGHBORHOOD SAFETY PROGRAMS - Negotiated Acquisition - Other - PIN#26024N8497KXL - AMT: \$6,020,018.00 - TO: Police Athletic League Inc., 34 1/2 E 12th Street, New York, NY 10003.

☛ jy18

NDA RENEWAL FY26 - Renewal - PIN#26024N0520001R001 - AMT: \$485,126.00 - TO: Inwood Community Services Inc., 651 Academy Street, 2nd Floor, New York, NY 10034.

In accordance with section 3-04 (b)(2)(i)(D) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure, using the Negotiated Acquisition (NAQ) method, Immigrant Services: ESOL/CIVICS in Neighborhood Development Area (NDA) Manhattan 12.

The Immigrant Services: ESOL/Civics program would assist immigrant adults aged 18 and older to obtain the English language skills necessary for employment and further education and to obtain the knowledge that will enable them to navigate government, education, and workplace systems; to become engaged community residents integrated into the social fabric of their communities; and to achieve legal immigration status and U.S. citizenship.

☛ jy18

CONTRACT AWARD HEARINGS

ADMINISTRATION FOR CHILDREN'S SERVICES

■ PUBLIC COMMENT

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: Sporda Tech, Inc.

Contractor Address: 140 Riverside Blvd #1527, New York, New York 10069.

Scope of Services: Telecom Engineer

Maximum Value: \$198,960.00

Term (Start and End Dates): 7/1/2025 through 6/30/2026

Renewal Clauses: Not Applicable

E-PIN: 06825W0050001

Procurement Method: M/WBE Small Purchase procurement Method

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

How can I comment on this proposed contract award?

Please submit your comment to Ziyaddeen Mohammed at ziyaddeen.mohammed@acs.nyc.gov and Wayne Coger at Wayne.Coger@acs.nyc.gov by clicking the following URL Link: <https://forms.office.com/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1>

&id=x2_1MoFfIk6pWxXaZIE778bZcMatIOJEn16RxBJVQu1UOVJUS1RBSdIMVNIUDhOQjRLSkRaQlA2OS4u

Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00PM on Tuesday, July 25, 2025.

☛ jy18

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: Infopeople Corporation

Contractor Address: 450 7th Ave, Ste 1106, New York, New York 10123.

Scope of Services: Business Analyst /CP Writer

Maximum Value: \$178,959.00

Term (Start and End Dates): 9/1/2025 through 8/31/2026

Renewal Clauses: Not Applicable

E-PIN: 06826W0001001

Procurement Method: M/WBE Small Purchase procurement Method

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

How can I comment on this proposed contract award?

Please submit your comment to Ziyaddeen Mohammed at ziyaddeen.mohammed@acs.nyc.gov and Wayne Coger at Wayne.Coger@acs.nyc.gov by clicking the following URL Link: https://forms.office.com/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1&id=x2_1MoFfIk6pWxXaZIE778bZcMatIOJEn16RxBJVQu1UNkc0UUJZTjZBVlo5Vjk3STU2TTJIRDhRMS4u

Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Tuesday, July 25, 2025.

☛ jy18

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: TNT Staffing LLC

Contractor Address: 70 Kinderkamack Road, Suite 202, Emerson, New Jersey 07630.

Scope of Services: Technical Support Technician

Maximum Value: \$148,988.00

Term (Start and End Dates): 8/1/2025 through 7/31/2026

Renewal Clauses: Not Applicable

E-PIN: 06825W0056001

Procurement Method: M/WBE Small Purchase procurement Method

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

How can I comment on this proposed contract award?

Please submit your comment to Ziyaddeen Mohammed at ziyaddeen.mohammed@acs.nyc.gov and Wayne Coger at Wayne.Coger@acs.nyc.gov by clicking the following URL Link:

https://forms.office.com/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1&id=x2_1MoFfIk6pWxXaZIE778bZcMatIOJEn16RxBJVQu1UOVVDMFdkV1NEMk9WTzI4RVJLTdk5VEpTWS4u

Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Tuesday, July 25, 2025.

☛ jy18

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC COMMENT

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

Contract Type: Requirements Contract (MA1)

Contractor: Uniforms by Park Coats Inc.

Contractor Address: 790 Third Avenue, Brooklyn, NY 11232

Scope of Services: IFB 2500005 - Uniforms and Accessories - DOB, Citywide

Maximum Value: \$1,857,405.00

Term (Start and End Dates): 5-Years from Date of Notice of Award, with a 1-Year Renewal Option

E-PIN: 85725B0015002

Procurement Method: Best Value Competitive Sealed Bid

Procurement Policy Board Rule: Section 3-02(o)

How can I comment on this proposed contract award?

Please submit your comments through the following: <https://forms.office.com/g/ZB2dhkxCJC>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. EST on Friday, July 25, 2025.

☛ jy18

DESIGN AND CONSTRUCTION

■ PUBLIC COMMENT

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

Contract Type: Contract

Contractor: Center for Comprehensive Health Practice INC

Contractor Address: 35 E 110th St, 4th Floor, New York, New York, 10029

Project ID: HLMNCHPIO & HLMNCCHPI

Scope of Services: Purchase of Equipment and Furniture for Outfitting New CCHP Site

Maximum Value: \$400,000.00

Term: The contract term shall be 5 years from the date of registration

E-PIN: 85026L0002001

Procurement Method: Line Item Appropriation/Discretionary Funding

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

How can I comment on this proposed contract award?

Please submit your comment to: https://forms.office.com/Pages/ResponsePage.aspx?id=x2_1MoFfIk6pWxXaZIE7785hDCttXINNspyZgs2xarVURVdDTjFZTk45TEJBRVIPNkNJRDE4NzAwUC4u

Be sure to include the E-PIN and Project ID on your Comment Submission Form.

Comments must be submitted before 4:00 P.M. on Monday, July 28th, 2025.

☛ jy18

HOMELESS SERVICES

■ PUBLIC COMMENT

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract – (CT1)

Contractor: Statcare Urgent & Walk-in Medical d/b/a Nao Medical

Contractor Address: 17 East Old Country Road, Unit B, Hicksville, NY 11801

Scope of Services: Nurse Call Line Service for the NYC Department of Homeless Services (DHS) clients, Citywide

Maximum Value: \$500,000.00

Term: 10/1/2025 – 9/30/2027

Renewal Clause: One Three-Year Renewal Option (10/1/2027 – 9/30/2030)

E-PIN: 07124N0001001

Procurement Method: Negotiated Acquisition

Procurement Policy Board Rule: Section 3-04

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

☛ jy18

HUMAN RESOURCES ADMINISTRATION

■ PUBLIC COMMENT

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed five (5) contracts listed below.

Contract Type: General Contract (CT1)
Scope of Services: Provision of Home+ Services for Survivors of Domestic and Gender-Based Violence
Term: 7/1/2025 - 6/30/2028
Renewal Clause: (1) three-year renewal option (7/1/2028 – 6/30/2031)
Procurement Method: Competitive Sealed Proposal
Procurement Policy Board Rule: Section 3-03

The contractors' name, E-PIN number, contract amount and address are indicated below:

E-PIN: 06924P0023001
Contractor: Violence Intervention Program, Inc.
Contractor Address: P.O. Box 1161, Triborough Station, New York, NY 10035
Amount: \$1,907,471.25
Location: Bronx - Boroughwide

E-PIN: 06924P0023002
Contractor: HELP Social Service Corporation
Contractor Address: 115 East 13th Street, New York, NY 10003
Amount: \$1,907,471.25
Location: Brooklyn - Boroughwide

E-PIN: 06924P0023003
Contractor: Rising Ground, Inc.
Contractor Address: 1333 Broadway, 8th Floor, New York, NY 10018
Amount: \$1,907,471.25
Location: Manhattan - Boroughwide

E-PIN: 06924P0023004
Contractor: Rising Ground, Inc.
Contractor Address: 1333 Broadway, 8th Floor, New York, NY 10018
Amount: \$1,907,471.25
Location: Queens - Boroughwide

E-PIN: 06924P0023005
Contractor: Seamen's Society for Children and Families
Contractor Address: 50 Bay Street, Staten Island, NY 10301
Amount: \$852,660.00
Location: Staten Island - Boroughwide

How can I comment on this proposed contract award?
 Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

✉ jy18

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed four (4) contracts listed below.

Contract Type: General Contract (CT1)
Scope of Services: Provision of WeCARE (Wellness, Comprehensive Assessment, Rehabilitation and Employment) Program
Term: 10/1/2025 – 6/30/2028
Renewal Clause: (1) three-year renewal option (7/1/2028 – 6/30/2031)
Procurement Method: Competitive Sealed Proposal
Procurement Policy Board Rule: Section 3-03

The contractors' name, E-PIN number, contract amount and address are indicated below:

E-PIN: 06925P0007001
Contractor: University Behavioral Associates, Inc.
Contractor Address: 111 East 210th Street, Bronx, NY 10467
Amount: \$49,436,766.15
Location: Bronx Boroughwide

E-PIN: 06925P0007002
Contractor: Arbor E&T LLC d/b/a Equus Workforce Solutions
Contractor Address: 9510 Ormsby Station Road, Suite 104, Louisville, Kentucky 40223
Amount: \$52,902,362.08
Location: Brooklyn Boroughwide

E-PIN: 06925P0007003
Contractor: FedCap NYC, Inc.

Contractor Address: 633 Third Avenue, 6th Floor, New York, NY 10017
Amount: \$46,311,198.58
Location: Manhattan Boroughwide and Staten Island Boroughwide

E-PIN: 06925P0007004
Contractor: University Behavioral Associates, Inc.
Contractor Address: 111 East 210th Street, Bronx, NY 10467
Amount: \$24,803,191.32
Location: Queens Boroughwide

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

✉ jy18

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed seven (7) contracts listed below.

Contract Type: Contract (CT1)
Scope of Services: Pathways for Access to Careers and Employment (PACE) Workforce Development Program
Term: 10/1/2025 – 9/30/2028
Renewal Clause: (1) three-year renewal option (10/1/2028 – 9/30/2031)
Procurement Method: Competitive Sealed Proposal
Procurement Policy Board Rule: Section 3-03

The contractors' name, E-PIN number, contract amount, and address are indicated below:

E-PIN: 06925P0004002
Contractor: DB Grant Associates, Inc
Contractor Address: 494 8th Avenue, 21st Floor, New York, NY 10001
Amount: \$33,240,909.60
Location: Bronx Community Board 1

E-PIN: 06925P0004004
Contractor: America Works of New York Inc
Contractor Address: 228 E 45th Street, 16th Floor, New York, NY 10017
Amount: \$15,051,986.10
Location: Queens Community Board 12

E-PIN: 06925P0004005
Contractor: Goodwill Industries of Greater NY & Northern New Jersey Inc
Contractor Address: 25 Elm Place, 3rd Floor, Brooklyn, NY 11201
Amount: \$15,051,986.10
Location: Queens Community Board 12

E-PIN: 06925P0004006
Contractor: National Association On Drug Abuse Problems (NYS) Inc
Contractor Address: 355 Lexington Avenue, 2nd Floor, New York, NY 10017
Amount: \$28,309,197.60
Location: Brooklyn Community Board 3

E-PIN: 06925P0004007
Contractor: DB Grant Associates, Inc
Contractor Address: 494 8th Avenue, 21st Floor, New York, NY 10001
Amount: \$28,309,197.60
Location: Brooklyn Community Board 2

E-PIN: 06925P0004008
Contractor: America Works of New York Inc
Contractor Address: 228 E 45th Street, 16th Floor, New York, NY 10017
Amount: \$17,059,095.60
Location: Manhattan Community Board 5

E-PIN: 06925P0004009
Contractor: FEDCAP NYC Inc.
Contractor Address: 633 Third Avenue, 6th Floor, New York, NY 10017
Amount: \$17,059,095.60
Location: Manhattan Community Board 1

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

✉ jy18

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed five (5) contracts listed below.

Contract Type: Contract (CT1)
Scope of Services: Immigration Legal Support Centers
Term: 7/1/2025 – 6/30/2028
Renewal Clause: (1) three-year renewal option (7/1/2028 – 6/30/2031)
Procurement Method: Competitive Sealed Proposal
Procurement Policy Board Rule: Section 3-03

The contractors' name, E-PIN number, contract amount and address are indicated below:

E-PIN: 06925P0001009
Contractor: Gay Men's Health Crisis, Inc.
Contractor Address: 307 West 38th Street, New York, NY 10018
Amount: \$937,500.00
Location: Citywide

E-PIN: 06925P0001010
Contractor: Make the Road New York
Contractor Address: 301 Grove Street, Brooklyn, NY 11237
Amount: \$937,500.00
Location: Brooklyn Community District 4; Queens Community District 3, 4; Staten Island Community District 1

E-PIN: 06925P0001012
Contractor: Project Hospitality Inc
Contractor Address: 100 Park Avenue, Staten Island, NY 10302
Amount: \$937,500.00
Location: Staten Island Boroughwide

E-PIN: 06925P0001014
Contractor: Women for Afghan Women, Inc.
Contractor Address: 71-19 162nd Street, Fresh Meadows, NY 11365
Amount: \$937,500.00
Location: Citywide; Queens Community District 6, 7, 8 & 9

E-PIN: 06925P0001022
Contractor: Bangladeshi American Community Development & Youth Services
Contractor Address: 1101-B Liberty Avenue, Brooklyn, NY 11208
Amount: \$937,500.00
Location: Brooklyn-East New York, Queens – Ozone Park

How can I comment on this proposed contract award?
 Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

☛ jy18

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed five (5) contracts listed below.

Contract Type: Contract (CT1)
Scope of Services: Immigration Legal Support Centers
Term: 7/1/25 – 6/30/2028
Renewal Clause: (1) three-year renewal option (7/1/2028 – 6/30/2031)
Procurement Method: Competitive Sealed Proposal
Procurement Policy Board Rule: Section 3-03

The contractors' name, E-PIN number, contract amount, and address are indicated below:

E-PIN: 06925P0001001
Contractor: Catholic Charities Community Services Archdiocese of NY
Contractor Address: 1011 First Avenue, 6th Floor, New York, NY 10022
Amount: \$937,500.00
Location: Bronx Community District 5

E-PIN: 06925P0001002
Contractor: BronxWorks, Inc
Contractor Address: 60 East Tremont Avenue, Bronx, NY 10453
Amount: \$937,500.00
Location: Bronx Community Districts 2-9,11

E-PIN: 06925P0001003
Contractor: Urban Justice Center
Contractor Address: 40 Rector Street, 9th Floor, New York, NY 10006
Amount: \$937,500.00
Location: South Bronx; Jackson Heights, Corona, Woodside, Jamaica, Ozone Park & Richmond Hill
E-PIN: 06925P0001004

Contractor: Northern Manhattan Improvement Corporation
Contractor Address: 45 Wadsworth Avenue, New York, NY 10033
Amount: \$937,500.00
Location: Manhattan Community District 9, 12; Bronx Community District 5

E-PIN: 06925P0001006
Contractor: Queens Community House, Inc.
Contractor Address: 108-69 62nd Drive, Forest Hills, NY 11375
Amount: \$937,500.00
Location: Queens Community Districts 3, 4, 6 & 9

How can I comment on this proposed contract award?
 Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

☛ jy18

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed six (6) contracts listed below.

Contract Type: Contract (CT1)
Scope of Services: Immigration Legal Support Centers
Term: 7/1/2025 – 6/30/2028
Renewal Clause: (1) three-year renewal option (7/1/2028 – 6/30/2031)
Procurement Method: Competitive Sealed Proposal
Procurement Policy Board Rule: Section 3-03

The contractors' name, E-PIN number, contract amount and address are indicated below:

E-PIN: 06925P0001017
Contractor: Council of Peoples Organization Inc.
Contractor Address: 1077 Coney Island Avenue, Brooklyn, NY 11230
Amount: \$937,500.00
Location: Brooklyn Community Districts 7, 11, 13, 14 & 15

E-PIN: 06925P0001018
Contractor: Arab American Association of NY, Inc.
Contractor Address: 6803 5th Avenue, Brooklyn, NY 11220
Amount: \$937,500.00
Location: Brooklyn Boroughwide

E-PIN: 06925P0001019
Contractor: La Victoria Foundation
Contractor Address: 3753 90th Street, Suite 13B, Jackson Heights, NY 11372
Amount: \$937,500.00
Location: Queens Boroughwide

E-PIN: 06925P0001021
Contractor: Caribbean Women's Health Association, Inc.
Contractor Address: 3512 Church Avenue, Brooklyn, NY 11203
Amount: \$937,500.00
Location: Citywide with focus on Brooklyn Community Districts 4, & 13, Queens Community District 9

E-PIN: 06925P0001023
Contractor: Neighborhood Association For Inter-Cultural Affairs, Inc.
Contractor Address: 1075 Grand Concourse, Suite 1B, Bronx, NY 10452
Amount: \$937,500.00
Location: Bronx Boroughwide

E-PIN: 06925P0001024
Contractor: New York Legal Assistance Group, Inc.
Contractor Address: 100 Pearl Street, 19th Floor, New York, NY 10004
Amount: \$937,500.00
Location: Queens Community District 7

How can I comment on this proposed contract award?
 Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

☛ jy18

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract – (CT1)
Contractor: Hunger Free America, Inc.
Contractor Address: 50 Broad Street, Suite 1504, New York, NY 10004

Scope of Services: Provision of the SNAP Outreach program to low-income households, Citywide

Maximum Value: \$520,834.00

Term: 10/01/2024 – 09/30/2025

E-PIN: 06925R0003001

Procurement Method: Required Authorized Source

Procurement Policy Board Rule: Section 1-02 (d) (1)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

☛ jy18

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed eight (8) contracts listed below.

Contract Type: Contract (CT1)

Scope of Services: Provision of Immigration Legal Support Centers

Term: 7/1/2025 – 6/30/2028

Renewal Clause: (1) three-year renewal option (7/1/2028 – 6/30/2031)

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

The contractors' name, E-PIN number, contract amount and address are indicated below:

E-PIN: 06925P0001005

Contractor: CAMBA Inc.

Contractor Address: 1720 Church Avenue, 2nd Floor, Brooklyn, NY 11226

Amount: \$937,500.00

Location: Citywide with a focus on Brooklyn Community District 7, 11, 13 & 14

E-PIN: 06925P0001007

Contractor: Jacob A. Riis Neighborhood Settlement

Contractor Address: 10-25 41st Avenue, Long Island City, NY 11101

Amount: \$937,500.00

Location: Queens Community Districts 2 - 4

E-PIN: 06925P0001008

Contractor: Center for the Integration and Advancement of New Americans

Contractor Address: 36-12 34th Avenue, 2nd Floor, Astoria, NY 11106

Amount: \$937,500.00

Location: Queens Community Districts 1- 4

E-PIN: 06925P0001011

Contractor: Minkwon Center for Community Action Inc.

Contractor Address: 133-29 41st Avenue, Suite 202, Flushing, NY 11355

Amount: \$937,500.00

Location: Queens Community District 7

E-PIN: 06925P0001013

Contractor: Center for Family Life in Sunset Park Inc.

Contractor Address: 443 39th Street, Brooklyn, NY 11232

Amount: \$937,500.00

Location: Brooklyn Community District 7

E-PIN: 06925P0001015

Contractor: New York Legal Assistance Group Inc.

Contractor Address: 100 Pearl Street, 19th Floor, New York, NY 10004

Amount: \$937,500.00

Location: Queens Community District 4

E-PIN: 06925P0001016

Contractor: AIDS Center of Queens County Inc. d/b/a Advocacy Center of Queens

Contractor Address: 161-21 Jamaica Avenue, 6th Floor, Jamaica, NY 11432

Amount: \$937,500.00

Location: Queens Community District 2

E-PIN: 06925P0001020

Contractor: Arab American Family Support Center Inc.

Contractor Address: 150 Court Street, 3rd Floor, Brooklyn, NY 11201

Amount: \$937,500.00

Location: Citywide

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 28, 2025.

☛ jy18

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC COMMENT

This notice from NYC Office of Technology and Innovation is to seek public comments on the proposed contract detailed below.

Contract Type: CT1

Contractor: Ammaluit Corporation

Contractor Address: 31-00 47th Avenue, Suite 3100, Long Island City, NY 11101

Scope of Services: The NYC Office of Technology and Innovation has been tasked with recruiting a Linux Engineer to support Public Safety SUN/UNIX/Linux/Infoblox/Ansible/DNS based systems for the New York City 911 system.

Maximum Value: \$359,996.00

Term: 4/24/2025 through 4/21/2027

E-PIN: 85825W0139001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

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

How can I comment on this proposed contract award?

Please submit your comment to Mark Polyak at MWBECROLcomments@oti.nyc.gov. Be sure to include the E-PIN above and assignment number 7-858-0613A in your message.

Comments must be submitted before 10:00 A.M. EST on Friday, August 1, 2025.

☛ jy18

YOUTH AND COMMUNITY DEVELOPMENT

■ PUBLIC COMMENT

This is a notice that The Department of Youth & Community Development (DYCD) is seeking comments from the public about the Three (3) proposed contract(s) below.

Contract Type: Contract-CT1

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

DYCD ID: 930075W

Contractor: Camba

Contractor Address: 1720 Church Avenue, 2nd Floor Brooklyn, New York 11226

Maximum Value: \$859,327.50

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

E-PIN: 26024L1464001

DYCD ID: 931080V

Contractor: Rockaway Development Revitalization Corporation

Contractor Address: 1920 Mott Avenue, 2nd Fl., Far Rockaway, New York 11691

Maximum Value: \$318,750

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

E-PIN: 26024L1101001

DYCD ID: 932819U

Contractor: AIM High Empowerment Institute Inc.

Contractor Address: 2820 Olinville Avenue, Bronx, NY 10467

Maximum Value: \$290,000

Term: 7/1/2022 through 6/30/2023

E-PIN: 26023L1354001

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

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

How can I comment on this proposed contract award?

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

Comments must be submitted before 3:00 P.M. on July 25, 2025.

☛ jy18

AGENCY RULES

HEALTH AND MENTAL HYGIENE

■ PUBLIC HEARINGS

CORRECTED NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The New York City Department of Health and Mental Hygiene (“DOHMH” or the “Department”) is proposing to add a new Chapter 40 to Title 24 of the Rules of the City of New York to establish rules for the certification required by a qualified environmental professional regarding the maximum levels of radon and certain organic chemical vapors in a basement or cellar apartment in the process of obtaining a temporary or permanent Certificate of Occupancy pursuant to New York City Local Law (“Local Law”) 126 of 2024 and by sections U202.09 and U 202.10 of Local Law 127 of 2024.

When and where is the hearing? The Department will hold a public hearing on the proposed rules. The public hearing will take place from 10:00 A.M. to 11:00 A.M. on July 24th, 2025. The hearing will be conducted by video conference accessible via internet or telephone.

- **Internet.** To participate in the public hearing, please register at this Zoom meeting:
<https://health-nyc.zoomgov.com/meeting/register/DL6t6wX-TGG2PjSnNfeQhg>

If prompted to provide a meeting ID or passcode, please enter the following:

Meeting ID: **161 598 9638**
Passcode: **563886**

- **By Phone only:** Dial +1 646 828 7666 US (New York), or +1 646 964 1167 US (US Spanish Line), or 833 568 8864 US Toll-free, or 833 435 1820 US Toll-free

Then enter Meeting ID: **161 598 9638**, Passcode: **563886**.

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

- **Website.** You can submit comments online to the Department through the NYC rules website at <https://rules.cityofnewyork.us>.
- **Email.** You may email comments to resolutioncomments@health.nyc.gov
- **Mail.** You can mail comments to:
New York City Department of Health and Mental Hygiene
Gotham Center, 42-09 28th Street, CN 31
Long Island City, NY 11101-4132
Attn: Svetlana Burdeynik
- **Fax.** You may fax comments to the Department at (347) 396-6087.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling Svetlana Burdeynik at (347) 396-6078 or (347) 396-6116. You can also sign up at Webex event when you join hearing at 10:00 A.M. on July 24th, 2025. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a “Question and Answer” format.

Is there a deadline to submit written comments? Written comments must be received on or before July 24, 2025, at 5:00 P.M.

What if I need assistance to participate in the hearing? You must tell the Office of General Counsel if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (347) 396-6078. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by July 18, 2025.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going

to the website at <https://rules.cityofnewyork.us/>. All written comments and a summary of the oral comments received by the Department will be made available to the public within a reasonable time by the Department’s Office of the General Counsel.

What authorizes the Department to make this amendment?

Section 389(b) of the New York City Charter provides that “heads of mayoral agencies shall have the power to adopt rules to carry out the powers and duties delegated to the agency head or the agency by or pursuant to federal, state or local law.” Charter section 1043(a) similarly provides that each “agency is empowered to adopt rules necessary to carry out the powers and duties delegated to it by or pursuant to federal, state or local law.” Local Laws 126 and 127 of 2024 requires DOHMH to promulgate rules setting the maximum levels of radon and other vapors in basement and cellar apartments. This proposed rule was not included in the Department’s regulatory agenda, because its need was not known and the time the agenda was published.

Where can I find the DOHMH rules and the Health Code?

DOHMH’s rules and the Health Code are located in Title 24 of the Rules of the City of New York.

What laws govern the rulemaking process? DOHMH must satisfy the requirements of section 1043 of the Charter when adding or amending rules. This notice is made according to the requirements of section 1043(b) of the Charter. These changes were not included in DOHMH’s legislative agenda because they were not contemplated at that time.

Statement of Basis and Purpose of Proposed Rule

This proposed rule addresses standards for radon and organic chemical vapor levels in basement and cellar apartments. The current housing emergency has led people to inhabit thousands of unsafe illegal basement and cellar units throughout the city.¹ Some of the more common concerns with these unauthorized units include the risk of carbon monoxide poisoning, insufficient means of escape in case of fire, and inadequate natural light and ventilation.² Additionally, with climate change increasingly causing extreme weather events, flood risks pose ever greater safety concerns for those living below street level.³

To address the dangers of illegal basement and cellar residences, two local laws were adopted in 2024. Local Law 126 of 2024 (“LL 126”) sets forth standards for temporary occupancy of illegal basement and cellar apartments prior to the issuance of a certificate of occupancy for such use, as codified in section 28-507.4.5.2 of the Administrative Code. Local Law 127 of 2024 (“LL 127”), provides for the construction of ancillary dwelling units (“ADUs”) in basements and cellars on the same lot as certain one- and two-family dwellings, as codified in sections U202.9 and U202.10 of Appendix U of the NYC Building Code. Among other safety provisions, these laws require certification that the basement or cellar apartment or basement or cellar ADU meets the standards for radon and organic chemical vapor levels in rules adopted by the Department to address the potential health impacts of these substances on occupants. The Department is now proposing rules for these standards.

Existing Illegal Basement and Cellar Apartments

LL 126 authorizes a program to legalize occupancy of existing basement and cellar dwelling units in certain community districts in the Bronx, Brooklyn, Manhattan, and Queens that can be occupied safely. Among the LL 126 program requirements is submission of certification to DOB, no later than one year after the issuance of a ten-year Authorization for Temporary Residence, that the unit has been tested and meets the Department’s standards for radon and soil vapors.⁴ If the owner does not meet all of the benchmarks or a certificate of occupancy is not issued within the 10-year period, the authorization for temporary residence may be revoked and any occupants of the basement or cellar be required to vacate.

1 According a 2021 estimate by the Pratt Center for Community Development, over 30,000 illegal basement or cellar apartments were concentrated in just eight Community Districts. *Pratt Center for Community Development, New York’s Housing Underground: 13 Years Later* (Oct. 2021), 3, available at https://prattcenter.net/our_work/new_yorks_housing_underground_revisited.

2 N.Y.C. Department of Housing Preservation and Development, *Housing Quality/Safety: Basements and Cellars*, available at <https://www.nyc.gov/site/hpd/services-and-information/basement-and-cellar.page>.

3 N.Y.C. Comptroller, *Bringing Basement Apartments Into the Light: Establishing a NYC Basement Board to Provide Basic Rights, Responsibilities, and Protections for Basement Apartment Residents and Owners*, 9 (Aug. 2022), available at <https://comptroller.nyc.gov/reports/bringing-basement-apartments-into-the-light/>.

4 NYC Administrative Code § 28-507.4.5.2(2) sets the schedule for such testing and certification.

New Basement and Cellar Units

LL 127 provides for the creation of new ADUs, including ADUs in basements and cellars. Among the requirements for basement and cellar ADUs is submission of certification to DOB that the radon and vapor levels in such ADUs not exceed the threshold levels for radon and soil vapors in rules adopted by the Department.

Radon and Soil Vapor Threshold Levels Required for Certification

In accordance with LL 126 and LL 127 of 2024, the proposed rules establish the maximum levels of radon and vapors in the indoor air of basement and cellar units, the qualifications of individuals or firms conducting the radon and vapor testing, the type of laboratory qualified to analyze the air samples, and the certification form to be submitted to DOB. A property owner may need to consult with a qualified professional if mitigation is needed to bring the indoor air vapor levels below the thresholds proposed in this rule.

1. Radon

Radon is an odorless and invisible radioactive gas naturally released from rocks, soil, and water. It can get trapped inside homes and buildings and build up in the air. Over time, breathing in high levels of radon can lead to lung cancer. This extremely dangerous substance is the second highest cause of lung cancer deaths nationally after cigarette smoking.⁵

Pursuant to section U202.9 of the Building Code, the Department, in consultation with DOB, the Fire Department ("FDNY"), and Emergency Management ("NYCEM"), is proposing to adopt the same threshold radon level as was used for Local Law 49 of 2019, the precursor to these current housing initiatives that similarly piloted an approach to legalize and make safe cellar and basement apartments. Section 11 of that law required that radon levels in such apartments must be below two picocuries per liter of air. This is the level at which the federal Environmental Protection Agency recommends homeowners consider mitigating for radon.⁶

The Department is now proposing to adopt this standard for all basement and cellar apartments and ADUs legalized pursuant to LL 126s and LL 127. Testing for radon must be conducted by a certified radon testing professional using a testing device approved by the National Radon Proficiency Program or equivalent program. The samples must be tested by a laboratory certified by the New York State Environmental Laboratory Approval Program ("ELAP") to analyze air samples for radon, and the results, if below the threshold, must be certified by a qualified radon tester. Such certification must be submitted to DOB as required by section U202.9.

2. Organic Chemical Vapors

A. Identification of Soil Vapor Intrusion

Section U202.10 of LL 127 requires the Department, in consultation with DOB, the Mayor's Office of Environmental Remediation, FDNY, and NYCEM, to adopt standards for vapor levels for basement and cellar apartments. Soil vapor intrusion from volatile organic chemicals ("VOCs") is the primary health concern. The phrase "soil vapor intrusion" or "SVI" refers to the process by which VOCs move from contaminated soil and groundwater into the indoor air of buildings. SVI occurs when volatile contaminants in the subsurface evaporate and rise through pores in soil and into homes and other buildings through cracks and gaps in the building's foundation. VOC vapors can also be present when a chemical is being used nearby in common products such as cleaners, room deodorizers, paints, stains, or new furniture, carpets, or floors.

When this VOC vapor is present in buildings, occupants may be exposed to volatile chemicals in indoor air. In certain cases, the vapors may accumulate to levels that may increase the risk of adverse health effects for persons living in or using those buildings. The potential adverse health effects from chemical exposures vary based on several factors, including the length of exposure, the amount of the exposure, the frequency of exposure, the toxicity of the VOC, ventilation, and an individual's sensitivity.⁷

The health effects of these vapors include eye, nose, and throat irritation; headaches, loss of coordination and nausea; damage to liver, kidney, and central nervous system; and cancer.⁸ Perhaps the best-known VOC is perchloroethylene, known as PERC, emitted by dry cleaning processes. The Health Code already defines indoor PERC

vapor at levels at or above 30 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) as a nuisance and requires its remediation when the Department deems necessary.⁹

The nature and impact of the health effects of VOCs depend on their concentrations and exposure time. Although exposure to low levels of VOCs without adverse effect is not uncommon, living in a unit with elevated concentrations poses a risk of developing adverse health effects. Thus, identifying the indoor air vapor concentration levels where serious potential health concerns arise is the key to the standards the Department is proposing. While there are health-based guidance values for some VOCs, there are no federally enforceable standards set for them in non-industrial settings. The standards proposed are therefore based on New York State Department of Health ("SDOH") Soil Vapor Intrusion Guidance and Updates ("SDOH guidance") available online at https://www.health.ny.gov/environmental/indoors/vapor_intrusion/update.htm, which outline the threshold indoor air vapor levels where monitoring or mitigation is required. When indoor air sampling results are above defined thresholds, the guidance includes protocols for next steps, including monitoring and mitigation as needed depending on the vapor concentration beneath the building as described in a series of SDOH matrices for different types of SVIs.

B. Determination of Soil Vapor Threshold Levels

Based on its review of the SDOH guidance, the Department is proposing to adopt indoor air threshold levels for 20 different VOCs. The SDOH guidance provides health-based indoor air values for tetrachloroethene, trichloroethene, and methylene chloride, which values will be used as thresholds for those three compounds. For the other 17 chemicals proposed, the thresholds are the upper limits set by the SDOH guidance where monitoring or mitigation is recommended. All 20 VOCs are commonly identified VOCs that enter buildings via soil vapor and for which SDOH has developed matrices to assess indoor air and soil vapor concentrations. The table below includes the VOCs for which testing is required, the letter identification from the SDOH guidance matrix on which the upper limit was based, and the proposed upper limit to allow for the issuance of a certification for occupancy:

Tetrachloroethene	B	30
Trichloroethene	A	2
Methylene chloride	B	60
Vinyl chloride	C	0.2
Carbon tetrachloride	A	1
1,1-dichloroethene	A	1
1,1,1-trichloroethane	B	10
Cis-1,2-dichloroethene	A	1
Benzene	D	10
Toluene	F	50
Ethylbenzene	D	10
o-Xylene	D	10
m,p-Xylene	E	20
Naphthalene	D	10
Cyclohexane	D	10
2,2,4-Trimethylpentane	D	10
1,2,4-Trimethylbenzene	D	10
1,3,5-Trimethylbenzene	D	10
Heptane	E	20
Hexane	E	20

C. Testing Method & Qualified Environmental Professional Tester

Compendium Method TO-15 is the federal Environmental Protection Agency ("EPA") Selected Analytical Method (SAM) to detect VOCs in indoor air samples for environmental remediation and recovery, and it is the most used analytical method in the United States. The "TO" in TO-15 stands for toxic organics. This method

⁵ See, <https://www.cdc.gov/radon/about/index.html>, last accessed 5/23/25.

⁶ See, <https://www.epa.gov/radon/what-epas-action-level-radon-and-what-does-it-mean>, last accessed 5/23/25.

⁷ See, <https://dec.ny.gov/regulatory/regulations/tenant-notification-of-indoor-air-contamination-associated-with-soil-vapor-intrusion>, last accessed 2/19/25.

⁸ Volatile Organic Compounds' Impact on Indoor Air Quality | US EPA

⁹ NYC Health Code § 13.17.

documents sampling and analytical procedures for the measurement of subsets of the 97 VOCs that are included in the 189 hazardous air pollutants (HAPs) listed in Title III of the Clean Air Act Amendments of 1990.¹⁰ Pursuant to this method, ambient air samples are collected using specially prepared and precleaned evacuated stainless-steel canisters. Laboratory analysis of the samples involves use of a pre-concentrator to focus small amounts of VOCs from large volumes of air. A gas chromatograph is then used to separate the individual VOC components and a mass spectrometer is used to identify and quantify each individual component in the sample.

Given the complex and technical nature of TO-15 testing, it should only be conducted by a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding the presence of releases or threatened releases of VOCs. New York State Department of Environmental Conservation ("NYS DEC") has adopted rules providing that such testing must be conducted by a "qualified environmental professional." The rule requires that such a person must:

- (1) hold a current professional engineer's or a professional geologist's license or registration issued by the State or another state, and have the equivalent of three years of full-time relevant experience in site investigation and remediation of the type detailed in this Part; or (2) be a site remediation professional licensed or certified by the Federal government, a state or a recognized accrediting agency, to perform investigation or remediation tasks consistent with department guidance, and have the equivalent of three years of full-time relevant experience.

6 NYCRR § 375.1.2(ak). The Department proposes adoption of the same standard for who may conduct TO-15 VOC testing and provide certification. Testing of VOC samples collected must be conducted by laboratories certified by the New York State Environmental Laboratory Approval Program to analyze air samples for volatile organic compounds.

Certification Format

The Department is proposing that the certification by qualified professionals making submissions to DOB pursuant to Building Code Sections U202.9 and U202.10 be on forms provided by the Department. This requirement will streamline the review and approval process for the public and administrators alike.

The proposed rule is as follows:

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

New material is underlined.

Section 1. Title 24 of the Rules of the City of New York is amended by adding a new chapter 40, to read as follows:

Chapter 40: Certification of Radon and Other Vapors Levels in Certain Basement and Cellar Apartments

§ 40-01. Scope and applicability.

This chapter applies to the certification for permissible maximum radon and other vapor levels in basement or cellar apartment units as required by section 28-507.4.5.2 of the Administrative Code and sections U202.9 and U202.10 of Appendix U of the New York City Building Code (Chapter 8 of Title 28 of the Administrative Code).

§ 40-02. Definitions.

Terms used in this chapter have the same meanings as the terms defined in section 28-507.1 of the Administrative Code and in Appendix BC U102 of Appendix U of the New York City Building Code. In addition, the following definitions shall apply:

"Certification" means the certification described in sections U202.9 or U202.10 of Appendix U of the New York City Building Code.

"Department" means the Department of Health and Mental Hygiene.

"Qualified environmental professional" has the same meaning as such term is defined in 6 NYCRR 375.1.2(ak).

"Qualified radon tester" means an individual or firm certified as such by the American Association of Radon Scientists and Technologists.

10 Whitaker, w., et al., EPA, *Method TO-15A: Determination of Volatile Organic Compounds (VOCs) in Air Collected in Specially Prepared Canisters and Analyzed by Gas Chromatography-Mass Spectrometry (GC-MS)*, Sept. 2019, available online at: https://www.epa.gov/sites/default/files/2019-12/documents/to-15a_vocs.pdf, last accessed 2/18/25.

the National Radon Safety Board, the State of New Jersey, or the Commonwealth of Pennsylvania.

§ 40-03. Methods of indoor air testing.

All indoor air samples must be tested and reported by a laboratory certified by the New York State Environmental Laboratory Approval Program to analyze air samples for radon and volatile organic compounds using the appropriate sampling method:

(a) Radon.

Testing of indoor air for radon must be conducted by a qualified radon tester using a testing device approved by the National Radon Proficiency Program, the National Radon Safety Board, or an equivalent program that verifies device compliance with the latest publication of ANSI/AARST (Performance Specification for Instrumentation Systems Designed to Measure Radon Gas in Air).

(b) Volatile Organic Compounds.

Testing of indoor air for the volatile organic compounds listed in section 40-06 must be conducted by a qualified environmental professional using the process described in United States Environmental Protection Agency, Method TO-15A: Determination of Volatile Organic Compounds (VOCs) in Air Collected in Specially Prepared Canisters and Analyzed by Gas Chromatography-Mass Spectrometry (GC-MS), Sept. 2019.

§ 40-04. Radon level certification.

The radon level in any eligible basement or cellar apartment or ancillary dwelling unit must be less than two picocuries per liter of air based upon laboratory results as certified by a qualified radon tester.

§ 40-05. Volatile organic compound vapor level certification.

The indoor air levels for the following volatile organic compounds must be less than the limit for each such compound set in the table below, as certified by a qualified environmental professional:

<u>Compound</u>	<u>Limit (µg/m³)</u>
<u>Tetrachloroethene</u>	<u>30</u>
<u>Trichloroethene</u>	<u>2</u>
<u>Methylene chloride</u>	<u>60</u>
<u>Vinyl chloride</u>	<u>0.2</u>
<u>Carbon tetrachloride</u>	<u>1</u>
<u>1,1-dichloroethene</u>	<u>1</u>
<u>1,1,1-trichloroethane</u>	<u>10</u>
<u>Cis-1,2-dichloroethene</u>	<u>1</u>
<u>Benzene</u>	<u>10</u>
<u>Toluene</u>	<u>50</u>
<u>Ethylbenzene</u>	<u>10</u>
<u>o-Xylene</u>	<u>10</u>
<u>m,p-Xylene</u>	<u>20</u>
<u>Naphthalene</u>	<u>10</u>
<u>Cyclohexane</u>	<u>10</u>
<u>2,2,4-Trimethylpentane</u>	<u>10</u>
<u>1,2,4-Trimethylbenzene</u>	<u>10</u>
<u>1,3,5-Trimethylbenzene</u>	<u>10</u>
<u>Heptane</u>	<u>20</u>
<u>Hexane</u>	<u>20</u>

§ 40-06. Submission of certification.

The certifications of the qualified radon tester and the qualified environmental professional who conducted the indoor air testing pursuant to this chapter must be submitted on the forms provided by the Department to, and as required by, the Department of Buildings.

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

CERTIFICATION / ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Examination of Indoor Air in Basements and
Cellar Apartments for Radon and Certain
Organic Chemical Vapors

REFERENCE NUMBER: DOHMH-160

RULEMAKING AGENCY: Department of Health and Mental
Hygiene

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

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

June 10, 2025
Date

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

CERTIFICATION PURSUANT TO
CHARTER §1043(d)

RULE TITLE: Examination of Indoor Air in Basements and Cellar
Apartments for Radon and Certain Organic Chemical
Vapors

REFERENCE NUMBER: 2025 RG 032

RULEMAKING AGENCY: Department of Health and Mental Hygiene

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

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

/s/ STEVEN GOULDEN
Senior Counsel

Date: June 10, 2025

Accessibility questions: Svetlana Burdeynik, (347) 396-6078,
Resolutioncomments@health.nyc.gov, by: Monday, July 21, 2025, 5:00
P.M.



• jy18

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

POSITIVE DECLARATION

Project Identification

1014 Brook Avenue Rezoning
CEQR No. 26DCP001X
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Stephanie Shellooe
(212) 720-3328

Name, Description and Location of Proposal:

1014 Brook Avenue Rezoning

The Applicant, 1004 Brooks, LLC, is proposing two land use actions: a zoning map amendment to rezone the western portion of Bronx Block 2386, Lots 1, 2, 5, 7, 8, 11, 17, 20, 21, 22, 24, 29, 30, 34, 35, part of ("p/o") 59, 65, 66, 67, 74, p/o 136, and p/o 164 (the "Proposed Rezoning Area"); and a zoning text amendment to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas of the New York City Zoning Resolution (ZR) to establish the Proposed Rezoning Area as an MIH Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the redevelopment of Block 2386, including Lots 1, 2, 5, 7, 8, 11, 17, 20, 21, 22, 24, 29, 30, 34, 65, 66, 67, 74, and 164 (the "Projected Development Site") with two high-rise, mixed-use buildings ("Buildings A and B") containing residential use, local retail, a recreation facility, light industrial/ manufacturing space, below-grade accessory parking, and publicly accessible open space (the "Proposed Development"). The Proposed Rezoning Area is located on the eastern side of Brook Avenue, between East 164th and East 165th Streets in the Morrisania neighborhood of Bronx Community District 3. In addition, the Applicant intends to seek public financing from City and/or State sources to facilitate the Proposed Development which is intended to be fully income-restricted pursuant to NYC Department of Housing Preservation and Development ("HPD") term sheets.

The Proposed Development would contain a total of 1,197,381 gross square feet (gsf) containing 988,843 gsf of residential use distributed across 1,128 dwelling units ("DUs"), including 1,126 income-restricted and 2 superintendents' units; a 153,005 gsf recreational facility; 14,238 gsf of local retail; 31,208 gsf of accessory parking (135 parking spaces); 45,467 sf of publicly accessible open space (including 25,465 sf that would always be accessible to the public and 20,002 sf that would be considered semi-public and available to the public during designated hours only); and 10,086 gsf of light industrial/ manufacturing space. Building A would rise to a maximum of approximately 204 feet (20-stories); Building B would rise to a maximum of approximately 170 feet (16-stories).

Specifically, the Proposed Actions include:

- **Zoning map amendment** to change the existing M1-1 zoning district mapped within the Proposed Rezoning Area to an MX district, designated MX-7, that would establish an M1-4/R8 (MX-7) zoning district within 150 feet of Brook Avenue. The existing M1-1/R7-2 (MX-7) district beyond 150 feet of Washington Avenue would be changed to M1-4/R7-2 (MX-7) and would be extended to beyond 150 feet of Brook Avenue.
- **Zoning text amendment** to amend Appendix F of the ZR to establish an MIH area coterminous with the Proposed Rezoning Area.

The Applicant proposes to map the Proposed Rezoning Area with both MIH Options 1 and 2, which would require 25-30 percent of residential floor area (282-339 DUs) to be permanently affordable pursuant to MIH program requirements.

Absent the Proposed Actions, the future No-Action scenario assumes that the 78,187-sf portion of the Projected Development Site that is under control of the Applicant would be redeveloped on an as-of-right basis pursuant to the existing M1-1 zoning district. Under the No-Action scenario, Lots 1, 7, 8, 11, 17, 20, 21, 22, 24, and 74 would be

redeveloped with a new mixed-use commercial and manufacturing building containing 22,073 gsf of local retail space, 98,536 gsf of light industrial makerspace, and 29,433 gsf of parking (173 parking spaces). For the remainder of the lots in the Proposed Rezoning Area that are not controlled by the Applicant (Lots 2, 5, 29, 30, 34, 65, 66, 67 and 164), the No-Action scenario assumes that the existing auto repair and commercial shipping uses would remain.

Because the Proposed Development would not maximize the allowable building envelope or the amount of developable floor area, a With-Action scenario was developed to allow for a conservative environmental review process. Under the With-Action scenario, it is assumed that the total development size would increase to 1,204,274 gsf, comprising 995,737 gsf of residential use distributed across 1,129 DUs, including 1,127 income-restricted and 2 superintendents' units; a 153,005 gsf recreational facility; 10,086 gsf of light industrial/manufacturing space; 14,238 gsf of local retail; 45,467 sf of publicly accessible open space (comprising 25,465 sf that would always be accessible to the public and 20,002 sf that would be considered semi-public and available to the public during designated hours only); and 31,208 gsf of accessory parking (135 parking spaces). Under the With-Action scenario, Building A would rise to a maximum of approximately 264 feet (26-stories); Building B would rise to a maximum of approximately 230 feet (22-stories).

The Proposed Actions would result in an incremental increase of 970,945 gsf of development on the Projected Development Site, comprising: 995,737 gsf of residential use (1,129 DUs, including 1,127 income-restricted and 2 superintendents' units),¹ 153,005 gsf of recreational facility use, 45,467 sf (1.04 acre) of publicly accessible open space,² 1,775 sf of accessory parking (44 spaces); and a decrease of 7,834 gsf of local retail use, 2,725 gsf of automotive use, 80,563 gsf of warehouse/ storage use, and 88,449 gsf of light manufacturing / makerspace use.

The Proposed Actions would result in a net increase of 3,093 residents and 232 workers at the Projected Development Site.

The Analysis Year for the Proposed Actions is 2032.

Statement of Significant Effect:

On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required: land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

The Proposed Actions would not have significant adverse impacts related to natural resources, solid waste and sanitation services, or energy.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Actions include discretionary land use actions that would affect land use and zoning within the Proposed Rezoning Area. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to land use, zoning, and public policy.
2. Socioeconomic Conditions – The Proposed Actions would not result in any direct residential displacement, because there are no existing residential uses on the Projected Development Site. The Proposed Actions could displace two businesses currently located on the Projected Development Site; however, because less than 100 employees would be displaced, an assessment of direct business displacement is not warranted. Similarly, because the Proposed Actions would not introduce more than 200,000 gsf of new commercial development, there is no potential for indirect business displacement. Because the Proposed Actions are not expected

to adversely affect the economic and operational conditions of any specific industries in the City, an analysis of adverse effects on specific industries is not warranted. However, because the Proposed Actions would introduce greater than 200 residential units, an assessment for indirect residential displacement is warranted. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to indirect residential displacement.

3. Community Facilities – The Proposed Actions would introduce up to 1,129 incremental residential units and would increase demand at public elementary and intermediate schools, early childhood programs, and public libraries. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to community facilities and services.
4. Open Space – The Proposed Actions would result in an incremental increase of an estimated 3,093 residents and 232 workers, exceeding the 200-resident threshold that warrants an analysis of indirect effects on residential open space. As the Proposed Actions would introduce fewer than 500 nonresidents, an analysis of indirect effects due to nonresidents is not warranted. An assessment of the potential for direct effects to open space will be provided if warranted based on the results of the shadows analysis. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to open space.
5. Shadows – The Proposed Actions would introduce two buildings greater than 50 feet in height in the vicinity of sunlight sensitive resources, including the Arcilla Playground, and could result in new incremental shadows on a sunlight-sensitive resource. Therefore, the Proposed Actions could have the potential to result in a significant adverse shadow impact.
6. Historic and Cultural Resources – The Proposed Actions would result in new construction within close proximity to known historic architectural resources. In addition, there is the potential for new construction to affect archaeological resources that may be present on the site. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact on historic and cultural resources.
7. Urban Design and Visual Resources – The Proposed Actions would result in physical changes at the Projected Development Site beyond the bulk and form currently permitted as-of-right. These proposed changes could affect a pedestrian's experience of public space. Therefore, the Proposed Actions could result in a significant adverse impact related to urban design and visual resources.
8. Natural Resources – The Proposed Rezoning Area and the immediately adjacent area are located in a fully developed area of the Bronx, and is substantially devoid of natural resources. Therefore, the Proposed Actions do not have the potential to result in a significant adverse impact to natural resources.
9. Hazardous Materials – The Proposed Actions would result in new in-ground disturbance within the Proposed Rezoning Area, with the potential to increase exposure pathways to hazardous materials that may be present. Therefore, the Proposed Actions could result in a significant adverse impact related to hazardous materials.
10. Water and Sewer Infrastructure – The Proposed Actions would introduce up to 1,129 incremental residential units, which exceeds the 400-unit threshold that warrants an assessment of wastewater and stormwater conveyance and treatment. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to water and sewer infrastructure.
11. Solid Waste and Sanitation Services – The Proposed Actions would not generate 50 tons or more of solid waste per week, nor would they involve a reduction of capacity at a solid waste management facility. Therefore, the Proposed Actions would not cause significant adverse impacts related to solid waste and sanitation services are anticipated.
12. Energy – The Proposed Actions would not affect the transmission or generation of energy. Although significant adverse energy impacts are not anticipated for the Proposed Actions, a preliminary assessment of energy consumption under the With-Action scenario will be provided in the EIS as part of the Greenhouse Gas Emissions assessment. Therefore, the Proposed Actions would not cause significant adverse impacts related to energy.

1 The Applicant intends to construct the Proposed Development as 100 percent affordable pursuant to HPD term sheets. Pursuant to the MIH program, 20 to 30 percent of the residential floor area (226 to 339 DUs) would be permanently affordable depending on which MIH Option is mapped.

2 The With-Action condition (and Proposed Development) would include approximately 25,465 sf of open space that would always be accessible to the public and approximately 20,002 sf of open space that would be considered semi-public and would be available to the public at designated hours and could be closed off to the public at times with gated access.

13. Transportation – The Proposed Actions would generate additional vehicular and pedestrian traffic and increase demand for parking, bus and subway service. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to transportation.
14. Air Quality – The Proposed Actions would introduce new stationary sources and create new mobile sources of pollutants, and would also introduce new sensitive receptors to an area with existing industrial sources. Therefore, the Proposed Actions could result in a significant adverse impact related to air quality.
15. Greenhouse Gas Emissions and Climate Change – The Proposed Actions would result in development that would exceed the 350,000-square-foot CEQR threshold warranting an assessment of greenhouse gas emissions. Therefore, the Proposed Actions could result in a significant adverse impact related to greenhouse gas emissions.
16. Noise – The Proposed Actions would introduce new residential, commercial, and light industrial development which would create new receptors and generate new vehicular traffic. Therefore, the Proposed Actions could result in a significant adverse impact related to noise.
17. Public Health – The Proposed Actions could result in impacts related to air quality, noise, hazardous materials, or construction. Therefore, the Proposed Actions could result in a significant adverse impact related to public health.
18. Neighborhood Character – The Proposed Actions could affect land use and zoning, socioeconomic conditions, community facilities, open space, historic resources, urban design and visual resources, shadows, transportation, and noise. Consequently, the Proposed Actions could have the potential to result in a significant adverse impact related to neighborhood character.
19. Construction – The construction period for the Proposed Actions would be longer than two years, which is considered

long term, and would occur in proximity to sensitive receptors. Therefore, the Proposed Actions could result in a significant adverse impact related to construction.

20. Effects on Disadvantaged Communities – The Proposed Actions may cause or increase a disproportionate pollution burden on a disadvantaged community (DAC), as identified by NYSDEC. Therefore, an assessment of the Proposed Actions' potential effects on DACs will be prepared to comply with New York State Environmental Conservation Law Section 8-0109.

Public Scoping:

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Tuesday, August 19, 2025 at 2:00 P.M. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: <https://www.nyc.gov/content/planning/pages/calendar>. Please refer to participation instructions in the Public Scoping Notice that is available on the project ZAP page: <https://zap.planning.nyc.gov/projects/2023X0393>.

Written comments will be accepted by the lead agency through 5:00 P.M., Friday, August 29, 2025. They can be submitted via email to 26DCP001X_DL@planning.nyc.gov or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact Stacey Barron, AICP, at sbarron@planning.nyc.gov.

• jy18

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9624 FUEL OIL AND KEROSENE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/14/2025
4287148	1	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0741 GAL.	2.7582 GAL.
4287148	2	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0741 GAL.	2.6412 GAL.
4287148	3	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0741 GAL.	2.7964 GAL.
4287148	4	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0741 GAL.	2.6794 GAL.
4287149	5	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0741 GAL.	3.0428 GAL.
4287149	6	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0741 GAL.	3.2558 GAL.
4287149	7	B100	CITYWIDE BY TW	SPRAGUE	0.0527 GAL.	4.9928 GAL.
4287149	8	#2DULS	RACK PICK-UP	SPRAGUE	0.0741 GAL.	2.8928 GAL.
4287149	9	#2DULS	RACK PICK-UP	SPRAGUE	0.0741 GAL.	3.1058 GAL.
4287149	10	B100	RACK PICK-UP	SPRAGUE	0.0527 GAL.	4.8428 GAL.
4287149	11	#1DULS	CITYWIDE BY TW	SPRAGUE	0.0693 GAL.	3.5628 GAL.
4287149	12	B100	CITYWIDE BY TW	SPRAGUE	0.0527 GAL.	5.0168 GAL.
4287149	13	#1DULS	RACK PICK-UP	SPRAGUE	0.0693 GAL.	3.4128 GAL.
4287149	14	B100	RACK PICK-UP	SPRAGUE	0.0527 GAL.	4.8668 GAL.
4287149	15	#2DULS	BARGE DELIVERY	SPRAGUE	0.0741 GAL.	2.7922 GAL.
4287149	16	#2DULS	BARGE DELIVERY	SPRAGUE	0.0741 GAL.	2.8582 GAL.
4287149	17	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.0741 GAL.	3.6670 GAL.
4287149	18	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.0527 GAL.	4.6070 GAL.
4287149	19	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0741 GAL.	3.5170 GAL.
4287149	20	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0527 GAL.	4.4570 GAL.
4287126	1	JET	FLOYD BENNETT	SPRAGUE	0.0486 GAL.	3.4680 GAL.
Non-Winterized						
4287149		#2DULSB5	Apr 1 - Oct 31 95% ITEM 5.0 5% ITEM 7.0	SPRAGUE	0.0730 GAL.	3.1403 GAL.
4287149		#2DULSB10	90% ITEM 5.0 10% ITEM 7.0	SPRAGUE	0.0720 GAL.	3.2378 GAL.
4287149		#2DULSB20	80% ITEM 5.0 20% ITEM 7.0	SPRAGUE	0.0698 GAL.	3.4328 GAL.
4287149		#2DULSB5	95% ITEM 8.0 5% ITEM 10.0	SPRAGUE	0.0730 GAL.	2.9903 GAL.
4287149		#2DULSB10	90% ITEM 8.0 10% ITEM 10.0	SPRAGUE	0.0720 GAL.	3.0878 GAL.

4287149		#2DULSB20	80% ITEM 8.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0698 GAL.	3.2828 GAL.
4287149		#2DULSB50	50% ITEM 17.0 50% ITEM 18.0	CITYWIDE BY TW	SPRAGUE	0.0634 GAL.	4.1370 GAL.
4287149		#2DULSB50	50% ITEM 19.0 50% ITEM 20.0	RACK PICK-UP	SPRAGUE	0.0634 GAL.	3.9870 GAL.
4387181		HDRD NW1	HDRD 95%+ B100 5% (TW)	CITYWIDE BY TW	APPROVED OIL CO	0.0000 GAL.	3.8314 GAL.
4387181		HDRD NW2	HDRD 95%+ B100 5% (P/U)	RACK PICK-UP	APPROVED OIL CO	0.0000 GAL.	3.6814 GAL.
4387376	1		HDRD100 (BARGE) Nov 1 - Mar 31	BARGE DELIVERY	SPRAGUE	0.0595 GAL.	3.9264 GAL.
Winterized 4287149		#2DULSB5	95% ITEM 6.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0730 GAL.	3.3426 GAL.
4287149		#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0720 GAL.	3.4295 GAL.
4287149		#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0698 GAL.	3.6032 GAL.
4287149		#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0730 GAL.	3.1926 GAL.
4287149		#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0720 GAL.	3.2795 GAL.
4287149		#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0698 GAL.	3.4532 GAL.
Non-Winterized / Winterized 4287149		Year-Round					
		#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0660 GAL.	3.8536 GAL.
4287149		#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0660 GAL.	3.7036 GAL.
4287149		#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0685 GAL.	3.6355 GAL.
4287149		#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0685 GAL.	3.4855 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9625
FUEL OIL, PRIME AND START

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/14/2025
4287030	1	#4B5	MANHATTAN	UNITED METRO	0.0746 GAL.	2.6618 GAL.
4287030	2	#4B5	BRONX	UNITED METRO	0.0746 GAL.	2.6818 GAL.
4287030	3	#4B5	BROOKLYN	UNITED METRO	0.0746 GAL.	2.6218 GAL.
4287030	4	#4B5	QUEENS	UNITED METRO	0.0746 GAL.	2.6518 GAL.
4287031	5	#4B5	RICHMOND	APPROVED OIL CO	0.0746 GAL.	2.8418 GAL.
4187014	1	#2B5	MANHATTAN	SPRAGUE	0.0730 GAL.	2.8472 GAL.
4187014	3	#2B5	BRONX	SPRAGUE	0.0730 GAL.	2.7992 GAL.
4187014	5	#2B5	BROOKLYN	SPRAGUE	0.0730 GAL.	2.8122 GAL.
4187014	7	#2B5	QUEENS	SPRAGUE	0.0730 GAL.	2.8202 GAL.
4187014	9	#2B5	STATEN ISLAND	SPRAGUE	0.0730 GAL.	2.8992 GAL.
4187014	11	#2B10	CITYWIDE BY TW	SPRAGUE	0.0720 GAL.	2.8688 GAL.
4187014	12	#2B20	CITYWIDE BY TW	SPRAGUE	0.0698 GAL.	2.9662 GAL.
4187015	2	#2B5	MANHATTAN (RACK PICK-UP)	APPROVED OIL CO	0.0730 GAL.	2.6125 GAL.
4187015	4	#2B5	BRONX (RACK PICK-UP)	APPROVED OIL CO	0.0730 GAL.	2.6125 GAL.
4187015	6	#2B5	BROOKLYN (RACK PICK-UP)	APPROVED OIL CO	0.0730 GAL.	2.6125 GAL.
4187015	8	#2B5	QUEENS (RACK PICK-UP)	APPROVED OIL CO	0.0730 GAL.	2.6125 GAL.
4187015	10	#2B5	STATEN ISLAND (RACK PICK-UP)	APPROVED OIL CO	0.0730 GAL.	2.6125 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9626
FUEL OIL AND REPAIRS

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/14/2025
20258800919	1	#2B5	All Boroughs - Delivery	APPROVED OIL CO	0.0730 GAL	2.7920 GAL.
20258800919	2	#4B5	All Boroughs - Delivery	APPROVED OIL CO	0.0746 GAL	2.6719 GAL.
20258800919	3	#2B10	All Boroughs - Delivery	APPROVED OIL CO	0.0720 GAL	2.8420 GAL
20258800919	4	#2B20	All Boroughs - Delivery	APPROVED OIL CO	0.0698 GAL	2.9360 GAL

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9627
GASOLINE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/14/2025
4387063	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0599 GAL	2.3080 GAL.
4387063	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0565 GAL	2.5721 GAL.
4387063	3.0	Reg UL	RACK PICK-UP	GLOBAL MONTELLO	0.0599 GAL	2.2058 GAL.
4387063	4.0	Prem UL	RACK PICK-UP	GLOBAL MONTELLO	0.0565 GAL	2.4749 GAL.

NOTE:

1. Biodiesel tax credit expired on 12/31/2024. New invoices will not reflect the credit.
2. Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline

invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.

3. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
4. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

REMINDER FOR ALL AGENCIES:

All entities utilizing DCAS fuel contracts are reminded to pay their invoices **on time** to avoid interruption of service. Please send inspection copy of receiving report for all gasoline (E70, UL PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

- **Effective July 1, 2025, New York City agencies will no longer be permitted to place orders for #2B5 heating fuel. In accordance with updated state regulations, all heating oil sold in NYS must contain a minimum 10% biofuel blend (B10). Any orders for #2B5 heating fuel scheduled for delivery on or after July 1st must be converted to #2B10 and will be invoiced at the applicable rate.**
- April 1st – October 31st transition to Non-Winter fuel.
- November 1st – March 31st transition to Winter fuel.
- HDRD Fuel (Barge Deliveries) contract is now registered. Refer to Contract # 4387376.
- HDRD Non-Winter to begin on May 5th, 2025.

☛ jy18

DESIGN AND CONSTRUCTION

■ NOTICE

DETERMINATION AND FINDINGS BY THE CITY OF NEW YORK PURSUANT TO SECTION 204 OF THE NEW YORK STATE EMINENT DOMAIN PROCEDURE LAW

Whereas, the New York City Department of Design and Construction (“DDC”), on behalf of the New York City Department of Transportation (“DOT”) and Environmental Protection (“DEP”), and the City of New York (“City”), has proposed the acquisition of certain portions of lots and unlotted streetbed properties for roadway improvements and sewer installation in in the Springfield Gardens area (Capital Project No. HWQ662G/SE862) in the Borough of Queens (the “Project”); and

Whereas, the New York State Eminent Domain Procedure Law (“EDPL”) sets forth uniform procedures for condemnations by municipalities throughout the State of New York, which also governs this acquisition; and

Whereas, pursuant to the EDPL, the City is required to hold a public hearing to inform the public of the proposed acquisition, including the impact on the lotted and unlotted streetbed properties listed below, and to review the public use to be served by the Project, including the impact on the environment and residents; and

Whereas, on April 24, 2025, the City held a public hearing pursuant to EDPL Section 201 in connection with the proposed public project, in the Borough of Queens (with an option to attend virtually). Having given due consideration to the complete hearing record, which includes, amongst other things, all documents submitted and all public comments received, the City makes the following determination and findings concerning the herein described proposed acquisition and Project:

1. The public use and benefit of this Project is for roadway reconstruction and sewer installation in the Springfield Gardens Area in the Borough of Queens.
2. The properties proposed to be acquired are within the acquisition limits shown on Damage and Acquisition Map No. 5876, dated March 18, 2021, last revised March 17, 2025 (“the acquisition area”) as follows:
 - 153rd Place from South Conduit Avenue to 146th Avenue,
 - 153rd Court from South Conduit Avenue to 146th Avenue,
 - 155th Street from South Conduit Avenue to 146th Avenue,
 - 145th Avenue from 155th Street to 157th Street,
 - 156th Street from South Conduit Avenue to 145th Avenue,
 - 145th Road from 157th Street to 159th Street,

The portion of lots proposed to be acquired include the following locations, as shown on the Tax Map of the City of New York for the Borough of Queens:

BLOCK #:	PART OF LOT#:
15008	1, 5, 8, 14
15009	6, 22, 25, 29, 36, 51R

The unlotted streetbed properties proposed to be acquired include the following locations, as shown on the Tax Map of the City of New York for the Borough of Queens:

ADJACENT BLOCK #:	ADJACENT LOT#:
14260	1, 111
15000	1, 12
15001	73, 105, 127
15002	1, 15, 16, 20, 21, 25
15004	1
15005	30, 31, 34, 37, 40
15006	62, 65, 70
15007	80R
15008	1, 5, 8, 14, 28, 33R
15009	6, 19, 22, 25, 29, 36, 51R
15010	1, 33, 46, 49, 50, 52, 55, 56, 59, 62, 63, 66
15011	1, 74
15012	424, 475
15013	1, 47
15014	425, 470
15015	334, 335

The City selected these locations based on a need for roadway improvements and sewer installation in the Springfield Gardens area. The City has determined that there are no potential alternative locations for the Project.

An environmental assessment of the proposed property acquisition location was conducted in accordance with the requirements of the State Environmental Quality Review Act (SEQRA) and the New York City Environmental Quality Review process. The New York City Department of Environmental Protection, as lead agency, determined that the proposed Project would have no potential significant adverse impact on the environment, and issued a Negative Declaration (CEQR No. 21DEP004Q) on June 28, 2024.

Comments were received both during and after the public hearing relating to: (a) traffic mitigation, safety and the potential impact of the proposed Project on the surrounding commercial operations, residents, and neighborhood; (b) Project scope, impact and effects of construction, including potential disruptions to property access, parking, and utilities; (c) anticipated duration of construction; (d) City’s communication regarding the condemnation process; (e) potential Project impact on future development; (f) requests for additional coordination and communication related to the proposed acquisition limits; and (g) valuation and compensation. The record of the hearing remained open for written comments until 5:00 P.M. on May 1st, 2025.

All comments have been reviewed, incorporated into the record, and given full consideration by the City.

DETERMINATION:

Based upon due consideration of the record and the foregoing findings, it is determined that the City of New York should exercise its power of eminent domain to acquire the above-described properties in order to promote and permit the purposes of the Project to be achieved.

NOTICE:

PURSUANT TO EDPL SECTION 207, PROPERTY OWNERS HAVE THIRTY (30) DAYS FROM COMPLETION OF THE PUBLICATION OF THIS "DETERMINATION AND FINDINGS" TO SEEK JUDICIAL REVIEW OF THIS DETERMINATION. THIS PUBLICATION WILL BE ADVERTISED IN THE CITY RECORD AND QUEENS DAILY EAGLE NEWSPAPERS.

THE EXCLUSIVE VENUE FOR THE JUDICIAL REVIEW OF THIS DETERMINATION PURSUANT TO EDPL SECTIONS 207 AND 208 IS THE APPELLATE DIVISION OF THE SUPREME COURT IN THE JUDICIAL DEPARTMENT WHERE ANY PART OF THE PROPERTY TO BE ACQUIRED IS LOCATED.

A copy of this Determination and Findings by the City is available without cost upon written request to:

New York City Department of Design and Construction
Office of General Counsel – 4th Floor
30-30 Thomson Avenue, Long Island City, NY 11101
Attn.: HWQ662G/SE862 - Springfield Gardens area. –
Condemnation Proceeding

jl17-18

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

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

Notice Date: July 15, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
1694 Lexington Avenue, Manhattan		22/2025	May 7, 2022 to Present
53 Madison Street, Brooklyn		44/2025	June 10, 2022 to Present

Authority: SRO, Administrative Code §27-2093

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

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

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

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

Fecha de notificación: July 15, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
1694 Lexington Avenue, Manhattan		22/2025	May 7, 2022 to Present
53 Madison Street, Brooklyn		44/2025	June 10, 2022 to Present

Autoridad: SRO, Código Administrativo §27-2093

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

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038 por carta con matasellos no mas tarde que 30 días después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al (212) 863-5277 o (212) 863-8211.

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

jl15-23

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

Notice Date: July 15, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
39 Broome Street, Brooklyn		45/2025	October 4, 2004 to Present

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

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

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

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

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

Fecha de notificación: July 15, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad: 39 Broome Street, Brooklyn
Dirección:
Solicitud #: 45/2025
Período de consulta: October 4, 2004 to Present

Autoridad: Greenpoint-Williamsburg Anti-Harassment Area, Código Administrativo Zoning Resolution §§23-013, 93-90

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

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

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

jy15-23

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

Notice Date: July 15, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property: 2459 Frederick Douglass Blvd., Manhattan
Address: ((aka) 2459 8th Avenue, Manhattan)
Application #: 47/2025
Inquiry Period: June 6, 2020 to Present

Authority: Pilot Program Administrative Code §27-2093.1, §28-505.3

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

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 45 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

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

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO
PROGRAMA PILOTO**

Fecha de notificación: July 15, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad: 2459 Frederick Douglass Blvd., Manhattan
Dirección: ((aka) 2459 8th Avenue, Manhattan)
Solicitud #: 47/2025
Período de consulta: June 6, 2020 to Present

Autoridad: PILOT, Código Administrativo §27-2093.1, §28-505.3

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

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **45 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

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

jy15-23

LANDMARKS PRESERVATION COMMISSION

■ NOTICE

BINDING REPORTS

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	CRB
06/6/2025	4/8/2031	LPC-25-10920	CRB-25-10920
ADDRESS: 153-10 JAMAICA AVENUE		BOROUGH: Queens	BLOCK/ LOT: 10097 / 10
First Reformed Church of Jamaica, Individual Landmark			

To the Mayor, the Council, and the NYC Department of Design + Construction

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

The Landmarks Preservation Commission, at the Public Meeting of April 8, 2025, following the Public Hearing of the same date, voted to grant a Binding Report for the proposed work at the subject premises, as put forth in your application completed on March 20th, 2025, and as you were notified in Status Update Letter 25-00387 (LPC-25-00387), issued on April 30, 2025.

The proposal, as approved, consists of removing the existing accessible path made of uneven pavers at the area in front of the building and installing a new curved accessible path made of concrete with brownstone accent strips; removing the existing utilitarian concrete stairs and stainless steel handrails and installing brownstone stairs and black painted metal handrails featuring profiles more appropriate to the historic structure; restoring the existing light posts, and installing two additional matching light posts; repairing and restoring the existing main entry brownstone stairs; removing the obsolete

metal gate and installing metal fencing within the opening to match the adjacent fencing; as shown in a digital presentation titled "153-10 Jamaica Avenue" dated April 8, 2025, and prepared by Lynch Eisinger Design Architects, including fifteen (15) slides, consisting of photographs and drawings, all presented as components of the application at the Public Hearing.

In reviewing this proposal, the Commission notes that the First Reform Church of Jamaica Individual Landmark Designation Report describes 153-10 Jamaica Avenue as an early Romanesque Revival church designed by Sidney J. Young, built in 1858-59, and modified by Tuthill & Higgins in 1902. The Commission also notes that at the Public Meeting of September 9, 2003, following the Public Meetings of August 12, 2003 and February 4, 2003, and the Public Hearing of January 28, 2003, voted to issue a positive report for a proposal to modify the front entrance steps and landing, construct a barrier-free access ramp, install a curb cut and driveway, construct roof dormers, remove stained glass windows and modify window openings at the subject premises.

With regard to this proposal, the Commission found that the proposed work will not damage or eliminate any significant historic features of the site; that the installation of the proposed accessible sloping walkway will provide barrier-free access originating from the primary entrance to the building and the site while maintaining a significant portion of the front lawn and planting areas; that the proposed walkways and stairs will feature standard concrete paving with brownstone-tinted accent strips and steps will be harmonious with the building and site; that the proposed handrails will be simply designed and compatible with the building and other handrails at the site; that the installation of additional lamp posts along the new pathway matching the design of the existing lampposts will not overwhelm the front yard of the site; and that the proposed work will not detract from the special architectural and historic character of the individual landmark or the site. Based on these findings, the Commission determined the work to be appropriate to the building and voted to issue a positive report.

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

Subsequently, on May 8, 2025, the Commission received filing drawings labeled A-001.00 through A-004.00, D-101.00, A-111.00, A-200.00 through A-202.00, A-300.00 and A-301.00, all undated, prepared by Simon Eisinger, R.A., and drawings labeled C-001.00 through C-003.00, C-100.00, C-101.00, C-200.00 through C-202.00, and C-300.00 all dated April 11, 2025, prepared by Dominick Richard Pilla, P.E., and drawings labeled P-001.00, P-002.00, SP-111.00, P-100.00, and P-111.00, all undated, prepared by Sadiku Rafiu Dada, P.E.. Accordingly, the Commission staff reviewed these materials and noted that they include additional work, consisting of restoring the existing fountain to working order; performing site regrading, landscaping, water runoff, erosion control, and additional curbs and drains at select locations throughout the site.

With regard to this additional work, the Commission found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas; Section 2-19 for Sidewalks, including Section 2-19(h) for installation or expansion of tree pits, sidewalk planting areas, or bioswales; Furthermore, with regard to these and other aspects of the work, the Commission found that the restoration of the existing fountain will enhance the landscape of the existing landmark site. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 25-10920 is being issued.

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

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific samples will be identified in a Materials Checklist: brownstone.

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

materially different from those described in the application or disclosed during the review process.

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

Sarah Carroll

Chair

cc: Jared Knowles, Deputy Director; Joseph LePique, NYC Department of Design + Construction

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	CRB
06/13/2025	4/1/2031	LPC-25-11352	CRB-25-11352
ADDRESS:		BOROUGH:	BLOCK/ LOT:
N/A		Brooklyn	/
Other, Ocean Parkway Median Ocean Parkway, Scenic Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation

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

April 1, 2025, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to issue a positive report for certain work at the subject premises, as put forward in your application completed on March 6, 2025.

The proposed work consists of exterior alterations at the southern end of a median at the north side of the intersection of the Ocean Avenue and Avenue U, connected to a below-grade substation beneath the median, including reconstructing a demolished historic air intake stack in its original location, utilizing salvaged historic iron components at the top of the stack and new components at the remainder of the stack, including ductal iron at the shaft and other select elements, a metal mesh within the vent openings ("ventilation slots"), and fiberglass at the base, a collar, and top cap, all in a black painted finish; the removal of flush metal vents at the paving and their replacement with concrete paving; the installation of a 9' 3" tall black painted metal vent stack within the grass verge and a 5'5" tall black painted emergency generator cabinet and 6" tall concrete pad at the concrete paving; and widening a section of the median and extending it eastward into the roadway by installing un-tinted concrete paving, including a flat section, adjacent to the proposed cabinet, and an ADA compliant pedestrian ramp section at the southern portion, and a steel faced concrete curb along the edge. The proposal was shown in a digital slide presentation, titled "Avenue U Pumping Station," dated April 2025, and consisting of 21 slides of drawings and photos, prepared by the NYC Environmental Protection, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Ocean Parkway Scenic Landmark Designation Report describes Ocean Parkway as a scenic parkway designed by Frederick Law Olmsted and Calvert Vaux and built in 1874-76. The Commission also noted that Ocean Parkway was the first road of its kind built in the United States, that it established a new concept in road building, and that it is a large open space with grass and trees that serves as a promenade and green belt. The Commission further noted that the historic air intake stack was installed in conjunction with the construction of the Avenue U Pumping Station between 1912 and 1915; and that the stack was demolished in a vehicular accident in 2022.

With regards to this proposal, the Commission found that the proposed work will upgrade the existing below-grade pumping station to comply with current standards for safety, efficiency, and resiliency; that the historic air intake stack will be reconstructed in its original location, utilizing salvaged historic iron components where feasible; that the proposed ductal iron and fiberglass replacement components will

replace damaged cast iron elements and replicate them in terms of placement, dimensions, profiles and details; that the simple design, typical materials, and limited size of the proposed new metal vent stack and cabinet and concrete pad, and the black painted finish of all the elements including the historic air intake stack, will have a subordinate presence at the parkway; that the widening of a section of the median will comply with safety, functioning and access requirements and feature a footprint which will harmonize with the historically linear form of the median; that the proposed concrete pad and paving will be compatible with the existing concrete paving in terms of material and finish; and that the cumulative effect of the number, size and placement of the installations and modifications will not detract from the overall picturesque character of the parkway. Based on these findings, the Commission determined the work to be appropriate to the scenic landmark and voted to issue a positive report.

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

Subsequently on May 19, 2025, the Commission received final drawings labeled C-100.00, DC-113.00, C- 102.00, C-107.00, C-108.00 through C-110.00, E-101.00, A-103.00 through A-105.00, A-108.00, G-001.00, and G-002.00, dated September 2024, and prepared by Aimee M. Boulet, P.E.

Accordingly the staff reviewed these drawings and noted that they include additional work, consisting of replacing un-tinted concrete paving and steel faced concrete curbing at the median in-kind, replacing poured asphalt paving at the adjoining roadway in-kind, painting crosswalk markings at the new asphalt paving, installing flush metal hatches at the concrete paving at the median and at asphalt paving within the roadway, and interior alterations at the below-grade substation.

With regard to the additional work, staff found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement. Furthermore, with regard to these or other aspects of the work, the Commission finds that the painting of the crosswalk markings and installation of the hatches will support safety and will not alter any significant historic or architectural features; and that the markings and hatches will be simply designed and typical in terms of size and finishes, helping them remain a subordinate presence within the scenic landmark. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 25-11352 is being issued.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Andrew Ng, NYCDEP

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/06/25	6/6/2031	LPC-25-06248	SRB-25-06248
ADDRESS: 95 WEST 119th STREET Apt/Floor: CEL, 001 - 007, ROF		BOROUGH: Manhattan	BLOCK/ LOT: 1718 / 1
Mount Morris Park Historic District			

To the Mayor, the Council, and the New York City Housing Authority

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work at all facades, storefront, and cornice, including removing all windows on all facades and installing new one-over-one double-hung metal windows all painted beige (Sandstone DHS2-80004); removing all storefronts and installing new storefronts featuring configurations previously approved by the Landmarks Preservation Commission under Advisory Report 19-08529 (LPC-19-8529); removing the residential entry infill and installing a new residential entry in-kind; recreating the missing historic cornice out of fiberglass, featuring molded architrave and frieze and an upper cornice with repeating brackets and modillion blocks; replacing deteriorated face brick, camel back units, terra cotta units and sealants at select locations; repairing deteriorated stucco, cracked terra cotta and cracked stone; façade cleaning with a low pressure wash; repointing brick; and interior alterations at the cellar through seventh floors, as described in a letter dated May 6, 2025, prepared by Scott Doyle, and as shown on photographs, and as shown on drawings labeled C1, C2, E1, D1, D2, and D3, all dated September 10, 2024, prepared by Crystal Window & Door Systems, LTD., and as shown on drawings labeled G-000.00, G-002.00 through G-005.00, G-008.00, G- 100.00, G-101.00, V-001.00, V-002.00, DM-001.00, DM-10.00 through DM-103.00, DM-200.00 through DM-205.00, A-100.00 through A-103.00, A-110.00 through A-113.00, A-120.00 through A-124.00, A-200.00 through A-205.00, A-210.00, A-305.00, A-320.00, A-321.00, A-325.00 through A-331.00, A-340.00, A-500.00 through A-504.00, A-506.00, A-510.00, A-511.00, A-513.00, A-520.00, A-521.00, A-523.00, A-530.00, A-540.00, A-550.00, A-551.00, A-600.00 through A-603.00, A-608.00 through A-611.00, and A-620.00 through A-625.00, prepared by Matthew Brian Melody, R.A., and as shown on drawings labeled T-701.00, A-701.00, A-801.00 through A-806.00, A-1101.00 through A-1105.00, all dated February 28, 2024, prepared by Stanford Kin Wah Chan, R.A., and submitted as components of the application.

In reviewing this proposal, the Commission notes that 95 West 119th Street (aka 180-184 Lenox Avenue), is an apartment building, designed by George Fred Pelham, and built in 1899; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Mount Morris Park Historic District.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(5) for repair of fired clay and ceramic unit masonry; Section 2-11(c)(6) for repair of stucco; Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-11(d)(1)(iv)(F) for replacement of terra cotta; Section 2-11(f) for re-creation and restoration of missing façade features; Section 2-12 for Storefronts, Awnings, and Canopies, including Section 2-12(c) for storefront infill; Section 2-14 for Window and Doors, including Section 2-14(f)(2)(iii)(B) for new windows and doors at primary facades at large residential and commercial buildings; Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades; Based on these findings, the work is approved.

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

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

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

displayed at the site while work is in progress. Please direct inquiries to Fred Metzger.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; JM Zoning,

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/24/25	6/24/2031	LPC-25-07583	SRB-25-07583
ADDRESS: 1700 REAR FULTON AVENUE		BOROUGH: Bronx	BLOCK/ LOT: 2941 / 1
Crotona Play Center, Individual Landmark			

To the Mayor, the Council, and the New York City Department of Parks and Recreation

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

The Landmarks Preservation Commission has reviewed a proposal for restorative work at the north, east and west elevations of the filter house and at a nearby retaining wall, including cleaning masonry with a low-pressure water wash; the in-kind replacement of select bricks; select masonry repointing; and the replacement of precast concrete coping stones in-kind, as required, as well as the removal of paint from concrete at the canopy at the retaining wall with chemical paint removers and repairing the concrete at the canopy with a patching compound; the in-kind replacement of a through-wall louver and a metal arched infill panel above it, both painted red (Benjamin Moore, 2091-20 Rustic Brick) at the west elevation; and, at the east elevation, the replacement of one (1) pair of black painted metal doors and one (1) single black painted metal door in-kind, as described and shown in existing condition photographs; and a 22 page presentation, labeled "Facade Reconstruction of Crotona Park Filter Plant & Retaining Wall," and prepared by Daniel Marfo of the City of New York Department of Parks and Recreation, all submitted as components of this application.

In reviewing this proposal, the Commission notes that the Crotona Play Center Designation Report describes the play center as an Art Moderne style pool complex designed by Aymar Embury II, landscape architects Gilmore D. Clarke and Allyn R. Jennings, and civil engineers W. Earle Andrews and William H. Latham, with sculpture by artist Frederick G. R. Roth, and built in 1934-36.

With regard to this proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(10) for repair of other materials; and Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-14 for Window and Doors, including Section 2-14(g)(1) for new windows and doors at secondary visible facades; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(2) for through-wall HVAC equipment on visible secondary facades. Furthermore, with regard to these or other aspects of the work, the Commission finds that the design of the original doors, as installed, is not definitively known; that the proposed replacement doors, matching the existing simple metal doors, in locations in which they will not feature prominently at the facades, will be harmonious with the facades; that the replacement of the existing deteriorated doors with new metal doors will make the openings watertight, aiding in the long term preservation of the building; and that the louver and panel will be installed within an existing masonry opening and support the continued use of an existing HVAC system. Based on these findings, the work is approved.

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

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Facades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific samples will be identified in a Materials Checklist: mortar joint cutting, mortar (color, texture, and tooling), concrete and stone patching, and brick and precast concrete replacement at visible secondary facades.

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

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Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Therese Braddick, none

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/24/25	6/24/2031	LPC-25-09734	SRB-25-09734
ADDRESS: N/A LEFRAK CENTER AT LAKE-SIDE		BOROUGH: Brooklyn	BLOCK/ LOT: 1117 / 1
Prospect Park, Scenic Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation,

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

The Landmarks Preservation Commission has reviewed a proposal for restorative work at the LeFrak Center in Prospect Park, including the replacement of granite cladding at the inboard sides of the curbing, surrounding the ice skating rinks/splash pad, with brush finished stainless steel perforated screens, as described and shown in a written narrative, dated April 22, 2025, and prepared by Christian Zimmerman; a rendering; and two drawing, both labeled SK-2, dated November 20, 2024, and prepared by NYC Parks, the Prospect Park Alliance, all submitted as components of this application.

In reviewing this proposal, the Commission notes that the Prospect Park Scenic Landmark Designation Report describes that park as a primarily naturalistic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux. The Commission further notes that Commission Advisory Report 09-0008 was issued 2008 for demolition of the Kate Wollman Skating Rink, and the construction of the LeFrak Center, including a new building and rinks, as well as landscape changes in the southeastern quadrant of the park.

With regard to this proposal, the Commission finds that that the change to cladding at this modern complex will not eliminate or damage any significant historic, architectural or landscape features; that the screens will be small in size in relation to the complex and consistent with the materials and finish palette of the complex, which includes similar perforated metalwork elsewhere in the complex, helping them to be a harmonious, secondary presence at the complex and within the park; and that this work will not detract from the significant historic and naturalistic character of the park. Based on

these findings, the Commission determined that the work is appropriate to the rinks/splash pad and the scenic landmark. The work, therefore, is approved.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Christopher Syrett, none

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/06/25	6/6/2031	LPC-25-11528	SRB-25-11528
ADDRESS: 45-40 COURT SQUARE Apt/Floor: 4 Floor		BOROUGH: Queens	BLOCK/ LOT: 83 / 18
New York State Supreme Court, Queens County, Long, Individual Landmark			

To the Mayor, the Council, and the Assistant Commissioner, NYC Department of Transportation,

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

The Landmarks Preservation Commission has reviewed a proposal for interior alterations only at the fourth floor of the parking garage located on the landmark site, including structural work, as shown on drawings S-001.00, S-002.00, S-101.00, S-200.00, and S-201.00, dated May 8, 2025, and prepared by Ksenia Tretiakova, P.E., all submitted as components of the application.

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

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

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

at the site while work is in progress. Please direct inquiries to Marie Guarino.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Christopher Sierra, High Point Engineering

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/13/25	6/13/2031	LPC-25-11825	SRB-25-11825
ADDRESS: 60 CENTRE STREET		BOROUGH: Manhattan	BLOCK/ LOT: 160 / 21
New York County Courthouse (New York State Supreme Court), Individual Landmark			
New York County Courthouse, Interior Landmark			

To the Mayor, the Council, and the General Services Administration

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the areaway between the U.S. District Courthouse at 60 Centre Street and The Moynihan Courthouse at 500 Pearl Street including, at the Worth Street side, constructing an eight foot high black painted metal picket fence, featuring two (2) vehicular gates and one (1) pedestrian gate; and at the Pearl Street side, constructing an eight foot high black painted metal picket fence, featuring one (1) vehicular gate; as shown on photographs, and as shown on drawings labeled G-001.00, G-002.00, A-001.00 through A-006.00, all dated (revision 4) April 25, 2025, prepared by Raman & Oundjian Engineers & Architects, PC, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the New York County Courthouse (New York State Supreme Court) Individual Landmark Designation Report describes 60 Centre Street as a neo-Classical style courthouse designed by Guy Lowell and built in 1919-1927.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York. The work, therefore, is approved.

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

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

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

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Frank Kalata, General Services Administration

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/17/25	6/17/2031	LPC-25-11835	SRB-25-11835
ADDRESS: N/A		BOROUGH: Manhattan	BLOCK/ LOT: /
Lampposts Upper East Side Historic District			

To the Mayor, the Council, and the Office of Technology & Innovation,

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

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and a shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Upper East Side Historic District. The work consists of installing one (1) grey finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; temporarily removing and reinstalling any existing attachments at the new shaft, as needed; installing a grey-finished handhole at the sidewalk, adjacent to the pole; installing a grey-finished handhole at the sidewalk adjacent to 150 East 69th Street, outside the boundaries of the Historic District; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated May 30, 2025, prepared by Judith Garcia of NYC OTI, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Upper East Side Historic District is: 25335.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the replacement shaft and base will match the existing in terms of placement, material, design, and finish; that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment; that the handholes will be small in size, simple in design, and finished to match the adjacent concrete pavers; and that any concrete sidewalks to be excavated will be replaced with new concrete to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the

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

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

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Sonia Irizarry-Lopez, Office of Technology & Innovation

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/11/25	6/11/2031	LPC-25-11948	SRB-25-11948
ADDRESS: 1000 FIFTH AVENUE		BOROUGH: Manhattan	BLOCK/ LOT: 1111 / 1
Central Park, Scenic Landmark Metropolitan Museum of Art, Interior Landmark Metropolitan Museum of Art, Individual Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for interior alterations only at the cellar, basement, and first floor, and mezzanine level of Wings D, CC, W, XX, and E, at locations outside of the areas designated as an Interior Landmark, including but not limited to excavating approximately 5' at the cellar for a new elevator pit, and structural work, as described and shown in a memorandum, dated April 30, 2025, and prepared by Henry Miller, of Beyer Blinder Belle Architects; and May 28, 2025, and prepared by Rebekah Seely, of the Metropolitan Museum of Art; and drawings PD-001.00, PD-100.00, PD-101.00, SPD-001.00, SPD-100 through SPD-102.00, MD-001.00, MD-100.00, and MD-101.00, dated April 28, 2025, and prepared by Erik D. Bodelse, PE; S-001.00, S-100.00 through S-103.00, S-501.00, SOE-001.00, SOE-101 through SOE-103.00, SOE-201.00, and SOE-301.00, dated April 28, 2025, and prepared by Justin Den Herder, PE; and G-001.00, G-002.00, DM-100.00 through DM-105.00, A-101.00, A-102.00, and A-701.00, dated April 28, 2025, and prepared by Richard W. Southwick, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Metropolitan Museum of Art Individual

Landmark and Interior Landmark Designation Reports describe 1000 Fifth Avenue as a Beaux-Arts and Roman style museum building built in 1864-1965 and designed by Vaux and Mould, R.M. Hunt, McKim Mead and White, and others; with designated interior spaces including an entrance vestibule, the Great Hall, a passageway, corridors, the Grand Staircase, halls, balconies, and all vaults and domes above these halls and balconies, designed by Richard Morris Hunt and Richard Howland Hunt, with consulting architect George B. Post, and built in 1895-1902.

Landmark and Interior Landmark Designation Reports describe 1000 Fifth Avenue as a Beaux-Arts and Roman style museum building built in 1864-1965 and designed by Vaux and Mould, R.M. Hunt, McKim Mead and White, and others; with designated interior spaces including an entrance vestibule, the Great Hall, a passageway, corridors, the Grand Staircase, halls, balconies, and all vaults and domes above these halls and balconies, designed by Richard Morris Hunt and Richard Howland Hunt, with consulting architect George B. Post, and built in 1895-1902.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-16(c) for Excavation Work. Based on these findings, the work is approved.

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

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

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

Sarah Carroll
Chair

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

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/25/25	6/25/2031	LPC-25-11971	SRB-25-11971
ADDRESS: 348 CLINTON STREET		BOROUGH: Brooklyn	BLOCK/ LOT: 324 / 48
Cobble Hill Historic District			

To the Mayor, the Council, and the Mitch Baron

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

The Landmarks Preservation Commission has reviewed a proposal for expanding one (1) tree pit from approximately 4' 2" x 5' 4" to approximately 5' 6" x 5' 4" by removing select bluestone pavers at the sidewalk adjacent to the east (Clinton Street) façade, as described and shown in written correspondence, dated May 21, 2023, and prepared by Sheila Heath, Forester, of the New York City Department of Parks & Recreation; an existing conditions photograph; and digital slides (labeled by Commission staff) L1 through L5, dated (received) June 4, 2025, consisting of a written scope of work and existing and proposed sidewalk plans, and prepared by the New York City Department of Parks & Recreation, all submitted as components of the application. No work is proposed at the curb.

In reviewing this proposal, the Commission notes that the Cobble Hill Historic District Designation Report describes 348 Clinton Street as a rowhouse, built in 1872; and that the building's scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2- 19(h) for installation or expansion of tree pits, sidewalk planting areas, or bioswales. Based on these findings, the Commission determined that the work is appropriate to the building and to the Cobble Hill Historic District. The work, therefore, is approved.

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

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

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

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

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Zane Weinberger, NYC Parks,
Environment and Planning

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/24/25	6/24/2031	LPC-25-12237	SRB-25-12237
ADDRESS: N/A		BOROUGH: Manhattan	BLOCK/ LOT: /
Sidewalks - Multiple Upper East Side Historic District Street Plan of New Amsterdam and Colonial New York, Individual Landmark Park Avenue Historic District Expanded Carnegie Hill Historic District			

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

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

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple locations within the Expanded Carnegie Hill Historic District, Park Avenue Historic District, Upper East Side Historic District, and the Street Plan of New Amsterdam and Colonial New York.

The proposed work within the historic district includes, upgrading the pedestrian ramps; replacing deteriorated curbs; replacing deteriorated sidewalks; and replacing crosswalk materials; as described in a letter dated June 10, 2025, prepared by Lauren Tucker, and as shown on existing condition photographs; and shown on drawings included in "Project ID: HWPR21LMT", prepared by the NYC Department of Design & Construction, and submitted as components of the application.

With regards to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2- 19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g) (1) for pedestrian ramps at sidewalk intersections. Based on these findings, the work is approved.

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

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

materially different from those described in the application or disclosed during the review process.

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

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Lauren Tucker, NYC DDC

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
06/20/25	6/20/2031	LPC-25-12547	SRB-25-12547
ADDRESS: 89 SOUTH STREET Apt/Floor: Ground		BOROUGH: Manhattan	BLOCK/ LOT: 73 / 10
South Street Seaport Historic District			

To the Mayor, the Council, and the NYC Development Corp.

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work, subject to a Commission approved Master Plan, at the first floor of the northern, regulated facade at the northeast corner of Pier 17, including installing a red finished sign band featuring white metal signage ("RIVERDECK BAR"), as shown on drawing LPC-001, dated June 18, 2025, and prepared by David S. E. Bucovy, R.A., all submitted as components of the application.

In reviewing this proposal, the Commission notes that 89 South Street is a modern pier and retail structure built in 2015. The Commission also notes that Commission Binding Report 13-5388 (LPC 12-9003), was issued on August 22, 2012, and Commission Binding Report 19-38222 (LPC 19-38222), was issued April 16, 2019, approving a Master Plan, consisting of specific standards specifying permitted signage to include extruded, panelized, or window graphics, equal to the store frontage of the tenant space; specifying permitted facade cladding materials to include wood, corrugated zinc, or metal panels, and requiring adjacent planned facades be clad in different materials except if vertically leased by a single tenant; and governing the permitted amount of glazing of a minimum of 25% and a maximum of 75% at the ground and mezzanine storefronts of regulated (North and South) facades, at the subject premises.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-02 for work in conformance with an approved master plan. Based on these findings, the Commission determined that the work is appropriate to the designated landmark and/or has no effect on its significant protected features. The work, therefore, is approved.

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

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately.

This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Brian Blazak.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Stacey B Bucovy,
David Bucovy Architect, PLLC

• jy18

ADVISORY REPORTS

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	CRA
06/6/2025	5/20/2031	LPC-25-06032	CRA-25-06032
ADDRESS: N/A VERDI SQUARE		BOROUGH: Manhattan	BLOCK/ LOT: 1164 / 32
Verdi Square, Scenic Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation,

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

The Landmarks Preservation Commission, at the Public Meeting of May 20, 2025, following the Public Hearing of the same date, voted to issue a favorable report for the proposed work, as put forward in your application completed on April 24, 2025.

The proposed work consists of replacing a path within the park, including cutting the granite curbing at two entrances, including one (1) at the west side and one (1) at the north side, and lowering the cut sections to align with the level of the adjoining paving, outside of the park; removing a temporary access mat and loose gravel path; slightly regrading the underlying soil; and installing a path, connecting the two entrances, consisting of a black finished plastic grid, filled with gravel, as well as installing black finished metal wickets at the edges of the new path. The work was shown in a digital presentation, titled "Verdi Square Accessible Path" and dated May 20, 2025, consisting of thirty (30) slides of photographs, drawings, and renderings, all prepared by the New York City Department of Parks and Recreation, and presented at the Public Hearing and Meeting.

In reviewing this proposal, the Commission noted that the Verdi Square Scenic Landmark Designation Report describes Verdi Square as a triangular public park built in 1887.

With regard to this proposal, the Commission found that the proposed work will not eliminate or significantly affect any significant landscape feature; that the presence of the proposed path, including its placement and size, will be a modest alteration which will provide barrier free access to the park; that the gravel filled plastic grid paving and metal wickets will be compatible with the landscaping of the site; that the cutting and lowering of sections of the curbing will maintain the historic material at the site and will provide barrier free access to the park; and that the proposed work will not detract from the significant historic character of the scenic landmark. Based on these findings, the Commission determined the work to be appropriate to the scenic landmark and voted to issue a favorable report.

Additionally, the Commission staff noted additional work, shown on the presentation, including the installation of a 38"H x 46" W x 19" D, black finished metal equipment enclosure (RPZ) and a 27" H x 28" W x 32" D cast concrete equipment enclosure (quick coupler), both on proposed concrete pads and surrounded by evergreen plantings, in the northeast corner of the park, as well as replacing asphalt hex pavers in-kind and temporarily excavating and backfilling soil in conjunction with below-grade plumbing work at the sidewalks, adjoining the northern portion of the park.

With regards to this additional work, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-16(c) for Excavation Work; and Section 2-20 for Health, Safety, and Utility

Equipment, including Section 2- 20(b) for Health, Safety, and Utility Equipment; and Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement. Furthermore, with regard to these or other aspects of the work, the Commission finds that the equipment will be located approximately 30 feet away from the statue in the park and will be installed at an existing planted area and screened from view by evergreen plantings, therefore preventing the installation from damaging or detracting from any significant landscape or architectural features.

Based on these and the above findings, the Commission has determined that the work is appropriate to the scenic landmark, and Commission Advisory Report 25-06032 is being issued.

PLEASE NOTE: As the reviewed work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPN 10/88 monitoring.

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

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Therese Braddick, none

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRA
06/27/25	6/27/2031	LPC-25-09984	SRA-25-09984
ADDRESS: 180 LENOX AVENUE Apt/Floor: 001		BOROUGH: Manhattan	BLOCK/ LOT: 1718 / 1
Mount Morris Park Historic District			

To the Mayor, the Council, and the New York City Housing Authority,

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the non-visible rear (north) facade, including installing a through-wall duct and exhaust fan, and interior alterations at the first floor, as shown on drawings labeled T-001.00, A-001.00, and M-001.00, dated June 23, 2025, and M- 002.00, dated May 28, 2025, all prepared by Mohammad Billah, PE, and submitted as components of the application.

In reviewing this proposal, the Commission notes that 95 West 119th Street (aka 180-184 Lenox Avenue), is an apartment building, designed by George Fred Pelham, and built in 1899; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Mount Morris Park Historic District.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section

2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades.

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

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

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

Sarah Carroll
Chair

cc: Caroline Kane Levy, Deputy Director; Mokhtar Salim, IBC Design & Consulting LLC

• jy18

CHANGES IN PERSONNEL

DEPARTMENT OF FINANCE FOR PERIOD ENDING 05/23/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
LI	REGINA	J 1000B	\$140900.0000	INCREASE	NO 05/04/25	836
MABRY	MONICA	E 10251	\$40957.0000	APPOINTED	YES 05/11/25	836
NOPPER	WILLIAM	H 10050	\$174399.0000	INCREASE	NO 05/11/25	836
SPENTZOURIS	ELENI	30086	\$83388.0000	APPOINTED	YES 05/04/25	836
STAMOULIS	ALEXANDR	G 95005	\$160000.0000	APPOINTED	YES 05/11/25	836
ZHENG	ANNI	10209	\$21.4000	RESIGNED	YES 05/11/25	836

DEPARTMENT OF TRANSPORTATION FOR PERIOD ENDING 05/23/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ALTHAIBANI	FOUAD	A 20215	\$116637.0000	INCREASE	NO 05/04/25	841
ALVAREZ	ALAN	S 30087	\$146052.0000	APPOINTED	YES 05/11/25	841
AMMIRATI	AARON	J 91556	\$120489.0000	PROMOTED	NO 01/10/25	841
CHAN	KATIE	10124	\$64952.0000	INCREASE	NO 05/04/25	841
CHO	CHUN	W 1001A	\$130559.0000	RETIRED	NO 05/14/25	841
CONEYS	CAMERON	J 91556	\$120489.0000	PROMOTED	NO 01/10/25	841
CUFFARO	LUIGI	92406	\$442.3200	PROMOTED	NO 04/20/25	841
CURCIO	ROBERT	J 90692	\$24.8400	RESIGNED	YES 03/10/24	841
DALY	MARY	C 56058	\$75000.0000	INCREASE	YES 05/04/25	841
FERRARO	KIMBERLY	30087	\$110601.0000	RESIGNED	YES 05/04/25	841
GIBBS-ROBERTS	NICKESHI	M 10124	\$32.6800	RESIGNED	YES 05/04/25	841
GORANOVA-ROUYNE	OLGA	D 20210	\$89596.0000	RETIRED	NO 05/01/25	841
GRAHAM	ANTHONY	A 12158	\$65976.0000	APPOINTED	NO 02/23/25	841
HARTNETT	PAUL	J 91556	\$120489.0000	PROMOTED	NO 01/10/25	841

DEPARTMENT OF TRANSPORTATION FOR PERIOD ENDING 05/23/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
HEARD	EDWIN	31626	\$78769.0000	RETIRED	NO 05/16/25	841
HERNANDEZ	GERLIN	20302	\$66546.0000	APPOINTED	YES 05/04/25	841
HOLMES	JACK	A 56058	\$70022.0000	APPOINTED	YES 05/11/25	841
JOSEPH	GODWIN	W 10124	\$59588.0000	INCREASE	NO 05/04/25	841
KELLY	PHILIP	P 91616	\$623.6600	INCREASE	NO 05/04/25	841
KNIGHT	KATINA	T 10124	\$80099.0000	INCREASE	NO 05/04/25	841
KUMAR	SUNIL	90910	\$66422.0000	APPOINTED	YES 05/04/25	841
LASSO	ANNY	J 10124	\$93620.0000	INCREASE	NO 05/04/25	841
LEE	BRIAN	J 22122	\$114786.0000	INCREASE	NO 05/04/25	841
LYNCH	JAMES	R 90692	\$25.5900	APPOINTED	YES 05/04/25	841
LYNCH	PETER	J 1002A	\$123632.0000	RESIGNED	NO 04/30/25	841
LYNCH	PETER	J 12627	\$73943.0000	RESIGNED	NO 04/30/25	841
MARTINEZ	STEVEN	A 90692	\$25.5900	RESIGNED	YES 05/06/25	841
MATHIEU	JAIDEN	S 1020B	\$21.7200	APPOINTED	YES 05/13/25	841
MCCABE	CONOR	J 10124	\$75971.0000	INCREASE	NO 05/04/25	841
MERILUS	MEZINSKI	90692	\$25.5900	APPOINTED	YES 05/04/25	841
MININSON	MICHAEL	M 91616	\$623.6600	INCREASE	NO 05/04/25	841
MOFFETT	MARY ANN	P 22122	\$100777.0000	INCREASE	NO 05/04/25	841
MORENO	KEVIN	A 16465	\$79769.0000	PROMOTED	NO 05/04/25	841
MUSO	GIUSEPPE	90910	\$57758.0000	APPOINTED	YES 05/04/25	841
NAPOLITANO	JOHN	J 21744	\$97728.0000	INCREASE	YES 05/04/25	841
NIMMONS	JALEN	E 91406	\$18.5400	RESIGNED	YES 05/01/25	841
OLAJUJI	ABOSEDE	I 56058	\$84623.0000	INCREASE	YES 05/04/25	841
ORELLANA	MARIA	E 91825	\$319.1300	APPOINTED	YES 05/11/25	841

PALMIERI	SALVATOR	P	91556	\$120489.0000	PROMOTED	NO	01/10/25	841
PERL	ABRAHAM	A	10209	\$18.8000	RESIGNED	YES	05/09/25	841
PILGRIM	ELSON	E	90692	\$25.5900	APPOINTED	YES	05/04/25	841
RILEY	JAMES	A	91547	\$61555.0000	APPOINTED	YES	05/04/25	841
SALVADOR	PATRICK	A	91556	\$99342.0000	PROMOTED	NO	01/10/25	841
SCHLABACH	JUSTIN	M	54738	\$107000.0000	APPOINTED	YES	05/11/25	841
SCIVOLI	ANTHONY	P	9090A	\$94905.0000	PROMOTED	NO	05/11/25	841
SHANKARANARAYAN	MAITHRI		56058	\$80000.0000	DECREASE	YES	07/28/24	841
SINGH	VARANESH	A	95903	\$211379.0000	APPOINTED	YES	05/04/25	841
VALERA	WILSON	A	92406	\$442.3200	PROMOTED	NO	04/20/25	841

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 05/23/25

NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ACOSTA	NAQUAEL	N	90641	\$21.5200	APPOINTED	YES	05/05/25	846
ADAMES	ALDY		81106	\$24.4900	APPOINTED	YES	05/05/25	846
ADAMES	ASHLYN	M	60422	\$66467.0000	INCREASE	YES	05/04/25	846
ADAMS	CLIFFORD		92508	\$19.6609	APPOINTED	YES	05/05/25	846
ADAMSON	JUNE	M	90641	\$21.5200	APPOINTED	YES	05/03/25	846
AGNI	NEEL		91406	\$18.5400	APPOINTED	YES	05/04/25	846
AHSAN	FASIH	U	22427	\$120000.0000	INCREASE	NO	05/11/25	846
ALBANO	JOHN	J	90641	\$21.5200	APPOINTED	YES	05/04/25	846
ALBERICI	FTONA	A	06664	\$19.9500	APPOINTED	YES	05/06/25	846
ALLEN	AMANDA		80633	\$11.7900	RESIGNED	YES	09/24/15	846
ALLMOND	DANIESHA	L	90641	\$21.5200	APPOINTED	YES	05/04/25	846
ALMA	MICHAEL	A	81111	\$81810.0000	INCREASE	YES	05/04/25	846
ALSTON	WADE	A	81111	\$81810.0000	INCREASE	YES	05/04/25	846
AMMI	ELIJAH		60422	\$66467.0000	INCREASE	YES	05/04/25	846
ANAVITATE	NESTOR	J	60422	\$66467.0000	INCREASE	YES	05/04/25	846
ANDERSON	SONET	T	90641	\$21.5200	APPOINTED	YES	05/06/25	846
ANDUJAR	FELIX		90641	\$21.5200	INCREASE	YES	05/11/25	846
ANTHONY	LAWRENCE		81106	\$58804.0000	INCREASE	YES	05/04/25	846
APONTE	JAMES	A	90641	\$21.5200	INCREASE	YES	05/04/25	846
AQUINO	EDGAR	M	90641	\$21.5200	APPOINTED	YES	05/04/25	846
ARBOLEDA	JOSE	M	81111	\$81810.0000	INCREASE	YES	05/04/25	846
ARBOLEDA	RYAN		60422	\$66467.0000	INCREASE	YES	05/04/25	846
ARROYO	LIDIA	H	81310	\$56189.0000	INCREASE	YES	05/04/25	846
AYBAR	JOHVAN		90641	\$21.5200	APPOINTED	YES	05/04/25	846
BADILLO	STEPHANI	J	90641	\$21.5200	APPOINTED	YES	05/04/25	846
BEAUFORD	ANTOINE	D	90641	\$21.5200	INCREASE	YES	05/11/25	846
BELL	ANGEL		90641	\$21.5200	APPOINTED	YES	05/04/25	846
BENEDETTO	CHRISTOP	E	81111	\$81810.0000	INCREASE	YES	05/04/25	846
BENNETT	CHRISTOP		60422	\$66467.0000	INCREASE	YES	05/04/25	846
BENNETT	MARC		81111	\$81810.0000	INCREASE	YES	05/04/25	846
BENNY	SACHU	G	22427	\$87701.0000	APPOINTED	NO	05/11/25	846
BERRICK	ONYX	O	90641	\$21.5200	APPOINTED	YES	05/11/25	846
BERRY	ANDREW	J	60422	\$66467.0000	INCREASE	YES	05/04/25	846
BESTMAN JR	SAMUEL		60422	\$66467.0000	INCREASE	YES	05/04/25	846
BETHEA	KWAMI		60421	\$56991.0000	APPOINTED	YES	05/11/25	846
BEY	TU-QUANA	N	60422	\$66467.0000	INCREASE	YES	05/04/25	846
BHOWNAUTH	TEEKA	R	90641	\$21.5200	APPOINTED	YES	05/14/25	846
BISHOP	WILBERT	D	71210	\$35.4700	INCREASE	YES	05/10/25	846
BLACK	WENDELL	S	90641	\$21.5200	APPOINTED	YES	05/04/25	846
BLUNT	LAMEEKA	M	81111	\$81810.0000	INCREASE	YES	05/04/25	846
BOODOO	KADIJA	S	60421	\$56991.0000	APPOINTED	YES	05/04/25	846
BORTHWICK	JOSEPH	J	81106	\$24.4900	APPOINTED	YES	05/12/25	846
BRADY	MAURICE	B	60421	\$56991.0000	APPOINTED	YES	05/04/25	846
BRIDGES	JAMES	D	81111	\$92858.0000	INCREASE	NO	05/04/25	846
BRIGGS	PRECIOUS	S	90641	\$21.5200	APPOINTED	YES	05/04/25	846
BRITIS	ANDREA		80633	\$18.5400	RESIGNED	YES	04/30/25	846
BROOKS	MATTHEW		60422	\$66467.0000	INCREASE	YES	05/04/25	846
BROWN	ATLESHA	E	90641	\$21.5200	APPOINTED	YES	05/07/25	846
BROWN	DARNELL		90641	\$21.5200	APPOINTED	YES	05/11/25	846
BROWN	HENRY	D	60422	\$66467.0000	INCREASE	YES	05/04/25	846
BROWN	QAREEB	Y	80633	\$18.5400	RESIGNED	YES	04/25/25	846

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NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BROWN	ROLAND	S	90641	\$21.5200	APPOINTED	YES	05/06/25	846
BRULL	JENNIFER	L	81310	\$77932.0000	DECEASED	NO	04/30/25	846
BRUNSON	MUNISHA	M	90641	\$21.5200	APPOINTED	YES	05/04/25	846
BRYAN	CHRISTOP	A	81111	\$81810.0000	INCREASE	YES	05/04/25	846
BUCKHANON	DAVID	G	90641	\$21.5200	APPOINTED	YES	05/04/25	846
BUEFORD	TIANNA	I	60421	\$56991.0000	APPOINTED	YES	05/04/25	846
BUITRAGO ROJAS	LUISA	F	80633	\$18.5400	RESIGNED	YES	04/08/25	846
BURNETT	ANNA	C	90641	\$21.5200	APPOINTED	YES	05/04/25	846
CAMPBELL	JAMISE	L	90641	\$21.5200	APPOINTED	YES	05/11/25	846
CAMPBELL	MALCOLM	A	90641	\$21.5200	APPOINTED	YES	05/11/25	846
CAMPFIELD	VINCENT		81111	\$81810.0000	INCREASE	YES	05/04/25	846
CAMPORESE	JOHN	P	90641	\$21.5200	APPOINTED	YES	05/13/25	846
CAMPS SOLOMON	MEGAN	A	90641	\$21.5200	APPOINTED	YES	05/05/25	846
CANAR CORTE	JEAN	S	90641	\$21.5200	APPOINTED	YES	05/11/25	846
CANINO	EMILIE		56058	\$33.3300	APPOINTED	YES	05/04/25	846
CARANNANTE	ANTHONY	J	90641	\$21.5200	APPOINTED	YES	05/04/25	846
CARMICHAEL	SHERWYN		81111	\$81810.0000	INCREASE	YES	05/04/25	846
CARR	FRANK		90641	\$21.5200	APPOINTED	YES	05/04/25	846
CARRASCO DE POL	AMBROSIN		81106	\$58804.0000	INCREASE	YES	05/04/25	846
CARTAGENA	LUIS		81111	\$81810.0000	INCREASE	YES	05/04/25	846
CARTO	ARKIE	P	90641	\$21.5200	APPOINTED	YES	05/04/25	846
CARVILL	DANIEL	P	56057	\$27.1600	APPOINTED	YES	04/30/25	846
CASTELL	LUCAS	L	91830	\$50.6600	APPOINTED	YES	04/27/25	846
CHAMBERS	CLIFFORD		90641	\$21.5200	INCREASE	YES	05/04/25	846
CHEESEMAN	MAIKO	G	90641	\$21.5200	APPOINTED	YES	05/05/25	846
CHEN	JIA YUAN		91406	\$18.5400	RESIGNED	YES	03/19/25	846
CHEN	MENGSI		60440	\$66707.0000	INCREASE	YES	05/04/25	846
CISSE	THIERNO	H	90641	\$21.5200	APPOINTED	YES	05/04/25	846

COBB	TIMOTHY	D	90641	\$21.5200	APPOINTED	YES	05/07/25	846
COLE-FREDERICKS	ZECHARIA	T	60422	\$66467.0000	INCREASE	YES	05/04/25	846
COLON JR	ARSENIO		81111	\$81810.0000	INCREASE	YES	05/04/25	846
COOPER	LYNDESE	M	56058	\$70022.0000	RESIGNED	YES	05/05/25	846
COOPER	MEGAN		56057	\$27.1600	APPOINTED	YES	05/04/25	846
CORNELIUS	ERIK	J	06070	\$24.3700	APPOINTED	YES	05/08/25	846
CRAWFORD	ALVIN	E	81111	\$81810.0000	INCREASE	YES	05/04/25	846
CRAWFORD	KAYLA	S	90641	\$21.5200	APPOINTED	YES	05/11/25	846
CREWS	LALITA	C	80633	\$18.5400	RESIGNED	YES	05/10/25	846
CUFFY	ANTHONY	R	81111	\$81810.0000	INCREASE	YES	05/04/25	846
CULP	BRIANA		90641	\$21.5200	APPOINTED	YES	05/04/25	846
D'ADDESA JR	STEVEN	M	60440	\$66707.0000	INCREASE	YES	05/04/25	846
DAVENPORT	SYDNEY	R	56058	\$60889.0000	APPOINTED	YES	05/11/25	846
DAVIS	JEREMY	M	60422	\$66467.0000	INCREASE	YES	05/04/25	846
DAMSON	MAURICE		81111	\$81810.0000	INCREASE	YES	05/04/25	846
DEANS	LATRECE		90641	\$21.5200	APPOINTED	YES	05/11/25	846
DEITZ	JOHN	A	81111	\$92858.0000	INCREASE	YES	05/04/25	846
DELICE	TATIANA	S	56058	\$70022.0000	INCREASE	YES	05/11/25	846
DELILLE	CHRISTIN		60440	\$66707.0000	INCREASE	YES	05/04/25	846
DIAZ	AMANDA	A	91406	\$18.5400	APPOINTED	YES	05/05/25	846
DIAZ	JESUS	C	81111	\$81810.0000	INCREASE	YES	05/04/25	846
DIKE	AMARECHI	S	22427	\$87701.0000	APPOINTED	NO	05/11/25	846
DONOVAN HUDGINS	KRISTIN	M	56058	\$70022.0000	RESIGNED	YES	05/14/25	846

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FOR EMPLOYEES ENDING 05/25/25								
NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
DOOKIE	SIMONE	T	91406	\$19.9900	APPOINTED	YES	05/04/25	846
DOUETT	MATTHEW	J	90641	\$21.5200	APPOINTED	YES	05/07/25	846
DUFFY	SEAN		90641	\$21.5200	APPOINTED	YES	05/12/25	846
DUNLAP	WILLIAM	J	90641	\$21.5200	APPOINTED	YES	05/04/25	846
DURAN MONTERO	MICHAEL	D	60421	\$56991.0000	RESIGNED	YES	04/30/25	846
ECHAVARRIA	HERIBERT		81111	\$81810.0000	INCREASE	YES	05/04/25	846
EDMONDS BARLOW	JESTENA	S	90641	\$21.5200	APPOINTED	YES	05/04/25	846
EDWARDS	APRIL	T	90641	\$21.5200	APPOINTED	YES	05/05/25	846
ELCOCK	SHONDERA		90641	\$21.5200	APPOINTED	YES	05/13/25	846
ELIJIO	ERNIE	E	90641	\$21.5200	APPOINTED	YES	05/05/25	846
ENTIS	KEITH	E	81111	\$81810.0000	INCREASE	YES	05/04/25	846
ESPOSITO	ANTONIO		90698	\$33.7400	APPOINTED	YES	05/06/25	846
EVANS	DENNIS	J	90641	\$21.5200	APPOINTED	YES	05/11/25	846
EVANS	LASHAWN	S	81111	\$92858.0000	INCREASE	YES	05/04/25	846
EZIKE	CHIOMA	O	06664	\$19.9500	APPOINTED	YES	05/10/25	846
FACEY	KAMAR	R	90641	\$21.5200	APPOINTED	YES	05/09/25	846
FAISON	CRYSTAL		90641	\$21.5200	APPOINTED	YES	05/04/25	846
FAISON	GARY	R	90641	\$21.5200	APPOINTED	YES	05/04/25	846
FAISON	KAWAN	L	90641	\$21.5200	APPOINTED	YES	05/04/25	846
FENNER	ANDRE		90641	\$21.5200	APPOINTED	YES	05/13/25	846
FENNER	OMAR	S	81111	\$81810.0000	INCREASE	YES	05/04/25	846
FERGUSON	COURTNEY	P	90641	\$21.5200	RESIGNED	YES	05/04/25	846
FERGUSON	DANIEL		90641	\$21.5200	APPOINTED	YES	05/04/25	846
FERGUSON	MARVIN	J	90641	\$21.5200	APPOINTED	YES	05/04/25	846
FERGUSON	TASHIMA	G	90641	\$21.5200	APPOINTED	YES	05/04/25	846
FICARRA	JOSEPH		90641	\$45363.0000	RETIRED	YES	05/06/25	846
FIEDTKOU	DENNIS	J	90641	\$21.5200	APPOINTED	YES	05/13/25	846
FIGUEROA	LUIS	A	90641	\$21.5200	APPOINTED	YES	05/05/25	846
FIGUEROA	OLIVIA		60430	\$46889.0000	RESIGNED	YES	04/20/25	846
FLORES	KEVIN	J	80633	\$18.5400	RESIGNED	YES	05/04/25	846
FLORESTAL	EVENS		91830	\$50.6600	APPOINTED	YES	05/07/25	846
FLOYD	CHRISTIA	L	90641	\$21.5200	APPOINTED	YES	05/04/25	846
FOLKES	JANICE	S	91406	\$19.9900	RESIGNED	YES	04/20/25	846
FORD	GERALD	T	90641	\$21.5200	APPOINTED	YES	05/04/25	846
FORD	JASON	L	90641	\$21.5200	APPOINTED	YES	05/04/25	846
FORDE	JABOR		60440	\$66707.0000	INCREASE	YES	05/04/25	846
FORMAN	FRANK	R	81111	\$81810.0000	INCREASE	YES	05/04/25	846
FRANCIS	BRENT	J	90641	\$21.5200	RESIGNED	YES	04/15/25	846
FRAZIER	SALLY	E	81310	\$72232.0000	INCREASE	YES	05/04/25	846
FUENTES	EDGAR	R	90641	\$21.5200	APPOINTED	YES	05/04/25	846
FUENTES	WILLIAM		81111	\$81810.0000	INCREASE	YES	05/04/25	846
FULTON	BREANA	C	90641	\$21.5200	APPOINTED	YES	05/11/25	846
GAINES	TIFFANY	D	90641	\$21.5200	APPOINTED	YES	05/04/25	846
GARCIA	ANGEL		80633	\$18.5400	RESIGNED	YES	05/14/25	846
GAYLE	SHAUNNA		81111	\$81810.0000	INCREASE	YES	05/04/25	846
GERARDO	ERNEI	I	22427	\$87701.0000	APPOINTED	NO	05/11/25	846
GERMANY	KIARA		06664	\$19.9500	APPOINTED	YES	05/03/25	846
GINCOLLA	JULIA	J	60422	\$66467.0000	INCREASE	YES	05/04/25	846
GIL	BRIAN	J	81106	\$24.4900	APPOINTED	YES	05/07/25	846
GIST	JAMEL	M	81111	\$92858.0000	INCREASE	YES	05/04/25	846
GOMEZ II	STEVIE	A	90641	\$21.5200	INCREASE	YES	05/04/25	846