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# THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD U.S.P.S. 0114-660  
Printed on paper containing 30% post-consumer material

VOLUME CLII NUMBER 124

MONDAY, JUNE 30, 2025

Price: \$4.00

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## THE CITY RECORD

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Published Monday through Friday except legal holidays by the New York City Department of Citywide Administrative Services under Authority of Section 1066 of the New York City Charter.

Subscription \$500 yearly, \$4.00 daily (\$5.00 by mail).

Periodicals Postage Paid at New York, NY

POSTMASTER: Send address changes to The City Record, 1 Centre Street, Room 2170, New York, NY 10007-1602

Editorial Office/Subscription Changes: The City Record, 1 Centre Street, Room 2170, New York, NY 10007-1602, (212) 386-0055, cityrecord@dcas.nyc.gov

Visit The City Record Online (CROL) at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord) for a searchable database of all notices published in The City Record.

## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

### BOARD MEETINGS

#### MEETING

#### City Planning Commission

Meets in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

#### City Council

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

#### Contract Awards Public Hearing

Meets bi-weekly, on Thursday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 715 951 139, no later than 9:55 A.M.

#### Civilian Complaint Review Board

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

#### Design Commission

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

#### Department of Education

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

#### Board of Elections

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

#### Environmental Control Board

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

#### Board of Health

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

#### Health Insurance Board

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

#### Board of Higher Education

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

#### Citywide Administrative Services

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

#### **Commission on Human Rights**

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

#### **In Rem Foreclosure Release Board**

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

#### **Franchise and Concession Review Committee**

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

#### **Real Property Acquisitions and Dispositions**

Meets bi-weekly, on Wednesday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 717 876 299, no later than 9:55 A.M.

#### **Landmarks Preservation Commission**

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

#### **Employees' Retirement System**

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

#### **Housing Authority**

Housing Authority Board Meetings of the New York City Housing Authority are scheduled for the last Thursday of each month (except August) at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted). Any changes to the schedule will be posted here and on NYCHA's website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting. For additional information, please visit NYCHA's website or contact (212) 306-6088

#### **Parole Commission**

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

#### **Board of Revision of Awards**

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

#### **Board of Standards and Appeals**

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

#### **Tax Commission**

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

## **CITY COUNCIL**

### **■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearing on the matters indicated below:**

**The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person in the City Hall Chambers, City Hall, New York, NY 10007, on the following matters commencing at 10:00 A.M. on July 1, 2025. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.**

#### **BALLY'S FERRY POINT MAP AMENDMENT BRONX CB – 10 C 250086 ZMX**

Application submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7a, by establishing a C8-4 district on property\* bounded by a line 2,870 feet northwesterly of the U.S. Pierhead and Bulkhead Line, a line 950 feet southwesterly of Emerson Avenue, a line 1,390 feet northwesterly of the U.S. Pierhead and Bulkhead Line, a line 2,250 feet southwesterly of Emerson Avenue and it's southeasterly prolongation, and the easterly street line of Ring Road\*, as shown on a diagram (for illustrative purposes only) dated January 21, 2025.

\*Parkland is proposed to be eliminated from the City Map and Ring Road

is proposed to be established on the City Map in a related application (C 250085 MMX).

#### **BALLY'S FERRY POINT MAP AMENDMENT BRONX CB – 10 C 250085 MMX**

Application submitted by Bally's New York Operating Company, LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Ring Road; and
2. the elimination of Park south of Schley Avenue; and
3. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 10, Borough of the Bronx, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President.

#### **BALLY'S FERRY POINT MAP AMENDMENT BRONX CB – 10 C 250093 PPX**

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 property located at Ferry Point Park (Block 5622, p/o Lot 1) for a non-exclusive access easement over a waterfront access roadway, Borough of the Bronx, Community District 10.

#### **MIDTOWN SOUTH MIXED-USE PLAN (MSMX) MANHATTAN CBs – 4 & 5 C 250185 ZMM**

Application submitted by the New York City Department of City Planning, Manhattan Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. eliminating a Special Midtown District (MiD) bounded by a line midway between West 41st Street and West 40th Street, 7th Avenue - Fashion Avenue, West 40th Street, and Eighth Avenue;
2. eliminating a Special Garment Center District (GC) bounded by West 40th Street, 7th Avenue - Fashion Avenue, West 38th Street, Broadway, West 35th Street, 7th Avenue - Fashion Avenue, a line midway between West 35th Street and West 34th Street, Eighth Avenue, West 35th Street, a line 100 feet easterly of Ninth Avenue, West 39th Street, and Eighth Avenue;
3. changing from an M1-6 District to an M1-8A/R11 District property bounded by West 29th Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24th Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25th Street, Seventh Avenue, and 7th Avenue - Fashion Avenue;
4. changing from an M1-6 District to an M1-8A/R12 District property bounded by:
  - a. West 31st Street, a line 100 feet westerly of Fifth Avenue, West 26th Street, a line 100 feet southwesterly of Broadway, West 25th Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24th Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28th Street, and a line 125 feet easterly of Avenue of the Americas;
  - b. West 29th Street, 7th Avenue - Fashion Avenue, West 28th Street, and a line 100 feet westerly of 7th Avenue - Fashion Avenue;
5. changing from an M1-6 District to an M1-9A/R12 District property bounded by:
  - a. a line midway between West 41st Street and West 40th Street, 7th Avenue - Fashion Avenue, West 38th Street, Broadway, West 35th Street, 7th Avenue - Fashion Avenue, a line midway between West 35th Street and West 34th Street, Eighth Avenue, West 35th Street, a line 100 feet westerly of Eighth Avenue, West 39th Street, and Eighth Avenue;
  - b. a line midway between West 40th Street and West 39th Street, a line 200 feet westerly of Fifth Avenue, West 39th Street, a line 150 feet westerly of Fifth Avenue, West 35th Street, and a line 150 feet easterly of Avenue of the Americas; and
  - c. West 31st Street, a line 125 feet westerly of Avenue of the Americas, West 29th Street, a line 100 feet westerly of 7th Avenue - Fashion Avenue, West 30th Street, and a line 225 feet easterly of 7th Avenue - Fashion Avenue;

6. changing from an M1-6D District to an M1-8A/R12 District property bounded by West 29th Street, a line 100 feet westerly of 7th Avenue - Fashion Avenue, West 28th Street, and a line 100 feet easterly of Eighth Avenue;
7. changing from an M1-6D District to an M1-9A/R12 District property bounded by West 30th Street, a line 100 feet westerly of 7th Avenue - Fashion Avenue, West 29th Street, and a line 100 feet easterly of Eighth Avenue;
8. establishing a Special Hudson Yards District (HY) bounded by West 39th Street, a line 100 feet westerly of Eighth Avenue, West 35th Street, and a line 100 feet easterly of Ninth Avenue; and
9. establishing a Special Midtown South Mixed-Use District (MSMX) bounded by:
  - a. a line midway between West 41st Street and West 40th Street, 7th Avenue - Fashion Avenue, West 38th Street, Broadway, West 35th Street, 7th Avenue - Fashion Avenue, a line midway between West 35th Street and West 34th Street, Eighth Avenue, West 35th Street, a line 100 feet westerly of Eighth Avenue, West 39th Street, and Eighth Avenue;
  - b. a line midway between West 40th Street and West 39th Street, a line 200 feet westerly of Fifth Avenue, West 39th Street, a line 150 feet westerly of Fifth Avenue, West 35th Street, and a line 150 feet easterly of Avenue of the Americas;
  - c. West 31st Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24th Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25th Street, Seventh Avenue, 7th Avenue - Fashion Avenue, West 28th Street, a line 100 feet easterly of Eighth Avenue, West 30th Street, and a line 225 feet easterly of 7th Avenue - Fashion Avenue; and
  - d. West 31st Street, a line 100 feet westerly of Fifth Avenue, West 26th Street, a line 100 feet southwesterly of Broadway, West 25th Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24th Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28th Street, and a line 125 feet easterly of Avenue of the Americas;

Borough of Manhattan, Community Districts 4 and 5, subject to the conditions of CEQR Declaration E-830.

**MIDTOWN SOUTH MIXED-USE PLAN (MSMX)**  
**MANHATTAN CBs - 4 & 5** **N 250186 ZRM**

Application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, to amend various sections of the Zoning Resolution of the City of New York relating to the establishment of the Special Midtown South Mixed Use District (Article XII, Chapter 1), the elimination of the Special Garment Center District (Article XII, Chapter 1) and amending other related provisions, including APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

To view the proposed text amendment, please refer to the public documents associated with this application that are accessible through the Zoning Application Portal maintained by the Department of City Planning, which can be accessed at the following website: [zap.planning.nyc.gov/projects](http://zap.planning.nyc.gov/projects).

**For questions about accessibility and requests for additional accommodations, including language access services, please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov) or [nbenjamin@council.nyc.gov](mailto:nbenjamin@council.nyc.gov) or (212) 788-6936 at least three (3) business days before the hearing.**

Accessibility questions: Kaitlin Greer, [kgreer@council.nyc.gov](mailto:kgreer@council.nyc.gov), by: Thursday, June 26, 2025, 3:00 P.M.



j25-jy1

## 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 AM Eastern Daylight Time, on Wednesday, July 2, 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/481556/1>

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

No. 1

**BROADWAY JUNCTION STATION CITY MAP AMENDMENT**  
**CD 16** **C 230375 MMK**  
**IN THE MATTER OF** an application submitted by the Metropolitan Transportation Authority and the New York City Department of Parks and Recreation 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 a portion of Sackman Street between Truxton Street and Fulton Street; and
2. the establishment of a park addition within the former portion of Sackman Street (discontinued and closed); and
3. the elimination of a portion of public park within the area bounded by Truxton Street, Van Sinderen Avenue, Fulton Street, and Eastern Parkway; and
4. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 16, Borough of Brooklyn, in accordance with Map Nos. N-2771 and N-2772 dated February 20, 2025, and signed by the Borough President.

## BOROUGH OF QUEENS

Nos. 2 - 5

**JAMAICA NEIGHBORHOOD PLAN and STATION PLAZA**  
**JAMAICA CITY MAP CHANGES**

No. 2

**CDs 8 & 12** **C 250172 ZMQ**  
**IN THE MATTER OF** an application submitted by Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 14d, 15b, 18c, and 19a:

1. eliminating from within an existing R7A District a C1-2 District bounded by a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, 88<sup>th</sup> Avenue, and a line 135 feet northeasterly of 153<sup>rd</sup> Street;
2. eliminating from within an existing R4 District a C1-3 District bounded by 109 Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109<sup>th</sup> Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
3. eliminating from within an existing R5D District a C1-3 District bounded by 110<sup>th</sup> Road, the southeasterly centerline prolongation



- of 171st Place, the southeasterly street line of 110<sup>th</sup> Road and its northeasterly prolongation, a line 90 feet southwesterly from 172<sup>nd</sup> Street, 111<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 111<sup>th</sup> Road, and Merrick Boulevard;
4. eliminating from within an existing R5D District a C1-4 District bounded by:
    - a. Tuskegee Airman Way, Union Hall Street, a line 100 feet southeasterly of Tuskegee Airman Way, and 160<sup>th</sup> Street; and
    - b. a line 100 feet southeasterly of Tuskegee Airman Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street, 109<sup>th</sup> Avenue, Union Hall Street, a line 100 feet northwesterly of 109<sup>th</sup> Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
  5. eliminating from within an existing R7A District a C1-4 District bounded by Tuskegee Airman Way, a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
  6. eliminating from within an existing R3-2 District a C2-3 District bounded by 112<sup>th</sup> Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
  7. eliminating from within an existing R5B District a C2-3 District bounded by Linden Boulevard, 173<sup>rd</sup> Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172<sup>nd</sup> Street, 115<sup>th</sup> Avenue, a line 75 feet southwesterly of 172<sup>nd</sup> Street, a line 240 feet southeasterly of 115<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170<sup>th</sup> Street;
  8. eliminating from within an existing R5D District a C2-3 District bounded by:
    - a. 108<sup>th</sup> Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109<sup>th</sup> Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
    - b. 113<sup>th</sup> Avenue, Merrick Boulevard, the southeasterly boundary of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of the Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
  9. eliminating from within an existing R6A District a C2-3 District bounded by Liberty Avenue, a line 150 feet northeasterly of Sutphin Boulevard, Tuskegee Airmen Way, and Sutphin Boulevard;
  10. eliminating from within an existing R7A District a C2-3 District bounded by Hillside Avenue, a line 100 feet northeasterly of 163<sup>rd</sup> Street, a line 150 feet southeasterly of Hillside Avenue, 163<sup>rd</sup> Street, a line 135 feet southeasterly of Hillside Avenue, 161<sup>st</sup> Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88<sup>th</sup> Avenue, and 148<sup>th</sup> Street;
  11. eliminating from within an existing R6A District a C2-4 District bounded by:
    - a. a line 100 feet northwesterly of Hillside Avenue, 146<sup>th</sup> Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139<sup>th</sup> Street;
    - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and southwesterly street line of Kingston Place, Hillside Avenue, and 167<sup>th</sup> Street;
  - c. a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146<sup>th</sup> Street and Sutphin Boulevard, Jamaica Avenue, and 146<sup>th</sup> Street; and
  - d. a line 100 feet southerly of Jamaica Avenue, a line 80 feet westerly of 146<sup>th</sup> Street, a line 145 feet southerly of Jamaica Avenue, 146<sup>th</sup> Street, 91<sup>st</sup> Avenue, a line 100 feet northeasterly of 144<sup>th</sup> Place, a line 200 feet northwesterly of 91<sup>st</sup> Avenue, and 144<sup>th</sup> Place;
  12. eliminating from within an existing R7A District a C2-4 District bounded by:
    - a. a line 100 feet northwesterly of Hillside Avenue, 167<sup>th</sup> Street, Hillside Avenue, and the northwesterly center line prolongation of 146<sup>th</sup> Street; and
    - b. a line 100 feet southeasterly of Hillside Avenue, 100 feet northeasterly of Parsons Boulevard, 88<sup>th</sup> Avenue, and Parsons Boulevard;
  13. eliminating from within an existing R7X District a C2-4 District bounded by Hillside Avenue, 168<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard;
  14. changing from an R3-2 District to an R6A District property bounded by a line 125 feet northwesterly from 111<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 111<sup>th</sup> Avenue, and a line 90 feet southwesterly from 172<sup>nd</sup> Street;
  15. changing from an R4-1 District to an R6A District property bounded by Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108<sup>th</sup> Avenue, and 166<sup>th</sup> Street;
  16. changing from an R5 District to an R6A District property bounded by:
    - a. a line 100 feet northwesterly of 87<sup>th</sup> Road, 164<sup>th</sup> Street, a line 100 feet northwesterly of Hillside Avenue, and 162<sup>nd</sup> Street; and
    - b. 97<sup>th</sup> Avenue, 148<sup>th</sup> Street, a line 100 feet northwesterly of Liberty Avenue, and 147<sup>th</sup> Place;
  17. changing from an R5D District to an R6A District property bounded by:
    - a. 108<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108<sup>th</sup> Road, and 167<sup>th</sup> Street; and
    - b. a line 200 feet northwesterly of 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 172<sup>nd</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly from Merrick Boulevard;
  18. changing from an M1-1 District to an R6A District property bounded by a line 150 feet southeasterly of Atlantic Avenue, 148<sup>th</sup> Street, 97<sup>th</sup> Avenue, and 147<sup>th</sup> Place;
  19. changing from an R3A District to an R6D District property bounded by 110<sup>th</sup> Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distance 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, and a line 100 feet northeasterly from Guy R. Brewer Boulevard;
  20. changing from an R4 District to an R6D District property bounded by:
    - a. a line 190 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; a line 100 feet northwesterly from 109<sup>th</sup> Avenue and Union Hall Street;
    - b. 109<sup>th</sup> Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109<sup>th</sup> Avenue, a line 115 feet southwesterly of Guy R. Brewer Boulevard, 110<sup>th</sup> Avenue/Brinker, and Union Hall Street;
  21. changing from an R5D District to an R6D District property bounded by a line 100 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; 109<sup>th</sup> Avenue, and Union Hall Street;
  22. changing from an R3-2 District to an R7A District property bounded by 110<sup>th</sup> Avenue/Brinker, a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street, 110<sup>th</sup> Road, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island

- Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, Guy R. Brewer Boulevard, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distance 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, 111<sup>th</sup> Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
23. changing from an R4 District to an R7A District property bounded by 109<sup>th</sup> Avenue, a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street, 110 Avenue, a line 115 feet southwesterly from Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109<sup>th</sup> Avenue, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
  24. changing from an R5 District to an R7A District property bounded by Claude Avenue, Guy R. Brewer Boulevard, Mathias Avenue, and a line 100 feet northeasterly of Dillon Street;
  25. changing from an R5B District to an R7A District property bounded by:
    - a. Liberty Avenue, 172<sup>nd</sup> Street, a line 100 feet southeasterly of Liberty Avenue, and 168<sup>th</sup> Place;
    - b. Linden Boulevard, 173<sup>rd</sup> Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172<sup>nd</sup> Street and Merrick Boulevard, 115<sup>th</sup> Avenue, a line 75 feet southwesterly of 172<sup>nd</sup> Street, a line 240 feet southeasterly of 115<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170<sup>th</sup> Street;
  26. changing from an R5D District to an R7A District property bounded by:
    - a. Tuskegee Airmen Way, 150<sup>th</sup> Street, 107<sup>th</sup> Avenue, a line 100 feet northeasterly of 150<sup>th</sup> Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109<sup>th</sup> Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108<sup>th</sup> Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
    - b. Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly Tuskegee Airmen Way, and 160<sup>th</sup> Street;
    - c. Tuskegee Airmen Way, a line 100 feet northeasterly of 165<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 165<sup>th</sup> Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165<sup>th</sup> Street, a line 100 feet southwesterly of 165<sup>th</sup> Street, a line 100 feet northwesterly of 104<sup>th</sup> Road, a line 95 feet northeasterly of 164<sup>th</sup> Street, a line 60 feet northwesterly of 104<sup>th</sup> Road, 164<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 164<sup>th</sup> Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164<sup>th</sup> Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
    - d. a line 100 feet southeasterly from Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street, 109<sup>th</sup> Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
    - e. Liberty Avenue, 168<sup>th</sup> Place, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of 168<sup>th</sup> Place, 104<sup>th</sup> Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105<sup>th</sup> Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108<sup>th</sup> Avenue, 170<sup>th</sup> Street, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171<sup>st</sup> Street, 109<sup>th</sup> Avenue, a line 100 feet northeasterly of Merrick Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 171<sup>st</sup> Place and its southeasterly centerline prolongation, the southeasterly street line of 110<sup>th</sup> Road and its northeasterly prolongation, a line 90 feet southwesterly of 172<sup>nd</sup> Street, 111<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 111<sup>th</sup> Road, Merrick Boulevard, Sayres Avenue, 170<sup>th</sup> Street, 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108<sup>th</sup> Drive, a line passing through two points: the first on the northwesterly street line of 108<sup>th</sup> Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108<sup>th</sup> Drive and the southwesterly street line of 169<sup>th</sup> Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169<sup>th</sup> Place, 108<sup>th</sup> Road, a line 100 feet southwesterly of Merrick Boulevard, Hendrickson Place, and Merrick Boulevard; and
    - f. 113<sup>th</sup> Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
  27. changing from an R6A District to an R7A District property bounded by Hillside Avenue, 138<sup>th</sup> Street and its northwesterly centerline prolongation, a line 125 feet southerly and southeasterly of Hillside Avenue, a line midway between 139<sup>th</sup> Street and Queens Boulevard, a line perpendicular to the northeasterly street line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and northerly street line of Jamaica Avenue, Queens Boulevard, a line 100 feet northerly of Jamaica Avenue, 138<sup>th</sup> Street, Jamaica Avenue, a line 75 feet southwesterly of 138<sup>th</sup> Street, a line 100 feet southerly of Jamaica Avenue, and Van Wyck Expressway;
  28. changing from an M1-1 District to an R7A District property bounded by Atlantic Avenue, 94<sup>th</sup> Avenue, 138<sup>th</sup> Place, Atlantic Avenue, 95<sup>th</sup> Avenue, and Van Wyck Expressway;
  29. changing from an R4 District to an R7X District property bounded by 102<sup>nd</sup> Avenue, Allendale Street, Liberty Avenue, Lloyd Road, and a line perpendicular to the southeasterly street line of 102<sup>nd</sup> Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102<sup>nd</sup> Avenue and the southwesterly street line of Brisbin Street;
  30. changing from an R6 District to an R7X District property bounded by 88<sup>th</sup> Avenue, 153<sup>rd</sup> Street, 89<sup>th</sup> Avenue, and 150<sup>th</sup> Street;
  31. changing from an R6A District to an R7X District property bounded by:
    - a. a line 100 feet northeasterly of Jamaica Avenue, Queens Boulevard, a line perpendicular to the northeasterly street line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and the northerly street line of Jamaica Avenue, a line midway between Queens Boulevard and 139<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 139<sup>th</sup> Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139<sup>th</sup> Street, 139<sup>th</sup> Street, a line midway between 89<sup>th</sup> Avenue and 88<sup>th</sup> Road, a line 100 feet northeasterly of 139<sup>th</sup> Street, 89<sup>th</sup> Avenue, 144<sup>th</sup> Street, a line 100 feet northeasterly of Jamaica Avenue, 146<sup>th</sup> Street, Jamaica Avenue, 146<sup>th</sup> Street, a line 145 feet southwesterly of Jamaica Avenue, a line 80 feet southwesterly of 146<sup>th</sup> Street, a line 100 feet southwesterly and southerly of Jamaica Avenue, a line 75 feet southwesterly of 138<sup>th</sup> Street, Jamaica Avenue, and 138<sup>th</sup> Street;
    - b. a line 100 feet northwesterly from Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, Allendale Street, 101<sup>st</sup> Avenue and its northeasterly centerline prolongation, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Street, and Van Wyck Expressway; and
    - c. a line 100 feet southeasterly from Liberty Avenue, a line midway between 148<sup>th</sup> Street and Sutphin Boulevard, Tuskegee Airmen Way, and a line 100 feet southwesterly of Sutphin Boulevard;
  32. changing from an R7A District to an R7X District property bounded by:



- a. a line midway between Hillside Avenue and 88<sup>th</sup> Avenue, a line 100 feet southwesterly from Parsons Boulevard, 89<sup>th</sup> Avenue, a line 125 feet northeasterly of 153<sup>rd</sup> Street, 90<sup>th</sup> Avenue, Grace Court, 90<sup>th</sup> Road, 153<sup>rd</sup> Street, Jamaica Avenue, 150<sup>th</sup> Street, a line 100 feet northwesterly and northerly of Jamaica Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 90<sup>th</sup> Avenue, 148<sup>th</sup> Street, a line 130 feet southeasterly of 89<sup>th</sup> Avenue, a line 110 feet southwesterly of 148<sup>th</sup> Street, 89<sup>th</sup> Avenue, and 148<sup>th</sup> Street, and excluding the area bounded by 88<sup>th</sup> Avenue, 153<sup>rd</sup> Street, 89<sup>th</sup> Avenue and 150<sup>th</sup> Street; and
- b. a line 100 feet southeasterly from Hillside Avenue, 161<sup>st</sup> Street, a line 135 feet southeasterly from Hillside Avenue, 163<sup>rd</sup> Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 163<sup>rd</sup> Street, 89<sup>th</sup> Avenue, 161<sup>st</sup> Street, a line 150 feet northwesterly of 89<sup>th</sup> Avenue, and a line 100 feet northeasterly Parsons Boulevard;
33. changing from an M1-4 District to an R8A District property bounded by 97<sup>th</sup> Avenue, a line 235 feet northeasterly of 148<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, 150<sup>th</sup> Street, Liberty Avenue, and 148<sup>th</sup> Street;
34. changing from an R6A District to an R8X District property bounded by Liberty Avenue, 147<sup>th</sup> Place, a line 100 feet northwesterly from Liberty Avenue, 148<sup>th</sup> Street, Liberty Avenue, a line midway between Sutphin Boulevard and 148<sup>th</sup> Street, a line 100 feet southeasterly from Liberty Avenue, and a line 100 feet southwesterly from Sutphin Boulevard;
35. changing from an R6 District to a C4-4 District property bounded by a line 200 feet northwesterly of Liberty Avenue, 160<sup>th</sup> Street, Liberty Avenue, and 159<sup>th</sup> Street;
36. changing from an R6A District to a C4-4D District property bounded by:
  - a. a line 100 feet northwesterly of Hillside Avenue, 146<sup>th</sup> Street and its northwesterly center line prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139<sup>th</sup> Street;
  - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Hillside Avenue, and 167<sup>th</sup> Street; and
  - c. 89<sup>th</sup> Avenue, 168<sup>th</sup> Street, 90<sup>th</sup> Avenue, and a line 100 feet southwesterly of 168<sup>th</sup> Street;
37. changing from an R7A District to a C4-4D District property bounded by a line 100 feet northwesterly of Hillside Avenue, 167<sup>th</sup> Street, Hillside Avenue, a line 100 feet northeasterly of 163<sup>rd</sup> Street, a line 100 feet southeasterly of Hillside Avenue, 163<sup>rd</sup> Street, a line 135 feet southeasterly of Hillside Avenue, 161<sup>st</sup> Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line 150 feet northwesterly of 89<sup>th</sup> Avenue, Parsons Boulevard, 89<sup>th</sup> Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line midway between Hillside Avenue and 88<sup>th</sup> Avenue, 148<sup>th</sup> Street, Hillside Avenue, and the northwesterly center line prolongation of 146<sup>th</sup> Street;
38. changing from an R7X District to a C4-4D District property bounded by Hillside Avenue, 168<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly from Merrick Boulevard;
39. changing from a C4-3A District to a C4-4D District property bounded by 86<sup>th</sup> Avenue, Queens Boulevard, 87<sup>th</sup> Avenue, 139<sup>th</sup> Street, a line 125 feet southeasterly and southerly of Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
40. changing from a C4-4A District to a C4-4D District property bounded by Hillside Avenue, 148<sup>th</sup> Street, 88<sup>th</sup> Avenue, Sutphin Boulevard, 90<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and 146<sup>th</sup> Street;
41. changing from a C4-5X District to a C4-4D District property bounded by a line 150 feet northwesterly of 89<sup>th</sup> Avenue, 161<sup>st</sup> Street, 89<sup>th</sup> Avenue, a line 100 feet northeasterly of 163<sup>rd</sup> Street, Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89<sup>th</sup> Avenue, a line 100 feet southwesterly of 168<sup>th</sup> Street, 90<sup>th</sup> Avenue, 168<sup>th</sup> Street, a line 150 feet northwesterly of Jamaica Avenue, and Parsons Boulevard;
42. changing from a C4-4A District to a C6-2 District property bounded by 88<sup>th</sup> Avenue, 148<sup>th</sup> Street, 89<sup>th</sup> Avenue, a line 110 feet southwesterly of 148<sup>th</sup> Street, a line 130 feet southeasterly of 89<sup>th</sup> Avenue, 148<sup>th</sup> Street, 90<sup>th</sup> Avenue, and Sutphin Boulevard;
43. changing from an R6A District to a C6-3 District property bounded by:
  - a. a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146<sup>th</sup> Street, Jamaica Avenue, and 146<sup>th</sup> Street; and
  - b. Sutphin Boulevard, Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, the northeasterly centerline prolongation 101<sup>st</sup> Avenue, and 146<sup>th</sup> Street;
44. changing from a C4-4A District to a C6-3 District property bounded by:
  - a. a line 100 feet northerly of Jamaica Avenue, 150<sup>th</sup> Street, Jamaica Avenue, and a line midway between Sutphin Boulevard and 146<sup>th</sup> Street; and
  - b. a line 100 feet southeasterly of 91<sup>st</sup> Avenue, 144<sup>th</sup> Place, Archer Avenue, and 139<sup>th</sup> Street;
45. changing from a C4-5X District to a C6-3 District property bounded by:
  - a. 94<sup>th</sup> Avenue, Liverpool Street, Atlantic Avenue, and 138<sup>th</sup> Place;
  - b. a line 100 feet southeasterly of 97<sup>th</sup> Avenue, Sutphin Boulevard, 146<sup>th</sup> Street, 101<sup>st</sup> Avenue, and Waltham Street; and
  - c. Atlantic Avenue, 147<sup>th</sup> Place, Liberty Avenue, and Sutphin Avenue;
46. changing from a C6-2 District to a C6-3 District property bounded by a line 150 feet northwesterly from Jamaica Avenue, 168<sup>th</sup> Street, Jamaica Avenue, 165<sup>th</sup> Street, 92<sup>nd</sup> Road and its northeasterly centerline prolongation, and 164<sup>th</sup> Street and its southeasterly center line prolongation;
47. changing from a C4-5X District to a C6-3A District property bounded by 89<sup>th</sup> Avenue, Parsons Boulevard, 90<sup>th</sup> Road and its northeasterly centerline prolongation, Grace Court, 90<sup>th</sup> Avenue, and a line 125 feet northeasterly of 153<sup>rd</sup> Street;
48. changing from an R6A District to a C6-4 District property bounded by a line 100 feet southwesterly of Jamaica Avenue, a line 80 feet northwesterly of 146<sup>th</sup> Street, a line 145 feet southwesterly of Jamaica Avenue, 146<sup>th</sup> Street, 91<sup>st</sup> Avenue, a line 100 feet northeasterly of 144<sup>th</sup> Place, a line 200 feet northwesterly of 91<sup>st</sup> Avenue, and 144<sup>th</sup> Place;
49. changing from a C4-4A District to a C6-4 District property bounded by 91<sup>st</sup> Avenue, 146<sup>th</sup> Street, Archer Avenue, and 144<sup>th</sup> Place;
50. changing from a C6-2 District to a C6-4 District property bounded by Jamaica Avenue, 147<sup>th</sup> Place, Archer Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 146<sup>th</sup> Street and its southerly centerline prolongation;
51. changing from a C6-3 District to a C6-4 District property bounded by:
  - a. Jamaica Avenue, 153<sup>rd</sup> Street, 90<sup>th</sup> Road and its northeasterly centerline prolongation, Parsons Boulevard, a line 150 feet northwesterly of Jamaica Avenue, 160<sup>th</sup> Street, Archer Avenue, 158<sup>th</sup> Street, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), 150<sup>th</sup> Street, a line 100 feet southeasterly of Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, Archer Avenue, and 147<sup>th</sup> Place; and
  - b. 94<sup>th</sup> Avenue, Sutphin Boulevard, Atlantic Avenue, and Liverpool Street;
52. changing from an M1-4 District to a C6-4 District property bounded by a line 100 feet southeasterly of Archer Avenue, 150<sup>th</sup> Street, Atlantic Avenue, a line 50 feet northeasterly from 148<sup>th</sup> Street, 94<sup>th</sup> Avenue, and a line 420 feet northeasterly of Sutphin Boulevard;
53. changing from an M1-1 District to an M1-2A District property bounded by:
  - a. Liberty Avenue, Merrick Boulevard, 107<sup>th</sup> Avenue, a line 100 feet northeasterly of 165<sup>th</sup> Street, Tuskegee Airmen Way, and 165<sup>th</sup> Street;
  - b. Liberty Avenue, 177<sup>th</sup> Street, the center line of the Long Island Railroad Right-Of-Way (Montauk Division), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of

- Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180<sup>th</sup> Street, a line midway between 104<sup>th</sup> Avenue and 105<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, a line perpendicular to northeasterly street line of 177<sup>th</sup> Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Liberty Avenue and northeasterly of 177<sup>th</sup> Street, 177<sup>th</sup> Street, a line midway between 103<sup>rd</sup> Road and Liberty Avenue, and 173<sup>rd</sup> Street; and
- c. the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 189<sup>th</sup> Street and its northwesterly centerline prolongation, Henderson Avenue, and a line 500 feet southwesterly of 189<sup>th</sup> Street;
54. changing from an M1-4 District to an M1-2A District property bounded by Liberty Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), Tuskegee Airmen Way, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), 107<sup>th</sup> Avenue and its northeasterly centerline prolongation, a line midway between 156<sup>th</sup> Street and 157<sup>th</sup> Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157<sup>th</sup> Street, Tuskegee Airmen Way, and a line midway between Sutphin Boulevard and 148<sup>th</sup> Street;
  55. changing from an M1-1 District to an M2-3A District property bounded by:
    - a. Archer Avenue, 165<sup>th</sup> Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 177<sup>th</sup> Street, Liberty Avenue, 165<sup>th</sup> Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 158<sup>th</sup> Street; and
    - b. Jamaica Avenue, Hollis Avenue, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and the southeasterly centerline prolongation of 187<sup>th</sup> Street;
  56. changing from an M1-2 District to an M2-3A District property bounded by Jamaica Avenue, the southeasterly centerline prolongation of 187<sup>th</sup> Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 179<sup>th</sup> Place and its southeasterly centerline prolongation;
  57. changing from an M1-1 District to an M3-2A District property bounded by the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Hollis Avenue, 99<sup>th</sup> Avenue, 189<sup>th</sup> Street and its northerly centerline prolongation, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), and 177<sup>th</sup> Street;
  58. changing from an M1-1 District to an M1-2A/R7A District property bounded by 91<sup>st</sup> Avenue, 138<sup>th</sup> Place, a line 100 feet southeasterly of 91<sup>st</sup> Avenue, a line midway between 138<sup>th</sup> Place and 139<sup>th</sup> Street, a line 100 feet northwesterly of Archer Avenue, 139<sup>th</sup> Street, Archer Avenue, and Van Wyck Expressway;
  59. changing from an M1-4 District to an M1-2A/R7-2 District property bounded by the centerline of the Long Island Railroad Right-Of-Way (Main Line), 158<sup>th</sup> Street, the southerly boundary lines of Prospect Cemetery and its southwesterly prolongation, a line 120 feet southwesterly of 159<sup>th</sup> Street, a line 65 feet northwesterly of Liberty Avenue, 159<sup>th</sup> Street, Liberty Avenue, 157<sup>th</sup> Street, a line 100 feet northwesterly of Liberty Avenue, and 150<sup>th</sup> Street;
  60. changing from an M1-1 District to an M1-3A/R7X District property bounded by Atlantic Avenue, 148<sup>th</sup> Street, a line 150 feet southeasterly of Atlantic Avenue, and 147<sup>th</sup> Place;
  61. changing from an M1-4 District to an M1-3A/R7X District property bounded by 97<sup>th</sup> Avenue, 150<sup>th</sup> Street, a line 100 feet northwesterly of Liberty Avenue, 157<sup>th</sup> Street, Liberty Avenue, 150<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, and a line 235 feet northeasterly of 148<sup>th</sup> Street;
  62. changing from an M1-4 District to an M1-6A/R9A District property bounded by a line midway between Atlantic Avenue and 97<sup>th</sup> Avenue, 150<sup>th</sup> Street, 97<sup>th</sup> Avenue, and 148<sup>th</sup> Street;
  63. changing from an M1-4 District to an M1-8A/R9X property bounded by Atlantic Avenue, 150<sup>th</sup> Street, a line midway between Atlantic Avenue and 97<sup>th</sup> Avenue, and 148<sup>th</sup> Street;
  64. establishing within an existing R5D District a C2-4 District bounded by a line perpendicular to the southwesterly street line of 164<sup>th</sup> Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and the southwesterly street line of 164<sup>th</sup> Street, 164<sup>th</sup> Street, the southwesterly center line prolongation of 104<sup>th</sup> Road, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;
  65. establishing within a proposed R6D District a C2-4 District bounded by a line 100 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109<sup>th</sup> Avenue, and Union Hall Street;
  66. establishing within an existing R7A District a C2-4 District bounded by Tuskegee Airmen Way, a line 105 feet northeasterly of a Guy R. Brewer Boulevard, the southwesterly centerline of 104<sup>th</sup> Road, a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured from along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and the northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
  67. establishing within a proposed R7A District a C2-4 District bounded by:
    - a. Tuskegee Airmen Way, Union Hall, a line 100 feet southeasterly of Tuskegee Airmen Way, and 160<sup>th</sup> Street;
    - b. Tuskegee Airmen Way, 164<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 164<sup>th</sup> Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164<sup>th</sup> Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
    - c. a line 100 feet southeasterly of Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street, 109<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109<sup>th</sup> Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 109<sup>th</sup> Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
    - d. 108<sup>th</sup> Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109<sup>th</sup> Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
    - e. 112<sup>th</sup> Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
    - f. 110<sup>th</sup> Road, the southeasterly centerline prolongation of 171<sup>st</sup> Place, the southeasterly street line 110<sup>th</sup> Road and its northeasterly prolongation, a line 90 feet southwesterly of 172<sup>nd</sup> Street, 111<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 111<sup>th</sup> Road, and Merrick Boulevard; and
    - g. 113<sup>th</sup> Avenue, Merrick Boulevard, a southeasterly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, 173<sup>rd</sup> Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172<sup>nd</sup> Street, 115<sup>th</sup> Street, a line 75 feet southwesterly of 172<sup>nd</sup> Street, a line 240 feet southeasterly of 115<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170<sup>th</sup> Street, Linden Boulevard, and a line 130 feet southeasterly of Merrick Boulevard;
  68. establishing within a proposed R7X District a C2-4 District bounded by:
    - a. 102<sup>nd</sup> Avenue, Allendale Street, Liberty Avenue, Lloyd Road, a line perpendicular to the southeasterly street line of 102<sup>nd</sup> Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102<sup>nd</sup> Avenue and the southwesterly street line of Brisbin Street, a line 100 feet southeasterly of 102<sup>nd</sup> Avenue, Brisbin Street, a line 50 feet southeasterly of 102<sup>nd</sup> Avenue, and a line perpendicular to the southeasterly street line of 102<sup>nd</sup> Avenue distant 90 feet southwesterly (as measured along the street line) from the point of intersection of the



- southeasterly street line of 102<sup>nd</sup> Street and the southwesterly street line of Allendale Street; and
- b. a line 100 feet southeasterly of Liberty Avenue, a line midway between Sutphin Boulevard and 148<sup>th</sup> Street, Tuskegee Airman Way, and Sutphin Boulevard;
69. establishing within a proposed R8X District a C2-4 District bounded by Liberty Avenue, a line midway between Sutphin Boulevard and 148<sup>th</sup> Street, a line 100 feet southeasterly of Liberty Avenue, and Sutphin Boulevard; and
70. establishing a Special Downtown Jamaica District (DJ) bounded by:
- a. 86 Avenue, Queens Boulevard, 87<sup>th</sup> Avenue, 139<sup>th</sup> Street, a line 125 feet southeasterly of Hillside Avenue, a line midway between Queens Boulevard and 139<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 139<sup>th</sup> Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139<sup>th</sup> Street, 139<sup>th</sup> Street, a line midway between 89<sup>th</sup> Avenue and 88<sup>th</sup> Road, a line 100 feet northeasterly of 139<sup>th</sup> Street, 89<sup>th</sup> Avenue, 144<sup>th</sup> Street, a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146<sup>th</sup> Street and Sutphin Boulevard, Jamaica Avenue, 146<sup>th</sup> Street, 91<sup>st</sup> Avenue, a line 100 feet northeasterly of 144<sup>th</sup> Place, a line 200 feet northwesterly of 91<sup>st</sup> Avenue, 144<sup>th</sup> Place, a line 100 feet southwesterly of Jamaica Avenue, Van Wyck Expressway, Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
  - b. 88<sup>th</sup> Avenue, 153<sup>rd</sup> Street, 89<sup>th</sup> Avenue, and 150<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of 87<sup>th</sup> Road, 164<sup>th</sup> Street, a line 100 feet northwesterly of Hillside Avenue, and 162<sup>nd</sup> Street;
  - d. 89<sup>th</sup> Avenue, 168<sup>th</sup> Street, 90<sup>th</sup> Avenue, and a line 100 feet southwesterly of 168<sup>th</sup> Street;
  - e. 91<sup>st</sup> Avenue, 138<sup>th</sup> Place, a line 100 feet southeasterly of 91<sup>st</sup> Avenue, a line midway between 138<sup>th</sup> Place and 139<sup>th</sup> Street, a line 100 feet northwesterly of Archer Avenue, 139<sup>th</sup> Street, Archer Avenue, and Van Wyck Expressway;
  - f. Atlantic Avenue, 94<sup>th</sup> Avenue, 138<sup>th</sup> Place, Atlantic Avenue, 95<sup>th</sup> Avenue, and Van Wyck Expressway;
  - g. a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, a line 100 feet southwesterly of Brisbin Street, 102<sup>nd</sup> Avenue, Allendale Street, 101<sup>st</sup> Avenue, 146<sup>th</sup> Street, Sutphin Boulevard, Liberty Avenue, 147<sup>th</sup> Place, Atlantic Avenue, 148<sup>th</sup> Street, Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Old Southern Division), 107<sup>th</sup> Avenue and its northeasterly centerline prolongation, a line midway between 156<sup>th</sup> Street and 157<sup>th</sup> Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157<sup>th</sup> Street, Tuskegee Airmen Way, 150<sup>th</sup> Street, 107<sup>th</sup> Avenue, a line 100 feet northeasterly of 150<sup>th</sup> Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109 Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108<sup>th</sup> Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, and Van Wyck Expressway;
  - h. a line 200 feet northwesterly of Liberty Avenue, 160<sup>th</sup> Street, Liberty Avenue, and 159<sup>th</sup> Street;
  - i. Archer Avenue, 165<sup>th</sup> Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 179<sup>th</sup> Place, Jamaica Avenue, Hollis Avenue, 99<sup>th</sup> Avenue, 189<sup>th</sup> Street, Henderson Avenue, a line 500 feet southwesterly from 189<sup>th</sup> Street, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180<sup>th</sup> Street, a line midway between 104<sup>th</sup> Avenue and 105<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, a line perpendicular to northeasterly street line of 177<sup>th</sup> Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and northeasterly of 177<sup>th</sup> Street, 177<sup>th</sup> Street, a line midway between 103<sup>rd</sup> Road and Liberty Avenue, 173<sup>rd</sup> Street, Liberty Avenue, 172<sup>nd</sup> Street, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of 168<sup>th</sup> Place, 104<sup>th</sup> Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105<sup>th</sup> Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northerly of 108<sup>th</sup> Avenue, 170<sup>th</sup> Street, 108 Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171<sup>st</sup> Street, 109<sup>th</sup> Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 172<sup>nd</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 171<sup>st</sup> Place and its southeasterly centerline prolongation, the southeasterly street line of 110<sup>th</sup> Road and its northeasterly prolongation, a line 90 feet southwesterly of 172<sup>nd</sup> Street, a line 125 feet northwesterly of 111<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 111<sup>th</sup> Road, Merrick Boulevard, Sayres Avenue, 170<sup>th</sup> Street, 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108<sup>th</sup> Drive, a line passing through two points: the first on the northwesterly street line of 108<sup>th</sup> Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108<sup>th</sup> Drive and the southwesterly street line of 169<sup>th</sup> Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169<sup>th</sup> Place, 108<sup>th</sup> Road, 167<sup>th</sup> Street, 108<sup>th</sup> Avenue, 166<sup>th</sup> Street, Hendrickson Place, Merrick Boulevard, 107<sup>th</sup> Avenue, a line 100 feet northeasterly of 165<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 165<sup>th</sup> Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northwesterly street line of 165<sup>th</sup> Street, 165<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 165<sup>th</sup> Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 165<sup>th</sup> Street, a line 100 feet northwesterly of 104 Road, a line 95 feet northeasterly of 164<sup>th</sup> Street, a line 60 feet northwesterly of 104 Road, 164<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 164<sup>th</sup> Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164<sup>th</sup> Street, a line 100 feet southwesterly of 165<sup>th</sup> Street, a line 100 feet northwesterly of 104 Road, a line 95 feet northeasterly of 164<sup>th</sup> Street, a line 60 feet northwesterly of 104 Road, 164<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 164<sup>th</sup> Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164<sup>th</sup> Street, a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street, 110<sup>th</sup> Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distant 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, a line 100 feet northeasterly of Dillon Street, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, 111<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 110<sup>th</sup> Avenue, Union Hall Street, a line 190 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly of Tuskegee Airmen Way, and 160<sup>th</sup> Street, Tuskegee Airmen Way, 165<sup>th</sup> Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 158<sup>th</sup> Street; and
  - j. 113<sup>th</sup> Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, 173<sup>rd</sup> Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172<sup>nd</sup> Street and Merrick Boulevard, 115<sup>th</sup> Avenue, a line 75 feet southwesterly of 172<sup>nd</sup> Street, a line 240 feet southeasterly of 115<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170<sup>th</sup> Street, Linden



Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;

Borough of Queens, Community Districts 8 and 12 as shown on a diagram (for illustrative purposes only) dated February 11, 2025, and subject to the conditions of CEQR Declaration E-842.

### No. 3

#### CD 8, 12 N 250173 ZRQ

**IN THE MATTER OF** an application submitted by NYC Department of City Planning and 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 Article XI, Chapter 5 (Special Downtown Jamaica District), and related Sections, and 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.

## ARTICLE I GENERAL PROVISIONS

### Chapter 1

#### Title, Establishment of Controls and Interpretation of Regulations

\* \* \*

#### 11-10 ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS

\* \* \*

### 11-15

#### Environmental Requirements

\* \* \*

#### 11-151

#### Special requirements for properties in the Borough of Queens

- (a) Block 9898, Lots 1 and 117, in the Borough of Queens, shall be subject to the provisions of Section 11-15 (Environmental Requirements) governing (E) designations. The City Environmental Quality Review (CEQR) Declarations for these sites shall be listed in APPENDIX C (City Environmental Quality Review (CEQR) Environmental Requirements) of the Zoning Resolution.
- (b) The following special requirements shall apply to a #development#, #enlargement# or change of #use# for properties in the Borough of Queens located within the areas described in paragraphs (1) through (5)(4) of this paragraph, (b).
  - (1) The regulations of an R4 District shall apply within an area bounded by Liberty Avenue, 170th Street, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place.
  - (2) The regulations of a C8-1 District shall apply within an area bounded by Liberty Avenue, a line 100 feet southwesterly of 168th Place, a line 150 feet northwesterly of 104th Avenue, and Merrick Boulevard.
  - (3) The regulations of an M1-1 District shall apply within an area bounded by Liberty Avenue, Sutphin Boulevard, 105th Avenue, a line 50 feet southwesterly of 148th Street, a line 100 feet northwesterly of 105th Avenue, and a line 150 feet northeasterly of Sutphin Boulevard.
  - (4) The regulations of an R6 District with a C2-2 District overlay shall apply within an area bounded by 163rd Street, a line perpendicular to 163rd Street passing through a point distant 109.42 feet as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street, a line 86 feet northeasterly of 163rd Street, a line perpendicular to 163rd Street passing through a point 146.92 feet distant as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street.
  - (5) ~~The regulations of a C8-1 District shall apply within an area bounded by Hillside Avenue, a line 388 feet westerly of 144th Street, a line 100 feet northwesterly of 88th Avenue, a line~~

100 feet northeasterly of 139th Street, a line 120 feet northwesterly of 88th Avenue, a line 60 feet northeasterly of 139th Street, a line 70 feet southeasterly of Hillside Avenue, and 139th Street; and within an area bounded by Queens Boulevard, Hillside Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, a line midblock between 139th Street and Queens Boulevard, a line perpendicular to Queens Boulevard passing through a point distant 140 feet as measured along the northeasterly #street line# of Queens Boulevard from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of Queens Boulevard.

However, in the event that the Chairperson of the City Planning Commission, based on consultation with the Department of Environmental Protection of the City of New York, provides a certificate of no effect to the Department of Buildings with regard to industrial air emissions for an area described in paragraph (b) of this Section, the regulations of the zoning districts designated on the #zoning map# shall apply to any #development#, #enlargement# or change of #use# within such area, to the extent permitted under the terms of the certificate of no effect.

## ARTICLE XI SPECIAL PURPOSE DISTRICTS

### Chapter 5 Special Downtown Jamaica District

#### 115-00 GENERAL PURPOSES

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

- (a) ~~to strengthen the business core of Downtown Jamaica by improving the working and living environments;~~
- (b) ~~to foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;~~
- (c) ~~to encourage the development of affordable housing;~~
- (d) ~~to expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;~~
- (e) ~~to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;~~
- (f) ~~to improve the quality of development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;~~
- (g) ~~to encourage the design of new buildings that are in character with the area;~~
- (h) ~~to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and~~
- (i) ~~to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.~~
- (a) to strengthen Downtown Jamaica and its nearby major corridors by promoting the establishment of mixed-use, transit-oriented growth hubs;
- (b) to enhance neighborhood economic diversity by broadening the range of housing choices at varied incomes;
- (c) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (d) to encourage designs of new buildings that support the neighborhood's character;
- (e) to establish walkable retail corridors in the neighborhood;
- (f) to support industrial growth in manufacturing districts that are appropriate near certain residential districts; and
- (g) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

### 115-01 General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of this Chapter shall apply within the #Special Downtown Jamaica 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, for #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions):

Any special permit granted by the City Planning Commission before September 10, 2007, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit):

#### 115-02

##### Definitions

For the purposes of this Chapter, matters in *italics* are defined in Sections 12-10 (DEFINITIONS), 32-301 (Definitions), and 66-11 (Definitions), except where explicitly stated otherwise in individual provisions in this Chapter.

#### 115-03

##### District Plan and Maps

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

Map 1	Special Downtown Jamaica District
Map 2	Ground Floor Use and Transparency and Curb Cut Restrictions <u>Streetscape Regulations</u>
Map 3	Street Wall Location
Map 4	Maximum Building Height
Map 5 Map 3	Sidewalk Widening

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.

#### 115-04

##### Subdistricts

To carry out the provisions of this Chapter, the Core Subdistrict is established. The location and boundaries of this Subdistrict is shown on Map 1 (Special Downtown Jamaica District) in the Appendix to this Chapter.

#### 115-05

##### Applicability of the Mandatory Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), inclusive, #Mandatory Inclusionary Housing areas# within the #Special Downtown Jamaica District# are shown on the maps in APPENDIX F of this Resolution.

#### 115-06

##### Applicability of Article XII, Chapter 3

In the #Special Downtown Jamaica 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.

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.

#### 115-10 SPECIAL USE REGULATIONS

[RELOCATING TEXT TO SECTION 115-12, AND MODIFYING]

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section

115-11. The #use# regulations of the underlying C6-4 District relating to Use Group IX are modified in Section 115-12. Special streetscape regulations shall apply pursuant to Section 115-14. The #use# regulations of the underlying M1-4 District are modified as specified in Section 115-13.

In addition, the provisions of paragraph (d) of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

#### 115-11

##### Public Parking Garages

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as-of-right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section 74-194 (Parking garages or public parking lots in high density central areas):

#### 115-12

##### Use Group IX in C6-4 Districts

In C6-4 Districts, the size limitations applicable to wholesale establishments listed under Use Group IX(A), as set forth in paragraph (e)(2) of Section 32-193 (Use Group IX—uses subject to size limitations) shall not apply.

#### 115-13

##### Modification of Use Regulations in M1-4 Districts

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

- all #uses# listed under Use Group III(B) shall be permitted;
- #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 size limitation;
- #uses# listed under Use Groups IV(B), IX and X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive; and
- such permitted #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI—uses subject to additional conditions) shall be located within a #completely enclosed building#.

#### 115-11

##### Modifications to Permitted Uses

[CONSOLIDATING AND CLARIFYING SECTIONS 115-11 THROUGH 115-13]

The underlying #use# regulations shall be modified as follows:

- in M1 Districts paired with a #Residence District#, #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 size limitation;
- in M2 Districts, no associated size limitations shall apply to grocery and convenience retailers and specialty food retailers, as listed under Use Group VI;
- in C4, C6, M1 Districts paired with a #Residence District# and all #Manufacturing Districts#, #public parking garages#, as listed in Use Group IX, with a capacity of 150 spaces or less, shall be permitted as-of-right; and
- in M1 and M2 Districts, #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI—uses subject to additional conditions) shall be located within a #completely enclosed building#.

#### 115-12

##### Location of Uses

[RELOCATING FROM SECTION 115-10, AND MODIFYING]

In C4 and C6 Districts, the provisions of paragraph (d) of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.



**115-14  
115-13****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 2 (Ground-Floor Use and Transparency and Curb-Cut Restrictions Streetscape Regulations) in Appendix A of 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 addition to the underlying provisions, #ground floor level# frontages on #Tier C street frontages# shall provide a major #building# entrance onto such #street#, except that where #zoning lot# has frontage on more than one #Tier C street frontage#, a major #building# entrance need only be located on one #street# frontage.

Defined terms in this Section include those in Sections 12-10 and 32-301.

**115-20  
SPECIAL BULK REGULATIONS**

The underlying #bulk# provisions shall apply except as modified in this Section, inclusive.

For the purposes of applying the provisions of this Section, the #residential equivalent# for a C6-3 District shall be an R9-1 District in the Core Subdistrict.

**115-21  
Floor Area Ratio**

- (a) Maximum #floor area ratio# for #zoning lots# containing non-#residential uses#

In C6-2 and C6-3 Districts, the maximum #floor area ratio# permitted for #commercial# and #community facility uses#, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts.

In C6-4 Districts, for #commercial uses#, the maximum #floor area ratio# shall be 12.0.

In M1-4 Districts, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 2.0.

- (b) Maximum #floor area ratio# for #zoning lots# containing #residential uses#

The maximum #residential# #floor area ratio# shall be as set forth by the underlying district regulations. However, #sky exposure plane buildings# shall not be permitted.

- (c) #Floor area# bonus

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). No other #floor area# bonuses shall apply. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

The underlying #floor area# regulations shall be modified as follows:

- (a) the maximum #floor area ratio# permitted for #commercial# #uses# shall be 8.0 in C6-3 Districts and 12.0 in C6-4 Districts;
- (b) in all Districts, the maximum #floor area ratio# permitted for #residential uses# shall be as set forth pursuant to the underlying district regulations, except that #sky exposure plane buildings# shall not be permitted;
- (c) the maximum #floor area ratios# may only be exceeded where:
- (1) a #floor area# bonus for #mass transit station# improvements is granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); or
  - (2) a #floor area# bonus for a #public plaza# is granted by the City Planning Commission in accordance with the provisions of Section 115-52 (Authorization for a Public Plaza); and
- (d) 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#.

**115-22****Modification of Rear Yard Regulations**

#Rear yard# requirements shall not apply to non-#residential uses# along such portion of a #lot line# that coincides with a boundary of a railroad right-of-way, or in any portion of a C6-4 District.

**115-23****Height and Setback Regulations**

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

For #zoning lots# subject to the sidewalk widening requirements of Section 115-31, the boundary of the sidewalk widening furthest from the #street line# shall be considered the #street line# for the purposes of applying all height and setback regulations.

All heights shall be measured from the #base plane#.

**115-231****Permitted obstructions**

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section 23-413 (Permitted obstructions in certain districts).

**115-232****Street wall location****C4-C6**

In the districts indicated, #street walls# shall be provided in accordance with the provisions of this Section.

- (a) For #zoning lot# frontages designated on Map 3 (Street Wall Location) in Appendix A of this Chapter the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply. For the purposes of applying the #street wall# location provisions of this Section, all #streets# shall be considered as #wide street#; and
- (b) For all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply.

However, such #street walls# need only extend to a minimum base height of 40 feet.

No #street wall# location requirements shall apply to any open space fronting on Sutphin Boulevard between 94th and 95th Avenues provided pursuant to the Jamaica Gateway Urban Renewal Plan, as shown on Map 3.

For #building# walls facing Archer Avenue on Blocks 9988 and 9994, the #street walls# required pursuant to this paragraph (b) shall not be located along the Archer Avenue #street line#, but shall instead be located along the northern boundary of the Public Place mapped on each such block. However, if the Public Place is not mapped on Block 9994, then the #street wall# shall be located on a line perpendicular to 147th Place and passing through a point 51-77 feet distant (as measured along the southwesterly #street line# of 147th Place) from the corner of the northeasterly #street line# of Archer Avenue and the southwesterly #street line# of 147th Place. To accommodate the #development# of a one #story# #building# which may be located within each Public Place, such #street walls# shall have no #building# entrances or windows up to a height of 30 feet within 100 feet of 147th Place on Block 9994 and within 100 feet of 146th Street on Block 9988.

In #Residence Districts#, #Commercial Districts# and M1 Districts paired with a #Residence District#, the underlying #street wall# location provisions shall be modified as follows:

- (a) along Jamaica Avenue, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply;
- (b) along all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply. However, for #zoning lots# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or 92nd Road between 164th Street and 165th Street, such #street wall# location provisions need not apply;
- (c) for all Districts, such #street walls# need only extend to a minimum base height of 40 feet; and
- (d) along the following #street# frontages, for #developments# with #building# widths exceeding 100 feet, 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#;

- (1) Hillside Avenue, between the Van Wyck Expressway and Parsons Boulevard;
- (2) Archer Avenue, between the Van Wyck Expressway and Parsons Boulevard;
- (3) Sutphin Boulevard, between Hillside Avenue and Liberty Avenue; and
- (4) 150th Street, between Hillside Avenue and Liberty Avenue.

**115-233****Maximum building height****C4-C6**

The maximum base height for #buildings# shall be provided in accordance with the provisions of Section 23-43, inclusive, for the applicable #residential equivalent#, except that the minimum base height shall be 40 feet. At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district, a setback shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations).

After setback, the maximum #building# heights shall as set forth in Section 23-43, inclusive, for the applicable #residential equivalent#, except that:

- (a) in C6-2 and C6-3 Districts, no #building or other structure# shall exceed a height of 250 feet. However, no maximum #building# height limitation shall apply on Block 9993, shown on Map 4 (Maximum Building Height) in Appendix A of this Chapter, if such #block# is #developed# or if a #building# on such #block# is #enlarged#, pursuant to the Jamaica Gateway Urban Renewal Plan; and
- (b) in C6-4 Districts, no #building or other structure# shall exceed a height of 290 feet.

The underlying height and setback provisions shall be modified as follows:

In #Residence# and #Commercial Districts#, all #buildings# shall follow the applicable height and setback regulations for #residences# set forth in Section 23-43 (Height and Setback Requirements in R6 Through R12 Districts), inclusive, in accordance with the applicable #residential equivalent, except that in C6 Districts without a letter suffix, the height and setback provisions of paragraph (b) of Section 123-652 (Special base and building heights) may be applied for the applicable #residential equivalent# in lieu of the provisions of Section 23-434 (Height and setback modifications for eligible sites).

**115-30****MANDATORY IMPROVEMENTS****115-31****Sidewalk Widening**

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 Map 3 (Sidewalk Widening) in Appendix A of this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of two feet or five feet, as set forth on Map 6 Map 3. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of Section 37-743, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

**115-40****SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

The underlying off-street parking and loading provisions shall apply except as modified in this Section, inclusive.

**115-41****Parking and Loading Regulations**

Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:-

- (a) #Commercial# and #manufacturing uses#.

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

- (1) For any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable

C6-2, C6-3, C6-4 or M1-4 District shall apply.

- (2) In C4, C6 and M1 Districts, the provisions of Sections 36-12 and 44-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Sections 36-13 and 46-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (3) In C4, C6 and M1 Districts, the provisions of Section 36-21 (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial# or #community facility uses# shall be modified as follows: #uses# in listed under Use Groups VII and IX, with parking requirement category A3, shall be required to provide one parking space per 2,000 square feet of #floor area#.
- (4) Modification of Waiver of Parking Requirements-
  - (i) In C4, C6 and M1 Districts, the provisions of Sections 36-23 (Waiver of Requirements for Spaces Below Minimum Number) and 44-23 (Waiver of Requirements for Spaces Below Minimum Number or Certain Small Zoning Lots, Developments or Enlargements) shall only apply to #zoning lots# existing both on September 10, 2007 and on the date of application for a building permit.
  - (ii) In C4, C6 and M1 Districts, for any #commercial# #use# permitted in a C4 or C6 District, the waiver provisions for a C4-4 District set forth in Section 36-232 (In districts with very low parking requirements) shall not apply. In lieu thereof, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 15 spaces, pursuant to the waiver provisions for a C4-2 District set forth in Section 36-231 (In districts with high, medium or low parking requirements).

- (b) #Residential uses#

- (1) The provisions of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Section 25-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (2) The provisions of Sections 25-52 (Off-site Spaces for Residences) and 25-521 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.
- (3) The provisions of Section 36-42 (Off-site Spaces for Residences) and 36-421 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

The underlying parking and loading provisions shall be modified as follows:

- (a) permitted or required off-street parking spaces #accessory# to #residences# may be provided on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#; and
- (b) along #Tier C street frontages#, as shown on Map 2 in the Appendix to this Chapter, all curb cuts accessing off-street parking or loading spaces shall be subject to the provisions for R8 Districts set forth in Section 25-631 (Location and width of curb cuts in certain districts).

**115-42****Location of Access to the Street**

Curb cuts shall be prohibited at locations specified as #Tier C street frontages# on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in Appendix A of this Chapter.



However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-street Parking and Loading Regulations), shall not apply to the special location of access requirements of this Section.

#### 115-43

##### Authorization for Curb Cut

Between 160th Street and a point 205 feet east of 160th Street along Archer Avenue, The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts that are prohibited by Section 115-42 (Location of Access to the Street); provided the Commission finds that a curb cut at such location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

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

#### 115-50

##### SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS SPECIAL APPROVALS

#### 115-51

##### Special Permit to Modify Use or Bulk Regulations

For any #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

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

#### 115-52

##### Authorization for a Public Plaza

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

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

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

##### (a) Conditions and limitations

The following conditions and limitations shall apply:

- (1) For the purposes of determining the bonus ratio to follow:
  - (i) For #Commercial Districts# with a #residential

equivalent# of an R9 District, or M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and

- (ii) For #Commercial Districts# with a #residential equivalent# of an R10 District, or M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply.

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

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

##### (b) Findings

The Commission shall find that:

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

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

#### 115-53

##### 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:

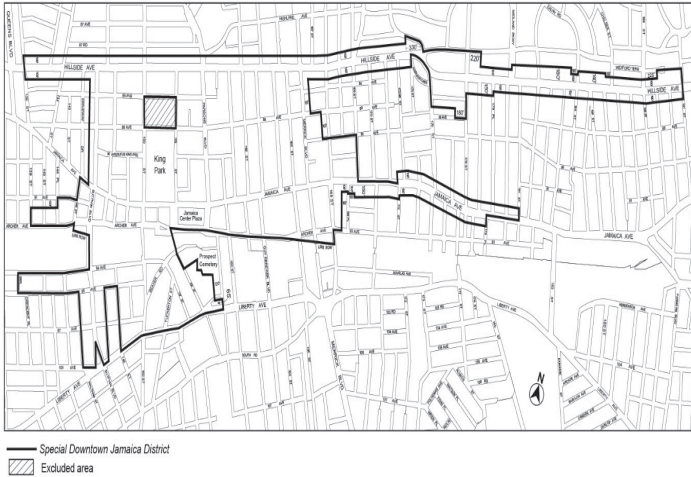
- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and other #buildings# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct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

#### Appendix A

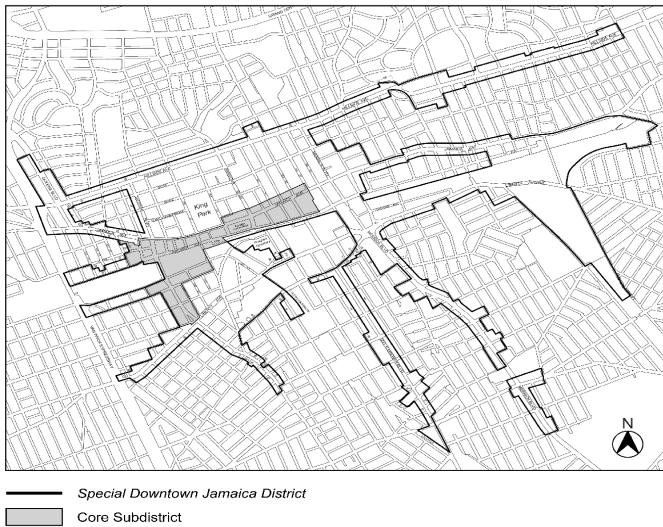
##### Special Downtown Jamaica District Maps

Map 1 — Special Downtown Jamaica District

[EXISTING MAP]

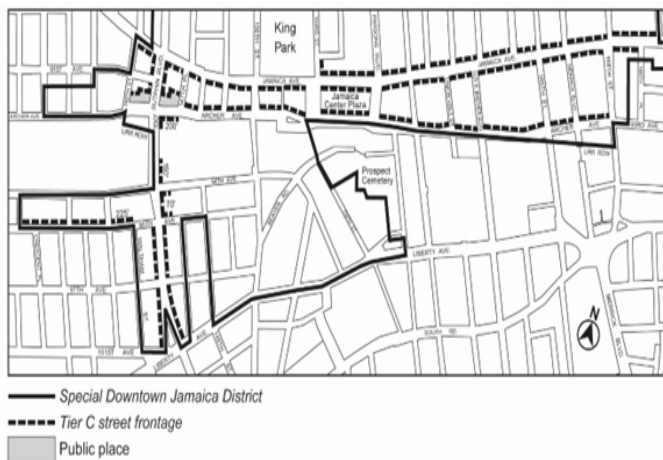


[PROPOSED MAP]

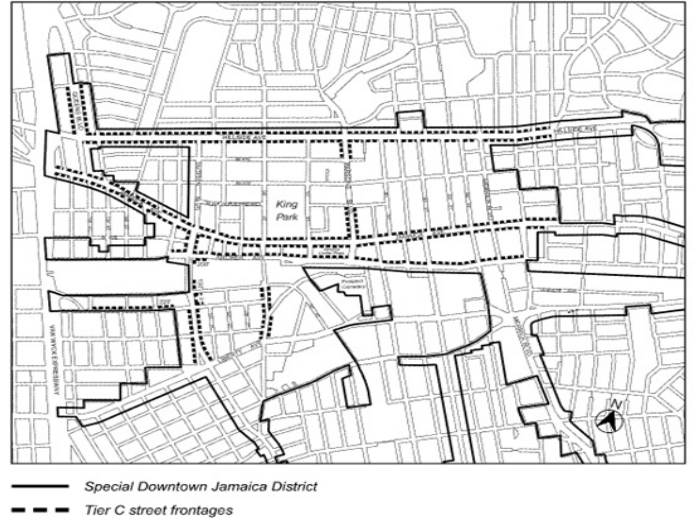


Map 2 — Ground Floor Use and Transparency and Curb Cut Restrictions Streetscape Regulations

[EXISTING MAP]

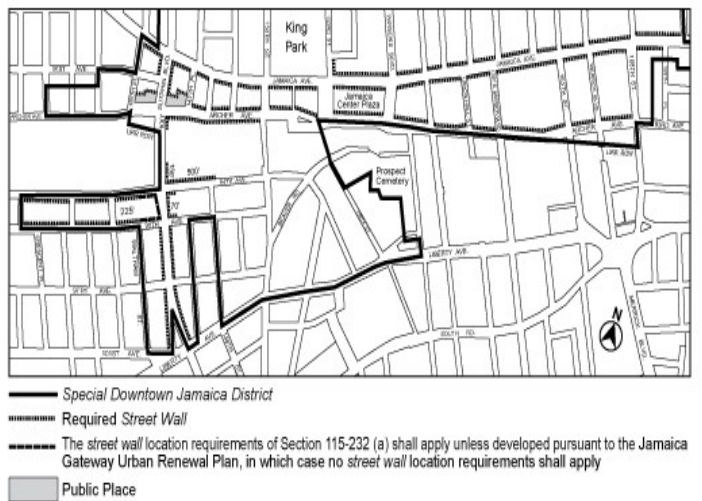


[PROPOSED MAP]



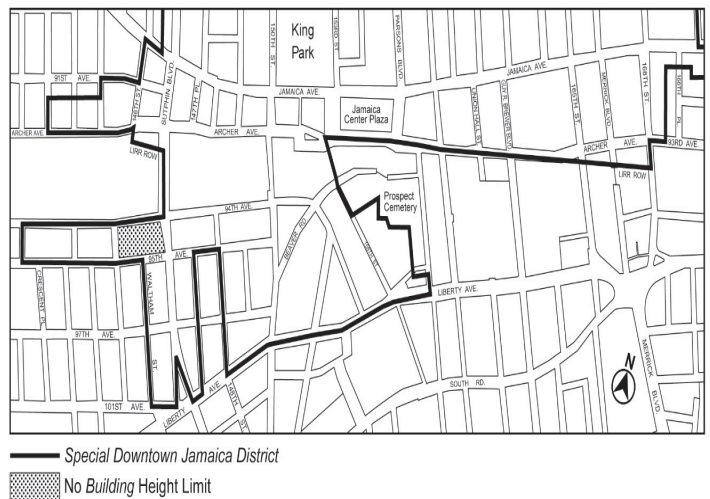
Map 3 — Street Wall Location

[EXISTING MAP]



Map 4 — Maximum Building Height

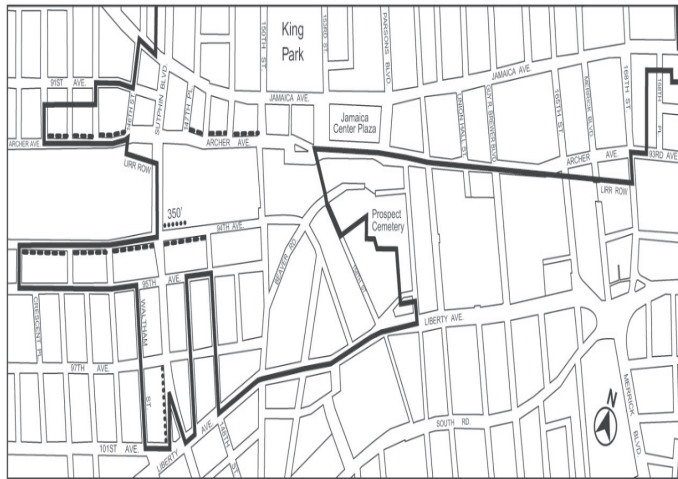
[EXISTING MAP]





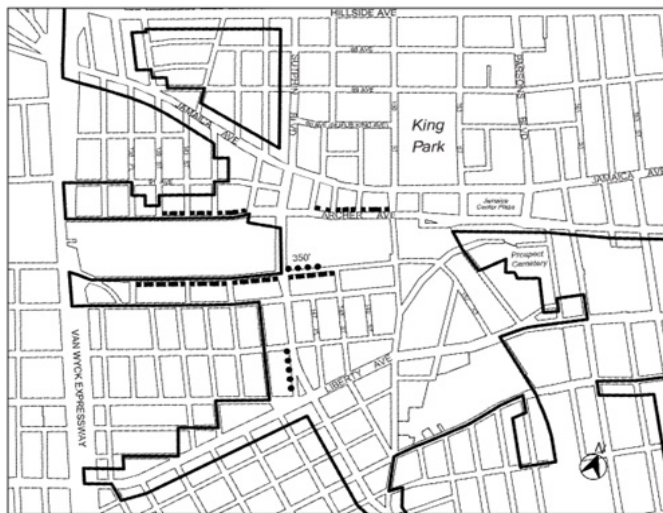
Map 5 Map 3 — Sidewalk Widening

[EXISTING MAP]



— Special Downtown Jamaica District  
 - - - - - 2' Sidewalk Widening  
 ..... 5' Sidewalk Widening

[PROPOSED MAP]



— Special Downtown Jamaica District  
 - - - - - 2' Sidewalk Widening  
 ..... 5' Sidewalk Widening

\* \* \*

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

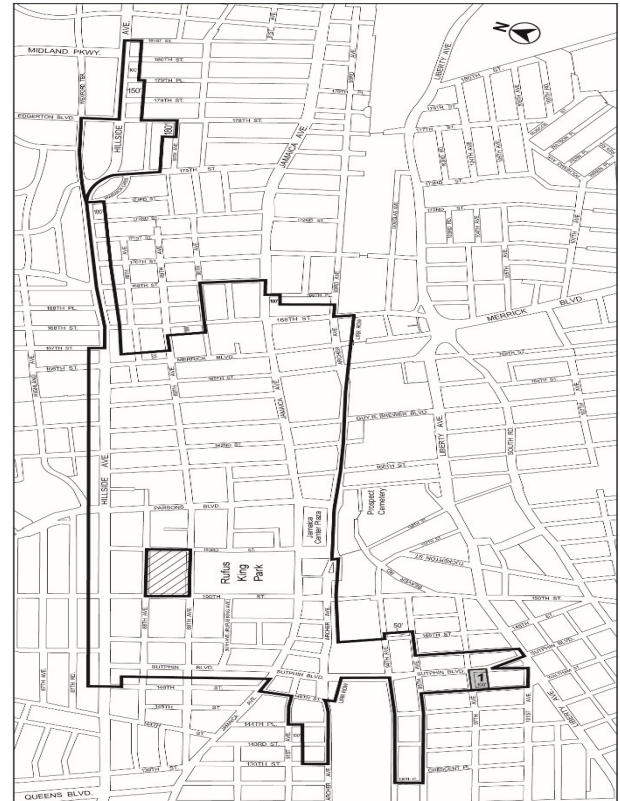
QUEENS

\* \* \*

Queens Community Districts 8 and 12

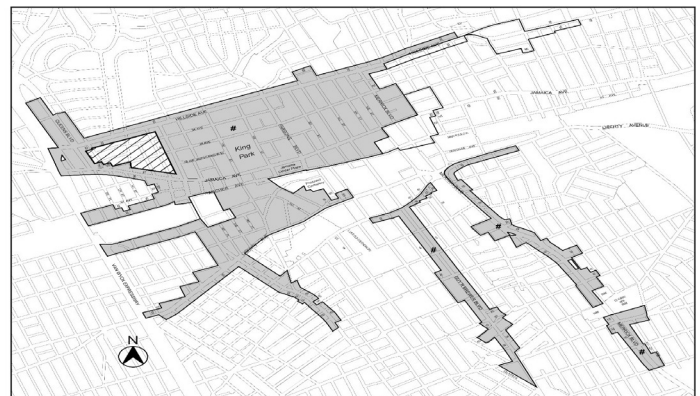
Map 1 – [date of adoption]

[EXISTING MAP]



— Inclusionary Housing designated area  
 - - - - - Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)  
 Area 1 – 4/7/22 MIH Program Option 1 and Option 2  
 ..... Excluded Area

[PROPOSED MAP]



— Former Inclusionary Housing designated area  
 - - - - - Mandatory Inclusionary Housing area  
 Area # – [date of adoption] MIH Option 1, Option 2 and Option 3  
 ..... Excluded area

Portion of Community Districts 8 and 12, Queens

\* \* \*

No. 4

CD 12 IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

C 250171 HAQ

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 108-41-108-51 Union Hall Street (Block 10150, Lots 6, 7, 8, 10), 108-32 – 108-34 Guy R Brewer Boulevard (Block 10150 Lots 51,

52), 108-38 Guy R Brewer Boulevard (Block 10150, Lot 54), 108-44 Guy R Brewer Boulevard (Block 10150, Lot 57), 109-43 –109-47 Union Hall Street (Block 12152, Lots 8, 9, 10, 11) as an Urban Development Action Area; and

b. an Urban Development 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 income restricted housing units pursuant to zoning, Borough of Queens, Community District 12.

#### No. 5

#### CD 12

#### C 250187 MMQ

**IN THE MATTER OF** an application submitted by the New York City Department of Transportation and the New York City Economic Development Corporation 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 narrowing and re-alignment of Archer Avenue between 144th Place and 147th Place; and 2. the discontinuance and closing of a portion of Archer Avenue between 144th Place and 146th Street; and 3. the establishment and elimination of public places along Archer Avenue between 144th Place and 147th Place; and 4. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 12, Borough of Queens, in accordance with Map No. 5048 dated April 1, 2025, and signed by the Borough President.

#### NOTICE

On Wednesday, July 2, 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), and disposition of city-owned property – to implement land use and zoning recommendations in the Jamaica neighborhood. The Proposed Actions would affect an approximately 230-block area focused around Downtown Jamaica (also commonly referred to as Jamaica Center), the industrial districts to the south and east, and portions of Jamaica's key corridors including Hillside Avenue, Jamaica Avenue, Liberty Avenue, Sutphin Boulevard, Guy R. Brewer Boulevard, and Merrick Boulevard. The Project Area is generally bounded by Hillside Avenue to the north, the Van Wyck Expressway Service Road to the west, 109th Avenue, 115th Avenue, and 116th Avenue to the south; and 191st Street and Farmers Boulevard to the east. The majority of the Project Area is located in Queens Community District 12, with a portion along Hillside Avenue and Queens Boulevard located in Community District 8. Overall, the Proposed Actions are expected to facilitate development on 103 projected development sites, resulting in a net increase of approximately 12,235,310 gross square feet (gsf) of residential floor area (12,319 dwelling units), including approximately 2,500 – 3,741 permanently income-restricted homes, 1,476,220 gsf of commercial space, 836,034 gsf of community facility space, 24,818 gsf of industrial space, and 1,994,252 gsf of warehouse space and a net decrease of approximately 24,193 gsf of auto-related uses and 72 accessory parking spaces. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2040, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Monday, July 14, 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. 24DCP132Q.

#### BOROUGH OF STATEN ISLAND

#### No. 6

#### THE HILLSIDE SWIMMING CLUB, INC.

#### CD 2

#### C 250061 ZSR

**IN THE MATTER OF** an application submitted by Hillside Swimming

Club, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-133 of the Zoning Resolution to allow a non-commercial club with swimming pools located less than 500 feet from any lot line, on property located at 151 Signs Road (Block 2145, Lot 25), in an R3X District.

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/2022R0315> or the Department of City Planning at 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

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

Accessibility questions: [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov), 212-720-3366, by: Thursday, June 26, 2025 5:00 P.M.



j17-jy2

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held on July 16, 2025 at 10:00 A.M. via Conference Call No. 1-646-992-2010, Access Code 717 876 299.

**IN THE MATTER OF** a sublease for the City of New York, as subtenant, on part of the 15th floor of the building located at 1 Pierrepont Plaza, (Block 239 & Lot 1) in the Borough of Brooklyn for the Appellate Division of the Office of Court Administration to use as general and administrative offices, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 195 on April 23, 2008 (CPC Appl. No. N 080350 PXX, Public Hearing Cal. No. 4).

The proposed sublease shall commence upon execution and delivery of the Sublease and shall expire on October 30, 2028, at an annual rent of \$762,748.00 for the first year, \$778,002.96 for the second year, \$793,563.01 for the third year and \$809,434.27 for the last year, payable in equal monthly installments at the end of each month. Rent for the first four (4) months is abated.

The Sublandlord shall perform alterations and improvements in accordance with specifications which are attached to the sublease. The alterations and improvements consist of Base Building Work, which the Sublandlord shall provide at its sole cost and expense.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email [RESPublicHearingInquiries@dcas.nyc.gov](mailto:RESPublicHearingInquiries@dcas.nyc.gov).

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at (212) 298-0734.

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## COMMISSION TO STRENGTHEN LOCAL DEMOCRACY

### ■ PUBLIC HEARINGS

Please be advised that the New York City Commission to Strengthen Local Democracy will hold a public hearing on recommendations for amending the Charter:

**Tuesday, July 1st**  
**5:00 -7:00 P.M.**

**Queens Public Library, Central Branch, Auditorium**  
**89-11 Merrick Boulevard, Jamaica**

This meeting is open to the public and will hear testimony on proposed amendments to the City Charter. **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/>)



R2EAnEzdnW). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to** [info@thecommission.nyc](mailto:info@thecommission.nyc).

Public testimony will be accepted in person or via Zoom until 7:00 P.M. If you are unable to testify due to time constraints, written testimony of any length will continue to be accepted for the public record up to 72 hours after the meeting ends. If you're testifying remotely, you will receive an email prior to the start of the hearing with information on how to join the hearing via Zoom.

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/87698544274>)

*What if I need assistance to observe the meeting?*

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Thursday, June 25th at 5:00 P.M. by indicating on your registration or emailing the Commission at [info@thecommission.nyc](mailto:info@thecommission.nyc). All requests will be accommodated to the extent possible.

j25-jy1

## 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 8, 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 [stthomson@lpc.nyc.gov](mailto:stthomson@lpc.nyc.gov) or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

#### **4695 Independence Avenue - Individual Landmark LPC-25-09048 - Block 5924 - Lot 480 - Zoning: R1-1 CERTIFICATE OF APPROPRIATENESS**

A Picturesque style cottage attributed to James Renwick Jr. and Joseph Sands and built in 1863-68. Application is to construct an addition and replace roofing materials.

#### **126 Pierrepont Street - Brooklyn Heights Historic District LPC-25-10609 - Block 243 - Lot 46 - Zoning: C5-2A, DB CERTIFICATE OF APPROPRIATENESS**

An Anglo-Italianate style rowhouse built in 1860. Application is to install a balcony at the rear façade.

#### **1 Main Street - DUMBO Historic District LPC-25-07440 - Block 27 - Lot 7501 - Zoning: C6-2A CERTIFICATE OF APPROPRIATENESS**

An Industrial Neo-Classical style factory building designed by William Higginson and built in 1914. Application is to establish a master plan governing the future installation of windows.

#### **Eastern Parkway - Multiple LPC-25-11028 - Block 0 - Lot 0 - Zoning: Parkland BINDING REPORT**

A parkway designed by Frederick Law Olmsted and Calvert Vaux and built in 1870-74. Application is to install signs and paving.

#### **30 Sterling Place - Park Slope Historic District Extension II**

#### **LPC-25-12058 - Block 944 - Lot 21 - Zoning: R6B CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built in 1874. Application is to construct a rear yard addition with an elevated rear deck.

#### **491 East 17th Street - Ditmas Park Historic District LPC-25-04592 - Block 5181 - Lot 64 - Zoning: R1-2 CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style freestanding house designed by Seth H. Cutting and built in 1920. Application is to modify the driveway.

#### **1123 Albemarle Road - Prospect Park South Historic District LPC-25-05796 - Block 5092 - Lot 22 - Zoning: R1-2 CERTIFICATE OF APPROPRIATENESS**

A house designed by Carroll H. Pratt and built in 1902 and later altered by the mid-20th century. Application is to alter the façade and construct a porch.

#### **140 West Street - Individual and Interior Landmark LPC-25-07942 - Block 84 - Lot 7501 - Zoning: C6-4, LM CERTIFICATE OF APPROPRIATENESS**

An American Art Deco style skyscraper designed by Ralph Walker and built in 1923-27. Application is to modify window assemblies and install balconies.

#### **344 Bowery - NoHo Historic District Extension LPC-25-09497 - Block 530 - Lot 7506 - Zoning: C6-1 CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style store and loft building designed by Frank Wennemer and built in 1892-93. Application is to install a painted wall mural.

#### **465 6th Avenue, aka 101 West 11th Street - Greenwich Village Historic District**

#### **LPC-25-04392 - Block 607 - Lot 47 - Zoning: C1-6 CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1842 and later altered with an additional story. Application is to legalize the installation of storefront infill without Landmarks Preservation Commission permit(s) and install signage and awnings.

#### **94 Bank Street - Greenwich Village Historic District LPC-25-00834 - Block 634 - Lot 58 - Zoning: C1-6 CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1838-39. Application is to construct rooftop and rear yard additions, replace windows and excavate the rear yard.

#### **521 West 25th Street - West Chelsea Historic District LPC-25-11234 - Block 697 - Lot 13 - Zoning: M1-5, WCH CERTIFICATE OF APPROPRIATENESS**

A Factory style building designed by Schickel & Ditmars and built in 1900-1901. Application is to modify masonry openings and install storefront infill and signage.

#### **2-6 East 66th Street - Upper East Side Historic District LPC-25-11656 - Block 1380 - Lot 69 - Zoning: R/10R8B/P1 CERTIFICATE OF APPROPRIATENESS**

A Neo-Italian Renaissance style apartment building designed J.E.R. Carpenter and built in 1919-20. Application is to modify window openings and install balconies.

j24-jy8

## 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](http://nyc.gov/competetowin)*

*"The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and*

*engineering that has contributed, to the City's prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence."*

#### HHS ACCELERATOR PREQUALIFICATION

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

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

## ADMINISTRATION FOR CHILDREN'S SERVICES

### YOUTH AND FAMILY JUSTICE

#### ■ AWARD

*Human Services/Client Services*

**MEDICAL AND DENTAL SERVICES RENEWAL #2** - Renewal - PIN# 06821P0332001R002 - AMT: \$2,318,479.00 - TO: The Floating Hospital Inc., PO Box 8397, Long Island City, NY 11101.

Medical and Dental Services for Youth in Specialized Secure, Secure and Non-Secure Detention. To provide access to comprehensive, child/adolescent-specific and preventive health services to youth while they are in ACS' care, guide treatment planning goals and recommendations, and promote continuity of care leading to better health outcomes for youth.

Special Case Determination not required because procurement is for Client/Human Services and is the preferred method under PPB Rule 3-01 (c).

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## CHIEF MEDICAL EXAMINER

#### ■ AWARD

*Services (other than human services)*

**ARCHIBUS SYSTEM MAINTENANCE & UPGRADE SERVICES** - M/WBE Noncompetitive Small Purchase - PIN# 81625W0068001 - AMT: \$99,967.00 - TO: Robotech Cad Solutions Inc., 2 Marineview Plaza, Suite 7, Hoboken, NJ 07030.

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## CITYWIDE ADMINISTRATIVE SERVICES

### DIVISION OF MUNICIPAL SUPPLY SERVICE

#### ■ AWARD

*Goods*

**85725B0077 - ACS - FRESH FRUITS AND VEGETABLES** - Competitive Sealed Bids - PIN# 85725B0077001 - AMT: \$427,705.00 - TO: Plainfield Fruit & Produce Co. Incorporated, 82 Executive Avenue, Edison, NJ 08817.

1-Year Requirements Contract ("RC") for Fruits and Vegetables for the Administration for Childrens Services ("ACS").

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**85725B0085 - ACS - BEVERAGES - CLASS 1** - Competitive Sealed Bids - PIN# 85725B0085001 - AMT: \$225,054.00 - TO: Mivila Corp. Mivila Foods, 226 Getty Avenue, Paterson, NJ 07503-2609.

1-Year Requirements Contract ("RC") for Beverages for the Administration for Childrens Services ("ACS").

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**85725B0081 - ACS - SNACKS - CLASS 2** - Competitive Sealed Bids - PIN# 85725B0081001 - AMT: \$35,758.00 - TO: Mivila Corp. Mivila Foods, 226 Getty Avenue, Paterson, NJ 07503-2609.

1-Year Requirements Contract ("RC") for Snacks for the Administration for Childrens Services ("ACS").

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#### BID 2400096 CARPORTS SOLAR POWERED VEHICLE

**CHARGERS** - Competitive Sealed Bids - PIN# 85725B0030001 - AMT: \$5,273,235.00 - TO: INF Associates LLC, 1116 Main Street, Fishkill, NY 12524-3654.

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**FENCING: FURNISH, INSTALL AND REPAIR** - Competitive Sealed Bids - PIN# 85725B0011001 - AMT: \$2,886,420.00 - TO: Rosando Fence Company Inc., 417 Crooks Avenue, Clifton, NJ 07011.

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#### ■ SOLICITATION

*Goods*

**IFB 2500073: CUSTOM MODULAR STEEL TRASH ENCLOSURES - PARKS** - Competitive Sealed Bids - PIN# 85725B0103 - Due 7-31-25 at 12:00 P.M.

All Bids are submitted electronically using NYC PASSPort. To review the details (bid documents, pre-bid conference notices, etc.) of this solicitation and participate, you must have a PASSPort account. Please visit the PASSPort Public RFx Site (aka "Procurement Navigator") at: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public) and use the "keyword" search field to locate the solicitation for "BID 2500073: Custom Modular Steel Trash Enclosures - PARKS. You may also search using the EPIN 85725B0103.

If you have any issues with PASSPort, please contact the PASSPort Helpdesk at: [nyc.gov/mocshelp](https://nyc.gov/mocshelp)

Bid Opening - In Person Bid Opening will be at: 1 Centre Street, 18th Floor Bid Room, New York, NY 10007. To attend the Bid Opening virtually via Microsoft Teams, please see link to register in PASSPort. Pre-Bid Conference - Virtual Pre-Bid Conference will be held via Microsoft Teams, please see link to register in PASSPort.

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*Services (other than human services)*

**COOLING TOWER MAINTENANCE/ REMEDIATION SUPPLIES & SERVICES, CITYWIDE** - Competitive Sealed Bids - PIN# 85725B0045 - Due 7-28-25 at 10:30 A.M.

The Department of Citywide Administrative Services is soliciting bids from qualified vendors to provide all labor, materials and equipment necessary for proper water treatment and maintenance of Cooling Tower Systems at various facilities Citywide. The Contract awarded pursuant to this solicitation will be a requirements contract between the City and the Contractor. All work shall be under the jurisdiction of each individual authorized User Agency, unless otherwise determined by the City. Please submit your proposals by both acknowledging the receipt of the RFx in the Acknowledgement tab and completing your response in the Manage Responses tab. Vendor resources and materials can be found at the link below under the Finding and Responding to RFx heading. Please review the MOCS FAQ linked below for additional information on PASSPort: PASSPort Frequently Asked Questions | MOCS ([nyc.gov](https://nyc.gov)) Do NOT wait LAST MINUTE to submit your proposal, if you are experiencing technical difficulties responding to this RFx, please reach the MOCS service desk at the following link: <https://mocssupport.atlassian.net/serviceesk/customer/portal/8> The bid opening will be held virtually. Please find the registration link in the PASPort RFx.

Pre bid conference location -Link to the Conference: <https://events.gcc.teams.microsoft.com/event/09e52e3d-4866-48ae-a9ae-b1fdbd1a8137@32f56fc7-5f81-4e22-a95b-15da66513bef> Mandatory: no Date/Time - 2025-07-07 10:30:00.

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**MANAGEMENT AND BUDGET****■ AWARD***Goods*

**FLIR IDENTIFINDERS - NYPD - GSA** - Intergovernmental Purchase - PIN# 05624G0004001 - AMT: \$661,703.00 - TO: Laurus Systems Inc., 3460 Ellicott Center Drive, Suite 101, Ellicott City, MD 21043.

Federal GSA Contract GS-07F-0147T. FLIR identiFINDERs and Services as part of the NYPD Securing the Cities Program.

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**ENVIRONMENTAL PROTECTION****WASTEWATER TREATMENT****■ AWARD***Construction / Construction Services*

**1540-BNR - BIOLOGICAL NITROGEN REMOVAL - FIRST AMENDED NITROGEN CONSENT JUDGEMENT (FANCJ) FACILITATOR** - Renewal - PIN# 82620N8060KXLR001 - AMT: \$105,000.00 - TO: Sudhir Murthy, 12602 Denmark Drive, Herndon, VA 20171.

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*Goods*

**1614-DWP SUPPLYING CATIONIC DEWATERING POLYMER** - Competitive Sealed Bids - PIN# 82624B0033001 - AMT: \$96,217,740.00 - TO: Chemtall Inc., One Chemical Plant Road, PO Box 250, Riceboro, GA 31323-0250.

Supplying Cationic Dewatering Polymer Citywide to Centralized Dewatering Facilities. Chemtall Inc. (DBA SNF Holding Company) has been identified as the preferable vendor to provide dewatering polymer to the DEP's six centralized dewatering facilities. SNF Holding Company is the market leader in polyacrylamide-based flocculant and coagulant polymers for water and wastewater treatment industries in North America.

The award of the Contract will be made to the lowest responsive and responsible bidder whose bid represents the best value to the City by optimizing quality, cost, and efficiency. In the determination for award, the ACCO will consider the low responsive bid and the next low responsive bids that are within ten percent (10%) of the low responsive bid in price, either on an individual basis or by category or class. A bidder that is an M/WBE or State-certified M/WBE must be given a price preference of 10% and will be evaluated as if the bid price were 10% lower. Only bidders who receive a score of 80% or greater on the above-mentioned factors/criteria will be considered for contract award. The scoring category and breakdown is as follows: A. Experience and Performance (40%) B. Compliance with relevant laws, regulations, and licensing requirements. (10%) C. Staffing, Resources, and Quality of Services/Materials (50%).

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**FINANCE****TREASURY AND PAYMENT SERVICES****■ AWARD***Services (other than human services)*

**MISC. BANKING SERVICES INCLUDING DOE** - Renewal - PIN# 83622N0002001R001 - AMT: \$2,877,782.00 - TO: JP Morgan Chase Bank NA, 277 Park Avenue, 2nd Floor, New York, NY 10172.

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**HEALTH AND MENTAL HYGIENE****CENTER FOR HEALTH EQUITY AND COMMUNITY WELLNESS****■ AWARD***Services (other than human services)*

**CAMPAIGN OUTREACH - CITYWIDE PUBLIC HEALTH DETAILING** - Negotiated Acquisition - Other - PIN# 81625N0030001 - AMT: \$750,440.00 - TO: Innovative Customer Solutions, 8044 Montgomery Road, Suite 700, Cincinnati, OH 45236.

In accordance with Section 3-04(b)(2)(iii) of the PPB Rules, DOHMH is entering into a Negotiated Acquisition Extension with Innovative Customer Solutions for Campaign Outreach-Citywide Public Health Detailing. This extension will ensure continuity of services for an additional 12 months while a new solicitation is being procured. DOHMH anticipates that a new award will be in place by the end of this extension.

In accordance with Section 3-04(b)(2)(iii) of the PPB Rules, the NYC Health Department has determined that it is in the best interest of the City enter into a Negotiated Acquisition Extension with the existing vendor to ensure continuity of services while a new competitive solicitation is being procured.

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**HOMELESS SERVICES****BUDGET****■ AWARD***Human Services / Client Services*

**FY26 NAE + ALLOWANCE AT ROSE MCCARTHY RESIDENCE** - Negotiated Acquisition - Other - PIN# 07125N0010001 - AMT: \$4,488,074.00 - TO: Services for the Underserved Inc., 463 7th Avenue, 17th Floor, New York, NY 10018.

DHS intends to enter into a one year Negotiated Acquisition Extension contract with Services for the Underserved, Inc for the continuity of services at Rose McCarthy Residence.

The contract term is 7/1/2025 - 6/30/2026. Total contract value is \$4,488,074.00, including allowance.

This NAE is needed to provide more time for the Agency to process the new RFP, which is anticipated to be released in late winter.

This is a negotiated acquisition extension with in cumbent provider to maintain continuity of services for the minimum amount of time until the new RFP is processed. Procurement and award are in accordance with PPB Rules Section 3-04(b)(2)(iii) for the reasons set forth herein.

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**HOUSING PRESERVATION AND DEVELOPMENT****OFFICE OF NEIGHBORHOOD STRATEGIES****■ AWARD***Human Services / Client Services*

**FAMILY SELF-SUFFICIENCY PROGRAM** - Renewal - PIN# 80621P0013001R001 - AMT: \$1,147,125.00 - TO: BronxWorks Inc., 60 East Tremont Avenue, Bronx, NY 10453.

To provide case management and workforce development services for FSS program in the Bronx, Upper Manhattan and Northern Queens. Family Self - Sufficiency Program (FSS) is designed to enable tenants receiving Section 8 Housing Choice Voucher (HCV) assistance to increase their earned income and meet their long-term employment goals. It is available to all HCV participant households. FSS consists of two core offerings for participants: 1) connections to job training, financial counseling, and other social services in support of either gaining employment or obtaining a higher-paying job and 2) creation of an escrow account that enables participants to start building financial assets as they pay higher portions of their rent. HPD anticipates three (3) contract awards, two (2) for Case Management and Workforce Development Services and one (1) contract award for Financial Counseling Services. In 2022, a contract was awarded under the Family Self-Sufficiency (FSS) Program to provide Case Management and

Workforce Development Services to participants during FY22 through FY25. This renewal will extend the existing contract through FY25 to FY28.

The Competitive Sealed Bidding is not practicable or advantageous to the City because judgement is required to evaluate which organizations can coordinate their resources to the target population requiring such services.

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## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### APPLICATIONS

#### ■ AWARD

*Goods*

**ATTACHMATE/REFLECTION RENEWAL FY26** - M/WBE Noncompetitive Small Purchase - PIN# 85825W0146001 - AMT: \$45,003.00 - TO: Compiti Business Solutions Inc., 261 West 35th Street, Suite 704, New York, NY 10001.

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### PUBLIC SAFETY

#### ■ AWARD

*Services (other than human services)*

**REPLACEMENT OF 2 GARAGE DOORS AT BROOKLYN ARMY TERMINAL** - M/WBE Noncompetitive Small Purchase - PIN# 85825W0123001 - AMT: \$40,070.00 - TO: B.J. Laura & Sons Inc., 45-58 162nd Street, Flushing, NY 11358-3158.

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## NEW YORK CITY FIRE PENSION FUND

### ■ SOLICITATION

*Services (other than human services)*

**MSP IT MAINTENANCE SERVICES** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 2572025199 - Due 8-8-25 at 4:00 P.M.

The NYC Fire Pension Fund (the "Fund") is requesting proposals for the management and monitoring of the Fund's information technology systems, applications, network, and data.

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.

New York City Fire Pension Fund, One Battery Park Plaza, 9th Floor, New York, NY 10004. Simone Saywack (929) 436-4860; [procurement@nycfirepension.org](mailto:procurement@nycfirepension.org)

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## POLICE DEPARTMENT

### MANAGEMENT AND BUDGET

#### ■ AWARD

*Construction/Construction Services*

**GC FOR VARIOUS LOCATIONS (BROOKLYN) RENEWAL #1** - Renewal - PIN# 05621B0013001R001 - AMT: \$6,487,000.00 - TO: ZHL Group Inc., 2383 McDonald Avenue, Brooklyn, NY 11223.

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## PROBATION

### ADULT OPERATIONS

#### ■ AWARD

*Human Services/Client Services*

**NEON (NEIGHBORHOOD OPPORTUNITY NETWORK) WORKS PROGRAM** - Renewal - PIN# 78121P8377KXLR003 - AMT: \$353,179.00 - TO: Brooklyn Bureau of Community Service, 151 Lawrence Street, 4th Floor, Brooklyn, NY 11201.

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## SCHOOL CONSTRUCTION AUTHORITY

### CONTRACT ADMINISTRATION

#### ■ SOLICITATION

*Goods and Services*

**DCIM SERVICES IN CONNECTION WITH BUILDING ELECTRIFICATION STANDARDS** - Request for Proposals - PIN# 26-00001R - Due 7-2-25 at 10:00 A.M.

This solicitation is to obtain DCIM Services in Connection with Building Electrification Standards. The total Not-to-Exceed ("NTE") award amount will be up to Seven Hundred Thousand Dollars (\$700,000) Dollars. The duration of this contract will be up to Three (3) years with no renewal options. To assist you with your request, the following is a summary of the services that will be required:

#### General Information/Brief Summary:

The Consultant selected under this RFP shall have prior experience in electrification projects and shall be responsible for the following:

- Review SCA Standards and Specifications related to building electrification, including the SCA's 'CIP Building Electrification Equipment Matrix'.
- Recommend and assist in the development of other potential electrification systems that may be more efficient, take up less space and provide a neat solution. If adopted, work on developing new building electrification guidelines.
- After identifying building typologies, revise and update SCA Standards, Specifications, and the Matrix to align with the constraints of each of the typical building typologies, considering architectural, structural, HVAC, acoustic and other mechanical and electrical system characteristics, and any new systems that are suggested.
- Explore alternate utility service options.
- Investigate the use of geothermal solutions in dense urban areas as a potential decarbonization strategy and assess their viability across various building typologies. Provide tools and methodologies to reduce the costs and risks of exploring and drilling for hydrothermal resources.
- Evaluate current Capital Plan Management strategy; recommend and assist in the Development of a Master Plan for Capital Plan Management to guide the selection and phasing of electrification projects
- Investigate alternate government funding sources that can be leveraged towards decarbonization initiatives, as well as other financing options that may not be governmental.

#### To request information regarding the RFP:

Please E-MAIL to [rfp@nycsca.org](mailto:rfp@nycsca.org) for any inquiry regarding this RFP. Upon receipt of the requested information, your request will be forwarded to the User Department for review and consideration. Participation in the RFP process will be pending User Department approval. Please put the **Solicitation Pin Number as the subject** of your email.

In your e-mail you MUST INCLUDE the following information:

1. A description of your firm's experience including:
  - a. Firm's legal name;
  - b. EIN Number;
  - c. the length of time your firm has been in existence and performing the services required under this RFP;
  - d. prior projects;
  - e. firms you've partnered with; and
  - f. the value of the portion your firm worked on.
2. Whether your firm is pre-qualified with the SCA.
3. The full contact information of the person to whom the RFP should



be sent, including:

- Title;
- phone number;
- e-mail address;
- fax number; and
- Street address. Please ensure that an actual street address must be provided as RFPs are not sent to PO Boxes.

Once the requested information is received, and upon approval from User Department, you may be invited to participate in this RFP.

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

School Construction Authority, Roxane Pacheco (718) 472-8361;  
rff@nycsca.org

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## TRANSPORTATION

### TRAFFIC OPERATIONS

#### ■ AWARD

*Construction / Construction Services*

#### FURNISH & INSTALL ELEC. TRAFFIC SIGNAL EQUIPMENT

- Renewal - PIN# 84122B0023001R001 - AMT: \$17,742,471.00 - TO: E-J Electric Installation Company, 514 Varick Avenue, Brooklyn, NY 11222.

✶ j30

## YOUTH AND COMMUNITY DEVELOPMENT

### AGENCY CHIEF CONTRACTING OFFICE

#### ■ AWARD

*Human Services / Client Services*

#### RUNAWAY HOMELESS YOUTH - 100 BEDS - Negotiated

Acquisition - Other - PIN# 26025N0210001 - AMT: \$2,516,244.00 - TO: Under 21, 460 West 41 Street, New York, NY 10036.

RHY program services 2-year extension.

✶ j30

### COMMUNITY DEVELOPMENT

#### ■ AWARD

*Human Services / Client Services*

#### FATHERHOOD - NEGOTIATED ACQUISITION EXTENSION

- Negotiated Acquisition - Other - PIN# 26025N0563001 - AMT: \$431,701.00 - TO: SCO Family of Services, 1415 Kellum Place, Suite 140, Garden City, NY 11530.

✶ j30

## CONTRACT AWARD HEARINGS

### CORRECTION

#### ■ PUBLIC COMMENT

This is a notice that the New York City Department of Correction (NYC DOC) is seeking comments from the public about the proposed contract below.

**Contract Type:** Service

**Contractor:** FCI Multiple Services Corp. Doing Business As FCI The Language Experts

**Contractor Address:** 1614 Washington Blvd, Easton, PA 18042-4751.

**Scope of Services:** This is a purchase order with an MWBE-qualified vendor to procure Document Translation Services. With current funding, a maximum contract value of \$1,500,000.00, this is an essential investment for the New York City Department of Correction, Adult Programs, 13-45 Hazen Street, East Elmhurst, NY 11370.

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

**Term (Start and End Dates):** From the date of registration until June 30, 2027.

**E-PIN:** 07225W0045001

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

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

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

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

Comments must be submitted before 2:00 P.M. on Monday, July 7, 2025.

✶ j30

## DISTRICT ATTORNEY - NEW YORK COUNTY

#### ■ PUBLIC COMMENT

This is a notice that New York County District Attorney's Office is seeking comments from the public about the proposed contract below.

**Contract Type:** General Contract

**Contractor:** Compulink Technologies, Inc.

**Contractor Address:** 260 West 39th Street, New York, NY 10018.

**Scope of Services:** Oracle Mission Critical for SaaS, configurable for 12 Months and Oracle Mission Service Units, 225 Units.

**Maximum Value:** \$113,922.41

**Term (Start and End Dates):** Starts July 1, 2025, and ends on June 30, 2026, with two (2), one-year renewals option.

**E-PIN:** 901ORACLEMCS26

**Procurement Method:** City-Certified Minority and Women Owned Business Enterprises (M/WBEs).

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

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

Please submit your comment to ITbidsRFPs@dany.nyc.gov. Be sure to include the PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 7, 2025.

✶ j30

This is a notice that New York County District Attorney's Office is seeking comments from the public about the proposed contract below.

**Contract Type:** General Contract

**Contractor:** Quality and Assurance Technology Corporation

**Contractor Address:** PMB 165 5507 Nesconset Highway, Suite 10, Mount Sinai, NY 11766.

**Scope of Services:** Magnet Forensic GrayKey Premier, Satellite, and FastTrack Unlimited, Magnet Axiom Advanced and Witness License Software Subscription.

**Maximum Value:** \$236,752.20

**Term (Start and End Dates):** Starts July 1, 2025, and ends on June 30, 2026, with two (2), one-year renewals option.

**E-PIN:** 901MAGNETSW26

**Procurement Method:** City-Certified Minority and Women Owned Business Enterprises (M/WBEs).

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

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

Please submit your comment to ITbidsRFPs@dany.nyc.gov. Be sure to include the PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 7, 2025.

✶ j30

This is a notice that New York County District Attorney's Office is seeking comments from the public about the proposed contract below.

**Contract Type:** General Contract

**Contractor:** W. O'Donnell Consulting Inc.

**Contractor Address:** 153 West 27th Street, Suite 903, New York, NY 10001

**Scope of Services:** Nuix Investigation Legal Export Add-On, Investigation and Response, and Nuix Investigate Software Subscription.

**Maximum Value:** \$616,120.00

**Term (Start and End Dates):** Starts July 1, 2025, and ends on June 30, 2026, with two (2), one-year renewals option.

**E-PIN:** 901NUIXSW26

**Procurement Method:** City-Certified Minority and Women Owned Business Enterprises (M/WBEs).

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

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

Please submit your comment to ITbidsRFPs@dany.nyc.gov. Be sure to include the PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, July 7, 2025.

✶ j30

**HEALTH AND MENTAL HYGIENE****■ PUBLIC COMMENT**

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

**Contract Type:** Contract

**Contractor:** Services for the Underserved Inc

**Contractor Address:** 463 7th Avenue, 17th Floor, 10018 New York  
**Scope of Services:** To provide individuals with access to permanent and supportive affordable housing in New York City and to assist tenants by preventing homelessness, incarceration, and medical and psychiatric hospitalization.

**Maximum Value:** \$24,368,250.00

**Term:** 09/01/2025 through 08/31/2040

**E-PIN:** 81626P0069003

**Procurement Method:** Competitive Sealed Proposal

**Procurement Policy Board Rule:** Section 3-16

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

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

Comments must be submitted before 2:00 P.M. on July 8, 2025.

✶ j30

**LAW DEPARTMENT****■ PUBLIC COMMENT**

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

**Contract Type:** Contract/Purchase Order

**Contractor:** NewBeg, Inc.

**Contractor Address:** 61 Lake Shore Drive South, Rock Hill, NY 12775

**Scope of Services:** Kiteworks Software License Subscription for Law Department data transfer requirements at the 100 Church Street location.

**Maximum Value:** \$1,447,363.95

**Term (Start and End Dates):** 6/1/2025 through 5/31/2028.

**E-PIN:** 02525W0005001

**Procurement Method:** M/WBE Noncompetitive Small Purchase Method

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

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

Please submit your comments to hsheehan@law.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Monday, July 7 2025.

✶ j30

**AGENCY RULES****SANITATION****■ NOTICE****Notice of Adoption of Rule Relating to the Implementation of the Second and Third Commercial Waste Zones**

**NOTICE IS HEREBY GIVEN** in accordance with the requirements of Section 1043 of the New York City Charter and pursuant to the authority vested in the Commissioner of the Department of Sanitation by sections 753 and 1043(a) of the New York City Charter and Titles 16 and 16-B of the New York City Administrative Code that the Department adopts the following rule relating to the implementation of the second and third Commercial Waste Zones. The Department published a Notice of Opportunity to Comment on the proposed rule in the City Record on April 23, 2025. On May 23, 2025, the Department held a public hearing on the proposed rule.

**Statement of Basis and Purpose**

In 2019, New York City enacted Local Law 199 requiring the establishment of a new program for the collection of commercial waste. The program, known as the Commercial Waste Zones (CWZ) program, is a safe, efficient, and competitive collection system designed to provide high-quality service to New York City businesses while advancing the City's waste diversion and sustainability goals. Pursuant to Local Law 199, codified in Title 16-B of the New York City Administrative Code, the geographic area of New York City has been divided into 20 "commercial waste zones."

Pursuant to a request for proposals process, three private carters providing commercial waste collection services were selected by the Department to serve businesses within each CWZ, and five carters were selected to provide containerized commercial waste collection services from dumpsters and compactors citywide. The selected carters are referred to as "awardees." The resulting contracts with the awardees include standards for pricing, customer service, safety, environmental health, and requirements to promote the City's commitment to recycling and sustainability.

Local Law 199 requires the Department to issue rules setting forth an implementation start date and a final implementation date for each commercial waste zone established. See Ad. Code § 16-1002(e)(3). Different implementation start dates and final implementation dates may be established for different commercial waste zones. The Department previously set the implementation start and final implementation dates for the first zone—Queens Central—with an implementation start date of September 3, 2024, and a final implementation date of January 2, 2025. This rule sets the implementation start date and final implementation date for the next two zones to be implemented—Bronx East and Bronx West. Subsequent rules will set the implementation dates for the remaining zones.

The Department received three written comments on the proposed rule – one in support of the proposal and two that addressed a different issue.

DSNY's authority for these rules is found in Section 753 and Section 1043(g) of the New York City Charter and Title 16-B of the New York City Administrative Code. The Department received three comments, which did not lead to any changes to the rule.

**New material is underlined.**

[Deleted material is in brackets.]

"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.

Section 1. Subdivision b of section 20-02 of Title 16 of the Rules of the City of New York is amended to read as follows:

(b) Awardees for one or more of the commercial waste zones set forth in subdivision (a) of this section and for citywide containerized service are authorized to commence service in the awarded zones on the following implementation start and final implementation dates:

Zone name	Implementation start date	Final implementation date
Queens Central	September 3, 2024	January 2, 2025
Bronx East	October 1, 2025	November 30, 2025
Bronx West	October 1, 2025	November 30, 2025

✶ j30



## SPECIAL MATERIALS

### CITY PLANNING

#### ■ NOTICE

#### NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT STATEMENT

##### Midtown South Mixed-Use Plan

#### Project Identification

CEQR No. 24DCP094M  
ULURP Nos. C250185ZMM,  
N250186ZRM  
SEQRA Classification: Type I

#### Lead Agency

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

#### Contact Person

Stephanie Shellooe, AICP, Director (212) 720-3328  
Environmental Assessment and Review Division  
New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned as well as online via the Midtown South Mixed-Use Plan (MSMX) project page on ZAP: <https://zap.planning.nyc.gov/projects/2024M0142>. To view the MSMX FEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then “FEIS\_24DCP094M”. The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing on the Draft Environmental Impact Statement (DEIS) was held on May 7, 2025, in conjunction with the City Planning Commission’s citywide public hearing pursuant to ULURP. Advance notice was given of the time and place of the hearing. Written comments on the DEIS were requested and considered by the Lead Agency through 5:00 P.M., May 19, 2025. The FEIS incorporates responses to the public comments received on the DEIS and additional analysis conducted subsequent to the completion of the DEIS.

The New York City Department of City Planning (DCP) proposes a zoning map amendment and a zoning text amendment (the “Proposed Actions”) to the New York City Zoning Resolution (ZR) that would foster a vibrant, mixed-use Midtown South neighborhood in the heart of Manhattan. The Proposed Actions would encourage the creation of critically needed housing in both new residential development and conversions, support critical commercial activity, respond to changing conditions in the wake of the COVID-19 pandemic and shifting work patterns, and affirm the area’s architectural legacy and industrial character.

This proposal has been prepared in response to neighborhood and citywide planning challenges brought by changes in the real estate and labor markets, and informed by local residents, the business community, property owners, landlords, nonprofit organizations, elected officials, neighborhood associations, and other civic leaders. DCP conducted a stakeholder engagement process in late 2023 and 2024 to solicit feedback and potential areas for intervention in advance of the formal Uniform Land Use Review Process public review period.

The area affected by the Proposed Actions (the “Affected Area”) includes approximately 141 total acres, consisting of all or parts of 42 blocks of the Midtown South neighborhood, and is roughly bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Ninth Avenue to the west. The Affected Area is comprised of Subdistrict A-2 in the Special Garment Center District, and the “Rezoning Area” -- an approximately 127-acre area consisting of all or parts of 42 blocks of the Midtown South neighborhood. Most of the Rezoning Area (all or portions of 35 blocks) is located in Manhattan Community District 5, while the balance (all or portions of seven blocks) is located in Manhattan Community District 4. The Rezoning

Area consists of four noncontiguous manufacturing-zoned areas roughly bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Eighth Avenue to the west. Subdistrict A-2 of the Special Garment Center District (GC) encompasses approximately four blocks, bounded by a line 100 feet east of 9th Avenue to the west, 35th Street to the south, a line 100 feet west of 8th Avenue to the east, and 39th Street to the north. The Special Midtown South Mixed-Use District created by the Proposed Actions and described below will not be mapped on Subdistrict A-2 of the Special Garment Center District (GC).

The Proposed Actions seek to accomplish the following land use and zoning objectives:

- Expand housing opportunities by allowing residential uses as of right and requiring permanently affordable housing through the MIH program in new development, conversions, and expansions to support neighborhood diversity and further the City’s equity and Fair Housing goals.
- Promote economic recovery, resilience, and growth by allowing a wider range of compatible commercial, community facility, and light manufacturing uses; modernizing outdated zoning provisions; and reducing existing zoning barriers to accommodate a more balanced mix of uses.
- Establish appropriate FAR and bulk regulations that ensure new development harmonizes with the surrounding built context and incentivizes mixed-use buildings.
- Promote the adaptive reuse of existing commercial buildings by eliminating nonresidential floor area preservation requirements, where applicable.

The Proposed Actions include discretionary actions that are subject to review under ULURP, Section 200 of the City Charter, and City Environmental Quality Review (CEQR) process, as follows:

- Zoning Map Amendments.**
  - The Proposed Actions would rezone portions of existing M1-6 and M1-6D manufacturing districts with high-density paired manufacturing/residential mixed-use districts, establish a new Special Midtown South Mixed Use District (MSX) coextensive with the Rezoning Area, and make additional changes to the boundaries of several special purpose districts that overlap with the Affected Area.
- Zoning Text Amendments.**
  - The Proposed Actions would amend the ZR to establish regulations for the proposed Special Midtown South Mixed Use District (MSX), amend Appendix F of the ZR to apply the MIH program to the Rezoning Area, and modify text in the Special Garment Center District, Special Midtown District, and Special Hudson Yards District, among other changes, which are described in greater detail below.

In connection with the Proposed Actions, an (E) designation (E-830) would be established on all projected and potential development sites to avoid impacts related to hazardous materials, air quality, and noise. The details of the requirements of the (E) designation for specific sites are located in FEIS Chapter 9, “Hazardous Materials”, Chapter 14, “Air Quality”, and Chapter 16, “Noise”.

Under the Proposed Actions, the total development expected in the RWCDS With-Action condition would consist of approximately 10,924,194 gsf (9,650,109 zsf). Approximately 9,867,999 gsf (8,721,229 zsf) of residential use is anticipated on the projected development sites and area eligible for residential conversions, including approximately 9,730 DUs, a substantial proportion of which are expected to be affordable, and 960,456 gsf (845,607 zsf) of commercial floor area (local retail and office) and 95,739 gsf (83,291 zsf) of community facility area by the 2034 analysis year.

The projected incremental (net) change between the No-Action and With-Action conditions that would result from the Proposed Actions would be a net increase of approximately 9,676 DUs (including 1,940 to 2,890 affordable units), 462,129 gsf of local retail space, 81,755 gsf of community facility space, and a decrease of 732,619 gsf of office space and 69,782 gsf of industrial/warehouse space.

Outside the projected and potential development sites, it is assumed that approximately 1,093,808 gsf of existing nonresidential floor area would convert to residential use over the next decade—an estimate informed by DCP’s understanding of historical conversion patterns from 2010 to 2020 and the potential for conversions in the study area under the RWCDS With-Action condition. Assuming one DU for every 1,400 sf converted, which is the historical average for office-to-residential conversion from 2010 to 2020, conversion may yield approximately 781 net DUs over the next decade. Approximately 156 to 234 of those DUs resulting from conversion would be permanently income-restricted under the MIH program.

Development shown on sites within historic districts is assumed to maximize the permitted FAR within the allowable building envelope for conservative analysis purposes. The represented building form does not reflect the LPC's future review and approval, which is required for actual development on all projected and potential sites on a site-by-site basis.

The Proposed Actions would result in a net increment of 16,256 residents (including the population from the residential conversion model and projected development site DU). The size of the workforce is estimated to result in a net decrease of 5,523 workers.

Under the State Environmental Quality Review Act (SEQRA), a conceptual analysis is warranted if a Proposed Action creates new discretionary actions that are broadly applicable even when projects seeking those actions will trigger a future, separate environmental review. It is the lead agency's responsibility to consider all possible environmental impacts of the new discretionary actions at the time it creates them. The Proposed Actions would create two new discretionary actions; 1.) A CPC special permit to allow floor area bonuses for covered pedestrian spaces (CPS), and 2.) the Proposed Special Midtown South Mixed-Use District would be defined as a "Central Business District" (ZR 66-11). This would extend the applicability of the density bonus authorization for improvements to mass transit stations (ZR 66-50) to sites that are 1,500 feet from mass transit stations, making virtually all sites within the Rezoning Area qualifying as transit improvement sites. A conceptual analysis is provided to understand how the new discretionary actions could be used in the future and to generically assess the potential environmental impacts that could result. However, all potential significant adverse impacts related to these future discretionary actions would be disclosed through environmental review at the time of application.

The Proposed Actions would result in significant adverse impacts with respect to Open Space (indirect and direct impacts from incremental shadows), Shadows, Historic and Cultural Resources (architectural), Air Quality, Transportation, and Construction. Additionally, due to the non-site specific nature of residential conversions as a result of the Proposed Actions, significant adverse Hazardous Materials, Air Quality, and Noise impacts cannot be precluded for the residential conversion area. If no feasible mitigation can be identified, an unavoidable significant adverse impact would result.

## OPEN SPACE

The Proposed Actions would result in a significant adverse indirect impact on total, passive, and active open space in the residential study area, and a significant adverse direct impact on one open space due to incremental shadows.

The Proposed Actions would not result in any direct effects related to encroachments on or loss of open space, changes in open space such that it no longer serves the same user population, or results in impacts due to noise, air, or odor emission that may affect its usability. However, the Proposed Actions would result in significant adverse shadow impacts on one open space resource, the 1185 Broadway privately owned public space (POPS). See the "Shadows" section for more information. No air, noise, or other environmental impacts that would affect the usefulness of any study area open space are expected.

Because the Proposed Actions are expected to introduce 16,256 additional residents under the RWCDs, compared to the No-Action condition, a detailed open space analysis for the residential (half-mile) study area was conducted, pursuant to the 2021 CEQR Technical Manual. The detailed analysis determined that the Proposed Actions would result in a significant adverse indirect impact to passive and active open space in the residential study area.

Within the residential study area, in the future under the With-Action condition, the total, active and passive open space ratios would remain below the City's guideline ratios of 2.5 acres, which includes 2.0 acres of active and 0.5 acres of passive space per 1,000 residents, respectively. The total residential study area open space ratio would decline by 8.2 percent to 0.355 acres per 1,000 residents; the active residential study area open space ratio would decline by 8.2 percent to 0.063 acres per 1,000 residents; and the passive residential study area open space ratio would decline by 8.2 percent to 0.292 acres per 1,000 residents. Because these decreases would exceed the 1 percent impact threshold identified in Table 7-5 of the 2021 CEQR Technical Manual, the Proposed Actions would result in a significant adverse indirect impact on total, passive and active open space in the residential study area.

Possible measures that could mitigate the Proposed Actions' indirect significant adverse impact to open space in the residential Study Area may include: expanding existing parks, creating new open space on publicly owned land, encouraging owners of privately owned sites to create new open space as part of their redevelopment, making playgrounds accessible to the community after school hours through

the Schoolyards to Playgrounds program, establishing new pedestrian plazas in streets through the City's Plaza program, and/or improving existing parks to allow for more diverse programming.

As part of the Proposed Actions, a zoning text amendment is proposed that would allow for all developments in the Rezoning Area to access the Zoning Resolution's existing special permit for a floor area bonus for covered pedestrian space (CPS) (ZR 74-87). Access to the bonus would encourage the creation of spaces that reflect the mixed-use character of the area and serve an important function to provide public space for passive use.

Though these potential mitigation measures may increase publicly accessible passive open space in the residential ½-mile Study Area, opportunities to create new open space in sufficient amounts to fully mitigate an indirect impact to total open space (approximately seven acres) is limited. Therefore, the indirect significant adverse impact would not be fully mitigated, and an unavoidable significant adverse indirect open space impact would occur.

## SHADOWS

A detailed shadows analysis was conducted and concluded that development resulting from the Proposed Actions would result in significant adverse shadow impacts on five sunlight-sensitive resources. The projected and potential development sites identified in the RWCDs would result in incremental shadow coverage on 21 sunlight-sensitive resources. The detailed shadows analysis identified significant adverse impacts at five sunlight-sensitive resources. The analysis determined that the POPS at 1185 Broadway would not receive adequate sunlight during the growing season (at least the six- to eight-hour minimum specified in the CEQR Technical Manual) as a result of incremental shadow coverage, and vegetation at this resource could be significantly impacted. The analysis determined that the Marble Collegiate Church, St. John the Baptist Roman Catholic Church, St. Francis of Assisi Roman Catholic Church, and the Trinity Chapel Complex would receive incremental shadow that may have the potential to affect the public's enjoyment of sunlight-sensitive features of these historic resources.

According to the CEQR Technical Manual, possible measures that could mitigate significant adverse shadow impacts on open spaces may include relocating sunlight-sensitive features within an open space to avoid sunlight loss; relocating, replacing, or monitoring vegetation for a set period of time; undertaking additional maintenance to reduce the likelihood of species loss; replacing plantings in the affected area with similar but more shade-tolerant plantings; or providing for replacement facilities on another nearby site. Other potential mitigation strategies include the redesign or reorientation of the open space to provide for replacement facilities, vegetation, or other features. The CEQR Technical Manual guidance also discusses strategies to reduce or eliminate shadow impacts, including modifications to the height, shape, size, or orientation of a proposed development that creates the significant adverse shadow impact. DCP, as lead agency, explored measures to reduce or eliminate the significant adverse shadow impacts. No feasible measures were identified to mitigate the shadows impacts described above, and therefore, the Proposed Actions would result in unmitigated significant adverse impacts on the 1185 Broadway POPS, Marble Collegiate Church, St. John the Baptist Roman Catholic Church, St. Francis of Assisi Roman Catholic Church, and Trinity Chapel Complex.

## HISTORIC AND CULTURAL RESOURCES

The Proposed Actions would result in significant adverse impacts on Historic and Cultural Resources. A detailed analysis was conducted and determined that the Proposed Actions would result in significant adverse impacts to direct and indirect effects on architectural resources, and incremental shadows that may affect the public's enjoyment of historic resource sunlight-sensitive features.

The Proposed Actions would result in the redevelopment of four properties in two New York City Landmarks (NYCL)-Designated historic districts: the Madison Square North Historic District and the Ladies' Mile Historic District. However, the projected development sites in these districts are vacant or contain only non-contributing resources. Non-contributing sites and vacant lots within LPC designated historic districts are still subject to LPC review and permitting. Therefore, there would be no direct impacts to designated properties in these two historic districts as a result of the Proposed Actions.

The Proposed Actions would result in the redevelopment of 15 properties in the State/National Register (S/NR)-Listed Garment Center Historic District. One potential development site and two projected development sites contain non-contributing resources that do not rise to the level of S/NR-Eligibility due to extensive alterations and lack of integrity. The remaining 12 sites contain contributing resources that are S/NR-Listed and would be directly impacted by the Proposed Actions.



Architectural resources that are listed on or eligible for listing on the S/NR are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies and under the State Historic Preservation Act from projects sponsored, assisted, or approved by State agencies. Private property owners of S/NR-Eligible or listed resources, however, do not have any restrictions on alteration or demolition of their property. While new development would not have an adverse impact on adjacent buildings or the district, the removal of 12 contributing structures would be a direct adverse impact.

Ninety-five historic resources are located in the Study Area, defined as a 400-foot radius from the Rezoning Area. Of these, 34 individual historic resources and three historic districts are located within 90 feet of projected/potential development sites. Development on one projected development site is anticipated to cause alterations to the setting and visual context of a historic resource, the Trinity Chapel Complex (NYCL, S/NR). The remaining development on the projected and potential development sites are not anticipated to alter the relationship of the historic resources to the streetscape, because all streets in the Study Area would remain open and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. Only projected development site 40 could eliminate or substantially obstruct significant public views of the Trinity Chapel Complex. No other projected/potential development sites are expected to alter the context of architectural resources, because all significant elements of these historic resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic resource's setting under the RWCDs With-Action condition. As such, the Proposed Actions are expected to result in only one adverse indirect or contextual impact on a historic architectural resource.

Designated NYCL- or S/NR-Listed historic buildings located within 90 linear feet of a projected or potential new construction site are subject to the protections of the New York City Department of Building's (DOB) Technical Policy and Procedure Notice (TPPN) #10/88. Therefore, the Proposed Actions would not cause any significant adverse construction-related impacts to NYCL- or S/NR-Listed historic buildings.

Development at two potential and fifteen projected sites under the Proposed Actions could potentially result in construction-related impacts to 16 individual historic resources located within 90 feet of the projected/potential development sites. These 16 eligible resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, they are not afforded the added special protections under DOB's TPPN #10/88 because they are not S/NR-listed or NYCL-designated. Additional protective measures under DOB's TPPN #10/88 would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to TPPN #10/88 and may therefore be adversely impacted by the adjacent developments resulting from the Proposed Actions.

As described in the "Shadows" section above, the analysis determined that with the Proposed Action, the Marble Collegiate Church, St. John the Baptist Roman Catholic Church, St. Francis of Assisi Roman Catholic Church, and the Trinity Chapel Complex would receive incremental shadow that may have the potential to affect the public's enjoyment of sunlight-sensitive features.

DCP, as lead agency, explored measures to reduce or eliminate the significant adverse impacts to these historic and cultural resources. No feasible measures were identified to mitigate these impacts, and therefore, the Proposed Actions would result in unmitigated significant adverse impacts to the historic and cultural resources described above.

## HAZARDOUS MATERIALS

The Proposed Actions would not result in significant adverse impacts related to hazardous materials on projected and potential development sites with the placement of an (E) Designation (E-830). However, significant adverse hazardous materials impacts cannot be precluded for the 1,093,808 gsf area modeled for residential conversions.

In terms of hazardous materials, mitigation is the implementation of actions designed to eliminate, contain, or control sources of significant adverse impacts and eliminate exposure pathways. Remediation is the implementation of actions designed to remove or treat the sources of significant adverse impacts and eliminate and/or reduce concentrations of hazardous materials. Mitigation and remedial measures are determined based in part on the detailed findings of the Phase II Environmental Site Assessment (ESA). Typically, DEP and OER recommend a "risk-based" approach in determining the proper course of mitigation, which evaluates the exposure pathways associated with a development site. Implementation of mitigation and remedial action typically follows careful development of an appropriate Remedial

Action Plan (RAP) and site-specific Construction Health and Safety Plan (CHASP). Potential mitigation measures that could be disclosed as part of the approved RAP and/or CHASP may include containment techniques (or the process of covering or enclosing hazardous materials) to minimize direct contact with or exposure of receptors; removal technologies to properly dispose of or beneficially reuse contaminated materials; and treatment technologies to either reduce the concentration of contaminants of concern or alter the characteristics of the contaminated materials. In addition, in certain instances, institutional controls – such as (E) Designations, MOUs (in the case of City-owned properties), recorded declaration of covenants and restrictions, land disposition agreements or mapping agreements – can be placed on or entered into with respect to the subject property to establish a review and approval framework.

For the area modeled for residential conversions, the extent of hazardous materials are unknown because of the non-site specific nature of DCP's conversion model and because it is not possible to determine exactly where and to what extent additional in-ground disturbance may occur for each residential conversion. Since there are no specific development sites among the 1,093,808 gsf RWCDs residential conversion area, the absence of hazardous materials cannot be definitively demonstrated and the possibility of impacts cannot be eliminated. To mitigate potential residential exposure to soil vapor intrusion, newly developed residential buildings would need soil vapor barriers installed on the ground and sub-ground levels. Since development resulting from the Proposed Actions would be as-of-right, there would only be a mechanism for the City to require a hazardous materials assessment, or to mandate the remediation of such materials, on select parcels among the modeled residential conversion area that have already been (E) designated because of prior zoning actions. For all other parcels within the residential conversion area, any such significant adverse hazardous materials impacts cannot be precluded, would be unmitigated and considered an unavoidable adverse impact. However, some pathways for hazardous materials exposure to humans and the environment are less likely for residential conversion parcels than projected and potential development sites. Residential conversion may require interior and exterior renovation; plumbing, electrical and gas work, and other construction to an existing building, but is less likely to involve soil disturbance or excavation that the demolition and new construction of projected and potential development sites would require.

## TRANSPORTATION

A detailed transportation analysis was conducted and concludes that the Proposed Actions would result, as detailed below, in significant adverse impacts to: a) vehicular traffic at 29 intersections, b) pedestrians at 17 sidewalks, three corners, and six crosswalks. The Proposed Actions would not result in significant adverse impacts to transit, parking or street user safety.

### TRAFFIC

Traffic conditions were evaluated for the weekday AM, midday, and PM peak hours, and Saturday peak hour at 37 intersections in the traffic study area where additional traffic resulting from the Proposed Actions would be most heavily concentrated. The traffic impact analysis indicates the potential for significant adverse impacts at 29 intersections (all signalized) during one or more analyzed peak hours. Significant adverse impacts were identified to 15 lane groups at 14 intersections during the weekday AM peak hour, 12 lane groups at 11 intersections in the midday peak hour, 26 lane groups at 20 intersections in the PM peak hour, and 23 lane groups at 20 intersections during the Saturday peak hour.

Significant adverse impacts would be fully mitigated at 10 lane groups in the weekday AM peak hour, 10 lane groups in the midday peak hour, 16 lane groups in the weekday PM peak hour, and 16 lane groups in the Saturday peak hour. Intersections where these impacts would be fully mitigated would total 10, 10, 14, and 16 during these same periods, respectively. In total, impacts to one or more lane groups would remain unmitigated in one or more peak hours at eight intersections.

### PEDESTRIANS

The Proposed Actions would generate a net increment of approximately 5,163 walk-only trips in the weekday AM peak hour, 1,649 in the weekday midday, 6,618 in the weekday PM, and 7,603 in the Saturday peak hours. Persons en route to and from subway station entrances and bus stops would add 5,336, 3,501, 6,992, and 10,498 additional pedestrian trips to Affected Area sidewalks and crosswalks during these same periods, respectively. Peak hour pedestrian conditions were evaluated at a total of 220 pedestrian elements where new trips generated by projected developments are expected to be the most concentrated. These elements—63 sidewalks, 41 crosswalks, and 116 corners—are primarily located in the vicinity of major projected development sites and corridors connecting these sites to area subway station entrances and bus routes. 17 sidewalks, 6 crosswalks, and 3

corners would be significantly adversely impacted by the Proposed Actions in one or more of the analyzed peak hours. Recommended mitigation measures consisting of the widening of crosswalks would fully mitigate the impacts six crosswalks. Implementation of the proposed mitigation measures would be subject to final review and approval by DOT. If DOT determines that an identified pedestrian improvement is infeasible, and no alternative and equivalent measure is identified, the Proposed Actions would result in unmitigated significant adverse pedestrian impacts.

### AIR QUALITY

A detailed Air Quality analysis was conducted and concluded that the Proposed Actions would result in significant adverse impacts related to air quality on three projected and one potential development site. Additionally, significant adverse air quality impacts cannot be precluded for potential conversions from non-residential use to residential use as a result of the Proposed Actions.

The air quality analysis for the Proposed Actions considered the potential for both mobile and stationary source impacts. The mobile source analyses determined that Proposed Action-generated traffic resulting in concentrations of CO and PM<sub>2.5</sub> at the analyzed intersections would not result in any violations of National Ambient Air Quality Standards (NAAQS). Further, the 8-hour CO incremental concentrations and the 24-hour and annual incremental PM<sub>2.5</sub> concentrations were predicted to be below the City's de minimis criteria. An E-Designation (E-830) would be placed on a number of projected and potential development sites to ensure that HVAC stationary source impacts do not occur.

The large/major source analysis determined that one NYSDEC permitted large facility's 1-hour NO<sub>2</sub> concentrations exceed the NAAQS standard at nearby development sites. An E-designation (E-830) to restrict operable windows would be placed on projected development site 17 and potential site G to ensure there would be no significant adverse impacts from large/major sources. In addition, the light industrial source analyses determined that one non-criteria carcinogenic pollutant from a NYCDEP permitted small industrial facility exceeds the NYSDEC DAR-1 annual guideline concentration threshold for air toxics at four development sites and fails the cancer risk assessment at one of these sites. An E-Designation to restrict operable windows would also be placed on projected development site 13 to preclude the potential for cancer risks from the light industrial source, but it would not eliminate the significant adverse air quality impacts on projected development sites 11, 13, 14, and C.

For the area modeled for residential conversions, the extent of air quality impacts is unknown because of the non-site-specific nature of DCP's conversion model. Since actual locations of the 1,093,808 gsf RWCDs residential conversion development cannot be identified, location-specific air quality impact analysis is not performed for the residential conversion. As the light industrial source air quality impact analysis and large/major source air quality impact analysis indicate, without mitigation measures, some development sites in the study area would experience significant adverse air quality impact from existing light industrial sources or large/major sources. For residential conversion development sites also in the same area, the possibility of similar air quality impacts cannot be precluded.

Between the DEIS and FEIS, DCP, as lead agency, explored measures to reduce or eliminate the significant adverse air quality impacts. No feasible measures were identified to mitigate the impacts described above, and therefore, the Proposed Actions would result in unmitigated significant adverse air quality impacts.

### NOISE

The Proposed Actions would not result in significant adverse impacts related to noise on projected and potential development sites with the placement of (E) Designation (E-830). However, significant adverse noise impacts cannot be precluded for potential conversions from non-residential use to residential use as a result of the Proposed Actions.

The noise analysis concludes that the Proposed Actions would not generate sufficient traffic to have the potential to cause a significant noise impact on any of the 68 projected or potential development sites. At all the projected and potential development site noise receptor locations, the maximum noise level increase would be below three dBA between No-Action and With-Action conditions. Therefore, the noise analysis concludes that the traffic generated by the Proposed Actions would not have the potential to produce significant increases to noise levels at any sensitive receptors among the 68 projected and potential development sites within the Affected Area.

The Proposed Actions would introduce new sensitive receptors at projected and potential development sites and conversion to residential development within the Affected Area. Ambient noise levels adjacent to the projected and potential development sites were examined to determine whether building noise attenuation requirements for

maintaining interior noise levels would be necessary due to an increase in vehicular traffic. The assessment finds that noise levels would range between the "marginally acceptable" and "marginally unacceptable" exterior CEQR noise exposure categories, resulting in a noise attenuation requirement range of 28 to 33 dBA to ensure noise levels within the projected and potential development sites would comply with applicable CEQR interior noise level target requirements. As a result, the Proposed Actions includes (E) designations for all of the projected and potential development sites. The window/wall attenuation levels required under the (E) designation (E-830) would avoid the potential for significant adverse noise impacts due to the Proposed Actions. Since the RWCDs conversion model is not site-specific, if located outside of the Special Mixed Use District, residential conversion area could be located in areas with high ambient noise level and without appropriate attenuation measures to maintain CEQR interior noise target levels. Therefore, significant adverse noise impacts cannot be precluded for the residential conversion area, and these potential impacts would remain unmitigated and would constitute an unavoidable significant adverse impact.

The Proposed Actions would allow for manufacturing and residential uses in the same building. To protect occupants of mixed-use residential and manufacturing buildings and surrounding properties from vibrations and noise, any manufacturing uses operating on the ground floor of these buildings would need to adhere to the NYC Noise Code and the performance standards for M1 districts outlined in ZR 42-40. Manufacturing uses operating on the same story or above residential uses would need to adhere to the environmental requirements of ZR 32-423, as referenced in ZR 123-31(c)(2) to ensure there would be no significant adverse noise impacts.

### CONSTRUCTION

The Proposed Actions could result in significant adverse construction impacts related to transportation, air quality, noise and historic and cultural resources.

### TRANSPORTATION

It is expected that potential significant adverse traffic and pedestrian impacts could occur during construction and that these impacts would be similar to the range of impacts identified in the "Transportation" section above for the 2034 With-Action conditions.

The range of mitigation measures identified above for 2034 operational traffic and pedestrian impacts would likely be similarly effective at mitigating any potential 2028 construction traffic and pedestrian impacts. These mitigation measures would also be subject to DOT review and approval. If DOT determines that an identified improvement is infeasible, and no alternative and equivalent measure is identified, then the impact would be unmitigated and would constitute an unavoidable significant adverse impact.

### AIR QUALITY

Measures required to reduce pollutant emissions during construction include all applicable laws, regulations, and the City's building codes. These include dust suppression measures, idling restriction, and the use of ultra-low sulfur diesel (ULSD) fuel. With the implementation of these emission reduction measures, the dispersion modeling analysis of construction-related air emissions for both on-site and on-road sources determined that particulate matter PM<sub>10</sub>, annual-average nitrogen dioxide (NO<sub>2</sub>), and carbon monoxide (CO) concentrations would be below their corresponding CEQR de minimis thresholds and/or National Air Quality Ambient Standards (NAAQS), respectively. Due to site proximity and overlap in projected construction schedules, maximum combined emissions from Sites 46 and 49 and Sites 51 and 52 were examined. PM<sub>2.5</sub> was shown to be below the annual and 24-hour NAAQS but would exceed the annual de minimis threshold for all individual and combined Sites.

The exceedance of the de minimis threshold could be considered a significant adverse air quality impact. At this time, no practicable mitigation measures have been identified. Therefore, this would be an unmitigated impact. However, due to the temporary nature of construction activities and the modeled impacts predicted to be lower than NAAQS, the temporary exceedance of the de minimis criterion does not indicate adverse public health impacts.

### NOISE

Detailed construction noise modeling was performed for four representative development sites with anticipated construction durations of more than 24 months, for all construction phases. The selected representative development sites include Site 49, one of the largest projected development sites, Site 52, a relatively large projected development site, Site 46, an average projected development site, and Site 35, one of the smallest projected development sites with a 24-month or greater construction duration. These sites were selected to represent remaining sites of similar size with construction durations close to 24 months. Sites with anticipated construction durations of



less than 24 months do not require detailed quantitative construction noise analysis. Characteristics considered in the selection of sites to be represented by Sites 49, 52, 46, and 35 included building size, building height, and sensitive receptor proximity and line of sight to the construction site. Construction noise analysis results evaluated from Site 49 were only used to evaluate potential noise impacts from Site 49 since no other development sites are comparable in size. Construction noise analysis results from Site 52 were used to evaluate potential noise impacts from Projected Development Sites 3, 33, 40 and 48. Construction noise analysis results from Site 46 were used to evaluate potential noise impacts from Projected Development Sites 19, 32, 47, and 53. Construction noise analysis results from Site 35 were used to evaluate potential noise impacts from Projected Development Sites 7, 15, 16, 18, 25, 31, 36, 41, 42, 43, 51, 55, and 62.

Based on the detailed analysis of Projected Development Sites 49, 52, 46, and 35, significant adverse construction noise impacts are expected to occur at several sensitive receptors in the vicinity of future construction facilitated by the Proposed Actions.

Vibration-inducing activities occurring during construction of the projected development sites would include the use of pile drivers, large bulldozers, and haul trucks loaded with debris and materials. The highest vibration levels would result from impact pile drivers during building foundation work. Vibration-induced structural damage has the potential to occur if pile driving is conducted within approximately 72 feet of non-engineered timber and masonry buildings, which equates to a vibration level of 0.2012 PPV. When impact pile driving occurs further than approximately 72 feet from non-engineered timber and masonry buildings, there would be no potential for structural damage. If it is determined through field surveys that existing structures adjacent to construction sites consist of more solid materials, such as engineered concrete and masonry, structural damage from impact pile driving could potentially occur within 50 feet of this activity. In addition, vibration-induced annoyance is predicted to occur at residential and institutional land uses within approximately 30 feet from impact pile driving. Vibrations from large bulldozers and loaded trucks are not anticipated to result in structural damage to adjacent buildings, as the highest vibration levels would generally occur within 8 feet of equipment.

Between publication of the DEIS and FEIS, additional mitigation measures were explored, however none were determined feasible and practicable. Because there is no mechanism to require additional measures beyond what is required by the New York City Noise Control Code to partially or fully mitigate the significant adverse construction noise impact, the significant adverse construction noise impacts associated with the construction of Projected Development Sites would be unavoidable and remain unmitigated.

#### **HISTORIC AND CULTURAL RESOURCES**

Development at 17 projected and potential sites under the Proposed Actions could potentially result in construction-related impacts to 16 non-designated (i.e. LPC-eligible and S/NR eligible) historic resources located within 90 feet of the projected or potential development sites. These 16 non-designated resources would be afforded limited protection under the New York City Department of Buildings (DOB) regulations that are applicable to all buildings located adjacent to construction sites; however, they are not afforded the added special protections under the DOB's TPPN #10/88 to require a Construction Protection Plan (CPP) be implemented because they are not S/NR-listed or NYCL-designated. If the eligible resources listed above are not designated, however, they would not be subject to TPPN #10/88 and may therefore be adversely impacted by the adjacent developments resulting from the Proposed Actions. Since there would be no mechanism to require commitment to the CPP on sites within 90 feet of the eligible resources noted above, there would not be feasible strategies to fully mitigate the potential for significant adverse impacts, which may result in an unavoidable impact to architectural resources.

The FEIS considers two alternatives – a No Action Alternative and a No Unmitigated Significant Adverse Impacts Alternative. The No-Action Alternative examines future conditions within the Affected Area but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted). In the No-Action Alternative, existing zoning would remain in the area affected by the Proposed Actions. It is anticipated that the Affected Area would experience growth under the No-Action Alternative by 2034. In the No-Action Alternative, it is anticipated that each of the 61 projected development sites identified under the Reasonable Worst-Case Development Scenario (RWCDs) would remain the same as under existing conditions. The significant adverse impacts related to Open Space, Shadows, Historic and Cultural Resources (architectural), Hazardous Materials, Air Quality, Transportation, Noise and Construction that would occur with the Proposed Actions would not occur with the No-Action Alternative. In the No-Action Alternative, there would be no change to zoning within the Affected Area. The permanent affordable housing expected under the Proposed

Actions would not be provided. In addition, as compared to the Proposed Actions, the benefits associated with improved economic activity, increased residential use through new construction, and conversion of commercial space would not be realized.

The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the density and other components of the Proposed Actions are modified to avoid the unmitigated significant adverse impacts associated with the Proposed Actions which include impacts related to open space, shadows, historic and cultural resources (architectural), hazardous materials, air quality, transportation, noise and construction. This alternative considers development that would not result in any significant adverse impacts that could not be fully mitigated. However, to eliminate all unmitigated significant adverse impacts, the Proposed Actions would have to be modified to a point where the principal goals and objectives of the Proposed Actions would not be fully realized.

Copies of the FEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, AICP (212) 720-3328; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, NY 10007, Hilary Semel, Director (212) 676-3290; and on the New York City Department of City Planning's website located at <https://zap.planning.nyc.gov/projects/2024M0142>.

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### **NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT STATEMENT**

#### **Lenox Hill Hospital**

##### **Project Identification**

CEQR No. 23DCP079M  
ULURP Nos. N250152ZRM,  
C250153ZSM, N250155ZCM,  
N250154ZAM, C250151ZMM  
SEQRA Classification: Type I

##### **Lead Agency**

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

##### **Contact Person**

Stephanie Shellooe, AICP, Director (212) 720-3328  
Environmental Assessment and Review Division  
New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned as well as online via the Lenox Hill Hospital project page on ZAP: <https://zap.planning.nyc.gov/projects/P2017M0299>. To view the Lenox Hill Hospital FEIS, navigate to the project page in ZAP and select Public Documents, then "FEIS\_23DCP079M." The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing on the Draft Environmental Impact Statement (DEIS) was held on May 21, 2025, in conjunction with the City Planning Commission's public hearing pursuant to ULURP. Advance notice was given of the time and place of the hearing. Written comments on the DEIS were requested and considered by the Lead Agency through 5:00 PM, June 2, 2025. The FEIS incorporates responses to the public comments received on the DEIS and additional analysis conducted subsequent to the completion of the DEIS.

The Applicant, Lenox Hill Hospital (LHH), is requesting a series of discretionary actions from the City Planning Commission (CPC), including a zoning map amendment to rezone from a C1-8X to a C1-9 zoning district, and from an R8B to a C1-8 zoning district; zoning text amendments; special permits; and a zoning authorization (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the enlargement and modernization of the existing LHH complex located on the 1.9-acre block bounded by Park and Lexington Avenues and East 76th and East 77th Streets (Block 1411, Lots 1 and 113; "Projected Development Site 1") in the Upper East Side neighborhood of Manhattan Community District 8. Two building envelopes are proposed in the Applicant's land use application, each of which would accommodate the Proposed Project's program. Envelope 1 would include a new approximately 771,000 gross square foot (gsf), 436-foot-tall, 26-story building on Lexington Avenue and 56,000 gsf of additions to the existing hospital; Envelope 2 would include a new approximately 867,000 gsf, 395-foot-tall, 21-story building and 8,000 gsf of additions to the existing hospital. The Proposed Project also includes renovations to the existing hospital to accommodate connections to the new

hospital building; improvements to the new internal loading docks (East 76<sup>th</sup> Street); off-street parking for ambulances (East 77<sup>th</sup> Street); new entrance and lobby for the Mother-Baby Hospital on Park Avenue; a new emergency stairway on the Park Avenue frontage; and improvements to the Lexington Avenue 77<sup>th</sup> Street subway station which would provide for 725 sf of new open area at street level. With the existing buildings to remain, development of the Proposed Project would result in a state-of-the-art, approximately 1.4 million gsf (12.5 FAR) hospital complex that would include 475 single-bedded patient rooms, 30 operating suites, and a right-sized emergency department.

The Reasonable Worst Case Development Scenario (RWCDs) for the EIS also considers the as-of-right development of 111-115 East 77<sup>th</sup> Street between Lexington and Park Avenues (Block 1412, Lots 9, 10, and 11; "Projected Development Site 1a") as part of the Proposed Project. Projected Development Site 1a would be redeveloped with an approximately 46,000-gsf, six-story, 75-foot-tall building to house hospital support functions, and would be connected to Projected Development Site 1 by a utility tunnel under East 77<sup>th</sup> Street. The analysis year established for this project is 2036, the year when the Proposed Project would be completed and fully occupied.

In order to accomplish the Proposed Project, the Applicant is requesting the following zoning actions, which would be required for either massing envelope:

#### Zoning Map Amendments

- Rezone the Lexington Avenue frontage of Projected Development Site 1 from a C1-8X district to a C1-9 (R10 equivalent) district; and
- Rezone the midblock portion of Projected Development Site 1 from an R8B district to a C1-8 (R9 equivalent) district.

#### Zoning Text Amendments

- Map a Mandatory Inclusionary Housing area over the rezoned portions of Projected Development Site 1;
- Modify Zoning Resolution (ZR) Section 66-513(a)(2) to allow a floor area bonus for transit improvements in combination with other floor area bonuses where explicitly permitted by a CPC special permit.
- Modify the Special Park Improvement District regulations (ZR Section 92-21) to allow for a community facility bonus pursuant to ZR Section 74-904.
- Create a new special permit under ZR Section 74-904 to allow:
  - A floor area increase of up to 12.0 floor area ratio (FAR) for a project predominantly dedicated to Use Group III(B) hospital use;
  - A further floor area increase in connection with an authorization or special permit pursuant to ZR Section 66-511 for transit improvements, and
  - Modifications of applicable bulk regulations.

#### Special Permits

Obtain a special permit pursuant to new ZR Section 74-904 to facilitate the proposed redevelopment by:

- Permitting a floor area bonus of 2.0 FAR for a community facility project;
- Incorporating a further floor area bonus of 0.5 FAR in connection with an authorization pursuant to ZR Section 66-511 for transit improvements; and
- Modifying street wall, height, and setback and other bulk regulations.

#### Authorization

Obtain an authorization pursuant to ZR Section 66-511 to allow a floor area bonus of 0.5 FAR in connection with a major improvement to a mass transit station.

In addition, the Applicant would seek a Chairperson's certification of a transit easement volume pursuant to ZR Section 66-21, a non-discretionary, ministerial action through the CPC. The Applicant would request a revocable consent from the New York City Department of Transportation (DOT) and any other permits required for the proposed tunnel under East 77<sup>th</sup> Street. The Applicant would also seek a Certificate of Need from the New York State Department of Health (NYSDOH) and may seek tax-exempt financing of project costs through the Dormitory Authority of the State of New York. In addition, the project approvals would include establishment of an (E) designation (E-777) to codify restrictions related to hazardous materials, air quality and noise; and a Restrictive Declaration to codify Project Components Related to the Environment (PCREs) and mitigation measures related to shadows, and construction-related air quality and noise.

In order to assess the possible effects of the Proposed Action, a RWCDs was established for both the Future Without the Proposed Project (No-Action) and the Future With the Proposed Project (With-Action) Conditions. The incremental difference between the No-Action and With-Action Conditions serves as the basis of the impact category analyses. The 2021 *CEQR Technical Manual* serves as guidance on the methodologies and impact criteria to evaluate the potential environmental effects of the Proposed Actions.

The EIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The EIS identifies potential significant adverse impacts related to shadows, and construction (noise).

**Shadows:** The Proposed Project would cause significant adverse shadow impacts to the trees and plantings in the publicly accessible church garden on the north side of East 77<sup>th</sup> Street. The Proposed Project with either Envelope 1 or Envelope 2 would cast new shadows on the Eighth Church of Christ, Scientist garden located across the street from Projected Development Site 1 and abutting Projected Development Site 1a, in the spring, summer, and fall, causing significant adverse impacts to the vegetation of the garden. An alternative to reduce the shadow impact was considered; the analysis concluded that virtually any development on Projected Development Sites 1 or 1a that would be taller than the existing buildings would cause significant adverse shadow impacts on the March 21/September 21 analysis day. Therefore, the significant adverse shadow impacts to the church garden would be unavoidable. The significant adverse shadow impacts to the vegetation of the garden would be partially mitigated by improvements to the garden and its vegetation. Improvements could include all new site paving, all new site lighting, all new site furniture, and a vertical green wall on the west facing façade of the new building on Projected Development Site 1a. The Applicant has begun consultation with church representatives with regard to mitigation, and the Applicant will enter into a Restrictive Declaration that will require mitigation measures. Because the significant adverse shadow impact would not be fully mitigated, the Proposed Project would result in an unavoidable significant adverse shadow impact to the vegetation in the Eighth Church of Christ, Scientist garden during the spring, summer, and fall analysis periods.

**Construction (noise):** Construction associated with the Proposed Actions would result in temporary disruptions in the surrounding area. The Proposed Project's construction activities under both Envelope 1 and Envelope 2 would result in temporary significant adverse noise impacts. Noise levels from construction of the Proposed Project under both Envelope 1 and Envelope 2 are expected to be comparable to those from typical NYC construction projects involving a new building or buildings with concrete slab floors and foundation on piles. Similarly, potential disruptions to adjacent residences and other receptors from elevated noise levels generated by construction would be expected to be comparable to those that would occur immediately adjacent to a typical NYC construction site during the periods when the loudest activities would occur.

A detailed analysis of construction noise considered the magnitude and duration of potential construction noise effects by evaluating noise from construction of the Proposed Project during various periods throughout construction. The construction noise analysis predicted noise levels from construction of Envelope 1 could exceed the impact criteria at 16 receptors surrounding the construction work area. Noise levels due to construction with Envelope 2 could exceed the impact criteria at 14 receptors, most but not all of which are the same receptors as with Envelope 1. At these receptors, construction would produce noise level increases that would be noticeable and potentially intrusive during the most noise-intensive nearby construction activities; however, the predicted maximum levels would not persist throughout construction, and noise levels would fluctuate over the course of the construction period. While the greatest levels of construction noise would not persist throughout construction, these locations would experience construction noise levels whose magnitude and duration could constitute temporary significant adverse impacts. Therefore, the Proposed Project would result in an unavoidable significant adverse construction impact related to noise.

The EIS considers two alternatives – a No Action Alternative, and a No Unmitigated Significant Adverse Impact Alternative. The No Action Alternative is the "Future Without the Proposed Project" (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted), or the "No Action condition" analyzed in the EIS. While the No-Action Alternative would not result in significant adverse shadow or construction (noise) impacts, it would not achieve the purpose and need of the Proposed Action.

The No Significant Adverse Impacts Alternative examines a scenario in which the Proposed Development's potential unmitigated significant adverse impacts could be eliminated. Additional shadow sensitivity studies were conducted and concluded that virtually any development on Projected Development Sites 1 or 1a that would be taller than the



existing buildings would cause significant adverse shadow impacts on the March 21/September 21 analysis day. Therefore, significant adverse shadow impacts to the church garden would be unavoidable and no alternative that would avoid a significant adverse shadow impact and meet the Proposed Project's purpose and need exists. In order to completely avoid the significant adverse construction noise impacts, construction of the Proposed Project with either Envelope 1 or Envelope 2 would have to be restricted in such a manner so as to occur neither on the same block, nor within one block of any noise receptors, which would require elimination of the proposed rezoning in the vicinity of these sensitive receptors. This would severely limit any additional development and would not allow the Proposed Project to achieve its goals and objectives. Mitigation measures have been identified for temporary noise impacts during construction. However, there is no alternative that would avoid a significant adverse temporary construction noise impact and produce a project that would satisfy the goals and objectives of the Proposed Project. Therefore, no reasonable alternative could be developed that would eliminate the unmitigated significant adverse impacts without substantially compromising the objectives of the Proposed Project.

Copies of the FEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shelloe, Director (212) 720-3328, and on the New York City Department of City Planning's website via the Lenox Hill Hospital project page on ZAP:  
<https://zap.planning.nyc.gov/projects/P2017M0299>.

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## OFFICE OF THE MAYOR

### ■ NOTICE

#### EMERGENCY EXECUTIVE ORDER NO. 822

June 22, 2025

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

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

WHEREAS, while there has been improvement in excessive staff absenteeism, the Department of Correction's (DOC's) staffing levels continue to contribute to a rise in unrest and disorder and create a serious risk to the necessary maintenance and delivery of sanitary conditions; access to basic services including showers, meals, visitation, religious services, commissary, and recreation; and prompt processing at intake; and

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

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

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

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

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby direct that section 1 of Emergency Executive Order No. 819, dated June 17, 2025 is extended for five (5) days.

§ 3. This Emergency Executive Order shall take effect immediately. The State of Emergency shall remain in effect for a period not to exceed thirty (30) days or until rescinded, whichever occurs first. Additional declarations to extend the State of Emergency for additional periods not to exceed thirty (30) days shall be issued if needed.

Eric Adams  
Mayor

• j30

#### EMERGENCY EXECUTIVE ORDER NO. 823

June 22, 2025

WHEREAS, it is of utmost importance to protect the health and safety of all persons in the custody of the Department of Correction ("DOC"), and of all officers and persons who work in the City of New York jails and who transport persons in custody to court and other facilities, and the public; and

WHEREAS, over 80 provisions in the various Court Orders entered in *Nunez v. City of New York*, 11 CV 5845 (SDNY), require DOC to consult with, and seek the approval of, the *Nunez* Monitor ("Monitor") prior to implementing or amending policies on issues, including but not limited to, matters relating to security practices, the use of restraints, escorts, emergency lock-ins, de-escalation, confinement management of incarcerated individuals following serious acts of violence and subsequent housing strategies, and DOC may be held in contempt of court and sanctioned if it fails to appropriately consult with and obtain approval from the Monitor regarding policies in these areas; and

WHEREAS, as fully detailed in Emergency Executive Order 579 of 2024, DOC is already experiencing a significant staffing crisis, which poses a serious risk to the health, safety, and security of all people in custody and to DOC personnel; and

WHEREAS, attempting to comply with many of the provisions of Local Law 42 and the new BOC regulations, such as transporting individuals to court without restraints, would require a massive increase in staff and other resources, which are not available; and

WHEREAS, even if DOC had such additional staffing and resources, that still would not obviate the direct threat to public safety posed by certain provisions of Local Law 42, nor would it obviate the fact that the Monitor has yet to approve implementation of those provisions as required by the *Nunez* Orders, nor would it obviate the fact that additional time would be needed to safely implement those provisions of Local Law 42 eventually approved by the Monitor, because, as the Monitor has expressly cautioned, the safe implementation of any new requirement or reform in DOC facilities requires planning time to "evaluat[e] the operational impact, update[e] policies and procedures, updat[e] the physical plant, determin[e] the necessary staffing complement, develop[] training materials, and provid[e] training to thousands of staff, all of which must occur before the changes in practice actually go into effect" [11 CV 5845 (SDNY) Dkt No. 758-3 at p. 61]; and

WHEREAS, on July 27, 2024, I issued Emergency Executive Order No. 624, and declared a state of emergency to exist within the correction facilities operated by the DOC, and such declaration remains in effect;

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 625, dated July 27, 2024; and

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

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 624, dated July 27, 2024, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby direct that section 1 of Emergency Executive Order No. 820, dated June 17, 2025 is extended for five (5) days.

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

Eric Adams  
Mayor

• j30

#### EMERGENCY EXECUTIVE ORDER NO. 824

June 22, 2025

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

WHEREAS, the City now faces an unprecedented humanitarian crisis that requires it to take extraordinary measures to meet the immediate needs of the asylum seekers while continuing to serve the

tens of thousands of people who are currently using the DHS Shelter System; and

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

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

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

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby order that section 1 of Emergency Executive Order No. 821, dated June 17, 2025, is extended for five (5) days.

§ 3. This Emergency Executive Order shall take effect immediately. The State of Emergency shall remain in effect for a period not to exceed thirty (30) days or until rescinded, whichever occurs first. Additional declarations to extend the State of Emergency for additional periods not to exceed thirty (30) days shall be issued if needed.

Eric Adams  
Mayor

• j30

## CHANGES IN PERSONNEL

### DEPARTMENT OF CITY PLANNING FOR PERIOD ENDING 05/09/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BRAVO	JEAN I	22122	\$62137.0000	APPOINTED	YES	04/20/25	030
HOFFMAN	JULIA R	22122	\$62137.0000	APPOINTED	YES	04/20/25	030
OLEN	YEHUDA L	95714	\$125000.0000	APPOINTED	YES	04/27/25	030
RIVERA	JUSTIN C	22122	\$62137.0000	INCREASE	YES	04/20/25	030
WASKIEWICZ	MATTHEW P	22122	\$110000.0000	INCREASE	NO	03/30/25	030

### DEPARTMENT OF INVESTIGATION FOR PERIOD ENDING 05/09/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
DEAN	CHURESHM A	31130	\$103546.0000	INCREASE	YES	04/27/25	032
HAAS	JESSICA S	31145	\$170916.0000	INCREASE	YES	04/27/25	032
HARRIS	DUDLEY C	31144	\$123805.0000	INCREASE	YES	04/27/25	032
JUNG	GEORGE R	31144	\$123805.0000	INCREASE	YES	04/27/25	032
KAPP	THOMAS D	31145	\$170916.0000	INCREASE	YES	04/27/25	032
SYKES	OLIVIA M	31143	\$58710.0000	RESIGNED	YES	04/17/25	032

### TEACHERS RETIREMENT SYSTEM FOR PERIOD ENDING 05/09/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SHOFER	VALENTIN	40493	\$64122.0000	RETIRED	NO	05/03/25	041

### CIVILIAN COMPLAINT REVIEW BD FOR PERIOD ENDING 05/09/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CURTIS	ANYA L	31165	\$65467.0000	RESIGNED	YES	04/04/25	054
HAFNER	DANIEL C	31165	\$56928.0000	RESIGNED	YES	05/01/25	054
LO	TIFFANY	10246	\$47415.0000	APPOINTED	YES	04/20/25	054
WEBBER	DONOVAN P	31165	\$47601.0000	RESIGNED	YES	04/27/25	054

### POLICE DEPARTMENT FOR PERIOD ENDING 05/09/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABBAS	KHONDOKA A	71652	\$57817.0000	PROMOTED	NO	04/21/25	056
ABDULLAH	CATHERIN F	10124	\$62011.0000	PROMOTED	NO	04/21/25	056
ADETIMEHIN	OLUGBENG A	8297A	\$73473.0000	RETIRED	NO	04/30/25	056
AGUDO	JOSUE A	71022	\$63401.0000	INCREASE	NO	04/20/25	056
ALVARADO	ALEXANDE J	70210	\$55942.0000	RESIGNED	NO	04/29/25	056
AMENDOLARA	JANET K	10147	\$64387.0000	RETIRED	NO	05/02/25	056
AMPUERO	KIARA C	30087	\$88708.0000	RESIGNED	YES	10/29/23	056
ANGENBROICH	BRIAN C	92511	\$347.2000	RETIRED	NO	04/26/25	056
ATKINS	SHIKIMA R	10147	\$56859.0000	PROMOTED	NO	04/20/25	056
AUPONT	CHRISTIA M	70210	\$59065.0000	RESIGNED	NO	03/12/25	056

### POLICE DEPARTMENT FOR PERIOD ENDING 05/09/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AYALA	CHRISTY C	10124	\$61376.0000	PROMOTED	NO	04/20/25	056
BAILEY	DAVID O	7165A	\$55339.0000	DECEASED	NO	04/24/25	056
BARNETTE	VERONICA H	71651	\$53985.0000	RETIRED	NO	04/16/25	056
BISWAS	MD S	60817	\$38064.0000	RESIGNED	NO	04/29/25	056
BOCK	ROBERT R	70210	\$56793.0000	RESIGNED	NO	01/06/24	056
BONILLA GUZMAN	JOSE F	70210	\$109352.0000	RESIGNED	NO	04/30/25	056
BORDEN	THELMA	10124	\$74245.0000	INCREASE	NO	04/20/25	056
BRADDOX	SADIYAH N	60817	\$38064.0000	RESIGNED	NO	04/10/25	056
BROWN	ADONIS J	71012	\$44265.0000	APPOINTED	NO	04/18/25	056
BUTLER	JOSEPH H	60817	\$38064.0000	RESIGNED	NO	04/05/25	056
CALANDRIELLO	MARY A	10124	\$84246.0000	RETIRED	NO	05/02/25	056
CAMINERO	MICHAEL V	70210	\$55942.0000	RESIGNED	NO	04/30/25	056
CAMPO	ALISHA C	70205	\$18.5400	RESIGNED	YES	04/24/25	056
CARAZO	ROBERT R	81901	\$44397.0000	APPOINTED	YES	04/20/25	056
CASTANO	AMARIS L	71012	\$44265.0000	APPOINTED	NO	04/18/25	056
CHARLES	DEBORAH	31121	\$70274.0000	RETIRED	NO	05/02/25	056
CHEN	GARY	13652	\$116678.0000	INCREASE	NO	04/20/25	056
CHERRY	SELENA T	10124	\$69309.0000	PROMOTED	NO	04/20/25	056
CHIODI	NICHOLAS D	70210	\$57976.0000	RESIGNED	NO	04/28/25	056
CHOWDHURY	SHARMIN B	90202	\$41847.0000	RESIGNED	NO	04/26/25	056
CIAMPA	ANGELO D	70210	\$109352.0000	RESIGNED	NO	04/21/25	056
COLESON	JALIEA A	71012	\$44265.0000	APPOINTED	NO	04/18/25	056
COLLAZO	BARRON D	70210	\$60363.0000	RESIGNED	NO	05/02/25	056
CORONEL	DIEGO F	70210	\$55942.0000	RESIGNED	NO	04/30/25	056
COTO	MELANIE A	71012	\$55985.0000	RESIGNED	NO	04/27/25	056
COUNTS	MELANIE	71022	\$63401.0000	INCREASE	NO	04/20/25	056
COWAN	SHAKEISH A	71012	\$59935.0000	RESIGNED	NO	04/25/25	056
COZZO	GABRIEL C	70205	\$18.5400	RESIGNED	YES	03/28/25	056
CRAWFORD	ROSINA R	60817	\$54862.0000	RETIRED	NO	05/02/25	056
CRISANO	RITU	71012	\$44265.0000	APPOINTED	NO	04/18/25	056
CRUZ	DOUGLAS E	60817	\$54862.0000	RESIGNED	NO	04/06/25	056
CSABY	KENNETH J	92376	\$145437.0000	INCREASE	YES	01/26/25	056
DANGELO	GABRIEL J	70210	\$60363.0000	RESIGNED	NO	04/18/25	056
DAVIS	TRIQUEL M	10147	\$56859.0000	PROMOTED	NO	04/21/25	056
DENOBLE	CHERYLAN	70210	\$60363.0000	RESIGNED	NO	04/16/25	056
DESIR	ALEXANDR	71012	\$44265.0000	APPOINTED	NO	04/18/25	056
DIAZ	KEVIN S	71012	\$44265.0000	APPOINTED	NO	04/11/25	056
DIGGINS	COLETTE E	71022	\$63637.0000	RETIRED	NO	04/22/25	056
DOMINGUEZ	YESENIA	60817	\$38064.0000	RESIGNED	NO	04/09/25	056
DRAKES	PATRICK A	71651	\$53985.0000	RETIRED	NO	04/26/25	056
DUFFY	LAUREN A	70210	\$60363.0000	RESIGNED	NO	04/29/25	056
EDGAR	JOHN J	7021B	\$130260.0000	DECEASED	NO	04/20/25	056
ESKER	BRANDON M	30086	\$83388.0000	APPOINTED	YES	04/20/25	056
ETIENNE	EMMANUEL P	70210	\$109352.0000	RETIRED	NO	04/23/25	056
EXPOSITO	ANTONIO M	70210	\$65387.0000	RESIGNED	NO	05/01/25	056
FAJARDO	MARGUERIT	70205	\$18.5500	RETIRED	YES	05/01/25	056
FAWI	DAMILOLA T	71012	\$44265.0000	APPOINTED	NO	04/18/25	056
FIGUEROE SANTAN	EMANUEL A	71651	\$47185.0000	RESIGNED	NO	04/16/25	056
FINAMORE	MICHAEL S	70210	\$109352.0000	RESIGNED	NO	04/21/25	056
FLORES	LOURDES B	10147	\$56859.0000	PROMOTED	NO	04/20/25	056
FRANCILLON	JIMMY	91212	\$46498.0000	RESIGNED	NO	04/11/25	056

### POLICE DEPARTMENT FOR PERIOD ENDING 05/09/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
FRANCIS	PATRICE P	71651	\$48128.0000	RESIGNED	NO	04/29/25	056
FRANCOIS	EMMANUEL	70210	\$38809.0000	RESIGNED	NO	02/27/08	056
FRAZIER	KEVIN L	60817	\$53264.0000	RETIRED	NO	01/25/24	056
FRETT	BRIAN M	60820	\$81237.0000	RESIGNED	NO	03/27/25	056
GAGLIARDI	SALVATOR J	10144	\$47100.0000	DECREASE	NO	04/30/25	056
GALARZA-SERRANO	EVELIS	71012	\$44265.0000	APPOINTED	NO	04/11/25	056
GIARGIAS	LORI	60817	\$43095.0000	RESIGNED	NO	04/22/25	056
GIBLIN	MAYA D	10251	\$47901.0000	RETIRED	YES	04/29/25	056
GONZALEZ	JOHN C	70210	\$109352.0000	RETIRED	NO	04/26/25	056
GREEN	LANASIA	60817	\$38064.0000	APPOINTED	NO	04/04/25	056
GREENBLATT	MARCIA R	10144	\$47100.0000	RESIGNED	NO	04/27/25	056
GUO	JIAHAN	40526	\$23.6316	APPOINTED	YES	04/20/25	056
HAMPTON	LAKENDA A	71651	\$49270.0000	RESIGNED	NO	04/23/25	056
HANIF	MOHAMMAD A	70210	\$59065.0000	RESIGNED	NO	04/24/25	056
HARRIS-ALSTON	ASHLEY R	10124	\$67462.0000	PROMOTED	NO	04/20/25	056
HASSELL	ERIC C	70210	\$60363.0000	RESIGNED	NO	04/30/25	056
HE	JIN	71105	\$35310.0000	APPOINTED	YES	04/20/25	056
HERNANDEZ	CELESTE J	71012	\$44265.0000	RESIGNED	NO	04/15/25	056
HERON	SANYRA	71651	\$46726.0000	RESIGNED	NO	10/11/24	056
HUSEINOVSKI	KIMBERLY K	10144	\$47100.0000	RESIGNED	NO	04/27/25	056
IRACI	ALEXA R	10209	\$21.4000	RESIGNED	YES	04/08/25	056
ISLAM	AFSANA	60817	\$38064.0000	RESIGNED	NO	04/29/25	056
ISLAM	MD N	71651	\$47621.0000	RESIGNED	NO	04/16/25	056
ISLAM	MD TANJI	71651	\$49205.0000	RESIGNED	NO	04/25/25	056
JAMES	JUDITH P	70205	\$18.5400	RESIGNED	YES	10/26/24	056
JEAN	JUNIOR B	60817	\$38064.0000	RESIGNED	NO	04/16/25	056
JOHNSON	KELLYANN F	71022	\$63401.0000	INCREASE	NO	04/20/25	056
JOHNSON	KRISTIAN	10144	\$47100.0000	RESIGNED	YES	04/24/25	056
JOHNSON	WYTINA S	10124	\$61376.0000	PROMOTED	NO	04/21/25	056
JONES	JASMINE L	60817	\$38064.0000	APPOINTED	NO	04/04/25	056
JORDAN	UVA L	12626	\$67889.0000	RESIGNED	NO	11/28/23	056
JOSIAH	DONNA	60817	\$38064.0000	APPOINTED	NO	04/04/25	056
JOSIAH	QUANIQUE	71012	\$44265.0000	APPOINTED	NO	04/11/25	056
KASLER	DECLAN	60817	\$38064.0000	APPOINTED	NO	04/04/25	056
KAUNAS	BRITTANY	71012	\$59935.0000	RESIGNED	NO	04/26/25	056
KAUR	AMANDEEP	71651	\$46234.0000	RESIGNED	NO	04/02/25	056
KAUR	MANVIR	71105	\$35309.0000	RESIGNED	YES	04/04/25	056
KHALID	SAMRA	70205	\$16.3900	RESIGNED	YES	09/29/22	056
KLEIN	MICHAEL	71651	\$47185.0000	RESIGNED	NO	05/02/25	056