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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

STATEN ISLAND BOROUGH PRESIDENT

■ PUBLIC MEETING

Notice of Public Meeting of the Staten Island Borough Board on Wednesday, September 2, 2009 at 5:30 P.M. at Borough Hall, Stuyvesant Place, Conference Room 122, Staten Island, New York 10301.

a26-s2

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, September 9, 2009, commencing at 9:00 A.M.

BOROUGH OF BROOKLYN

Nos. 1, 2, 3 & 4

BROADWAY TRIANGLE URBAN RENEWAL AREA

No. 1

CD 1 C 090413 ZMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

- changing from a C8-2 District to an R6A District property bounded by Lynch Street, Broadway, Middleton Street and its northeasterly centerline prolongation, and Union Avenue;
- changing from an M1-2 District to an R6A District property bounded by Middleton Street, Throop Avenue, Walton Street, Harrison Avenue, and Union Avenue;
- changing from an M3-1 District to an R6A District property bounded by Lorimer Street, Harrison Avenue, the southwesterly centerline prolongation of Walton Street, and Union Avenue;
- changing from an M1-2 District to an R7A District property bounded by Walton Street, Throop Avenue, Whipple Street, Flushing Avenue, and Harrison Avenue;

- changing from an M1-2 District to a C4-3 District property bounded by Whipple Street, Throop Avenue, and Flushing Avenue;
- establishing within a proposed R6A C2-4 District bounded by Lynch Street, Broadway, the northeasterly centerline prolongation of Middleton Street, Throop Avenue, Lorimer Street, a line 100 feet southwesterly of Throop Avenue, a line midway between Lynch Street and Middleton Street, a line 100 feet northeasterly of Union Avenue, a line 100 feet northeasterly of Harrison Avenue, Lorimer Street, Harrison Avenue, the southwesterly centerline prolongation of Walton Street, and Union Avenue; and
- establishing within a proposed R7A C2-4 District bounded by:
 - Walton Street, Throop Avenue, Bartlett Street, and a line 100 feet southwesterly of Throop Avenue; and
 - Walton Street, a line 100 feet northeasterly of Harrison Avenue, a line 100 feet northerly of Flushing Avenue, a line perpendicular to the northwesterly street line of Whipple Street distant 50 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Whipple Street and the northerly street line of Flushing Avenue, Whipple Street, Flushing Avenue, and Harrison Avenue;;

as shown on a diagram (for illustrative purposes only) dated May 18, 2009 and subject to the conditions of CEQR Declaration E-238.

No. 2

CD1 N 090414 ZRK

IN THE MATTER OF an application submitted by the 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, relating to Article II, Chapter 3 (Bulk regulations for Residential Buildings in Residence Districts), Section 23-90, inclusive, relating to the extension of the Inclusionary Housing Program to proposed R6A and R7A Districts.

Underlined matter is new, to be added.
Matter in ~~strikeout~~ or crossed out is old, to be deleted.
* * * indicates where unchanged text appears in the Zoning Resolution.

APPENDIX F (7/29/09)

INCLUSIONARY HOUSING DESIGNATED AREAS

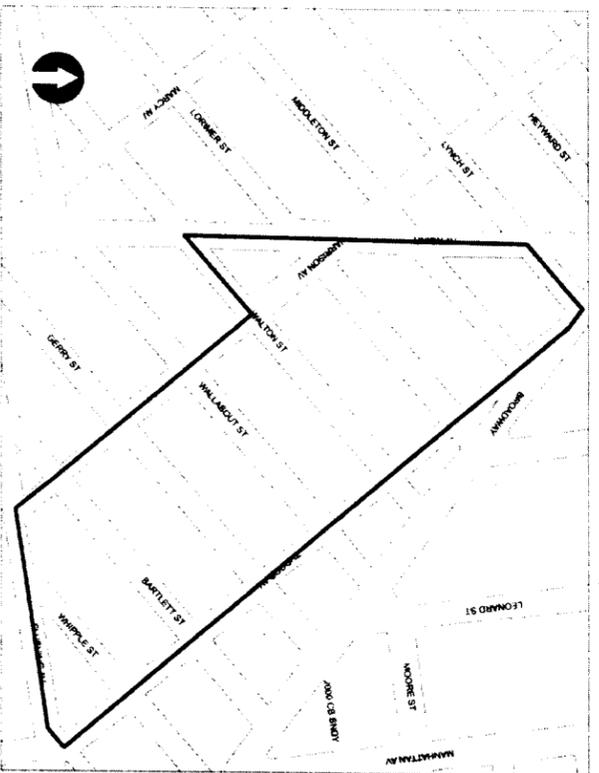
The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #residence districts#.

Brooklyn, Community District 1

In Waterfront Access Plan BK-1, as set forth in Section 62-352, and in the R6, R6A, R6B, R7A and R7-3 Districts within the areas shown on the following Maps 1, 2, and 3 and 4:

PROPOSED NEW MAP

Map 4



Portion of Community District 1, Brooklyn

* * *

No. 3

CD 1 C 090415 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the First Amended Broadway Triangle Urban Renewal Plan for the Broadway Triangle Urban Renewal Area.

The First Amendment updates the land use of existing Sites 4A, 4B, 7A, and 7B from industrial to residential (the remaining industrial sites, 1A, 1B, 2 and 3 are being de-designated since these sites were not acquired pursuant to the Plan—the plan no longer includes any industrial sites); three privately owned properties, Block 2272, Lots 45, 46 and 147, are being acquired and added to existing Sites 7A and 7B to form a new Site 4; the plan no longer includes a commercial or public/semi-public land use; sites were renumbered to reflect site de-designations and reconfigurations; the boundary of the area has been modified to reflect site de-designations, and the language and format of the Plan have been revised to conform with HPD's current format for urban renewal plans; to facilitate the development of six sites containing residential, commercial and community facility uses within the Broadway Triangle Urban Renewal Area.

No. 4

CD1 C 090416 HAK

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

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at :

BLOCK	LOT	ADDRESS (UR Site Number and Name)
2269	14	68 Gerry Street : p/o Site 4 (Broadway Triangle Urban Renewal Area)
2269	16	72 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	17	74 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	18	76 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	19	78 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	23	86 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)

- 2269 24 Urban Renewal Area
88 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 25 90-92 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 27 84 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 28 86 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 29 88 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 30 90 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 31 92-94 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 33 69 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 35 65 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 36 59-63 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 39 57 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 40 55 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 41 53 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 42 51 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 43 47 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 45 43-45 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 47 41 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 48 39 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 49 37 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2269 50 35 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
- 2272 11 34-36 Bartlett Street (p/o Site 7A Broadway Triangle Urban Renewal Area)
- 2272 45 11 Whipple Street
- 2272 46 9 Whipple Street
- 2272 49 669 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
- 2272 51 667 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
- 2272 52 665 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
- 2272 53 663 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
- 2272 108 24 Bartlett Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
- 2272 147 5 Whipple Street

- as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a six sites, tentatively known as Broadway Triangle, with approximately 488 residential units, commercial and community facility uses.

NOTICE

On Wednesday, September 9, 2009, at 9:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in lower Manhattan, a public hearing is being held by the Department of Housing Preservation and Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the Zoning Map, the Zoning Resolution and for the UDAAP designation and disposition of city-owned property related to the Broadway Triangle Urban Renewal Area.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09HPD019K.

**BOROUGH OF THE BRONX
Nos. 5, 6, 7 & 8
KINGSBRIDGE ARMORY
No. 5**

CD 7 C 090236 MMX
IN THE MATTER OF an application submitted by the Economic Development Corporation and Related Retail Armory, LLC pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Reservoir Avenue at its intersection with West Kingsbridge Road;
- the establishment of a Park (Barnhill Square);
- the adjustment of legal grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13126, dated May 11, 2009, and signed by the Borough President.

No. 6

CD 7 C 090237 MMX
IN THE MATTER OF an application submitted by the 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:

- the elimination, discontinuance and closing of a portion of West 195th Street between Reservoir Avenue and Jerome Avenue;
- the adjustment of legal grades necessitated thereby; and

- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13127, dated May 11, 2009, and signed by the Borough President.

No. 7

CD 7 C 090437 ZMX
IN THE MATTER OF an application submitted by Related Retail Armory, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c: changing from an R6 District to a C4-4 District property bounded by West 195th Street*, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue*, as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

*Note: West 195th Street and Reservoir Avenue are proposed to be narrowed under related concurrent applications C 090236 MMX and C 090237 MMX for changes to the City Map.

No. 8

CD 7 C 090438 PPX
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 29 West Kingsbridge Road (Block 3247, Lots 10 and p/o 2), pursuant to zoning.

NOTICE

On Wednesday, September 9, 2009, at 9:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in lower Manhattan, a public hearing is being held by the Office of the Deputy Mayor for Economic Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the City Map, the Zoning Map and for the disposition of city-owned property related to the Kingsbridge Armory.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 08DME004X.

**BOROUGH OF MANHATTAN
Nos. 9-17
WESTERN RAIL YARD
No. 9**

CD 4 C 090408 MMM
IN THE MATTER OF an application, submitted by the Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- A change in grade on West 33rd Street, between Eleventh and Twelfth avenues, in accordance with Map No. C.P.C. 090408 MMM (Acc. No. 30230), dated May 18, 2009, and signed by the Director of the Department of City Planning.

No. 10

CD 4 C 090422 HAM
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at West 48th and West 49th streets, west of 10th Avenue (Block 1077, part of Lot 29), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a mixed-use building, tentatively known as The Westside Rail Yards/DEP Site, with residential and retail space.

No. 11

CD 4 C 090423 HAM
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 806 Ninth Avenue (Block 1044, p/o Lot 3); as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a mixed-use building, tentatively known as the Westside Rail Yard/MTA Site, with residential and commercial space.

No. 12

CD 4 N 090429 ZRM
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX Chapter 6 (Special Clinton District), Borough of Manhattan, Community District 4.

Underlined matter is new, to be added.
Matter in ~~strikeout~~ or crossed out is old, to be deleted.
* * * indicates where unchanged text appears in the Zoning Resolution.

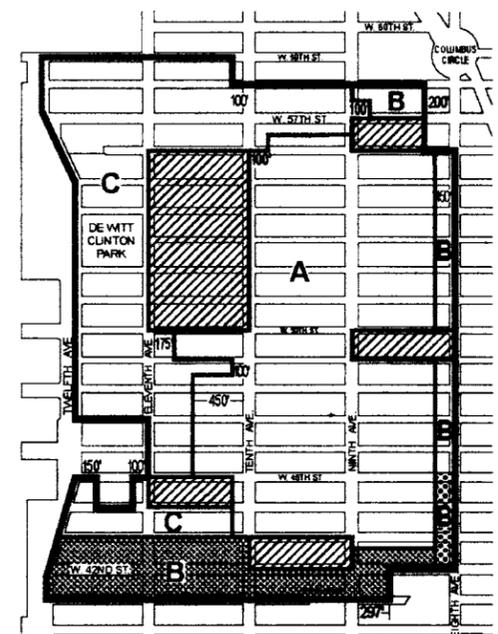
Article IX - Special Purpose Districts

*

Chapter 6
Special Clinton District

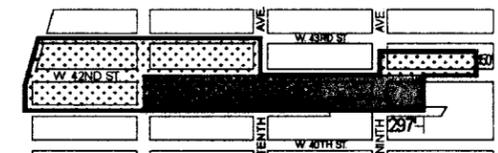
* * *
Appendix A
Special Clinton District Map

Existing



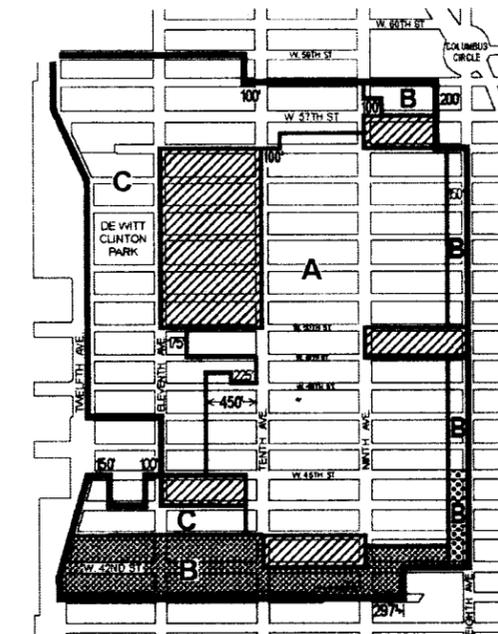
- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
 - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
 - Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
- C** Other Area
- ▨ Excluded Area

42nd Street Perimeter Area



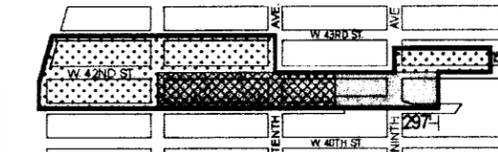
- Subarea 1 of 42nd St. Perimeter Area
- Subarea 2 of 42nd St. Perimeter Area
- Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies

Proposed



- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
 - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
 - Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
- C** Other Area
- ▨ Excluded Area

42nd Street Perimeter Area



- Subarea 1 of 42nd St. Perimeter Area
- Subarea 2 of 42nd St. Perimeter Area
- Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies

No. 13

CD 4 C 090430 ZMM
IN THE MATTER OF an application submitted by New York City 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 No. 8c: establishing within an existing R8 District a C1-5 District bounded by West 54th Street, a line 525 feet easterly of Ninth Avenue, a line midway between West 54th Street and West 53rd Street, and a line 100 feet easterly of Ninth Avenue, as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

No. 14

CD 4 C 090433 ZMM
IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b:

1. changing from an M2-3 District to a C6-4 District property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue; and
2. establishing a Special Hudson Yards District bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue;

as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

No. 15

CD 4 N 090434 ZRM
IN THE MATTER OF an application submitted by RG WRY LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District) relating to the addition of Western Rail Yard Subdistrict F and the expansion of the Special Hudson Yards District, Community District 4, Borough of Manhattan.

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

Article IX - Special Purpose Districts

**Chapter 3
 Special Hudson Yards District**

* * *

**93-00
 General Purposes**

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

- (j) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms;
- (k) to provide a transition between the Hudson Yards District and the Hudson River to the west;
- (l) to facilitate the restoration and reuse of the #High Line# elevated rail line as an accessible, public open space through special height and setback regulations; and
- (m) ~~(k)~~ to promote the most desirable use of land and building development in accordance with the District Plan for the Hudson Yards and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

**93-01
 Definitions**

Hudson Yards Redevelopment Area
 The "Hudson Yards Redevelopment Area" shall be the areas within the #Special Hudson Yards District#, Area P-2 of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the westerly prolongation of the southern #street line# of West 29th Street to the U.S. Pierhead Line, and the southern #street line# of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of ~~West 30th Street~~ ~~West 33rd Street~~ shall not be included in the #Hudson Yards Redevelopment Area#, except for any portion of such #blocks# containing a transit easement for subway-related use. Furthermore, the #Hudson Yards Redevelopment Area# shall not include any underground connections from a subway station to any #use# located on such excluded #blocks# or between any such #uses#.

* * *
 Special Hudson Yards District (repeated from Section 12-10)

The "Special Hudson Yards District" is a Special Purpose District designated by the letters "HY" in which special regulations set forth in Article IX, Chapter 3, apply to all #developments#. The #Special Hudson Yards District# appears on the #zoning maps# superimposed on other districts and its regulations supplement and supersede those of the districts on which it is superimposed.
High Line

For the purposes of this Chapter, the "High Line" shall refer to the elevated rail line structure located between West 30th Street and West 33rd Street and between Eleventh and Twelfth Avenues.

High Line Bed

The "High Line bed" is the highest level of the horizontal surface (platform) of such elevated rail line structure.

**93-03
 District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Hudson Yards District Plan#.

The District Plan includes the following ~~four~~ nine maps:

- Map 1 - Special Hudson Yards District, Subdistricts and Subareas
- Map 2 - Mandatory Ground Floor Retail

Map 3 - Mandatory Street Wall Requirements

Map 4 - Mandatory Sidewalk Widening

Map 5 - Transit Easements and Subway Entrances

Map 6 - Subdistrict F Site Plan

Map 7 - Subdistrict F Public Access Area Plan

Map 8 - Subdistrict F Mandatory Ground Floor Requirements

Map 9 - Subdistrict F Mandatory Street Wall Requirements

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

**93-04
 Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, six subdistricts are established, as follows:

- The Large-Scale Plan Subdistrict A
- Farley Corridor Subdistrict B
- 34th Street Corridor Subdistrict C
- Hell's Kitchen Subdistrict D
- South of Port Authority Subdistrict E
- Western Rail Yard Subdistrict F

* * *

**93-052
 Applicability of Chapter 3 of Article I**

#Public parking lots# authorized pursuant to Section 13-552 (Public parking lots) prior to January 19, 2005, and #accessory# off-street parking facilities for which a special permit has been granted pursuant to Section 13-561 prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Chapter 3 of Article I in its entirety shall be applied to Subdistrict F.

* * *

**93-10
 USE REGULATIONS**

The #use# regulations of the underlying districts are modified as set forth in this Section, inclusive. The only permitted change of #use# for the #High Line# shall be to provide publicly accessible open space in accordance with Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

* * *

**93-13
 Special Office Use Regulations**

**93-131
 Certification for office use**

The provisions of this Section shall apply to all #development# or #enlargement# in the #Hudson Yards Redevelopment Area# with the exception of Subdistrict F.

- (a) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# in the #Hudson Yards Redevelopment Area# that includes Use Group 6B offices constructed after January 19, 2005, until the Chairperson of the Department of City Planning certifies to the Commissioner of Buildings that:

* * *

**93-132
 Authorization for office use**

The provisions of this Section shall apply to all #development# or #enlargement# in the #Hudson Yards Redevelopment Area# with the exception of Subdistrict F.

Where the amount of Use Group 6B office #floor area# in a #development# or #enlargement# will result in over 25 million square feet of such #use developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area#, and such #development# or #enlargement# utilizes increased #floor area# pursuant to Sections 23-90 (INCLUSIONARY HOUSING), 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25 (Floor Area Bonus for New Legitimate Theater Use), such #development# or #enlargement# shall be permitted only upon authorization of the City Planning Commission that:

* * *

**93-14
 Retail Continuity Along Designated Streets**

The following provisions shall apply to all Subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

- (a) Retail continuity along designated streets in Subdistricts A-E

Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the building's #street# frontage, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 50 feet of the #street line# shall be limited to #commercial uses# permitted by the underlying district, but not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D.

A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations. In no event shall the length of #street# frontage occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is less, except that the width of a lobby need not be less than 20 feet.

For any new #development# or #enlargement# on such designated #streets# glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section 93-14.

- (b) Retail continuity along designated streets in Subdistrict F

Map 8 (Subdistrict F Mandatory Ground Floor Requirements) in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section 93-14 apply. Such regulations shall apply along either 100 percent or 70 percent of the building's #street# frontage, as indicated on Map 8.

- (1) Along Eleventh Avenue

The ground floor retail provisions established in paragraph (a) of this Section 93-14 shall apply to the ground floor #street# frontage of #buildings# along Eleventh Avenue. In addition if a #street# frontage is occupied by a 'Bank' as listed in Use Group 6, such a #street# frontage shall not exceed a #street wall# width, in total, of 25 feet.

- (2) Along designated streets other than Eleventh Avenue

In addition to the #uses# listed in paragraph (a) of this Section 93-14, the following #community facility uses# from Use Groups 3 and 4 as well as the following #commercial use# from Use Group 6B shall be permitted on the ground floor level of a #building# or within five feet of #curb level# for frontages along designated #streets# (as shown in Map 8) other than Eleventh Avenue.

From Use Group 3:
 Art galleries (Non-Commercial)
 Libraries
 Museums
 Nursery, kindergarten, elementary or secondary #schools# (with no living or sleeping accommodations)

From Use Group 4:
 Ambulatory diagnostic and treatment health care facilities
 Community centers
 Recreation centers, non-commercial
 Houses of worship

From Use Group 6B:
 Veterinary medicine, limited to small animals

A minimum of 70 percent of the #aggregate width of street wall# shall be occupied by #uses# permitted in this Section 93-14. A minimum of 50 percent of the #street# frontage of a #building# shall be allocated exclusively to #uses# listed in paragraph (a) of this Section and/or Use Group 3 #uses# listed in this paragraph (b) (2). In addition, a maximum of 20 percent of the #street# frontage of a #building# shall be permitted to provide the Use Group 4 and 6B #uses# listed in this paragraph (b) (2). However, if a #street# frontage is occupied by a 'Bank' as listed in Use Group 6, such a #street# frontage shall not exceed a #street wall# width, in total, of 25 feet.

The remaining portion of the #street wall# may be occupied by #uses# listed in this Section 93-14, or by lobby space, mechanical space or entrances to #accessory# parking garages, provided that:

- (i) The maximum width of a lobby shall be 40 feet, or 25 percent of the #street wall#, whichever is less. However, if more than one lobby is provided, the #aggregate width of street wall# occupied by such lobbies shall not exceed 60 feet; and
- (ii) The maximum width of a #street wall# occupied by an entrance to #accessory# parking spaces shall not exceed 35 feet.

For any new #development# or #enlargement# on such designated #streets# glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section.

- (c) Transparency
 Each ground floor level #street wall# of a #commercial# or #community facility use#, as set forth in this Section 93-14, shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazing shall occupy at least 70 percent of the area of each such ground floor level #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk, or public access area, whichever is higher. Not less than 50 percent of the area of each such ground floor level #street wall# shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

For any new #development# or #enlargement# on such designated #streets#, each ground floor #street wall# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

For #developments# or #enlargements# fronting upon Hudson Boulevard that are adjacent to existing #buildings# located within the Hudson Boulevard #street# bed or #public park#, the Hudson Boulevard #street wall# of such new #development# or #enlargement# shall be designed in a manner that will enable the glazing requirements of this Section to be met upon demolition of the #buildings# within such #street# bed or #public park# and, within six months of such demolition, such glazing requirements shall be complied with.

The provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map

2. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

* * *

93-17 Modification of Sign Regulations

(a) Subdistricts A, B, C, D, and E

Within Subdistricts A through E, the underlying #sign# regulations shall apply, except that #flashing signs# shall not be allowed within 100 feet of Hudson Boulevard, its northerly prolongation to West 39th Street and its southerly prolongation to West 33rd Street. Furthermore, #flashing signs# shall not be allowed on any portion of a #building# fronting upon the outdoor plaza required in the Eastern Rail Yards Subarea A1, pursuant to Section 93-71.

(b) Subdistrict F

For the purposes of calculating the permitted #surface area of a #sign#, each Site set forth on Map 6 (Subdistrict F Site Plan) shall be considered a separate #zoning lot#.

(1) Along the #High Line#

The #sign# regulations of the underlying districts shall not apply to #signs# located within 50 feet of the #High Line#, except for #signs# located entirely below the level of the #High Line bed# In lieu thereof, the #sign# regulations of a C1 District shall apply, except that #accessory signs# located within the #High Line# frontage may have a maximum height of 20 feet above the level of the #High Line bed#.

No #signs# affixed to or resting upon the #High Line# shall be permitted, except as pursuant to a signage plan for the #High Line#, as authorized by the City Planning Commission, provided the Commission finds that such signage plan will:

- (i) Enhance the use of the #High Line# by providing signage that is consistent with the use of the #High Line# as a public open space;
(ii) Provide, at a minimum, directional, informational and interpretive signage consistent with the use of the #High Line# as a public open space;
(iii) Be integrated with the design of the #High Line# open space; and
(iv) Not adversely affect #development# adjacent to the #High Line# and in the surrounding neighborhood.

(2) Other locations

Within Subdistrict F, the underlying #sign# regulations shall apply for #signs# located beyond 50 feet of the #High Line#, and for portions of #signs# located entirely below the level of the #High Line bed# along West 30th Street, except that #flashing signs# shall not be permitted in Subdistrict F.

* * *

93-20 FLOOR AREA REGULATIONS

* * *

93-22 Floor Area Regulations in Subdistricts B, C, D, E and F

(a) Subdistricts B, C, D, and E

In Subdistricts B, C, D, E the basic maximum #floor area ratio# is determined by the subdistrict and, where applicable, subarea, as specified in the table in this Section. The basic maximum #floor area ratios# for non-#residential buildings# are set forth in Row A, and the basic maximum #floor area ratios# for #buildings# containing #residences# are set forth in Row B. Such basic maximum #floor area ratios# may be increased to the amount specified in Row C only pursuant to Section 93-31 (District Improvement Fund Bonus) or as otherwise specified in Sections 93-221 through 93-224.

Notwithstanding the provisions of this Section, the basic maximum permitted #floor area ratio# may be increased on an "adjacent lot" pursuant to Section 74-79 (Transfer of Development Rights from Landmark Sites), provided that the maximum #floor area# transferred from the landmark lot does not exceed the basic maximum permitted #floor area ratio# less the total #floor area# of all #buildings# on the landmark lot.

* * *

(b) Subdistrict F

In Subdistrict F, the #floor area ratio# provisions of Section 93-225 shall apply.

* * *

93-225 Floor Area Regulations in Subdistrict F

In Subdistrict F, the maximum #floor area ratio# for #residential#, #community facility# and #commercial use# shall be as follows:

- (a) The maximum #residential floor area ratio# shall be 8.0;
(b) The maximum #community facility floor area ratio# shall be 2.0. However, any floor space occupied by a public #school# constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education may be exempted from the definition of #floor area# for the purposes of calculating the permitted #community facility floor area ratio# and the total maximum #floor area ratio# of the #zoning lot#;
(c) The maximum #commercial floor area ratio# shall be 8.0; and
(d) The total maximum #floor area ratio# shall be 10.0, except as modified pursuant to Section 93-23

(Modifications of Inclusionary Housing Program).

93-23 Modifications of Inclusionary Housing Program

The provisions of Section 23-90 (INCLUSIONARY HOUSING) shall be applicable within the #Special Hudson Yards District# and Area P2 of the #Special Garment Center District#, except as modified in this Section. However, the modifications set forth in this Section shall not be applicable in the area bounded by West 35th Street, Eighth Avenue, West 33rd Street, and a line 100 feet east of and parallel to Ninth Avenue, where the underlying provisions of Section 23-90 shall apply, and shall only be applicable in Subdistrict F as modified by Section 93-233.

* * *

93-232 Floor area increase in Subdistricts B, C, D, and E, and Preservation Area P2

The provisions of Section 23-94 (Floor Area Compensation) shall not apply. In lieu thereof, the #floor area# compensation provisions of this Section shall apply. In accordance with the provisions set forth in Section 93-22 (Floor Area Regulations in Subdistricts B, C, D and E,) or 121-31 (Maximum Permitted Floor Area), the maximum permitted #residential floor area ratio# for #developments# or #enlargements# that provide Inclusionary Housing may be increased, as follows:

* * *

93-233 Lower income housing requirements Floor area increase for affordable housing in Subdistrict F

The #floor area# of any #building# containing #residences# in Subdistrict F may be increased by up to five percent, and such increase may be in excess of the maximum #floor area ratio# of 8.0 for #residential use#, and the total maximum #floor area ratio# of 10.0 provided that:

- (a) At least 20 percent of the #residential floor area# in such #building#, inclusive of any #floor area increase# permitted by this Section, shall be occupied by #lower income households#, as defined in Section 23-93;
(b) Such #building# shall comply with the provisions of Section 93-234 (Lower Income Housing Requirements) for onsite new construction; and
(c) The sum of all #floor area# increases permitted pursuant to this Section does not exceed 0.4 times the total #lot area# of Subdistrict F.

93-234 Lower income housing requirements

#Developments# that increase #floor area# in accordance with the provisions of this Section shall comply with the lower income housing requirements of Section 23-95, except as modified in this Section.

* * *

93-30 SPECIAL FLOOR AREA REGULATIONS

93-31 District Improvement Fund Bonus

Except in Subdistrict F, in the #Special Hudson Yards District# and Area P-2 of the #Special Garment Center District#, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21, 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

* * *

93-40 HEIGHT AND SETBACK REGULATIONS

* * *

93-42 Height and Setback in Subdistricts A through E F

In Subdistricts A through E F, the underlying height and setback regulations shall not apply, except as set forth in Section 93-542 (Height and setback in Subareas D4 and D5). In lieu thereof, the provisions of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E). The rooftop regulations set forth in Section 93-41 shall apply. The height of all #buildings or other structures# shall be measured from #curb level#.

In Subareas D4 and D5 of the Hells Kitchen Subdistrict, the underlying height and setback regulations shall apply as set forth in Section 93-542 (Height and setback in Subareas D4 and D5), as modified by Section 93-41 (Rooftop Regulations).

In Subdistricts A, B, and C, Subareas D1, D2 and D3 of the Hells Kitchen Subdistrict, and Subdistrict E, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 (Rooftop Regulations) and paragraphs (a) through (d) of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS). The height of all #buildings or other structures# shall be measured from #curb level#.

In Subdistrict F, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

* * *

93-50 SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E

In Subdistricts A through E, B, and C, and Subareas D1, D2 and D3 of the Hells Kitchen Subdistrict, and Subdistrict E, the height and setback regulations set forth in paragraphs (a) through (d) of Section 93-42 shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, minimum base heights and maximum length of building walls for towers, and modifications of maximum base heights, depths of required setbacks, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

* * *

(b) Sidewalk Widenings

Where a #street wall# is required to extend along the entire #street# frontage of a #zoning lot#, and such #street# is intersected by a #street# with a mandatory sidewalk widening, no #street wall# shall be required within such sidewalk widening. Where corner articulation rules apply, the inner boundary of any required sidewalk widening may be considered to be the #street line#. The mandatory #street wall# requirements are illustrated on Map 3 in Appendix A of this Chapter. Where sidewalk widening lines are specified, such lines shall be parallel to and five or ten feet from the #street line#, as required pursuant to Section 93-61 and illustrated on Map 4 (Mandatory Sidewalk Widenings) in Appendix A.

In Subdistrict F, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

* * *

93-56 Special Permit for Modification of Height and Setback Regulations Special Height and Setback Regulations in Subdistrict F

The height and setback regulations set forth in this Section 93-56, inclusive, shall apply to specific sites identified as Sites 1 through 6 on Map 6 (Subdistrict F Site Plan) in Appendix A of this Chapter. Portions of a #building# located entirely below grade, and exempt from the definition of #floor area# shall be permitted to extend beyond such designated site locations. However, Site 6 may be extended in a westerly direction, by up to 40 feet to accommodate a public #school# in accordance with the provisions of paragraph (b) of Section 93-568 (Site 6).

Map 4 (Mandatory Sidewalk Widenings) in Appendix A of this Chapter identifies the location of a sidewalk widening required along Eleventh Avenue that is referenced in this Section 93-56, inclusive. Regulations governing the design of this sidewalk widening are set forth in Section 93-61 (Sidewalk Widenings).

Public Access Areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter, identifies the location of publicly accessible open spaces, private streets, and pedestrian ways which are referenced in this Section 93-56.

Publicly accessible open spaces are comprised of the 'Western Open Space', the 'Central Open Space', the 'Southwest Open Space', the 'Northeast Plaza', the 'Midblock Connection', and the '#High Line#'. General rules governing such publicly accessible open spaces are set forth in Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

Publicly accessible private streets are comprised of the 'Northern Street' (including the alley) and the 'Southern Street'. Publicly accessible pedestrian ways are comprised of the 'West 30th Street Corridor', and the 'Connector'. General rules governing such private streets and pedestrian ways are set forth in Section 93-76 (Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F).

The chairperson of the City Planning Commission may modify the height and setback regulations set forth in this Section provided that the Chairperson certifies to the Commissioner of Buildings that such a change is the minimum necessary to accommodate the ventilation requirements of the below-grade rail operations. Any application for such change shall include a Mechanical Plan that conveys the extent of the needs and required modifications, as well as a letter from the Metropolitan Transit Authority describing the needs for such modifications.

93-561 General rules for Subdistrict F

The following regulations shall apply to all #buildings or other structures# within Sites 1 through 6:

(c) #Street wall# location

For the purposes of applying the height and setback regulations of this Section 93-56, inclusive, wherever a #building# fronts upon any publicly accessible open space, private street, or pedestrian way as shown on Map 7, the boundary of such publicly accessible open spaces, private streets, pedestrian ways shall be considered to be a #street line#. Furthermore, for the purposes of applying such height and setback regulations, the sidewalk widening line required along Eleventh Avenue shall be considered the Eleventh Avenue #street line#.

Wherever a #building# on Sites 1, 5 or 6 faces the #High Line#, the #street wall# shall not be located closer than five feet to the edge of the #High Line# (as shown on Map 7).

(b) Measurement of #building# heights

(1) Measurement of #street wall# heights

For portions of a #building# that front upon a publicly accessible sidewalk, the maximum base height, and, where applicable, transition height of a #street wall# shall be measured from the mean level of the public sidewalk that such #street wall# fronts upon. For portions of a #building# that front upon publicly accessible open spaces in which no sidewalks are provided adjacent to a #street wall#, the maximum base height, or, where applicable, transition height of a #street wall# shall be measured from the mean level of the final grade of the open space that such #street wall# fronts upon. However, the following #street wall# heights shall be measured from the #High Line bed#:

- (i) On Site 6, the portion of a #street wall# above the #High Line bed# facing the #High Line# beyond 60 feet of Eleventh Avenue; and
(ii) On Site 6 along the Southwest Open Space within 60 feet of the #High Line#.

(2) Measurement of tower heights

The height of a tower of a #building# shall be measured from the highest level of the adjoining public sidewalk or finished grade adjoining such #building# on its respective site, except that on Site 5 the height of the tower shall be measured from the #High Line bed#.

Where minimum height differences are required between towers, such heights, for each tower, shall be measured from the Manhattan Datum, which is 2.75 feet above Sea Level.

(c) Towers

Criteria for towers on Sites 1 through 6 are set forth in this Section 93-56, inclusive. The minimum distance between all such towers shall be 60 feet.

**93-562
Street wall regulations for certain streets**

The locations of all #street walls# identified in this Section 93-562 are shown on Map 9 (Subdistrict F Mandatory Street Wall Requirements) in Appendix A of this Chapter.

(a) Applicability

The provisions of this Section 93-562 shall apply to:

- (1) All #street walls# of #buildings# on Site 1:
 - (i) That front along the Northern Street;
 - (ii) That front along the Western Open Space within 60 feet of the Northern Street; and
 - (iii) That front along the Midblock Connection within 60 feet of the Northern Street.
- (2) All #street walls# of #buildings# on Site 2:
 - (i) That front along Eleventh Avenue south of the Northeast Plaza;
 - (ii) That front along the Northern Street; and
 - (iii) That front along the Midblock Connection within 60 feet of the Northern Street.
- (3) All #street walls# of a #building# on Site 4:
 - (i) That front along Eleventh Avenue;
 - (ii) That front along the Northern Street within 50 feet of Eleventh Avenue; and
 - (iii) That front along the Southern Street within 50 feet of Eleventh Avenue.
- (4) All #street walls# of a #building# on Site 6:
 - (i) That front along Eleventh Avenue five feet north of the #High Line#;
 - (ii) That front along the Southern Street;
 - (iii) That front along the #High Line#, completely above the #High Line bed#;
 - (iv) That front along the Southwest Open Space within 60 feet of the #High Line#; and
 - (v) That front along the Southwest Open Space within 60 feet of the Southern Street.

(b) #Street wall# location

All #street walls# of #developments# or #enlargements# identified in paragraph (a) of this Section shall be located on the #street line#.

All such #street walls# shall extend along the entire #street# frontage of the site, or required portion identified in paragraph (a) of this Section. However, such #street wall# location rules may be modified in accordance with the recess provisions of paragraph (c) of this Section.

(c) Recesses

- (1) Ground floor recesses up to three feet deep shall be permitted for access to #building# entrances;
- (2) To allow for corner articulation, the required #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such lines;
- (3) To ensure variation in the required #street wall#, a #building# shall provide recesses or ground floor level setbacks in accordance with the following provisions.
 - (i) A minimum of 20 percent of the #aggregate width of street walls# shall provide a minimum recess of three feet from the #street wall# above the level of the second #story#, except for the portion of Site 6 which fronts along the High Line, such recess shall be provided above the level of the first #story#. However, no portion of such recess shall be located within 30 feet of the intersection of two #street lines#, except where corner articulation is provided in accordance with paragraph (2) of this paragraph.
 - (ii) A maximum of 30 percent (or 50 percent for Site 4) of the #aggregate width of street walls# may provide a recess of up to 15 feet at any level, which may extend to the height of the building base, and, may allow for portions of towers to rise without setback from the ground floor level. However, no such setbacks shall be permitted within 30 feet of the intersection of two #street lines#, except where corner articulation is provided in accordance with paragraph (2) of this paragraph.

**93-563
Site 1**

In addition to the applicable requirements set forth in

Section 93-562, the provisions of this Section 93-563 shall apply to #buildings# on Site 1.

(a) Building base

- (1) Facing West 33rd Street

The #street wall# of the #development# or #enlargement# facing West 33rd Street may rise without setback to a maximum base height of 120 feet before a setback is required. However, no setbacks shall be required within 150 feet of Twelfth Avenue.
- (2) Facing the Northern Street

The provisions of this paragraph (2) shall apply to #street walls# facing the Northern Street, the Western Open Space and the Midblock Connection within 60 feet of the Northern Street. Such #street walls# shall rise without setback to a minimum base height of 60 feet and a maximum base height of 90 feet.
- (3) Facing the Western Open Space

The provisions of this paragraph (3) shall apply to #street walls# facing the Western Open Space beyond 60 feet of its intersection with the Northern Street. The #street wall# of the #development# or #enlargement# may rise without setback to a maximum base height of 90 feet before a setback is required. However, no setbacks shall be required within 150 feet of Twelfth Avenue.

(b) Transition height

All portions of a #building# that exceed the applicable maximum base height specified in paragraph (a) of this Section shall be set back in accordance within the provisions of this paragraph (b), except that where towers are provided directly above a portion of the transition height, such a portion of transition height located directly below a tower shall provide setbacks in accordance with the tower provisions of paragraph (c) of this Section.

Portions of a #building# facing West 33rd Street that exceed the maximum base height shall be set back from the West 33rd Street #street line# a minimum of 20 feet. Portions of a #building# facing the Western Open Space that exceed the maximum base height shall be set back from the #street wall# of a #building# facing the Western Open Space a minimum of 30 feet. However, in both cases, no such setback shall be required within 150 feet of Twelfth Avenue.

Above the maximum base height a #street wall# may rise to a maximum transition height equal to one-half the height of the #street wall# of the #building# base facing the Western Open Space. Such a transition height shall not exceed a maximum height of 135 feet.

All portions of a #building# that exceed the maximum transition height shall comply with the tower provisions of paragraph (c) of this Section.

(c) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above the maximum transition height shall be considered a 'tower' and shall comply with the provisions of this paragraph.

- (1) Required setbacks

All towers, or portions of a transition height located beneath a tower, shall be set back at least 15 feet from the #street line# of West 33rd Street and from the #street walls# of the #building# facing the Northern Street, except that the depth of such set back distance may include the depth of any permitted recesses. However, no setbacks shall be required within 150 feet of Twelfth Avenue, along the Western Open Space, or along the Midblock Connection to allow portions of towers that comply with the provisions of sub-paragraphs (2) and (3) of this paragraph (c) to rise without setback.
- (2) Maximum floor plate

If more than one tower is provided on Site 1, the aggregate gross area of any such tower #stories#, measured at any height, shall not exceed 24,000 square feet.
- (3) Maximum length and height

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 110 feet and the north-south dimension shall not exceed a length of 160 feet. Where more than one tower is located on Site 1, each tower shall comply independently with such maximum dimensions.

If more than one tower is located on Site 1, the height of the easternmost tower shall be a minimum of 100 feet greater than the height of the westernmost tower.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-564
Site 2**

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-564 shall apply to #buildings# on Site 2.

(a) Building base

- (1) Facing Eleventh Avenue

The provisions of this paragraph (1) shall apply to #street walls# facing Eleventh

Avenue (exclusive of #street walls# facing the Northeast Plaza), and the Northern Street within 60 feet of Eleventh Avenue. Such #street walls# shall rise without setback to a minimum height of 120 feet and a maximum height of 150 feet. Above a height of 150 feet, all portions of such #building# shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. These building base provisions may apply along the Northern Street #street line# beyond 60 feet of Eleventh Avenue, up to a maximum distance of 100 feet from Eleventh Avenue.

(2) Facing the Northern Street

The provisions of this paragraph (2) shall apply to #street walls# facing the Northern Street beyond 60 feet of Eleventh Avenue (or beyond 100 feet if the optional building base provisions of sub-paragraph (1) of this paragraph (a) are applied along the Northern Street), and the Midblock Connection within 60 feet of the Northern Street. Such #street walls# shall rise without setback to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, all portions of such #buildings# facing the Northern Street shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Midblock Connection within 60 feet of the Northern Street need not setback after the maximum base height to allow tower portions that comply with the provisions of paragraph (b) of this Section to rise without setback.

(3) Facing West 33rd Street

#Street walls# facing West 33rd Street (exclusive of the Northeast Plaza) may rise without setback to a maximum base height of 150 feet. Above a height of 150 feet, setbacks shall be required as follows:

- (i) Portions of a #building# facing West 33rd Street within 150 feet of the Eleventh Avenue #street line# shall provide a 15 foot setback from the #street line# of West 33rd Street;
- (ii) Portions of a #building# beyond 150 feet of Eleventh Avenue that do not exceed an #aggregate width of street wall# of 150 feet, as measured along the West 33rd Street #street line# shall be permitted to rise without setback; and
- (iii) Portions of a #building# located beyond 150 feet of Eleventh Avenue, which exceed the #aggregate width of street wall# of 150 feet as measured along the West 33rd Street #street line# shall be set back a minimum of 15 feet from the #street line# of West 33rd Street.

All portions of a #building# that exceed a height of 150 feet shall comply with the tower provisions of paragraph (b) of this Section.

(b) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above a height of 150 feet shall be considered a 'tower' and shall comply with the provisions of this paragraph (b). Not more than one tower shall be allowed on Site 2.

(1) Maximum floor plate

The gross area of any tower #story# shall not exceed 40,000 square feet. However, if a tower complies with the provisions of sub-paragraph (2) (i)-(ii) of this paragraph (b), such 40,000 square foot limitation shall not apply to any #story# located entirely below a height of 250 feet.

(2) Maximum length and height

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 250 feet below a height of 400 feet. Above a height of 400 feet, such rectangle shall not exceed a length of 225 feet. However if setbacks are provided as follows, such lengths shall not apply to the portion of a #building# below a height of 250 feet provided:

- (i) All tower #stories# are set back at least 50 feet from the Eleventh Avenue #street line#; and
- (ii) All tower #stories# are set back at least 15 feet from the Midblock Connection #street line#.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-565
Site 3**

The regulations of this Section 93-565 shall apply to all #buildings# within Site 3.

All #stories# of a #development# or #enlargement# located wholly or partially above the highest level of the adjoining public sidewalk or finished grade on Site 3 shall be considered a 'tower' and shall comply with the provisions of this Section 93-565. Not more than one tower shall be permitted on Site 3.

(a) Ground floor

A maximum of 6,000 square feet of the ground floor shall be permitted to provide residential uses. The remaining portion of the ground floor shall provide an area that is accessible to the surrounding publicly accessible open spaces listed in Section 93-75. Such space may be open or enclosed, but shall have height of at least 40 feet measured from the level of an adjoining finished grade or sidewalk.

If open, such space shall be considered part of the Central Open Space and comply with the regulations set forth in 93-75.

If enclosed, such space shall provide ground floor uses pursuant to Section 93-14, and shall adjoin a minimum of 70 percent of the perimeter of the outermost walls of the ground floor of the building to a minimum depth of 30 feet. Such outermost wall shall be at least 70 percent glazed with transparent material to a height of 40 feet.

(b) Maximum floor plate

The gross area of any story of a building on Site 3 shall not exceed 12,000 square feet.

(c) Maximum length and height

The maximum horizontal dimension of the tower, measured in any direction, shall not exceed 145 feet. However, if the angle of the tower's maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 3 rectangle in plan (as shown on Map 6) from its southwest corner to its northeast corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed a length of 120 feet.

The maximum height of a building within Site 3 shall be a minimum of 100 feet taller than the building height of Site 5.

All buildings that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-566 Site 4

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-566 shall apply to buildings on Site 4. Not more than one tower shall be permitted on Site 4.

(a) Street wall location along Northern and Southern Streets

Any portion of a street wall facing the Northern Street within 100 feet of Eleventh Avenue shall be set back at least 15 feet from the Northern Street street line, which shall coincide with the northern edge of the Site 4 boundary. Any portion of a street wall facing the Northern Street that extends beyond 100 feet of Eleventh Avenue as measured along the Northern Street street line shall be set back at least 30 feet from the Northern Street street line. Any portion of a street wall facing the Southern Street that extends beyond 100 feet of Eleventh Avenue as measured along the Southern Street street line shall be set back at least 15 feet from the Southern Street street line.

(b) Building base facing Eleventh Avenue

The provisions of this paragraph (b) shall apply to street walls below a height of 120 feet facing Eleventh Avenue and the Northern and Southern Streets within 50 feet of Eleventh Avenue. Such street walls shall rise without setback to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, all portions of a building facing Eleventh Avenue shall be set back from the street wall of the building at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of street walls along the Northern and the Southern Streets within 50 feet of Eleventh Avenue need not setback after the maximum base height to allow tower portions that comply with the provisions of paragraph (c) below to rise without setback.

All portions of a building that exceed the maximum base height of 120 feet shall comply with the tower provisions of paragraph (c) of this Section.

(c) Towers

All stories of a development or enlargement located partially or wholly above the maximum base height of 120 feet shall be considered a tower and shall comply with the provisions of this paragraph. Not more than one tower shall be permitted on Site 4.

(1) Maximum floor plate

The gross area of any such story shall not exceed 12,000 square feet.

(2) Maximum length and height

For any portion of a building above 120 feet, the maximum horizontal dimension, measured in any direction, shall not exceed 145 feet. However, if the angle of the tower's maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 4 rectangle in plan (as shown on Map 6) from its southwest corner to its northeast corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed 120 feet.

The maximum height of a building on Site 4 shall be a minimum of 100 feet taller than any building located on Site 3.

All buildings that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-567 Site 5

All stories of a development or enlargement located wholly or partially above finished grade on Site 5 shall be considered a tower and shall comply with the provisions of this Section 93-567.

On Site 5, a building or other structure may be located adjacent to and above the High Line, provided no portion of such building or other structure is located within five feet of the edge of the High Line from the level of finished grade to a level of 60 feet above the level of the High Line bed (as shown on Map 7).

(a) Maximum floor plate

The gross area of any story within that portion of a building or other structure located wholly or partially above the finished grade to a height of 60 feet above the High Line bed shall not exceed 5,000 square feet. However, such maximum floor plate shall exclude portions of a building or other structure that are west of the High Line below a height of 60 feet above the High Line bed, provided that the maximum horizontal dimension of such portion, measured in any direction, shall be 30 feet.

The gross area of any story within that portion of a building located above a height of 60 feet above the High Line bed shall not exceed 12,000 square feet.

(b) Maximum length and height

At or below a height of 60 feet above the High Line bed, if a building or other structure is developed with portions on both sides of the High Line, the minimum horizontal dimension, measured in any direction between such portions shall be 60 feet.

For that portion of a building located above a height of 60 feet above the High Line bed, the maximum horizontal dimension, measured in any direction, shall not exceed 145 feet. However, if the angle of such maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 5 rectangle in plan (as shown on Map 6) from its south-west corner to its north-east corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed 120 feet. The maximum horizontal dimension for that portion of a building which spans over the High Line, measured in any direction, shall not exceed 120 feet.

The maximum height of a building on Site 5 shall be 450 feet.

All buildings that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-568 Site 6

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-568 shall apply to buildings on Site 6.

(a) Height and setback regulations

(1) Street wall facing West 30th Street, beneath the High Line.

The provisions of this paragraph (a) shall apply to street walls on Site 6 beneath the High Line that face West 30th Street, Eleventh Avenue and the Southwest Open Space.

All such street walls shall extend along the entire street frontage of the site, except that along West 30th Street, the street wall shall be no closer to the northerly street line of West 30th Street than the northerly edge of the southern row of structural columns of the High Line, and along the Southwest Open Space and Eleventh Avenue, the street wall shall extend to a point five feet north of the High Line. Ground floor recesses up to three feet deep shall be permitted for access to building entrances.

All such street walls shall rise without setback to a maximum height of the underside of the High Line bed.

(2) Building base

(i) Facing Eleventh Avenue and the Southern Street, north of the High Line. The provisions of this paragraph (i) shall apply north of the High Line to street walls facing Eleventh Avenue, the Southern Street, portions of street walls facing the High Line within 60 feet of Eleventh Avenue, and portions of street walls facing the Southwest Open Space within 60 feet of the Southern Street. Such street walls shall rise without setback to a minimum height of 60 feet and a maximum height of 90 feet. Above a height of 90 feet, all portions of such buildings facing Eleventh Avenue, the High Line and the Southern Street shall be set back from the street wall of the building at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of street walls along the Southwest Open Space within 60 feet of the Southern Street need not set back after the

maximum base height to allow portions of towers that comply with the provisions of sub-paragraph (3) of this paragraph (a) to rise without setback. These building base provisions may apply along the High Line beyond 60 feet of Eleventh Avenue, up to a maximum distance of 100 feet from Eleventh Avenue.

(ii) Facing West 30th Street, north of the High Line.

The provisions of this paragraph (ii) shall apply to street walls above the High Line bed, facing the High Line beyond 60 feet of Eleventh Avenue, and to those portions of street walls facing the Southwest Open Space that are within 60 feet of the High Line. Such street walls shall rise without setback to a minimum height of 50 feet as measured above the level of the High Line bed, and a maximum height of 60 feet as measured above the level of the High Line bed. Above a height of 60 feet, all portions of such buildings facing the High Line shall be set back from the street wall of the building at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of street walls along the Southwest Open Space within 60 feet of Eleventh Avenue need not setback after the maximum base height to allow tower portions that comply with the provisions of sub-paragraph (3) of this paragraph (a) to rise without setback.

All portions of a building that exceed the maximum base height of 90 feet shall comply with the tower provisions of sub-paragraph (3) of this paragraph (a).

(3) Towers

All stories of a development or enlargement located partially or wholly above a height of 90 feet shall be considered a tower and shall comply with the provisions of this sub-paragraph (3).

(i) Maximum floor plate

If more than one tower is provided on Site 6, the aggregate gross area of any such tower stories, measured at any height, shall not exceed 24,000 square feet.

(ii) Maximum length and height

The outermost walls of all stories of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 160 feet and the north-south dimension shall not exceed a length of 110 feet. Where more than one tower is located on Site 6, each tower shall comply independently with such maximum dimensions.

The aggregate width of street walls of all stories of a tower facing the Southern Street or the High Line shall not exceed 220 feet within 40 feet of the street wall of the building base.

If more than one tower is provided on Site 6, such towers shall either be equal in height, or the easternmost tower shall have a height greater than the height of the westernmost tower.

All buildings that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

(b) Certification to expand Site 6

The area of Site 6, as shown on Map 6, may be extended westward by up to 40 feet in order to accommodate a public school upon certification of the Chairperson of the City Planning Commission that:

- (1) The Chairperson of the City Planning Commission is in receipt of a letter from the School Construction Authority that describes the need for the additional area;
(2) A Site Plan and Landscape Plan for the Southwest Open Space have been approved by the Chairperson of the City Planning Commission;
(3) No portion of a tower located on Site 6 extends beyond 395 feet west of the Eleventh Avenue street line; and
(4) Any portion of a building located beyond 395 feet from the Eleventh Avenue street line affects southwesterly view corridors from the Central Open Space towards the Hudson River to the minimum extent necessary to accommodate a public school.

93-569 Tower Top Articulation

All buildings that exceed a height of 300 feet and are required to comply with the tower top articulation provisions of this Section shall provide articulation in accordance with the following:

The uppermost 40 feet of the building shall have a lot coverage of at least 50 percent of the story immediately below such 40 feet, and a maximum lot coverage of 80

percent of the #story# immediately below such 40 feet. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this Section, each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

**93-57
Special Permit for Modification of Height and Setback Regulations**

Within the #Special Hudson Yards District#, except within C1-7A Districts or C2-5 Districts mapped within R8A Districts, for #developments# or #enlargements# on #zoning lots# with at least 20,000 square feet of #lot area# or #developments# or #enlargements# on any size #zoning lot# that occupy the entire #block# front along a #wide street#, the City Planning Commission may modify the regulations set forth in Sections 93-40 (HEIGHT AND SETBACK REGULATIONS), inclusive, and 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E), inclusive, provided the Commission finds that:

* * *
**93-60
MANDATORY IMPROVEMENTS**

**93-61
Sidewalk Widening**

Map 4 (Mandatory Sidewalk Widening) in Appendix A of this Chapter specifies locations of mandatory sidewalk widening. The depth of such sidewalk widening shall be as indicated on Map 4 in Appendix A and shall be measured perpendicular to the #street line#. All sidewalk widening shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times.

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**93-70
PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES**

* * *
**93-75
Publicly Accessible Open Spaces in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

Publicly accessible open spaces are listed in this Section 93-75, inclusive. Such publicly accessible open spaces shall be comprised of the Western Open Space, the Central Open Space, the Southwest Open Space, the Northeast Plaza, the Midblock Connection, and the #High Line# as described within this Section 93-75, inclusive. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter identifies the location of publicly accessible open spaces.

General requirements for each publicly accessible open space are set forth within this Section. Design requirements for each publicly accessible open space are set forth in Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F). The phasing and approval process for each publicly accessible open space is set forth in Section 93-78 (Site and Landscape Plan for Public Access Areas in Subdistrict F).

All publicly accessible open spaces listed in this section shall be accessible to the public from the hours of 6:00 am to 1:00 am with the exception of the #High Line#, and the Northeast Plaza, which shall provide hours of access pursuant to Section 37-727.

**93-751
General Requirements for the Western Open Space**

A publicly accessible open space, (henceforth referred to as the 'Western Open Space'), shall be provided in Subdistrict F. Such a space shall be open to the sky, except that amenities that are provided in accordance with this Section 93-75, and Section 93-77 shall be permitted to cover a portion of the Western Open Space.

(a) **General purpose**

The Western Open Space is intended to serve the following purposes:

- (1) To provide a major open space that joins the northern portion of the #High Line# open space network on its west to the open space networks leading to the Hudson Park and Boulevard on its east
- (2) To provide a large open lawn area overlooking the Hudson River for public use and enjoyment; and
- (3) To provide transition areas that offer shade, supplemental space between the open lawn and surrounding buildings, and connections between surrounding publicly accessible open spaces.

(b) **Location and minimum dimensions**

The Western Open Space shall be located east of the #High Line#, and encompass the area between Sites 1 and 5 as shown on Map 7. The Western Open Space shall have a minimum easterly boundary of 225 feet as measured from the easterly #street line# of Twelfth Avenue.

(c) **Core elements**

The Western Open Space shall provide the following core elements:

(1) **Lawn area**

An accessible lawn area shall be provided with a minimum area of one acre. Any lawn area located within 40 feet of a #building# wall on Sites 1 or 5 shall not contribute towards this one acre requirement. The required lawn area shall be comprised of the following amenities:

- (i) A continuous lawn area shall be provided

over a minimum of 75 percent of the required one acre. Such area shall have a maximum slope of three degrees and unobstructed visual access toward the Hudson River.

- (ii) A transitional lawn area may be provided for a maximum of 25 percent of the required one acre of lawn area. Such area need not be continuous, and shall have a maximum slope of 15 degrees. Trees and other plantings shall be permitted in such area.

(2) **#High Line# connection**

Access to the #High Line# shall be provided along a minimum of 75 feet and a maximum of 150 feet of #High Line# frontage length. Such frontage need not be continuous, however, in order to qualify as unobstructed access that contributes to the minimum 75 foot requirement set forth in this paragraph, a minimum frontage width of five feet is required. Such access need not be opened to the public until the #High Line# is reconstructed as public open space in accordance with the provisions of Section 93-756.

(3) **Supplemental area**

Any space provided in the Western Open Space which does not meet the criteria for lawn area set forth in paragraph (c) (1) of this Section or the criteria for the #High Line# connection set forth in paragraph (c) (2) of this Section shall be designated as supplemental area and shall comply with the requirements set forth in this paragraph (c) (3).

A minimum of 50 percent of the supplemental area shall be landscaped with soft ground cover, and the remaining 50 percent may be paved. At least one tree shall be provided for every 2,000 square feet of supplemental area. Such trees may be distributed anywhere within the supplemental area.

A minimum of two unimpeded paved pedestrian accesses, each with a minimum width of 12 feet, shall be provided in the supplemental area. One such pedestrian access shall link the Northern Street's alley to the #High Line#, and the second such pedestrian access shall link the Southern Street to the #High Line#.

A minimum of one linear foot of seating shall be provided for every 75 square feet of supplemental area. At least 50 percent of such required seating shall provide seatbacks. Such seating may be distributed anywhere within the supplemental area.

Permanent structures such as food or information kiosks, pavilions or public restrooms, may be placed within the supplemental area provided the height of such structures does not exceed 20 feet. The maximum #lot coverage# that all such permanent structures may occupy shall be 400 square feet, and shall be exempt from the definition of #floor area#.

(d) **Transparency**

For portions of #buildings# on Site 1 and Site 5 fronting upon the Western Open Space, a minimum of 50 percent of the surface area of the ground floor #street wall# fronting upon the open space shall be treated with clear, un-tinted transparent material.

(e) **Permitted encroachments from private streets and pedestrian ways**

The Connector and the terminus of the Northern Street shall be permitted to encroach upon the supplemental area of the Western Open Space, provided that a Site Plan incorporating the private street or pedestrian way is approved in conjunction with the Western Open Space pursuant to Section 93-78.

**93-752
General Requirements for the Central Open Space**

A publicly accessible open space, (henceforth referred to as the 'Central Open Space'), shall be provided in Subdistrict F. Such a space shall be open to the sky, except that portions of a #building# on Site 3 and amenities that are provided in accordance with this Section 93-75, and Section 93-77, shall be permitted to cover a portion of the Central Open Space.

(a) **General purpose**

The Central Open Space is intended to serve the following purposes:

- (1) To serve as a neighborhood open space;
- (2) To provide amenities for area residents, workers, and the general public; and
- (3) To provide areas that offer varied programs, supplemental spaces between amenities and surrounding #buildings#, and connections between surrounding publicly accessible open spaces.

(b) **Location and dimensions**

The Central Open Space shall be located within the area bounded by the Northern Street, the Southern Street, the Connector and Eleventh Avenue, and shall also be comprised of any portion of Sites 3 and 4 which are not covered by #buildings# at the ground level as shown on Map 7.

The Central Open Space shall have a minimum dimension in the north-south direction as measured from the southerly #street line# of the Northern Street to the northerly #street line# of the Southern Street of 175 feet. In addition, the minimum dimension of the Central Open Space in the north-south direction between the northern boundary of Site 3 and the southerly #street line# of the Northern Street shall be 55 feet.

The Central Open Space shall have a minimum dimension in the east-west direction as measured from the easterly #street line# of the Connector to the westerly #street line# of Eleventh Avenue of 545 feet. In addition, the minimum dimension of the open space in the east-west direction between the eastern boundary of Site 3 and the western boundary of Site 4 shall be 265 feet.

Within 350 feet of the Eleventh Avenue #street

line#, the maximum height of the finished grade of the Central Open Space shall be 45 feet above the Manhattan Datum, which is 2.75 feet above Sea Level. Beyond 350 feet of Eleventh Avenue, the maximum height of the finished grade shall be 47 feet above the Manhattan Datum.

(c) **Core elements**

The Central Open Space shall provide the following core elements:

(1) **Lawn area**

An accessible lawn area shall be provided with a minimum aggregate area of 10,000 square feet and a maximum slope of three degrees. Such area need not be continuous. Any lawn area located within 12 feet of a #building# wall on Sites 3 or 4 shall not contribute towards such minimum gross area.

(2) **Playground**

A playground shall be provided with a minimum area of 10,000 square feet.

(3) **Supplemental area**

Any space in the Central Open Space other than the required lawn area set forth in paragraph (c) (1) of this Section or the required playground space set forth in paragraph (c) (2) of this Section, shall be designated as supplemental area and shall comply with the requirements set forth in this Section.

A minimum of 50 percent of the supplemental area shall be landscaped with soft ground cover, and the remaining 50 percent may be paved. At least one tree shall be provided for every 1,500 square feet of the supplemental area. Such trees may be distributed anywhere within the supplemental area.

A minimum of two unimpeded paved pedestrian accesses, each with a minimum width of 12 feet, shall be provided in the supplemental area. Such pedestrian access shall link the Northern and Southern Streets and be no closer than 150 feet to one another at any point.

A minimum of one linear foot of seating shall be provided for every 75 square feet of supplemental area. At least 50 percent of such required seating shall provide seatbacks. Such seating may be distributed anywhere within the supplemental area.

Within 15 feet of a required sidewalk or pedestrian access, the slope of the supplemental area shall not exceed 7.5 degrees, or a maximum height of two feet. Beyond 15 feet of a required sidewalk or pedestrian access, the slope of the supplemental area shall not exceed 15 degrees.

(d) **Permanent structures**

Permanent structures, such as food or information kiosks, pavilions or public restrooms may be placed within the Central Open Space, provided the height of such structures does not exceed 20 feet. The maximum #lot coverage# that all such permanent structures may occupy shall be 400 square feet and shall be exempt from the definition of #floor area#.

(e) **Transparency**

For portions of #buildings# in Site 4 fronting upon the Central Open Space, a minimum of 50 percent of the surface area of the ground floor #street wall# fronting upon the open space shall be treated with clear, un-tinted transparent material.

(f) **Permitted encroachments from private streets and pedestrian ways**

The Connector and the terminus of the Southern Street shall be permitted to encroach upon the supplemental area of the Central Open Space, provided that a Site Plan incorporating the private street or pedestrian way is approved in conjunction with the Central Open Space pursuant to Section 93-78.

**93-753
General Requirements for the Southwest Open Space**

A publicly accessible open space, (henceforth referred to as the 'Southwest Open Space'), shall be provided in Subdistrict F. Such accessible open space shall be open to the sky, except that portions of a #building# or other structure# on Site 5, the #High Line# and amenities that are provided in accordance with this Section 93-75, and Section 93-77 shall be permitted to cover a portion of the Southwest Open Space.

(a) **General purpose**

The Southwest Open Space is intended to serve the following purposes:

- (1) To serve as an inviting pedestrian gateway to the Western Rail Yard from open space networks along the Hudson River;
- (2) To provide pedestrian amenities and connections between surrounding public spaces both on and adjacent to the Western Rail Yard; and
- (3) To offer a unique open space experience for pedestrians through the negotiation of the area's grade changes.

(b) **Location and minimum dimensions**

The Southwest Open Space shall be located within the area bounded by Twelfth Avenue, the Western Open Space, the Southern Street, Site 6, and West 30th Street, and shall also be comprised of any portion of Site 5 which is not covered by a #building

or other structure# at the ground level as shown on Map 7.

The Southwest Open Space shall have a minimum dimension in the east-west direction as measured from the easterly #street line# of Twelfth Avenue to the western boundary of Site 6 of 400 feet. However, if the length of Site 6 is extended to accommodate a public #school# in accordance with the provisions of paragraph (b) of Section 93-568, the minimum dimension shall be 360 feet.

The Southwest Open Space shall have a minimum dimension in the north-south direction as measured from the northerly #street line# of West 30th Street to the southern boundary of the Western Open Space of 180 feet and a maximum dimension of 200 feet.

(c) **Core elements**

The Southwest Open Space shall have the following core elements. For the purpose of determining the amount of an amenity to provide in relation to the area of the Southwest Open Space in this paragraph (c), the area of the Southwest Open Space shall exclude the area occupied by a #building or other structure# on Site 5 and the #High Line#.

A minimum of 50 percent of the area of the Southwest Open Space shall be landscaped with soft ground cover, and the remaining 50 percent of the Southwest Open Space may be paved. At least one tree shall be provided for every 1,500 square feet of Southwest Open Space.

An unimpeded paved pedestrian access with a minimum width of 12 feet shall link either Twelfth Avenue or West 30th Street and the Southern Street. If such pedestrian access contains 'switchbacks' comprised of a series of ascending pedestrian ways, the minimum distance between midpoints of each way, as measured in plan from the northerly edge of one way to the southerly edge of the next ascending way shall be 15 feet.

A second unimpeded paved pedestrian access with a minimum width of 12 feet shall link either Twelfth Avenue or West 30th Street and the #High Line bed# or with an elevator located adjacent to the #High Line# that provides public access to the #High Line bed#. Such access need not be opened to the public until the #High Line# is reconstructed as public open space in accordance with the provisions of Section 93-756.

A minimum of one linear foot of seating shall be provided for every 75 square feet of Southwest Open Space. At least 50 percent of such required seating shall provide seatbacks.

Permanent structures, such as food or information kiosks, pavilions or public restrooms shall be permitted within the Southwest Open Space provided the height of such structures does not exceed 20 feet. The maximum area #lot coverage# that all such permanent structures may occupy shall be 1,000 square feet, provided that such structures are located entirely west of the #High Line#. Such permanent structures shall be exempt from the definition of #floor area#.

- (d) **Permitted encroachments from private streets**
The terminus of the Southern Street shall be permitted to encroach upon the Southwestern Open Space, provided that a Site Plan for the Southern Street is approved in conjunction with the Southwestern Open Space pursuant to Section 93-78.

**93-754
General Requirements for the Northeast Plaza**

A publicly accessible open space, (henceforth referred to as the 'Northeast Plaza'), shall be provided at the intersection of West 33rd Street and Eleventh Avenue (as shown on Map 7). The area of such space shall be at least 2,600 square feet, and shall have a minimum #street# frontage of 40 feet along each #street#. The Northeast Plaza shall be #developed# in accordance with the standards of a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS), exclusive of the area dimensions set forth in Section 37-712.

**93-755
General Requirements for the Midblock Connection**

A pedestrian way (henceforth referred to as the 'Midblock Connection'), shall be provided between West 33rd Street and the Northern Street (as shown on Map 7).

(a) **General purpose**

The Midblock Connection is intended to serve the following purposes:

- (1) To provide pedestrian access between West 33rd Street and the Western Rail Yard Subdistrict F; and
- (2) To provide amenities similar to a through block public plaza.

(b) **Location and dimensions**

The entirety of the Midblock Connection shall be located between 335 feet and 455 feet west of the westerly Eleventh Avenue #street line#.

The minimum width of the Midblock Connection, measured in the east-west direction, shall be 60 feet.

(c) **Core elements**

The Midblock Connection shall provide the following core elements:

- (1) A minimum of one unimpeded pedestrian access, with a minimum width of 12 feet, shall be provided to connect the Northern Street with West 33rd Street;
- (2) A minimum of one linear foot of seating shall be provided for every 75 square feet of the Midblock Connection. A minimum

of 50 percent of the required seating shall provide seatbacks; and

- (3) A minimum of 20 percent of the gross area of the Midblock Connection shall be landscaped with soft ground cover, and shall provide a minimum of one tree per every 1,500 square feet.

**93-756
General Requirements for the #High Line#**

For the portion of the #High Line# which is located within the boundary of Subdistrict F the following provisions shall apply.

(a) **General purpose**

The #High Line# is intended to serve the following purposes:

- (1) To serve as a continuation of the #High Line# public open space to the east and to the south of West 30th Street;
- (2) To offer a pedestrian and passive open space experience similar to the #High Line# open space south of West 30th Street, through planting, materials and amenities, while taking into account the nature and character of the Western Rail Yard site plan; and
- (3) To allow for connections to other public areas on the Western Rail Yard Subdistrict F.

(b) **Permitted #uses#**

Any permitted change of #use# for the #High Line# shall be made pursuant to the provisions of 93-10 (USE REGULATIONS).

**93-76
Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

Publicly accessible private streets and pedestrian ways shall be provided in Subdistrict F in addition to the publicly accessible open spaces required in Section 93-75. Such private streets and pedestrian ways shall be comprised of the Northern and Southern Streets, the West 30th Street Corridor and the Connector. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter identifies the location of these publicly accessible private streets and pedestrian ways.

General requirements for each publicly accessible private street and pedestrian way are set forth within this Section. Design requirements for each publicly accessible private street and pedestrian way are set forth in Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F). The phasing and approval process for each publicly accessible private street and pedestrian way are set forth in Section 93-78 (Site and Landscape Plan for Public Access Areas in Subdistrict F).

Publicly accessible private streets and pedestrian ways listed in this section shall be accessible to the public at all times.

**93-761
General Requirements for the Northern Street**

A private street, (henceforth referred to as the 'Northern Street'), shall be provided south of and parallel to West 33rd Street.

(a) **General purpose**

The Northern Street is intended to serve the following purposes:

- (1) To serve as the primary publicly accessible pedestrian and vehicular connection to the Western Rail Yard from Eleventh Avenue;
- (2) To provide an experience substantially similar to active public #streets# in other high-density, mixed-use districts on its north sidewalk; and
- (3) To provide a unique urban park-like experience for an active public street by connecting the Western Open Space and the Eastern Rail Yard plaza with a pedestrian alley.

(b) **Location and Dimensions**

The Northern Street shall have its northerly edge located a minimum of 180 feet and a maximum of 200 feet south of the West 33rd Street #street line# (as shown on Map 7), except that a terminus to the Northern Street, located west of the Connector shall be permitted to expand beyond the maximum dimensions, provided that such a terminus extends to provide a #building# entrance drive along Site 1, and complies with the provisions set forth in paragraph (e) of Section 93-751.

(c) **Core Elements**

The Northern Street shall provide the following core elements:

- (1) **Streets and sidewalk requirements**
The Northern Street shall be a private street constructed to minimum Department of Transportation and Fire Department standards for public #streets#, including curbs and curb drops. Such private street shall consist of a road bed, paved with asphalt, with a minimum width pursuant to the requirements set forth by the Fire Department; a 20 foot minimum sidewalk along its entire northern curb; and a 25 foot minimum sidewalk along its entire southern curb.
- (2) **Planting and seating requirements for the southern sidewalk and alley**
Two trees shall be planted for every 20

feet of southern curb length of the Northern Street between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the Northern Street.

Along the southern sidewalk trees shall be planted within five feet of the curb and the southern edge of the sidewalk. One row of trees shall be planted within five feet of the curb and a second row of trees shall be planted within five feet of the southern edge of the sidewalk. This double row of tree planting along the southern sidewalk of the Northern Street between Eleventh Avenue and the Connector shall henceforth be referred to as the 'allee'(as shown on Map 7). No #development# shall be permitted within 15 feet of the southern edge of the alley.

The alley shall provide a minimum of one linear foot of seating for every 75 square feet of the alley. A minimum of 50 percent of the required seating shall provide seatbacks.

(3) **Planting requirements for the northern sidewalk**

One tree shall be planted for every 25 feet of curb length of the Northern Street along its northern curb between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the Northern Street, until the Connector. Along the northern sidewalk, trees shall be planted within five feet of the curb.

(4) **Curb cuts**

No curb cuts shall be permitted along the Northern Street, except for access to the Connector if required by the Fire Department.

**93-762
General Requirements for the Southern Street**

A private street, (henceforth referred to as the 'Southern Street'), shall be provided north of and parallel to West 30th Street.

(a) **General purpose**

The Southern Street is intended to serve the following purposes:

- (1) To serve as a publicly accessible pedestrian and vehicular connection to the Western Rail Yard from Eleventh Avenue; and
- (2) To provide an experience substantially similar to active public #streets# in other high-density, mixed-use districts;

(b) **Location and Dimensions**

The Southern Street shall have its southerly edge located a minimum of 180 feet and a maximum of 200 feet north of the West 30th Street #street line# as shown on Map 7, except that a terminus to the Southern Street, located west of the Connector, shall be permitted to expand beyond the maximum dimensions, provided that such a terminus extends to provide a #building# entrance drive along Site 5, and complies with the provisions set forth in paragraph (d) of Section 93-753, and/ or paragraph (f) of Section 93-754 as applicable.

(c) **Core Elements**

The Southern Street shall provide the following core elements:

- (1) **Street and sidewalk requirements**
The Southern Street shall be a private street constructed to minimum Department of Transportation and Fire Department standards for public #streets#, including curbs and curb drops. Such private street shall consist of a road bed, paved with asphalt, with a minimum width pursuant to requirements set forth by the Fire Department; a 15 foot minimum sidewalk along its entire northern curb; and a 20 foot minimum sidewalk along its entire southern curb;
- (2) **Planting requirements for sidewalks**
One tree shall be planted for every 25 feet of curb length of the Southern Street between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the private street between Eleventh Avenue and the Connector; and
- (3) **Curb cuts**
One curb cut shall be permitted along each side of the Southern Street. The maximum width of such curb cut shall be 30 feet. A third curb cut accessing the Connector shall be permitted if required by the Fire Department.

**93-763
General Requirements for the West 30th Street Corridor**

A pedestrian way (henceforth referred to as the 'West 30th Street Corridor'), shall be provided along the northerly sidewalk of West 30th Street adjacent to the area below the #High Line#.

(a) **General purpose**

The West 30th Street Corridor is intended to serve the following purposes:

- (1) To serve as a transition space between the #High Line# and the West 30th Street sidewalk;
- (2) To allow for active frontages with publicly-accessible open areas for establishments below the #High Line#;
- (3) To provide an overall streetscape design that compliments and provides views of the #High Line# along West 30th Street.

(b) **Location and Dimensions**

The West 30th Street Corridor shall be located in the area bounded by the #High Line#, Eleventh Avenue, West 30th Street, and the eastern edge of the Southwest Open Space as shown on Map 7.

In the north-south direction, the West 30th Street Corridor shall extend from the #street wall# of #buildings# beneath the #High Line# facing West 30th Street (which shall coincide with the northerly edge of the southern row of structural columns of the #High Line#) to the northerly #street line# of West 30th Street.

(c) **Core Elements**

The West 30th Street Corridor shall have the following provisions for its core elements:

- (1) A pedestrian access area at least 10 feet in width shall be provided along the entire length of the West 30th Street Corridor, linking Eleventh Avenue with the sidewalk adjacent to the Southwest Open Space. Such area shall be located a minimum of five feet beyond the northerly curb line of West 30th Street, and shall be free of obstructions;
- (2) Portions between the required pedestrian access area and the #High Line# may be paved or landscaped; and
- (3) Street trees shall be planted within five feet of the northern curb of West 30th Street. One tree shall be planted for every 25 feet of curb length. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the West 30th Street.

**93-764
General Requirements for the Connector**

A publicly accessible connection (henceforth referred to as the 'Connector'), shall be provided between the Northern Street and the Southern Street.

(a) **General purpose**

The Connector is intended to serve the following purposes:

- (1) To serve as a connection between the Northern Street and the Southern Street;
- (2) To provide a space that compliments the surrounding publicly accessible open spaces; and
- (3) To provide an emergency egress connector pursuant to Fire Department standards.

(b) **Location and Dimensions**

The western #street line# of the Connector shall be located a minimum of 225 feet east of the easterly #street line# of Twelfth Avenue(as shown on Map 7).

(c) **Core Elements**

The Connector shall provide the following core elements:

- (1) The Connector shall be constructed to minimum Fire Department standards for an emergency egress connection between the Northern Street and the Southern Street, including, but not limited to, the width and materials of paved area, and permitted obstructions within such area; and
- (2) The Connector shall not be located within 15 feet of a #building#.

**93-77
Design Criteria for Public Access Areas in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

(a) **Design Criteria**

Where publicly accessible open spaces, private streets and pedestrian ways provide elements listed in this Section 93-77, such elements shall comply with the applicable minimum design standards set forth below as a minimum design standard.

- (1) **Seating**
Seating shall meet the minimum and maximum dimensional standards set forth in Section 37-741 (1-7), inclusive.
- (2) **Planting and trees**
Where planting areas are provided, they shall meet the planting bed requirements, and irrigation requirements of Section 37-742.
Where trees are provided, they shall meet the applicable minimum tree caliper standards, soil requirements, and irrigation standards set forth in Section

37-742, except that within the Western Open Space, the Central Open Space, and the Southwest Open Space, the soil requirements for tree planting shall not apply. In lieu thereof, all trees in the Central and Western Open Spaces shall be planted in areas with soil depth of at least five feet. In the Southwest Open Space, all trees shall be planted in continuous planted areas that have a minimum depth of five feet and a minimum area of 500 square feet of soil.

(3) **Paving**

Paving, exclusive of required asphalt paving in the Northern and Southern Street beds shall meet the minimum standards set forth in Section 37-718.

(4) **Steps**

Steps shall meet the minimum dimensional standards set forth in Section 37-725.

(5) **Kiosks and open air cafes**

Kiosks or open air cafes shall meet the operational and service requirements listed in Section 37-73(a) and (b). Seating provided as part of an open air cafe shall not count towards meeting the seating requirements of a public access area listed in Section 93-75.

(6) **Standards of accessibility for persons with disabilities**

All publicly accessible open spaces, private streets and pedestrian ways shall be designed pursuant to the standards of accessibility for persons with disabilities set forth in Section 37-728.

(7) **Lighting and electrical power**

All publicly accessible open spaces, private streets and pedestrian ways shall provide lighting and electrical power pursuant to the standards set forth in Section 37-743.

(8) **Litter receptacles**

All publicly accessible open spaces, private streets and pedestrian ways shall provide litter receptacles pursuant to the standards set forth in Section 37-744.

(9) **Bicycle parking**

Bicycle racks sufficient to accommodate at least 25 bicycle parking spaces shall be provided in the Southwest Open Space. Bicycle racks sufficient to accommodate at least 30 bicycle parking spaces shall be provided in the Central Open Space, and bicycle racks sufficient to accommodate at least 33 bicycle parking spaces shall be provided in the Western Open Space. Such racks shall be located adjacent to a paved circulation path within the open space or in public sidewalks adjacent to the open space.

(10) **Playgrounds and additional amenities**
Where playgrounds and additional amenities are provided in the open spaces of publicly accessible open spaces, such amenities shall be designed pursuant to the standards set forth in Section 37-748.

(11) **Signs**

All open spaces within the publicly accessible open spaces shall provide open space signage pursuant to the standards set forth in Section 37-751.

(12) **Canopies, awnings and marquees**

Where #buildings# front onto publicly access areas, private streets and pedestrian ways, canopies, awnings and marquees shall be permitted pursuant to the standards set forth in paragraph (c) of Section 37-726.

(13) **Gates and fences**

No gates, fences or other barriers shall be permitted within any publicly accessible open spaces, private streets or pedestrian ways, except where playgrounds are provided.

(b) **Maintenance**

The owner of each of Sites 1 through 6 in Subdistrict F shall be responsible for the maintenance of the all publicly accessible open spaces, private streets and pedestrian ways, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation within the portion of the Subdistrict associated with such Site in the phased #development# provided in the Site Plan and Landscape Plan required pursuant to Section 93-78.

**93-78
Site and Landscape Plans for Public Access Areas in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

All publicly accessible open spaces, or portions thereof listed in Section 93-75, and private streets and pedestrian ways, or portions thereof listed in Section 93-76, shall comply with the following provisions:

- (a) No #building# permit shall be issued for any

#development# or #enlargement# within Subdistrict F unless the Chairperson of the City Planning Commission has certified to the Commissioner of Buildings that a Site Plan and Landscape Plan for the Subdistrict F Public Access Area has been approved by the Chairperson of the City Planning Commission pursuant to the provisions of this Section. Notwithstanding the foregoing, the Chairperson of the City Planning Commission shall allow for the phased #development# of public access areas or portions thereof upon certification to the Commissioner of Buildings that Site and Landscape Plans have been submitted that provide for the completion of public access areas in association with the #development# or #enlargement# of a #building# or a #buildings# within each phase.

(b) **An application under this section shall be filed with the Chairperson and such application shall include:**

- (1) A Site Plan indicating the area and dimensions of the public access area or portions thereof and the location of all proposed #buildings# in the phase subject to the application;
- (2) A Landscape Plan, prepared by a registered landscape architect for the public access area or portions thereof in the phase subject to the application; and
- (3) A report to the Chairperson of the City Planning Commission demonstrating:
 - (i) That the Landscape Plan has been presented by the applicant to the affected Community Board, City Council Member and Borough President and the Community Board, City Council Member and Borough President have had at least 45 days to review; and
 - (ii) That any comments and recommendations of the affected Community Board, City Council Member and Borough President have been considered by the applicant, as set forth in a written response to such comments or recommendations. Where design modifications have been made in response to such recommendations, the report shall identify how the design has been modified.

(c) **The Chairperson of the City Planning shall approve the Site Plan and Landscape Plan within 45 days following filing provided that the following provisions are met:**

- (1) That the Site Plan and Landscape Plan provide for the improvement of the public access area or portions thereof which, taking into account relevant considerations relating to platform construction and engineering:
 - (i) Are of sufficient size to provide a valuable public amenity and promote site access for the benefit of residents and/ or workers in the #buildings# in the phase to which they relate as well as for the general public; and
 - (ii) Are appropriately sited and located in suitable proximity to the #building# locations in the phase to which they relate.
- (2) That the Site Plan and Landscape Plan are consistent with the general purposes and contain the core elements listed in Section 93-75 and Section 93-76, inclusive;
- (3) That all elements in the Landscape Plan comply with the design criteria as set forth in Section 93-77 (Design Criteria for Open Spaces in Subdistrict F);
- (4) That the Landscape Plan is consistent and appropriate in relation to any previously approved Landscape Plan for other phases and in relation to conceptual plans for future phases, as applicable;
- (5) That the level of public amenity provided in the Landscape Plan is equal to or better than the level of public amenity provided in public plazas built under the standards of Section 37-70 (PUBLIC PLAZAS), taking into account the nature and character of the Subdistrict F Public Access Areas; and
- (6) That a maintenance plan for the public access area or portions thereof in the phase has been established that will ensure compliance with the provisions of paragraph (b) of Section 93-77.

Approved Site and Landscape Plans shall be set forth in an instrument in a form acceptable to the City, including such provisions as are necessary to ensure compliance with the provisions of this

Section. Such instrument shall be filed and duly recorded in the Borough Office of the City Register of the City of New York and indexed against the property. Such filing and recording of the instrument shall be a precondition for the Chairperson's certification to the Department of Buildings under this Section. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

(d) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# within a phase until the Chairperson certifies to the Department of Buildings that the public access area or portions thereof associated with such phase is substantially complete, and the public access area or portions thereof are open to and useable by the public. No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such # development # or #enlargement# until the Chairperson certifies to the Department of Buildings that the public access areas or portions thereof are complete and that all requirements of this Section have been met in accordance with the Site and Landscape Plans for the public access area.

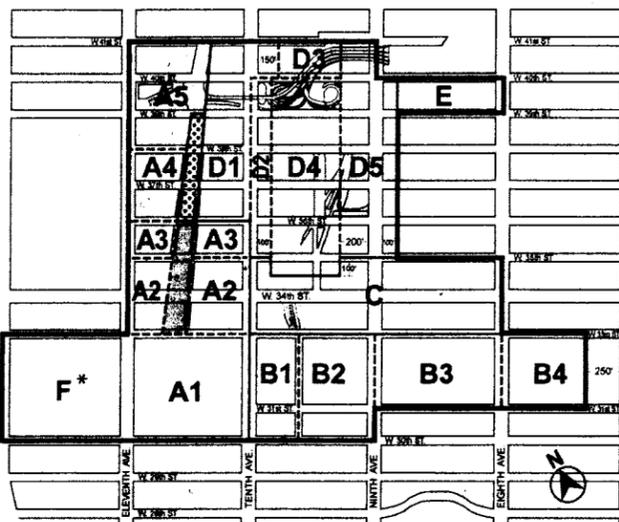
In addition to the Site Plan and Landscape Plan required pursuant to paragraph (a) of this Section, the Chairperson may also modify the general requirements of the publicly accessible open spaces listed in Section 93-75, and private streets and pedestrian ways listed in Section 93-76 provided that the Chairperson certifies to the Commissioner of Buildings that such a change is necessary to accommodate unforeseen ventilation demands within the Western Rail Yard. A Mechanical Plan shall be provided demonstrating the need to modify the general requirements listed in Section 93-75 and 93-76.

93-80 OFF-STREET PARKING REGULATIONS

In Subdistricts A-E, the regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall not apply except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.

In Subdistrict F, the regulations of Article I, Chapter 3 shall apply.

Map 1 Special Hudson Yards District, Subdistricts and Subareas

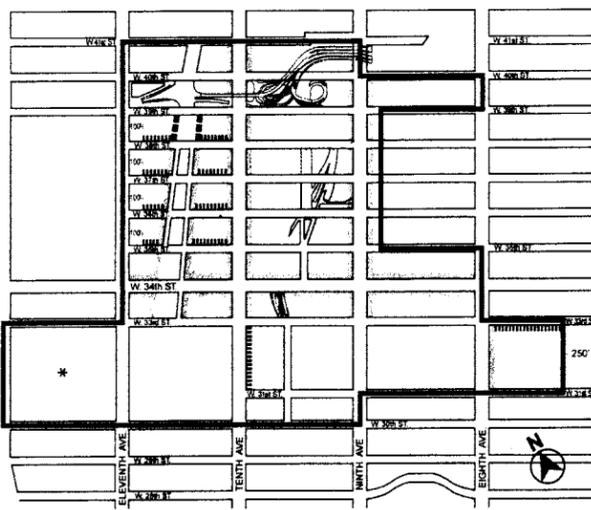


- Special Hudson Yards District
- Subdistricts
- - - Subareas within subdistricts
- Phase 1 Hudson Boulevard and Park
- Phase 2 Hudson Boulevard and Park

- Large-Scale Plan Subdistrict A**
 Eastern Rail Yards Subarea A1
 Four Corners Subarea A2
 Subareas A3 through A5
- Farley Corridor Subdistrict B**
 Western Blocks Subarea B1
 Central Blocks Subarea B2
 Farley Post Office Subarea B3
 Pennsylvania Station Subarea B4
- 34th Street Corridor Subdistrict C**
- Hell's Kitchen Subdistrict D**
 Subareas D1 through D5
- South of Port Authority Subdistrict E**
- Western Rail Yard Subdistrict F**

*For Site Locations and permitted dimensions within Subdistrict F See Map 6

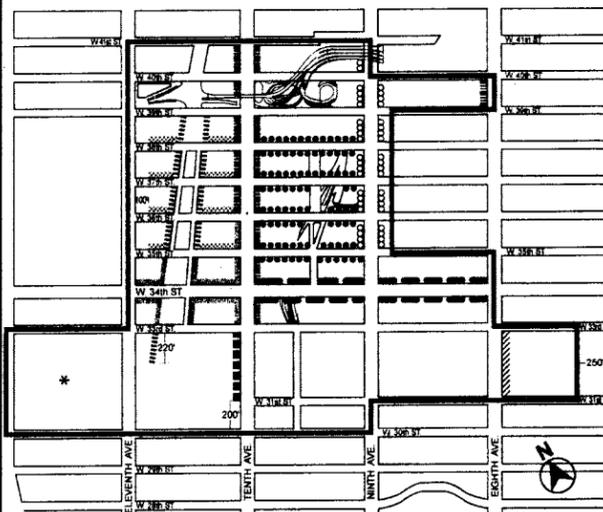
Map 2 Mandatory Ground Floor Retail



- Special Hudson Yards District
- ▨ 100% Retail and Glazing Requirement
- ▨ 50% Retail and Glazing Requirement
- ▨ Glazing Requirement Only

*For Mandatory Ground Floor Requirement of Subdistricts F See Map 8

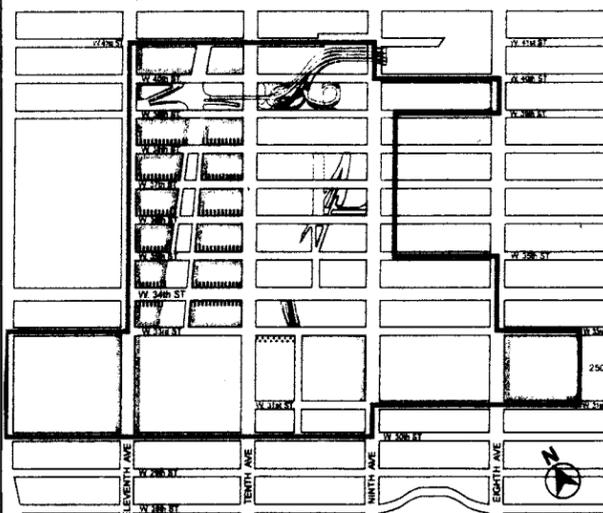
Map 3 Mandatory Street Wall Requirements



	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
▨	60'	85'	100%
▨	60'	85'	None
▨	60'	120'	50%
▨	90'	120'	70%
▨	60'	150'	70%
▨	90'	120'	100%
▨	90'	150'	100%
▨	90'	150'	70%
▨	90'	150'	35%
▨	120'	150'	100%

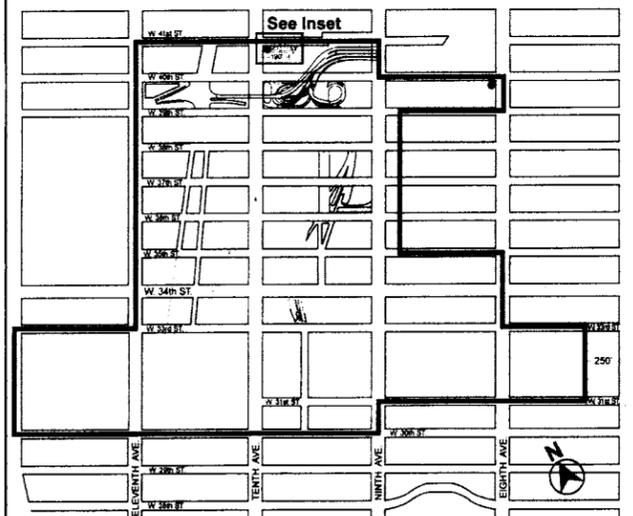
*For Street Wall Requirement of Subdistricts F See Map 9

Map 4 Mandatory Sidewalk Widening



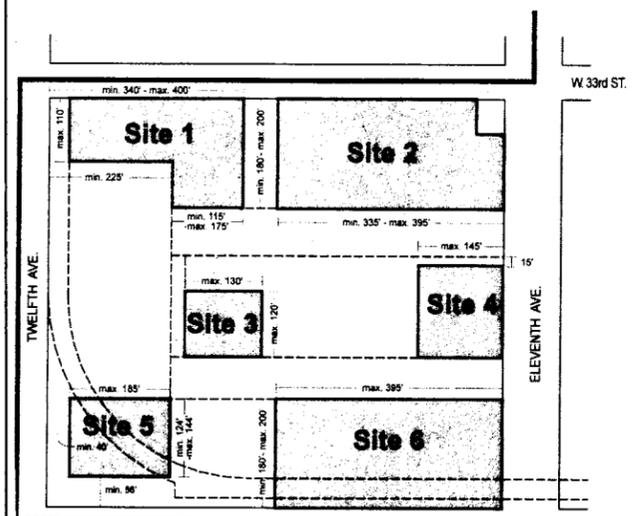
- Special Hudson Yards District
- ▨ 10' Sidewalk widening
- ▨ 5' Sidewalk widening
- ▨ 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

Map 5 Transit Easements and Subway Entrances



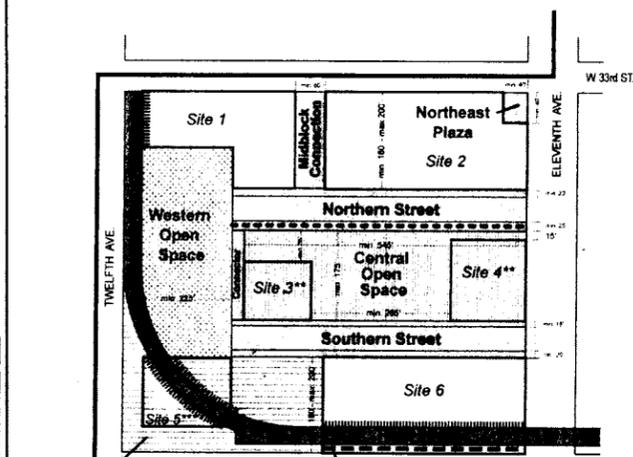
- Special Hudson Yards District
- ▨ Transit Easement
- Subway Entrance

Map 6 Subdistrict F Site Plan



- Special Hudson Yards District
- ▨ Site Boundaries
- ▨ Maximum Area within Site
- - - Open Space Boundaries

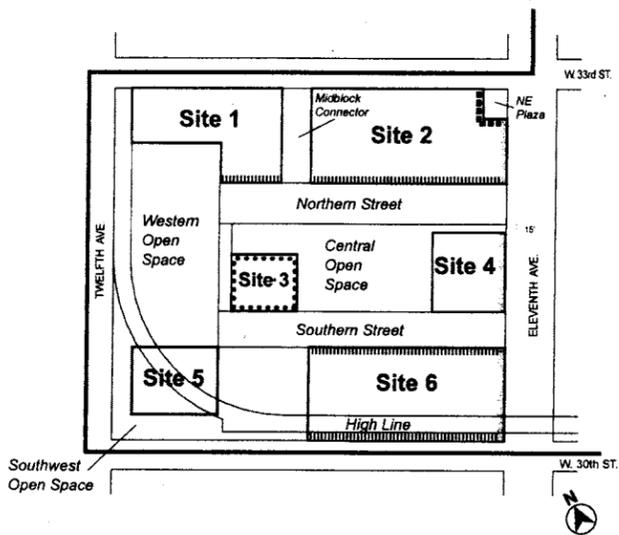
Map 7 Subdistrict F Public Access Area Plan



- Special Hudson Yards District
- ▨ Site Boundaries
- ▨ Open Space Boundaries
- ▨ Streets, Pedestrian Ways, and Northeast Plaza
- ▨ Western Open Space
- ▨ Central Open Space
- ▨ Southwest Open Space
- ▨ High Line
- ▨ 30th Street Corridor
- ▨ Required 5' Setback from High Line
- ▨ Allee

* The Southwest Open Space connects beneath the High Line.
 ** The area of Site 3 and Site 4 which is not part of a building is part of the Central Open Space.
 *** The area of Site 5 which is not part of a building is part of the Southwest Open Space.

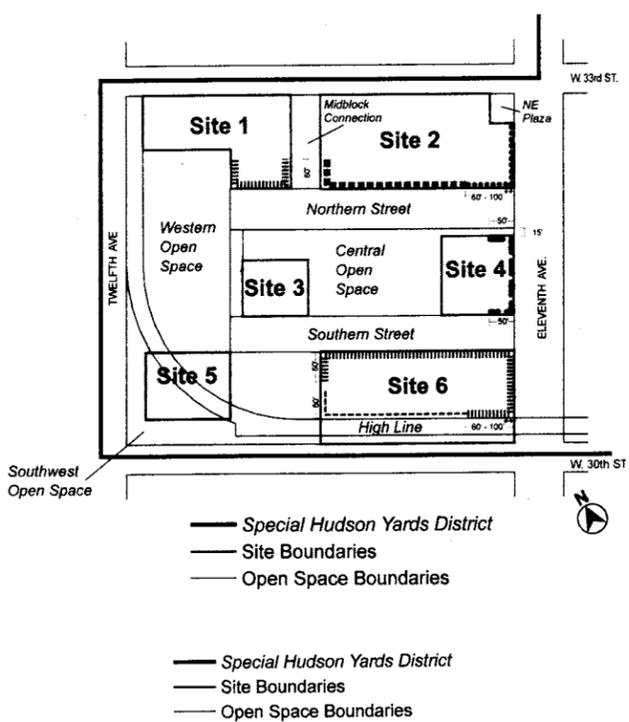
Map 8 Subdistrict F Mandatory Ground Floor Requirements



— Special Hudson Yards District
 - - - - - 100% Retail and Glazing Requirement
 - - - - - 70% Retail or Community Facility* and Glazing Requirement
 - - - - - Public Plaza 50% Retail and Glazing Requirements**
 - - - - - 70% Publicly Accessible Space and Glazing Requirement***

*Additional uses permitted pursuant to paragraph (b)(2) of Section 93-14.
 **Retail and glazing requirements pursuant to Section 37-76.
 ***Publicly accessible space and glazing requirements pursuant to paragraph (a) of Section 93-565.

Map 9 Subdistrict F Mandatory Street Wall Requirements



	Minimum Base Height	Maximum Base Height	Percentage of frontage that must be occupied by a street wall	Percentage of street wall which must recess	Max. percentage of street wall which may set back
- - - - -	50'	60'	100%	20%	30%
- - - - -	60'	90'	100%	20%	30%
- - - - -	90'	120'	100%	20%	50%
- - - - -	90'	120'	100%	20%	30%
- - - - -	120'	150'	100%	20%	30%

*As measured above the High Line bed.
 **Street wall must continue within 60 feet of 11th Ave., but may continue to within 100 feet of 11th Ave.

No. 16
CD 4 C 090435 ZSM
IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 93-052* and 13-561 of the Zoning Resolution to allow an attended accessory parking garage (North Parking Garage) with a maximum capacity of 1100 spaces on portions of the ground floor and plaza level of a proposed mixed-use development on property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue (Block 676, Lot 3), in a C6-4 District**, within the Special Hudson Yards District**.

Note: *Section 93-052 of the Zoning Resolution is proposed to be changed under a concurrent related application N 090434 ZRM

**The site is proposed to be rezoned from an M2-3 District to a C6-4 District and a Special Hudson Yards District established under a concurrent related application C 090433 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

No. 17
CD 4 C 090436 ZSM
IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 93-052* and 13-561 of the Zoning Resolution to allow an attended accessory parking garage (South Parking Garage) with a maximum capacity of 800 spaces on portions of the plaza level, mezzanine 1 level, mezzanine 2 level, and cellar level of a proposed mixed-use development on property bounded by West 33rd Street, Eleventh Avenue, West 30th

Street, and Twelfth Avenue (Block 676, Lot 3), in a C6-4 District**, within the Special Hudson Yards District**.

Note: *Section 93-052 of the Zoning Resolution is proposed to be changed under a concurrent related application N 090434 ZRM

**The site is proposed to be rezoned from an M2-3 District to a C6-4 District and a Special Hudson Yards District established under a concurrent related application C 090433 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

NOTICE

On Wednesday, September 9, 2009, at 9:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in lower Manhattan, a public hearing is being held by the City Planning Commission and the Metropolitan Transportation Authority in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the City Map, the Zoning Map, the Zoning Resolution and for the UDAAP designation and disposition of city-owned property related to the Western Rail Yard.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09DCP007M.

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

a25-s9

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 4 - Tuesday, September 1, 2009 at 7:00 P.M., VFW Post 150, 51-11 108th Street, Corona, New York. Public Hearing - FY 2011 Capital and Expense Budget.

a26-s1

EQUAL EMPLOYMENT PRACTICES COMMISSION

MEETING

The next meeting of the Equal Employment Practices Commission will be held in the Commission's Conference Room/Library at 40 Rector Street (14th Floor) on Thursday, August 27, 2009 at 10:00 A.M.

a20-26

HOUSING PRESERVATION & DEVELOPMENT

NOTICE

SEQRA Classification:
 Type I **DEIS Public Hearing:**

Broadway Triangle (CEQR No. 09HPD019K)

The New York City Department of Housing Preservation and Development (HPD), acting as lead agency, issued a Notice of Completion on May 13, 2009 for a Draft Environmental Impact Statement (DEIS) for the Broadway Triangle proposal in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, September 9, 2009 at 9:00 A.M. at 22 Reade Street, New York, New York 10007. The public hearing on the DEIS will be held in conjunction with the City Planning Commission's public hearing pursuant to Uniform Land Use Review Procedure (ULURP). Written comments on the Draft EIS will be accepted until September 21, 2009.

The Proposed Action involves zoning map and text amendments, amendments to the Broadway Triangle Urban Renewal Plan (URP), and the disposition of City-owned property within a nine-block area of Williamsburg, Brooklyn, Community District 1. The Project Area includes the blocks generally bounded by Flushing Avenue to the south, Throop Avenue to the east, Lynch Street to the north, and Union Avenue, Walton Street, and Harrison Avenue to the west.

Under the Proposed Action (which has a build year of 2018), the zoning of the Project Area would change from M1-2, M3-1, and C8-2 to R6A, R6A/C2-4, R7A, R7A/C2-4, and C4-3. The Proposed Action would result in an overall loss in vacant, auto-related, commercial, and manufacturing/storage uses and a net increase of approximately 1,851 residential units (of which 905 would be affordable), 103,286 square feet of retail space and 35,456 square feet of community facility space. In addition, funding may be sought from various federal, state, and local agencies.

The DEIS identifies potential significant adverse impacts related to socioeconomic conditions (indirect residential displacement); open space; shadows; historic resources (construction-related impacts); traffic and parking; and transit (local bus service). Measures that would fully or partially mitigate impacts for socioeconomic conditions (indirect residential displacement); open space; shadows; traffic; and transit (local bus service) are identified in the DEIS. The historic (construction-related) impacts would be unmitigated because there are no mechanisms to require a construction protection plan for two of the State/National Register-eligible historic resources identified in the DEIS.

Copies of the Final Scope of Work and the Draft Environmental Impact Statement may be obtained from the HPD's Environmental Review Unit, Office of Development, 100 Gold Street - Room 9V-3, New York, New York 10038,

Patrick Blanchfield, AICP, Director (212) 863-5056; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10038, Robert Kulikowski, Director (212) 788 9956. The documents are also available on HPD's website at www.nyc.gov/html/hpd/html/developers/Broadway_Triangle_Proposal.shtml.

Contact Person: Patrick Blanchfield, AICP, New York City Department of Housing Preservation and Development
 Address: 100 Gold Street, Rm 9V-3 City: New York
 State: New York Zip: 10038
 Phone: (212) 863-5056 Fax: (212) 863-5052
 Email: blanchfp@hpd.nyc.gov

a26

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 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **September 8, 2009 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF QUEENS 10-1632 - Block 8066, lot 63-211 Hillside Avenue, aka 211 38th Road - Douglaston Historic District
 A Contemporary Colonial style freestanding house built in 1961. Application is to alter facades and construct an addition and a portico. Zoned R1-2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF QUEENS 10-1632 - Block 8037, lot 40-378 Beverly Road, aka 240-82 32nd Avenue - Douglaston Historic District
 An English Cottage style freestanding house designed by Alfred Scheffer and built in 1926. Application is to construct a dormer and modify masonry openings and windows.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF QUEENS 10-0430 - Block 8014, lot 22-7 Knollwood Avenue - Douglaston Historic District
 A Colonial Revival style house designed by Kaitsen Woo and built in 2008. Application is to legalize construction of a new house in non-compliance with Certificate of Appropriateness 05-2775.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 10-1991 - Block 1159, lot 52-136 Underhill Avenue - Prospect Heights Historic District
 A Romanesque/Renaissance Revival style rowhouse designed by William H. Reynolds and built circa 1896. Application is to remove a rear bay window.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 09-8223 - Block 6694, lot 35-757 East 19th Street - Fiske Terrace- Midwood Park Historic District
 A Colonial Revival style house designed by Slee & Bryson and built in 1906. Application is to demolish a garage.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 09-9415 - Block 1067, lot 45-118 8th Avenue - Park Slope Historic District
 An apartment house designed by M.E. Ungarleider and built 1936. Application is to establish a master plan governing the future replacement of windows.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 09-4578 - Block 296, lot 47-147 Congress Street - Cobble Hill Historic District
 A Queen Anne style house built circa 1900. Application is to construct a rooftop addition. Zoned R6/LH-1.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF THE BRONX 10-1881 - Block 2301, lot 53-262 Alexander Avenue - Mott Haven Historic District
 A Queen Anne style apartment building designed by Carl A. Millner and built in 1892-93. Application is to install storefront infill.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 09-8921 - Block 47, lot 7501-120 Broadway - The Equitable Building-Individual Landmark
 A Beaux-Arts style office building designed by E.R. Graham and built in 1913-15. Application is to legalize the installation of rooftop mechanical equipment without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 09-9129 - Block 195, lot 14-87 Walker Street - Tribeca East Historic District
 An Italianate/Second Empire style store and loft building built in 1868-1869. Application is to remove the fire escape.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 08-8333 - Block 218, lot 6-415-423 Washington Street, aka 51-55 Vestry Street - Tribeca North Historic District
 A new building under construction in 2008. Application is to legalize and modify the construction of a new building in non-compliance with Certificate of Appropriateness 07-1441. Zoned M1-5.

ADVISORY REPORT
 BOROUGH OF MANHATTAN 10-1727 - Block 7777, lot 77-Broadway - SoHo-Cast Iron Historic District
 A commercial thoroughfare laid out around 1775 and first paved in 1809. Application is to alter bus stop islands.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 09-8705 - Block 498, lot 5-565 Broadway, aka 86 Prince Street - SoHo-Cast Iron Historic District
 An Italianate style store and dwelling building designed by John Kellum and built in 1859-60. Application is to install signage.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 10-1649 - Block 483, lot 1-

488-490 Broadway - E.V. Houghwout Building-Individual Landmark, SoHo-Cast Iron Historic District
An Anglo-Italianate style store and loft building designed by J.P. Gaynor and built in 1857. Application is to paint the building and to install signage.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-2036 - Block 483, lot 1-488-490 Broadway - E.V. Houghwout Building-Individual Landmark, SoHo-Cast Iron Historic District
An Anglo-Italianate style store and loft building designed by J.P. Gaynor and built in 1857. Application is to install a canopy.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-0301 - Block 530, lot 56-24 Bond Street - NoHo Historic District Extension
A Renaissance Revival style store and loft building designed by Buchman & Deisler and built in 1893. Application is to legalize the installation of sculpture and painting the storefront and facade without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-0240 - Block 535, lot 7501-1-9 West 3rd Street, aka 2-14 West 4th Street, 248-256 Mercer Street, 683-697 Broadway - NoHo Historic District
A Georgian Revival style store building designed by W. Wheeler Smith and built in 1899-1901. Application is to legalize the replacement of shopfront infill and the installation of awnings, menu boxes, signage, light fixtures, and flagpoles without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1952 - Block 566, lot 2-11 Fifth Avenue - Greenwich Village Historic District
A brick apartment building built in 1956. Application is to establish a master plan governing the future installation of terrace enclosures.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-7363 - Block 609, lot 71-151 West 13th Street - Greenwich Village Historic District
A Greek Revival style house built in 1847-48. Application is to excavate and construct rear yard and rooftop additions. Zoned R6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 08-5574 - Block 712, lot 11-439-445 West 14th Street, aka 438-440 West 15th Street - Gansevoort Market Historic District
A Romanesque Revival style stables building designed by Thomas R. Jackson and built in 1892-93. Application is to construct a rooftop addition, install new storefront infill, modify window openings, and replace windows. Zoned M1-5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1595 - Block 717, lot 62-436 West 20th Street - Chelsea Historic District Extension
A Greek revival style townhouse built in 1835. Application is to construct a rooftop addition and roof deck, remove decorative a fire escape, build a parapet wall, and gild ornament. Zoned R7-B.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1478 - Block 847, lot 16-873 Broadway - Ladies' Mile Historic District
A Second Empire Commercial style store and loft building designed by Griffith Thomas and built in 1868 and 1888. Application is to install entrance infill.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-8756 - Block 1383, lot 1-781 Fifth Avenue - The Sherry Netherland Hotel-Individual Landmark
A hotel designed by Schultze & Weaver and built in 1926-27. Application is to amend Certificate of Appropriateness 90-0014 for a master plan governing the future installation of windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1111 - Block 1382, lot 15-21 East 67th Street - Upper East Side Historic District
A residence originally built in 1879-80, and altered in the neo-French Classic style by Philip Aehne in 1919. Application is to legalize the installation of a display window and door while permit was pending.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-8147 - Block 1382, lot 15-21 East 67th Street - Upper East Side Historic District
A residence originally built in 1879-80, and altered in the neo-French Classic style by Philip Aehne in 1919. Application is to construct rooftop and rear yard additions. Zoned C-51.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-0474 - Block 1392, lot 34-77 East 77th Street - Upper East Side Historic District
A Beaux-Arts style carriage house designed by A.M. Welch and built in 1897-98. Application is to legalize the construction of a rooftop addition in non-compliance with Certificate of Appropriateness 06-1798.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1312 - Block 1389, lot 1-930 Fifth Avenue - Upper East Side Historic District
A Classicizing Modern style apartment building designed by Emery Roth & Sons and built in 1940. Application is to amend Certificate of Appropriateness 85-0080 for a master plan governing the future replacement of windows.

ADVISORY REPORT
BOROUGH OF MANHATTAN 10-1306 - Block 1897, lot 191-Riverside Park and the Henry Hudson Parkway, near West 95th Street - Riverside Park and Riverside Drive- Scenic Landmark
An English Romantic style park built in 1873-75 and designed by Frederick Law Olmsted, with modifications and additions built in 1934-37 and designed by Clifton Lloyd and Gilmore Clarke. Application is to replace a parkway entrance ramp with landscaping.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-9406 - Block 1208, lot 52-46 West 95th Street - Upper West Side/Central Park West Historic District
A neo-Georgian style apartment building designed by Carrere and Hastings and built in 1922-23. Application is to install a canopy.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1853 - Block 1120, lot 48-40 West 68th Street - Upper West Side/ Central Park West Historic District
A neo-Medieval/neo-Gothic style seminary building designed by Bloch and Hesse and built in 1948-49. Application is to construct a rear yard addition. Zoned R8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1117 - Block 1147, lot 7501-

161 West 75th Street - Upper West Side/Central Park West Historic District
A neo-Renaissance style apartment building designed by Rosario Candela and built in 1924. Application is to create new lot line window openings.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-5612 - Block 1874, lot 52-2689-2693 Broadway, aka 230 West 103rd Street - Hotel Marseilles-Individual Landmark
A Beaux-Arts style apartment hotel designed by Harry Allen Jacobs and built in 1902-05. Application is to replace windows.

a25-s8

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, September 15, 2009 at 9:00 A.M.**, at the Landmarks Preservation Commission will conduct a public hearing in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Landmark, Landmark Site and Historic District. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

ITEMS TO BE HEARD BOROUGH OF QUEENS

Public Hearing Item No. 1

LP-2348 **PROPOSED RIDGEWOOD SOUTH HISTORIC DISTRICT**, Borough of Queens

Boundary Description

The proposed Ridgewood South Historic District consists of the property bounded by a line beginning at the southwest corner of Woodward and Catalpa Avenues, extending south along the western curbline of Catalpa Avenue across Onderdonk Avenue to the southern curbline of Onderdonk Avenue, easterly across Catalpa Avenue and the southern curbline of Onderdonk Avenue to a line extending northerly from the eastern (rear) property line of 57-34 Catalpa Avenue, southerly along said line and the eastern (rear) property lines of 57-34 through 57-14 Catalpa Avenue, westerly along the southern property line of 57-14 Catalpa Avenue to the eastern curbline of Catalpa Avenue, northerly along said eastern curbline of Catalpa Avenue to a line extending easterly across Catalpa Avenue from the southern property line of 57-15 Catalpa Avenue, westerly along said line and the southern property lines of 57-15 Catalpa Avenue and 18-18 Cornelia Street to the western curbline of Cornelia Street, southerly along said western curbline of Cornelia Street to a line extending easterly from the southern property line of 18-11 Cornelia Street, westerly along said line and the southern property line of 18-11 Cornelia Street to the western (rear) property line of 18-11 Cornelia Street, northerly along said western (rear) property line of 18-11 Cornelia Street and the western (rear) property lines of 18-11 through 18-15 Cornelia Street to the southern property line of 18-20 Putnam Avenue, western along said southern property line of 18-20 Putnam Avenue and the southern property lines of 18-19 Putnam Avenue, 18-20 and 18-19 Madison Street, and 18-20 Woodbine Street to the western curbline of Woodbine Street, southerly along said western curbline of Woodbine Street to a line extending easterly from the southern property line of 18-13 Woodbine Street, westerly along said line and the southern property line of 18-13 Woodbine Street, northerly along the western (rear) property line of 18-13 Woodbine Street and the western (rear) property lines 18-15 through 18-29 Woodbine Street to the southern curbline of Onderdonk Avenue, easterly along said southern curbline of Onderdonk Avenue to the eastern curbline of Woodbine Street, northerly across Onderdonk Avenue and along the eastern curbline of Woodbine Street to a line extending westerly from the northern property line of 18-66 Woodbine Street, easterly along said line and the northern property line of 18-66 Woodbine Street to the western (rear) property line of 18-6 Madison Street, northerly along said western (rear) property line of 18-67 Madison Street and the western (rear) property lines of 18-69 through 18-77 Madison Street, northeasterly along the western property lines of 18-79 through 18-85 Madison Street (aka 768 Woodward Avenue) to the southern curbline of Woodward Avenue, and easterly along the southern curbline of Woodward Avenue, to the point or place of beginning.

BOROUGH OF QUEENS

Public Hearing Item No. 2

LP-2386 **JAMAICA CHAMBER OF COMMERCE**, 89-31 161st Street, Queens
Landmark Site: Borough of Queens Tax Map Block 9760, Lot 27

a26-s14

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 p.m. on Wednesday, September 2, 2009. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 In the matter of a proposed revocable consent authorizing Consolidated Edison Company of New York, Inc. to maintain and use five sections of guard rail on the north sidewalk of Plymouth Street, between Gold and Bridge Streets, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$5,418
For the period July 1, 2009 to June 30, 2010 - \$5,581
For the period July 1, 2010 to June 30, 2011 - \$5,744
For the period July 1, 2011 to June 30, 2012 - \$5,907
For the period July 1, 2012 to June 30, 2013 - \$6,070
For the period July 1, 2013 to June 30, 2014 - \$6,233
For the period July 1, 2014 to June 30, 2015 - \$6,396

For the period July 1, 2015 to June 30, 2016 - \$6,559
For the period July 1, 2016 to June 30, 2017 - \$6,722
For the period July 1, 2017 to June 30, 2018 - \$6,885
For the period July 1, 2018 to June 30, 2019 - \$7,048

the maintenance of a security deposit in the sum of \$10,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#2 In the matter of a proposed revocable consent authorizing Third & Bond Condominium to construct, maintain and use a fenced-in planted area on the northeast sidewalk of 3rd Street, northwest of Bond Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2020, and provides among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period from the date of final approval to June 30, 2020 - \$2,520/annum

the maintenance of a security deposit in the sum of \$10,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#3 In the matter of a proposed revocable consent authorizing 540 Land Partners LLC to maintain and use a sidewalk clock, together with an electrical conduit on the south sidewalk of East 55th Street, west of Madison Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2019 - \$300/annum

the maintenance of a security deposit in the sum of \$2,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#4 In the matter of a proposed modification of revocable consent authorizing New York University so as to construct, maintain and use additional conduits under and across Washington Square West, Washington Square South and West 3rd Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of five years from the Date of Approval by the Mayor and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2010 - \$145,504 + 3,569/annum

(prorated from the date of Approval by the Mayor)
For the period July 1, 2010 to June 30, 2011 - \$152,389
For the period July 1, 2011 to June 30, 2012 - \$155,705
For the period July 1, 2012 to June 30, 2013 - \$159,021
For the period July 1, 2013 to June 30, 2014 - \$162,337

the maintenance of a security deposit in the sum of \$146,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#5 In the matter of a proposed revocable consent authorizing Sovereign Bank to maintain and use a conduit under and across New Dorp Lane, between Edison Street and 10th Street, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2010 - \$750
For the period July 1, 2010 to June 30, 2011 - \$773
For the period July 1, 2011 to June 30, 2012 - \$796
For the period July 1, 2012 to June 30, 2013 - \$819
For the period July 1, 2013 to June 30, 2014 - \$842
For the period July 1, 2014 to June 30, 2015 - \$865
For the period July 1, 2015 to June 30, 2016 - \$888
For the period July 1, 2016 to June 30, 2017 - \$911
For the period July 1, 2017 to June 30, 2018 - \$934
For the period July 1, 2018 to June 30, 2019 - \$957

the maintenance of a security deposit in the sum of \$1,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

a12-s2

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ SALE

PUBLIC AUCTION SALE NUMBER 10001 - E

NOTICE IS HEREBY GIVEN of a bi-weekly public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on WEDNESDAY, SEPTEMBER 2, 2009 (SALE NUMBER 10001-E). This auction is held every other Wednesday unless otherwise notified. Viewing is on auction day only from 8:30 AM until 9:00 AM. The auction begins at 9:00 A.M.

LOCATION: 570 Kent Avenue, Brooklyn, NY (in the Brooklyn Navy Yard between Taylor and Clymer Streets).

A listing of vehicles to be offered for sale in the next auction can be viewed on our Web site, on the Friday prior to the sale date at: <http://www.nyc.gov/auctions> Terms and Conditions of Sale can also be viewed at this site. For further information, please call (718) 417-2155 or (718) 625-1313.

a19-s2

POLICE

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

The following listed property is in the custody, of the Property Clerk Division without claimants.

Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves. Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

INQUIRIES

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

FOR MOTOR VEHICLES (All Boroughs):

- * College Auto Pound, 129-01 31 Avenue, College Point, NY 11354, (718) 445-0100
- * Gowanus Auto Pound, 29th Street and 2nd Avenue, Brooklyn, NY 11212, (718) 832-3852
- * Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2029

FOR ALL OTHER PROPERTY

- * Manhattan - 1 Police Plaza, New York, NY 10038, (212) 374-4925.
- * Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675.
- * Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806.
- * Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678.
- * Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484.

j1-d31

PROCUREMENT

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

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ AWARDS

Goods

CURTAINS, SHOWER AND HOOKS RE-AD – Competitive Sealed Bids – PIN# 857901167 – AMT: \$32,266.50 – TO: Pacific Link International Corp., 64 Commerical Avenue, Garden City, N.Y. 11530.

● **CURTAINS, SHOWER AND HOOKS RE-AD** – Competitive Sealed Bids – PIN# 857901167 – AMT: \$3,516.00 – TO: Sky Supply Company, Inc., 93 Limewood Drive, Hamilton, N.J. 08690.

☛ a26

ENTRIES, FRESH AND FROZEN, “GENERAL POPULATION” /DOC – Competitive Sealed Bids – PIN# 857901078 – AMT: \$2,094,542.84 – TO: Metropolitan Foods Inc., dba Driscoll Foods., 174 Delawanna Avenue, Clifton, NJ 07014.

● **SLEEPING BAGS (STOREHOUSE)** – Competitive Sealed Bids – PIN# 857901009 – AMT: \$25,275.00 – TO: The Weck Corporation, DBA, Gracious Home, 1220 Third Avenue, New York, NY 10021.

☛ a26

■ VENDOR LISTS

Goods

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

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

Application for inclusion on the above enumerated Acceptable Brand Lists for foods shall be made in writing and addressed to: Purchase Director, Food Unit, Department of Citywide Administrative Services, Division of Municipal Supply

Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-4207.

jy17-j4

EQUIPMENT FOR DEPARTMENT OF SANITATION – In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:
A. Collection Truck Bodies
B. Collection Truck Cab Chassis
C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8610.

jy17-j4

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

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

jy17-j4

CORRECTION

■ AWARDS

Goods & Services

CERTIFICATION OF DEPARTMENT EMPLOYEES IN CPR AND FIRST AID TRAINING – Renewal – PIN# 072200624TRA – AMT: \$20,000.00 – TO: Emergency First Response Corp., 30151 Tomas Street, Rancho Santa Margari, CA 92688.

☛ a26

UPGRADE TO EXISTING SOFTWARE – Sole Source – Available only from a single source - PIN# 072201023LGL – AMT: \$20,335.00 – TO: Esquire Consultant Group, Ltd., 80 Bay Street Landing, Suite 7G, S.I., New York 10301. The Department requires a Contractor that can furnish and install an upgrade to the existing Department’s Legal Division case tracking system, and provide programming services.

☛ a26

HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-3863.

j1-d31

■ SOLICITATIONS

Goods

I FLOW MEDICAL SUPPLIES – Sole Source – Available only from a single source - PIN# 231-10-008SS – DUE 09-08-09 AT 9:30 A.M. – The North Brooklyn Health Network intends to enter into a sole source contract for I-FLOW 0N-Q Medical supplies with I-FLOW Corporation, 20202 Windrow Drive Lake Forest, CA 926300.

Any other supplier who is capable of providing the products to the North Brooklyn Health Network may express their interest in doing so by writing to Abraham Caban, Procurement Analyst, 100 North Portland Avenue Room C-32, Brooklyn, NY 11205, (718) 260-7593 or Abraham.Caban@nychhc.org

a24-28

Goods & Services

AIR CONDITIONING AND HEATING – Competitive Sealed Bids – PIN# 11210014 – DUE 09-09-09 AT 3:00 P.M. Preventive maintenance and emergency repair for the Air Conditioning System at (1) Tower Cafe Rooms and (2) Critical Care Areas at Harlem Hospital Center.

Site visit to be held on 09/2/2009 and 09/3/2009 at 11:00 A.M. at Harlem Hospital Center, 506 Lenox Avenue, NY, NY 10037, in the Old Nurses Residence on the 3rd Floor.

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.
Lincoln Hospital Center, 234 E. 149th Street, Bronx, NY 10451. Junior A. Cooper (718) 579-5096, junior.cooper@nychhc.org

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Construction / Construction Services

IDF CLOSETS POWER UPGRADE – Competitive Sealed Bids – PIN# 11110031 – DUE 09-23-09 AT 3:00 P.M. Bellevue Hospital Center is soliciting bids for a contractor to supply labor, materials, and equipment for IDF closets power upgrade in the hospital building as specified in the available drawings and scope of work. Project requires (1) one trade. Requires trade licenses (where applicable) under Article 15A of the State of New York, EEO goals apply to any bid submitted of \$100,000 or more. Goals for electrical work are 22% MBE, 8% WBE. Contractor must be adequately insured, licensed and bonded. (Note: Bid bond is required of any bid amount of \$50,000 or higher). Bidders not complying with these requirements may have their bids declared non-responsive.

The project estimated cost ranges are as follows: Electrical work - \$702,000 - \$858,000.

Mandatory pre-bid meetings/site survey are scheduled as follows: Tuesday, 9/15/09 and Wednesday 9/16/09 at 11:00 A.M. on both days in the 3rd Floor Conference Room of Bellevue Hospital Center’s C&D Building. All interested bidders must attend at least one of these meetings in order to submit a bid.

Bid packages, drawings and specifications can be picked-up for a non-refundable fee of \$50.00 from Bellevue Hospital Center’s Purchasing Department in Room 12E32 of the Hospital Building, Attn: Matt Gaumer. All checks and or money orders must be made payable to Bellevue Hospital Center.

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.

Bellevue Hospital Center, Purchasing, 462 First Avenue, Room# 12 East 32, New York, NY 10016. Matt Gaumer (212) 562-2887, matthew.gaumer@bellevue.nychhc.org

☛ a26

HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

■ AWARDS

Services (Other Than Human Services)

HIV/AIDS FAITH BASED INITIATIVE – BP/City Council Discretionary – PIN# 09AE098101R0X00 – AMT: \$2,040,864.00 – TO: National Black Leadership Commission on Aids, Inc., 105 East 22nd Street, New York, NY 10010.

● **YOUTH RISK BEHAVIOR SURVEY** – Intergovernmental Purchase – Judgment required in evaluating proposals - PIN# 10LL002401R0X00 – AMT: \$480,000.00 – TO: Macro International Inc. D/B/A Orc. Macro, 1785 Beltsville Drive, Calverton, MD 20705.

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HOMELESS SERVICES

OFFICE OF CONTRACTS AND PROCUREMENT

■ SOLICITATIONS

Human / Client Service

TRANSITIONAL RESIDENCES FOR HOMELESS/ DROP-IN CENTERS – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 06-25-10 AT 10:00 A.M. – The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

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

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

j12-24

HOUSING AUTHORITY

■ SOLICITATIONS

Construction / Construction Services

INSTALLATION OF SIDEWALK SHEDS AT VARIOUS LOCATIONS IN MANHATTAN – Competitive Sealed Bids – PIN# BW9012141 – DUE 09-10-09 AT 10:00 A.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M. for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

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

Housing Authority, 90 Church Street, 11th Floor New York, NY 10007. Gloria Guillo, MPA, CPPO (212) 306-3121, gloria.guillo@nycha.nyc.gov

a21-27

REPLACEMENT OF UNDERGROUND STEAM DISTRIBUTION SYSTEM – Competitive Sealed Bids – PIN# HE9008171 – DUE 09-10-09 AT 11:00 A.M. – The work to be done under this contract consists of replacing the underground steam and condensate return mains between buildings No. 2 and No. 5 at Jackson Houses.

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

Housing Authority, 90 Church Street, 11th Floor New York, NY 10007. Gloria Guillo, MPA, CPPO (212) 306-3121, gloria.guillo@nycha.nyc.gov

a20-26

PURCHASING DIVISION

■ SOLICITATIONS

Goods

ENERGY SAVER 12 CU. FT. REFRIGERATORS – Competitive Sealed Bids – RFQ #7158 – DUE 09-10-09 AT 10:30 A.M.

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

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Bid documents available via internet ONLY: http://www.nyc.gov/html/nycha/html/businessgoods_materials.shtml Atul Shah (718) 707-5450.

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TELEMECANIQUE ITEMS – Competitive Sealed Bids – RFQ #7214 – DUE 09-10-09 AT 10:35 A.M.

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

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Bid documents available via internet ONLY:

http://www.nyc.gov/html/nycha/html/business/goods_materials.shtml Atul Shah (718) 707-5450.

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PELCO MONITORS – Competitive Sealed Bids – RFQ #7194 RJ – DUE 09-10-09 AT 10:40 A.M.

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

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Renato Jedreicich (718) 707-5431.

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VANDAL PROOF HALLWAY FIXTURES – Competitive Sealed Bids – RFQ #7221 – DUE 09-10-09 AT 10:45 A.M.

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

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Bid documents available via internet ONLY:

http://www.nyc.gov/html/nycha/html/business/goods_materials.shtml Atul Shah (718) 707-5450.

a26

JUVENILE JUSTICE**SOLICITATIONS***Human/Client Service*

PROVISION OF NON-SECURE DETENTION GROUP HOMES – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 13010DJJ000 – DUE 06-30-11 AT 2:00 P.M. – The Department of Juvenile Justice is soliciting applications from organizations interested in operating non-secure detention group homes in New York City. This is an open-ended solicitation; applications will be accepted on a rolling basis until 2:00 P.M. on 6/30/11.

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

Department of Juvenile Justice, 110 William Street 14th Floor, New York, NY 10038.

Chuma Uwechia (212) 442-7716, cuwechia@djj.nyc.gov

jy1-d16

PARKS AND RECREATION**CONTRACT ADMINISTRATION****SOLICITATIONS***Construction/Construction Services*

MISCELLANEOUS RECONSTRUCTION AND CONSTRUCTION – Competitive Sealed Bids – DUE 09-29-09 AT 10:30 A.M. –

PIN# 8462009B267C01 - Reconst. PS 92 (Parkside) Playground

PIN# 8462009X010C04 - Const. of a synthetic turf field PIN# 8462010M000C01 - Reconst. Pearl Playground Brooklyn, Bronx, and Manhattan, known as Contracts #B267-109M, X010-109M, and MG-41000-107M.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 129 of 2005. Vendor Source ID#s: 62716, 62717, 62719.

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

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

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

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AWARDS*Construction/Construction Services*

RECONSTRUCTION OF A PLAYGROUND – Competitive Sealed Bids – PIN# 8462009X092C02 – AMT: \$1,543,228.20 – TO: Doyle-Baldante Inc., 535 Broadhollow Road, Melville, NY 11747. Located at the Southeast corner of Fox Street and East 155th Street, The Bronx, known as Contract #X247-108M.

● **RECONSTRUCTION OF BOILERS AND HEATING SYSTEMS** – Competitive Sealed Bids –

PIN# 8462009X000C01 – AMT: \$361,920.00 – TO: Maric Plumbing and Heating Inc., 50-40 69th Place, Woodside, NY 11377. - At various Department of Parks and Recreation Facilities, The Bronx, known as Contract #XG-507M.

● **RECONSTRUCTION OF THE OUTFIELD AND ADJACENT SITE WORK AT SEAN HEALY**

BALLFIELD – Competitive Sealed Bids – PIN# 8462009X092C02 – AMT: \$273,972.66 – TO: Red Wing Industries, 2135 East 13th St., Brooklyn, NY 11229. - In Van Cortlandt Park, The Bronx, known as Contract #X092-109M.

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CONTRACTS**SOLICITATIONS***Goods & Services*

MEDIEVAL FESTIVAL – Sole Source – Available only from a single source - PIN# 846SP10M000X03 – DUE 09-04-09 AT 5:00 P.M. – Department of Parks and Recreation intends to enter into a sole source negotiation with Washington Heights and Development Corp. To develop and conduct the Medieval Festival at Fort Tryon Park. Any firm that would like to express their interest in providing services for similar projects in the future may do so by joining the city bidders list by filling out the NYC-FMS Vendor enrollment application available on-line at “NYC.gov/selltonyc” and in hard copy by calling the Vendor Enrollment Center at (212) 856-1680.

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

Parks and Recreation, Arsenal West, 24 West 61st Street 3rd Floor, New York, NY 10023.

Laverne Andrews (212) 830-7968,

laverne.andrews@parks.nyc.gov

a24-28

REVENUE AND CONCESSIONS**SOLICITATIONS***Services (Other Than Human Services)***RENOVATION, OPERATION AND MAINTENANCE OF A MARINA AND FOOD SERVICE FACILITY**

Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# X301-M – DUE 10-13-09 AT 3:00 P.M. – At Clason Point, 3 Soundview Avenue, The Bronx, N.Y. Parks will hold an on-site proposer meeting and site tour on Tuesday, September 15, 2009 at 11:00 A.M. at the proposed concession site (Block 3435, Lots 18 and 35), which is located at 3 Soundview Ave., along the East River, Bronx, NY 10473. We will be meeting in front of the front gate of the marina on Soundview Ave.

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

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

Parks and Recreation, The Arsenal-Central Park

830 Fifth Avenue, Room 407, New York, NY 10021.

Joel Metlen (212) 360-1397, joel.metlen@parks.nyc.gov

a18-31

SALE OF FOOD FROM PUSHCARTS, NUT CARTS, ICE CREAM CARTS, PROCESSING CARTS AND MOBILE TRUCKS

– Competitive Sealed Bids – PIN# CWB2010A – DUE 09-15-09 AT 11:00 A.M. – Various locations, Citywide.

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

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

Parks and Recreation, The Arsenal-Central Park

830 Fifth Avenue, Room 407, New York, NY 10021.

Glenn Kaalund (212) 360-1397, glenn.kaalund@parks.nyc.gov

a17-28

SPECIAL MATERIALS**CITY PLANNING****NOTICE**

**THE CITY OF NEW YORK
THE DEPARTMENT OF CITY PLANNING
OFFICE OF MANAGEMENT AND BUDGET**

NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT TO THE 2009 CONSOLIDATED PLAN (FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM) AND THE PROPOSED CHANGES TO THE 2008 CONSOLIDATED PLAN ADDENDUM: COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY PROGRAM.

The City of New York announces the public comment period for the substantial amendment to its 2009 Consolidated

Plan's Community Development Block Grant (CDBG) Program and the public comment period for the substantial amendment to the 2008 Consolidated Plan Addendum: Community Development Block Grant-Recovery Act (CDBG-R) Program.

Amended 2009 Consolidated Plan

The amended 2009 Consolidated Plan public comment period will begin on August 25, 2009 and extend thirty (30) days to September 23, 2009.

Copies of the amended 2009 Consolidated Plan will be made available on August 25, 2009 and can be obtained at the Department of City Planning Bookstore, 22 Reade Street, New York, New York 10007 (Monday 12:00 P.M. to 4:00 P.M., Tuesday through Friday 10:00 A.M. to 1:00 P.M.). In addition, the amended Plan can be downloaded through the internet via the Department's website at www.nyc.gov/planning.

Written comments regarding the amended 2009 Consolidated Plan should be sent by close of business September 23, 2009 to: Charles V. Sorrentino, Consolidated Plan Coordinator, 22 Reade Street 4N, New York, N.Y. 10007, FAX: 212-720-3495. 2008 Consolidated Plan Addendum: Community Development Block Grant-Recovery Act (CDBG-R) Program On 6/5/09, the City submitted its plan for the expenditure of CDGBG-Recovery funds under the American Recovery and Reinvestment Act of 2009 (ARRA or Recovery Act). The City stated that three programs, the Emergency Repair Program, the Emergency Demolition Program, and the HPD Neighborhood Preservation Offices, will be partially-funded by both the Community Development Block Grant and ARRA funds. ARRA funds will support DHS Single Adult Services and CD Block Grant funds will support both DHS' Single Adult Services and Family Support. The programs that were to be solely funded by ARRA were Graffiti-Free NYC, Code Violation Removal in Schools, DHS Single Adult Services, Graffiti Removal in Parks and Playgrounds, Neighborhood Improvement Program, and Charlton Garden Retaining Wall Restoration. (Please note that these programs may also receive non-CD/ARRA funds.) The City has now decided that the \$2.89 million originally allocated to Graffiti-Free NYC will be re-programmed to the Emergency Repair Program. After 7/1/09, City Tax Levy funds will support the Graffiti-free NYC Program.

The CDBG-Recovery is a grant under HUD's CDBG entitlement program. It is therefore bound to HUD's Consolidated Plan regulations. Under existing Consolidated Plan citizen participation regulations, substantial amendments to an approved Plan are required to undergo a 30-day comment period. However, in order to expedite localities receiving the Recovery Act funds, Congress has waived this regulation and requires the Program to undergo only a **seven (7) day** public review period instead. Therefore, the 2008 Consolidated Plan Addendum: Community Development Block Grant-Recovery Act's public comment period will begin on August 25, 2009 and end August 31, 2009.

On August 25, 2009, an Adobe PDF version of the Addendum will be available for free downloading from the internet via the Department of City Planning's website at: <http://www.nyc.gov/html/dcp/html/resource/consol.shtml#cp>

Written comments should be sent by close of business September 1, 2009 to: Charles V. Sorrentino, Consolidated Plan Coordinator, 22 Reade Street 4N, New York, N.Y. 10007, FAX: 212-720-3495, email: csorren@planning.nyc.gov.

City of New York:
Amanda M. Burden, FAICP, Director, Department of City Planning
Mark Page, Director, Office of Management and Budget

a24-s4

COMPTROLLER**NOTICE**

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Rm. 629, New York, NY 10007 on August 28, 2009, to person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
16	146	41
17	146	42

Acquired in the proceeding, entitled: FIFTH AMENDED BROOKLYN CENTER U.R.P. PHASE 2 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

William C. Thompson, Jr.
Comptroller

a14-27

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 9/1/09 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
11	146	17
13	146	34
14	146	35
15	146	36

Acquired in the proceeding, entitled: FIFTH AMENDED BROOKLYN CENTER URBAN RENEWAL PLAN, PHASE 2,

subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

William C. Thompson, Jr. Comptroller

a18-s1

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., Rm. 629, New York, NY 10007 on September 10, 2009, to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No. 1 Block 1116 Lot p/o lot 30 Acquired in the proceeding, entitled: RICHMOND TERRACE BETWEEN JOHN STREET AND NICHOLAS AVENUE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

William C. Thompson, Jr. Comptroller

a25-s10

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., Rm.

629, New York, NY 10007 on November 4, 2009, to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No. 12 Block 146 Lot 29

Acquired in the proceeding, entitled: FIFTH AMENDED BROOKLYN CENTER URBAN RENEWAL PLAN, PHASE 2 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

William C. Thompson, Jr. Comptroller

a21-s3

CHANGES IN PERSONNEL

DEPARTMENT OF INVESTIGATION FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the Department of Investigation.

TEACHERS RETIREMENT SYSTEM FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the Teachers Retirement System.

CIVILIAN COMPLAINT REVIEW BD FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the Civilian Complaint Review Board.

POLICE DEPARTMENT FOR PERIOD ENDING 07/24/09

Large table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the Police Department.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for various other departments.

a26

LATE NOTICE

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF STATEN ISLAND

COMMUNITY BOARD NO. 2 - Tuesday, September 1, 2009 at 7:30 P.M., 460 Brielle Avenue, Staten Island, NY

Agendas

NYC School Construction Authority representatives will discuss the proposed construction of a Public School at the former Doctor's Hospital site at 1050 Targee Street, Staten Island.

BSA #311-04-BZ

380 Lighthouse Avenue Application to amend prior variance to permit modifications to dwelling and to address objections not raised during original variance application.

BSA #180-09-BZ

1735 Richmond Avenue Application filed for a variance of Section 22-00 of the zoning resolution to permit a proposed commercial development in an R3-1 zoning district contrary to applicable use regulations.

BSA #225-09-BZ

Beacon Avenue c/o Luigi Place A variance request to allow for the reduction in the required front yard, fronting Luigi Place from 15 feet to 5 ft. to facilitate the development of a one single-family detached house.

BSA #199-213-0A

Roswell Avenue Application to seek the approval to permit the proposed residential developments, within an R3A and R3-2 zoning district.

a26-s1

READER'S GUIDE

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

NOTICE TO ALL NEW YORK CITY CONTRACTORS

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

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

CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION RELATED SERVICES

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

VENDOR ENROLLMENT APPLICATION

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

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

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

Attention Existing Suppliers:

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

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

SELLING TO GOVERNMENT TRAINING WORKSHOP

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

PRE-QUALIFIED LIST

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

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

NON-MAYORAL ENTITIES

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

PUBLIC ACCESS CENTER

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

ATTENTION: NEW YORK CITY MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES

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

PROMPT PAYMENT

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

PROCUREMENT POLICY BOARD RULES

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

COMMON ABBREVIATIONS USED IN THE CR

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

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

KEY TO METHODS OF SOURCE SELECTION

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

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

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

HOW TO READ CR PROCUREMENT NOTICES

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

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

SAMPLE NOTICE:

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

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

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

☛ m27-30

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

NUMBERED NOTES

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