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THE CITY RECORD

BILL DE BLASIO

Mayor

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PUBLIC HEARINGS AND MEETINGS

See Also: *Procurement; Agency Rules*

BOROUGH PRESIDENT - BROOKLYN

■ PUBLIC HEARINGS

CORRECTED NOTICE

NOTICE IS HEREBY GIVEN that, pursuant to Section 201 of the New York City Charter, the Brooklyn borough president will hold a remote ULURP public hearing on the following matters, commencing, at 6:00 P.M., on Monday, September 27, 2021.

The hearing will be conducted via the Webex video conferencing system.

Members of the public may join and testify using the following information:

Event Address:
<https://nycbp.webex.com/nycbp/onstage/g.php?MTID=e50040b09ee5560a092673f73fa0f3e7a>

Event Number: 179 298 3276

Event Password: ulurp

Those wishing to call in without video may do so using the following information:

Audio Conference: +1-408-418-9388

Access Code: 179 298 3276

1) River Ring (210425 MMK, 220061 MLK, 220062 ZMK, 220063 ZRK, 220064 ZSK, 220070 ZSK)

Applications for property in Community District 1, Borough of Brooklyn, submitted by River Street Partners LLC, pursuant to Sections 197-c, 199 and 201 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code for the following.

- An amendment to the City Map involving:
 - The elimination, discontinuance and closing of Metropolitan Avenue between River Street and the United States Pierhead Line (USPL)
 - The elimination, discontinuance, and closing of a portion of North First Street from a point 200 feet west of River Street and the USPL

- The adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. Y-2760 dated August 16, 2021, and signed by the Brooklyn borough president
- To facilitate a landfill of approximately 6,230 sq. ft. located in the East River, in connection with a proposed mixed-use development, within a large-scale general development (LSGD), on property generally bounded by North Third Street, River Street, North First Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the USPL (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21, and Block 2376, Lot 50; and the above reference intended demapped portions of Metropolitan Avenue and North First Street), in a proposed C6-2 District.
- An amendment of the Zoning Map changing from an M3-1 District to a C6-2 District property bounded by North Third Street, River Street, North First Street, a line 200 feet northwesterly of River Street, a northeasterly boundary line of Grand Ferry Park, and the USPL, and changing from an M3-1 District to an M1-4 District property bounded by North Third Street, Kent Avenue, North First Street, and River Street, and subject to the conditions of CEQR Declaration E-636. The proposed zoning text amendment would designate an MIH area coterminous with the area proposed to be designated as a C6-2A zoning district.
- An application in connection with a proposed mixed-use development, within a LSGD, on property generally bounded by North Third Street, River Street, North First Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the US Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21, Block 2376, Lot 50, and the demapped portions of Metropolitan Avenue and North First Street), in a C6-2 District, for the grant of special permits pursuant to the following Sections of the ZR:
 - ZR Section 74-743(a)(2):
 - To modify the height and setback, floor area distribution, maximum residential tower size, and maximum width of building walls facing a shoreline per requirements of ZR Section 62-341 (Developments on land and platforms)
 - Section 74-743(a)(13):
 - To allow existing land projecting seaward of the bulkhead line to be replaced or reconstructed with new platforms and such platform be included as part of the upland lot
 - To allow such new piers and platforms to be considered lot area for the purposes of determining allowable floor area, dwelling units, and other bulk regulations of ZR Section 62-31(b) & (c) (Bulk Computations on Waterfront Zoning Lots)
- To waive the requirements of ZR Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers), and ZR Section 62-63 (Design Requirements for Public Access on Piers and Floating Structures)
- An application for the grant of a special permit pursuant to Section 74-533 of the ZR to reduce the number of required accessory off-street parking spaces from 40 percent to 20 percent, for dwelling units in a development within a Transit Zone, which includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a LSGD, on property generally bounded by North Third Street, River Street, North First Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the USPL (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; Block 2376, Lot 50, and the intended to be demapped portions of Metropolitan Avenue and North First Street), in a C6-2 District

The requested actions are intended to facilitate two mixed-use towers, one at 49 stories and an approximately 560'-tall tower (600', including bulkhead) and the second being 64 stories and an approximately 710'-tall tower (750' including bulkhead). In total the proposed development is intended to be approximately 1,158,800 sq. ft. (6.17 FAR), with approximately 1,050 dwelling units, a 30,000 sq. ft. community center, 79,000 sq. ft. of commercial space, including office space and local retail, approximately 250 accessory attended parking spaces for at least 20 percent of market-rate dwelling units, 538 required bicycle parking spaces, and approximately 2.9 acres of new public open space comprised of approximately 2.32 acres of accessible in-river space and 0.86 acres of intertidal area. Approximately 263 units (25 percent of residential floor area) would be affordable to households earning an average 60 percent of AMI. Local retail uses on the ground floor of both buildings would activate street frontages along North First and Third streets, and River Street, as well as along the adjacent publicly-accessible open space. No loading docks are required, and none will be provided. A landfill action would add approximately 6,319 sq. ft. of landfill as part of the waterfront public open space plan.

This hearing will be recorded for public transparency and made available on Borough President Adams' YouTube channel, One Brooklyn.

Accessibility questions: Nathan Sherfinski, (718) 802-3857, nathan.sherfinski@brooklynbp.nyc.gov, by: Friday, September 24, 2021 5:00 P.M.



s14-27

BOROUGH PRESIDENT - MANHATTAN

■ PUBLIC HEARINGS

The September 2021 Manhattan Borough Board Meeting will be held on Thursday, September 23rd, 2021, at 8:30 A.M., on Zoom. The link to register to the meeting is, https://zoom.us/webinar/register/WN_pA63Nt1JQFe6bmXzuwk2oA. At the September 23rd, 2021 Manhattan Borough Board Meeting, there will be 1) a public hearing and vote on New York City Department of Transportation (DOT) and Department of City Planning (DCP)'s proposed Citywide zoning text amendment, that will allow the DOT, to administer the Permanent Open Restaurant program (POR) – the proposal will remove sidewalk café regulations from the Zoning Resolution to increase geography eligibility as sidewalk cafes will become part of a unified sidewalk and roadway outdoor dining program administered at DOT, and 2) a presentation from the New York State Independent Redistricting Commission about the timeline of their preliminary maps and public hearings.

Accessibility questions: Brian Lafferty (212) 669-4564, blafferty@manhattanbp.nyc.gov, by: Wednesday, September 22, 2021, 5:00 P.M.



s17-23

BOROUGH PRESIDENT - QUEENS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Virtual Public Hearing will be held by the Borough President of Queens, Donovan Richards, on **Thursday, September 23, 2021**, starting at 9:30 A.M. The public hearing will be streamed live at www.queensbp.org.

Those who wish to testify may preregister for virtual speaking time by visiting www.queensbp.org/landuse and submitting their contact information through the preregistration link. After preregistering, the speaker will receive a confirmation email with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-3000 between 9:00 A.M. to 5:00 P.M. prior to the date of the hearing.

Written testimony is welcome from those who are unable to testify virtually. All written testimony must be received by 5:00 P.M. on Thursday, September 23, 2021, and may be submitted by email to planning@queensbp.org, or by conventional mail sent, to the Office of the Queens Borough President, at 120-55 Queens Boulevard - Room 226, Kew Gardens, NY 11424.

CD Q14 – ULURP #200299 ZMQ – IN THE MATTER OF an application submitted by 79 Arverne Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 80 feet westerly of Beach 77th Street, Rockaway Freeway, and a line 200 feet easterly of Beach 80th Street, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated June 7, 2021, and subject to the conditions of CEQR Declaration E-624.

CD Q04 – ULURP #210041 ZMQ – IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes

only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630. (Related ULURP #210042 ZRQ).

CD Q04 – ULURP #N210042 ZRQ – IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 4. (Related ULURP #210041 ZMQ).

CD Q12 - ULURP #N210148 ZMQ - IN THE MATTER OF an application submitted by Archer 1 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution, for the establishment of an authorization and concurrent use of the authorization to facilitate a curb cut and permitted loading berth as part of an otherwise as-of-right building under construction.

CD Q10 – ULURP #210164 ZMQ – IN THE MATTER OF an application submitted by 10316 Van Wyck Exp LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 18c:

- changing from an R3A District to an R6B District property bounded by a line 100 feet southeasterly of Liberty Avenue, the northeasterly service road of Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue and its northeasterly prolongation, and a line midway between 135th Street and Van Wyck Expressway; and
- establishing within a proposed R6B District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue, and a line midway between 135th Street and Van Wyck Expressway;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated July 26, 2021. (Related ULURP #210165 ZRQ).

CD Q10 – ULURP #N210165 ZRQ – IN THE MATTER OF an application submitted by 10316 Van Wyck Exp LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 10. (Related ULURP #210164 ZMQ).

CD Q01 – ULURP #210200 ZMQ – IN THE MATTER OF an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9a:

- Changing from an R5B District to a C4-4 District property bounded by a line 130 feet southwesterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and a line 80 feet southeasterly of 31st Street;
- Changing from a C4-3 District to a C4-4 District property bounded by a line 200 feet northeasterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 130 feet southwesterly of 24th Avenue, a line 80 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and 31st Street;
- changing from an R5B District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 90 feet southeasterly of 31st Street, 24th Road, 32nd Street, Astoria Boulevard North, and a line 80 feet southeasterly of 31st Street; and
- changing from a C4-3 District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 80 feet southeasterly of 31st Street, Astoria Boulevard North, and 31st Street.

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only), dated June 21, 2021, and subject to the conditions of CEQR Declaration E-623. (Related ULURP #N210201)

CD Q01 – ULURP #210201 ZRQ – IN THE MATTER OF an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution modifying Appendix F to establish and designate the

proposed rezoning area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District. (Related ULURP #210200 ZMQ)

CITYWIDE – ULURP #N210434 ZRY – IN THE MATTER OF an application filed by the NYC Department of City Planning and NYC Department of Transportation, pursuant to Section 201 of the NYC Charter, for a zoning text amendment to facilitate a component of the permanent citywide Open Restaurants program.

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President’s Office, (718) 286-2860, or email planning@queensbp.org, no later than **FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.**

s17-23

CITY COUNCIL

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Council has scheduled the following public hearing, on the matter indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible both in person and remotely, on the following matters in the City Council Chambers, City Hall, New York, NY 10007, commencing at 10:00 A.M., on September 24, 2021. The hearing will be live-streamed, via the Council’s website, at <https://council.nyc.gov/live/>. Please visit, <https://council.nyc.gov/land-use/>, in advance for information about how to testify and how to submit written testimony.

RIVER NORTH (LIBERTY TOWERS)

STATEN ISLAND CB - 1 C 210289 ZMR

Application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 21c:

- eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, Hamilton Avenue, a line 100 feet westerly of Stuyvesant Place, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street;
- eliminating a Special Hillside Preservation District (HS) bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
- changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
- establishing within an existing R6 District a C2-4 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place;
- establishing within a proposed R7-3 District a C2-4 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; and
- establishing a Special St. George District (SG) bounded by Richmond Terrace, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;

Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only), dated May 3, 2021, and subject to the conditions of CEQR Declaration E-614.

RIVER NORTH (LIBERTY TOWERS)

STATEN ISLAND CB - 1 N 210290 ZRR

Application submitted by Richmond SI Owner, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 8 (Special St. George District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the City Planning Calendar of July 14, 2021 (Cal. No. 48), and the Department of City Planning website: (www.nyc.gov/planning).

RIVER NORTH (LIBERTY TOWERS)

STATEN ISLAND CB - 1

C 210291 ZSR

Application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 128-62* of the Zoning Resolution as follows:

- 1. to modify the rear yard requirements of Section 23-47 (Minimum Required rear yard);
2. to modify the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions);
3. to modify the height and setback requirements of Section 128-33* (Maximum Base Height) and Section 128-34* (Maximum Building Height); and
4. to modify the planting requirements of Section 128-42 (Planting Areas);

in connection with a proposed mixed-use development, on property, located at 24 Stuyvesant Place (Block 13, Lots 82, 92, 100 and p/o Lot 8), in an R7-3/C2-4** District, within the Special St. George District (SG)**.

* Note: Sections 128-33, 128-34 & 128-62 are proposed to be change under a concurrent related application for a Zoning Text change (N 210290 ZRR).

** Note: This site is proposed to be rezoned by changing R6(HS) & R6/C2-2(HS) Districts to an R7-3/C2-4(SG) District under a concurrent related application for a Zoning Map change (C 210289 ZMR).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

252 VICTORY BOULEVARD

STATEN ISLAND CB - 1

C 210361 ZMR

Application submitted by Victory Boulevard Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 21c:

- 1. changing from an R3-2 District to an R6B District property bounded by the northwesterly centerline prolongation of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;
2. changing from an R3X District to an R6B District property bounded by the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly centerline prolongation of Bayview Place, and a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation;
3. establishing within an existing R3-2 District a C1-3 District bounded by the northwesterly centerline prolongation of Bayview Place, a line midway between Victory Boulevard and Rosewood Place, a line 400 feet northeasterly of Cebra Avenue, and Victory Boulevard; and
4. establishing within the proposed R6B District a C1-3 District bounded by northwesterly centerline prolongation of Avon Place, a line 75 feet southeasterly of Victory Boulevard, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only), dated May 3, 2021, and subject to the conditions of CEQR Declaration E-615.

252 VICTORY BOULEVARD

STATEN ISLAND CB - 1

N 210362 ZRR

Application submitted by Victory Boulevard Realty, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory

Inclusionary Housing Areas

* * *

STATEN ISLAND

Staten Island Community District 1

* * *

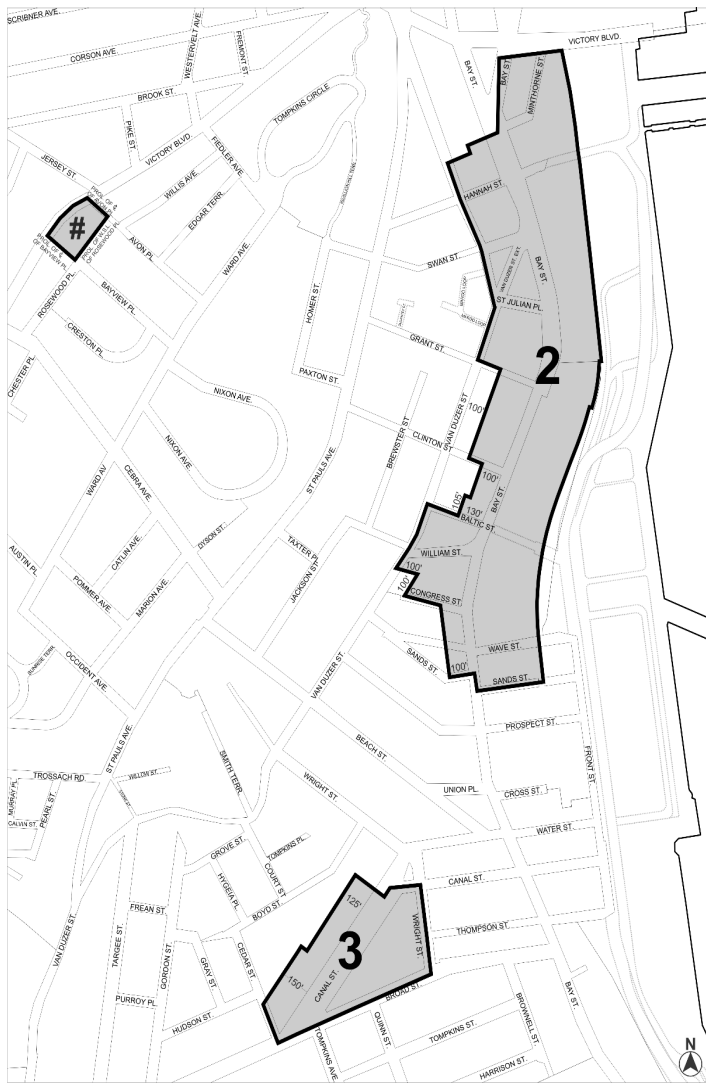
Map 2 - [date of adoption]

[EXISTING]



Mandatory Inclusionary Housing Program Area see Sections 23-154(d)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3) Area 2 - 6/26/19 MIH Program Option 1 and Deep Affordability Option Area 3 - 6/26/19 MIH Program Option 1 and Deep Affordability Option

[PROPOSED]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3)
 Area 2 — 6/26/19 MIH Program Option 1 and Deep Affordability Option
 Area 3 — 6/26/19 MIH Program Option 1 and Deep Affordability Option
 Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Staten Island

* * *

48-18 VAN DAM TEAMSTERS REZONING
QUEENS CB - 2 C 190260 ZMQ

Application submitted by 48-18 Van Dam Property Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9b, by changing from an M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

1776 48TH STREET REZONING
BROOKLYN CB - 12 C 200296 ZMK

Application submitted by Mr. Yitzchok Stern, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 22c:

- changing from an R5 District to an R6B District property bounded by 48th Street, 18th Avenue, 49th Street and a line 100 northwesterly of 18th Avenue; and
- establishing within the proposed R6B District a C2-4 District bounded by 48th Street, 18th Avenue, 49th Street and a line 35 feet northwesterly of 18th Avenue;

Borough of Brooklyn, Community District 12, as shown on a diagram (for illustrative purposes only), dated April 5, 2021, and subject to the conditions of CEQR Declaration E-609.

1776 48TH STREET REZONING
BROOKLYN CB - 12 N 200297 ZRK

Application submitted by Mr. Yitzchok Stern, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
 Matter ~~struck out~~ is to be deleted;
 Matter within # # is defined in Section 12-10;
 * * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

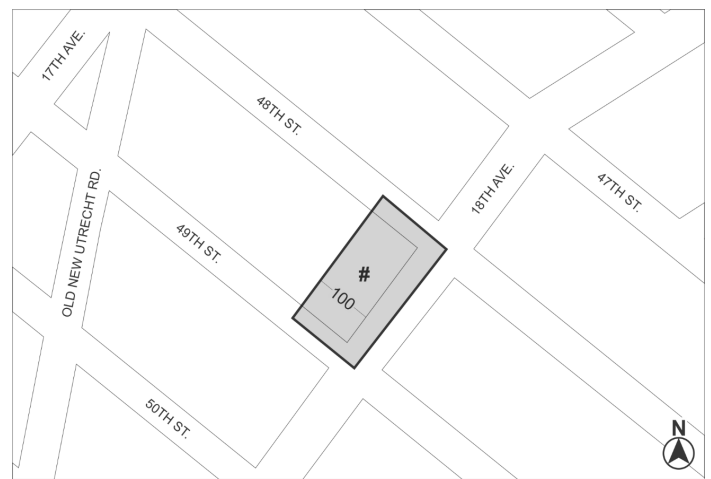
BROOKLYN

* * *

Brooklyn Community District 12

* * *

Map 4 – [date of adoption]



Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 12, Brooklyn

* * *

62-04 ROOSEVELT AVENUE REZONING
QUEENS CB - 2 C 200070 ZMQ

Application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9d:

- eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
- changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only), dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603.

62-04 ROOSEVELT AVENUE REZONING
QUEENS CB - 2 N 200069 ZRQ

Application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
 Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

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

* * *

QUEENS

* * *

Queens Community District 2

* * *

Map 5 – [date of adoption]



█ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area # [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 2, Queens

* * *

270 NOSTRAND AVENUE REZONING

BROOKLYN CB - 3 20210151 ZMK

Application submitted by BRP East Brooklyn Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 17a:

1. changing from an R7A District to an R8A District property bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, a line 100 feet westerly of Nostrand Avenue, a line midway between Dekalb Avenue and Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue;

Borough of Brooklyn, Community District 3, as shown on a diagram (for illustrative purposes only), dated April 5, 2021, and subject to the conditions of CEQR Declaration E-606.

**270 NOSTRAND AVENUE REZONING
BROOKLYN CB -3 20210152 ZRK**

Application submitted by BRP East Brooklyn Development LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

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

* * *

BROOKLYN

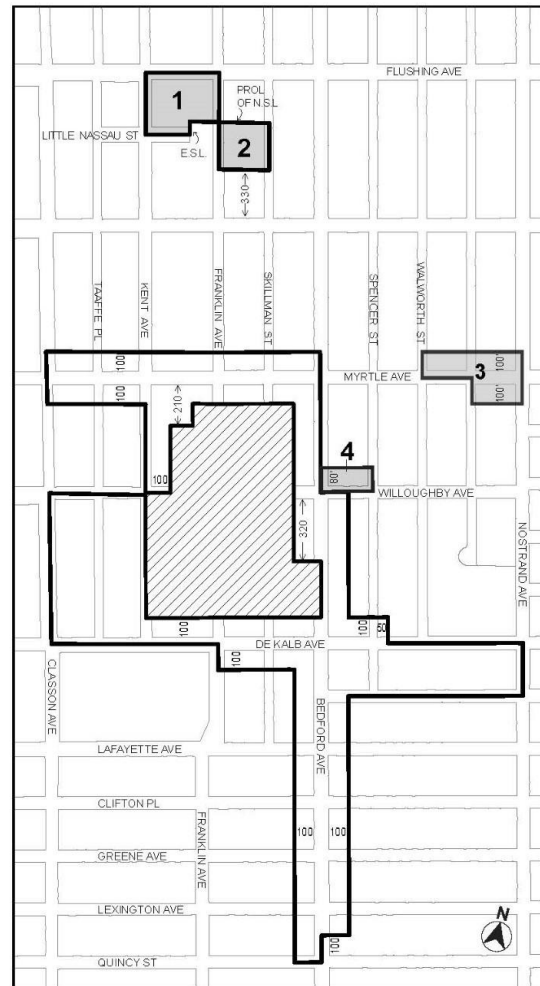
* * *

Brooklyn Community District 3

* * *

Map 3 – [date of adoption]

[EXISTING MAP]

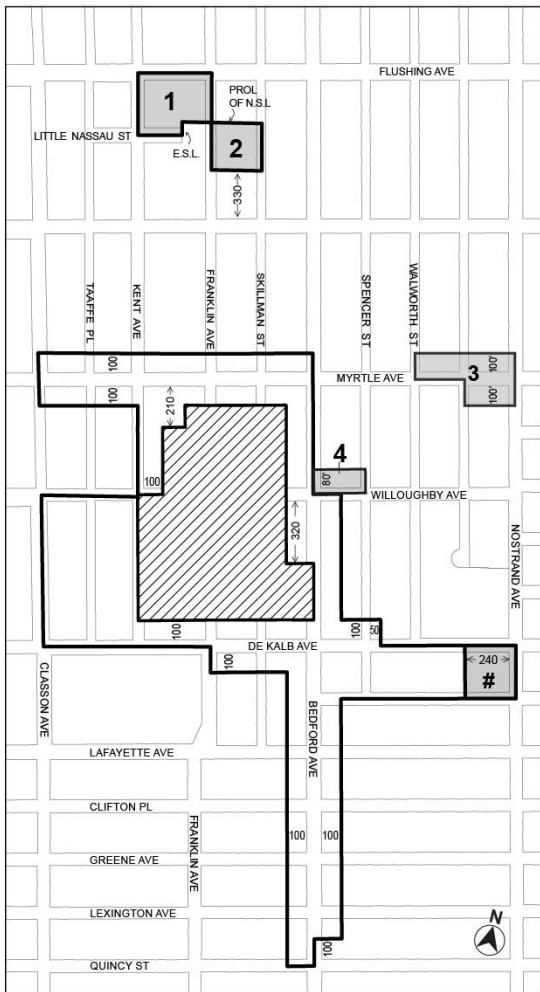


▭ Inclusionary Housing designated area

█ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
Area 2 – 5/10/17 MIH Program Option 1 and Option 2
Area 3 – 11/30/17 MIH Program Option 1
Area 4 – 2/13/19 MIH Program Option 1 and Option 2

▨ Excluded Area

[PROPOSED MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
 - Area 2 – 5/10/17 MIH Program Option 1 and Option 2
 - Area 3 – 11/30/17 MIH Program Option 1
 - Area 4 – 2/13/19 MIH Program Option 1 and Option 2
 - Area # - [date of adoption] MIH Program Option 2 and Workforce Option
- Excluded Area

Portion of Community District 3, Brooklyn

* * *

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)
MANHATTAN CB - 4 C 210324 ZMM**

Application by 495 11 Avenue Owner Realty LLC and New York City 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. 8d:

1. changing from an M1-5 District to a C6-4 District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue, and
2. establishing a Special Hudson Yard District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue.

as shown on a diagram (for illustrative purposes only), dated April 19, 2021, and subject to the conditions of CEQR Declaration E-610.

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)
MANHATTAN CB - 4 N 210325 ZRM**

Application submitted by 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

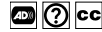
The proposed text amendment may be seen in the City Planning Calendar of July (Cal. No. 35) and the Department of City Planning web site: (www.nyc.gov/planning).

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)
MANHATTAN CB - 4 C 210326 PCM**

Application submitted by New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property, located at 495 Eleventh Avenue (Block 685, Lot 38), for use as an NYPD vehicle storage facility.

For questions about accessibility and requests for additional accommodations, please contact swerts@council.nyc.gov, or nbenjamin@council.nyc.gov, or (212) 788-6936, at least three (3) business days before the hearing.

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Tuesday, September 21, 2021, 3:00 P.M.



s20-24

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

In support of the City's efforts to contain the spread of COVID-19, the City Planning Commission will hold a remote public hearing, via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, October 6, 2021, regarding the calendar items listed below.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/290345/1>.

Members of the public should observe the meeting through DCP's website.

Testimony can be provided verbally by joining the meeting using either Zoom or by calling the following number and entering the information listed below:

877 853 5247 US Toll-free
888 788 0099 US Toll-free

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]
Password: 1

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

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov] or made by calling [212-720-3508]. Requests must be submitted at least five business days before the meeting.

CITYWIDE

No. 1

OPEN RESTAURANTS TEXT AMENDMENT

CITYWIDE N 210434 ZRY
IN THE MATTER OF an application submitted by the New York City Department of Transportation and the New York City 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, removing Article I, Chapter 4 (Sidewalk Cafe Regulations) and modifying related Sections.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

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

ARTICLE I GENERAL PROVISIONS

Chapter 2 Construction of Language and Definitions

* * *

12-10 DEFINITIONS

* * *

Dwelling unit

A "dwelling unit" contains at least one #room# in a #residential building#, #residential# portion of a #building#, or #non-profit hospital staff dwelling#, and is arranged, designed, used or intended for use by one or more persons living together and maintaining a common household, and which #dwelling unit# includes lawful cooking space and lawful sanitary facilities reserved for the occupants thereof.

Enclosed sidewalk cafe — see Sidewalk cafe, enclosed

Enlargement, or to enlarge

* * *

Side yard — see Yard, side

Sidewalk cafe

A "sidewalk cafe" is a portion of an eating or drinking place that is located on a public sidewalk and is either an #enclosed#, #unenclosed# or #small sidewalk cafe#. #Sidewalk cafes# are further defined in Section 20-223, subdivision (a), of the Administrative Code.

Sidewalk cafe, enclosed

An "enclosed sidewalk cafe" is a #sidewalk cafe# that is contained within a structure constructed predominantly of light materials such as glass, slow-burning plastic or lightweight metal.

Sidewalk cafe, small

A "small sidewalk cafe" is an #unenclosed sidewalk cafe# containing no more than a single row of tables and chairs adjacent to the #street line# where such tables and chairs occupy a space on the sidewalk no greater than 4 feet, 6 inches from the #street line#.

Sidewalk cafe, unenclosed

An "unenclosed sidewalk cafe" is a space on the sidewalk that contains readily removable tables, chairs or railings with no overhead coverage other than umbrellas or a retractable awning that is affixed to the #building# wall and does not extend further than the width of the #unenclosed sidewalk cafe#.

Sign

* * *

Two-family residence

A "two-family residence" is a #building# containing not more than two #dwelling units#, and occupied by only two #families#.

Unenclosed sidewalk cafe — see Sidewalk cafe, unenclosed

Urban plaza — see Plaza, urban

* * *

Chapter 4 Sidewalk Cafe Regulations

14-00 GENERAL PURPOSES

The sidewalk cafe regulations as established in this Resolution are citywide regulations, designed to encourage sidewalk cafes in locations where they are appropriate, discourage them in locations where they are inappropriate, and promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) To ensure adequate space for pedestrians on the sidewalk adjacent to sidewalk cafes.
(b) To promote sidewalk cafes as visual amenities that better relate to the streetscape.
(c) To preserve and enhance the character of neighborhoods throughout the City.
(d) To simplify administrative regulations and strengthen enforcement procedures for sidewalk cafes and ensure that such requirements are effective, efficient and enforceable.

- (e) To promote the most desirable use of land and thus to conserve the value of land and buildings and thereby protect the City's tax revenues.

14-01 General Provisions

In harmony with the general purpose and intent of this Resolution, and the general purposes of the #sidewalk cafe# regulations, certain specified regulations concerning area eligibility, sidewalk locational criteria and physical criteria for #sidewalk cafes#, in general, and specifically for #enclosed sidewalk cafes#, are herein established.

The three types of #sidewalk cafes# that are permitted by the regulations of this Chapter and defined in Section 12-10 (DEFINITIONS) are #enclosed sidewalk cafes#, #unenclosed sidewalk cafes# and #small sidewalk cafes#.

The amendments to Article I, Chapter 4, adopted by the City Council on January 29, 2003, shall become effective March 27, 2003.

Physical criteria, including structural and operational requirements for #sidewalk cafes#, and #unenclosed sidewalk cafes# in particular, shall be regulated by the Department of Consumer Affairs and found in Title 6, Chapter 2, Subchapter F., of the Rules of the City of New York.

Licenses for all #sidewalk cafes# must be obtained from the Department of Consumer Affairs, or its successor.

14-011 Sidewalk cafe locations

#Sidewalk cafes# may be located in all R10H Districts, in all #Commercial Districts# other than C3 Districts and in all #Manufacturing Districts# only where eating or drinking establishments are permitted, as modified by special eligibility regulations set forth in Sections 14-40 through 14-45, inclusive. These sections identify #streets#, areas, special districts and malls or portions of #streets# for which special area eligibility regulations apply:

Section 14-40 — (AREA ELIGIBILITY FOR SIDEWALK CAFES)

Section 14-41 — (Locations Where Certain Sidewalk Cafes Are Not Permitted)

Section 14-42 — (Locations Where Enclosed Sidewalk Cafes Are Not Permitted)

Section 14-43 — (Locations Where Only Small Sidewalk Cafes Are Permitted)

Section 14-44 — (Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted)

Section 14-45 — (Street Malls Where Certain Sidewalk Cafes Are Permitted).

#Sidewalk cafes# shall be permitted in Historic Districts or in designated landmark #buildings# only if such #sidewalk cafe# is approved by the Landmarks Preservation Commission.

14-10 ENCLOSED SIDEWALK CAFES

14-11 Locational Criteria for Enclosed Sidewalk Cafes

The regulations of this Section, governing clear path, clearance at intersection of #streets#, clearance from large obstructions and minimum distance between two cafes shall apply to all #enclosed sidewalk cafes#.

(a) Clear path

There shall be a minimum of 8 feet, 0 inches clear distance or 50 percent of the sidewalk width, whichever is greater, free of all obstructions, in order to allow adequate pedestrian movement.

The minimum distance shall be measured from the portion of the #enclosed sidewalk cafe# frontage that is nearest either the curb line or the nearest obstruction. In no event may recesses in the #enclosed sidewalk cafe# frontage be used to satisfy this unobstructed width requirement, except that the corners of the #enclosed sidewalk cafe# may be rounded or mitered. A clearance of 8 feet, 0 inches shall be maintained around the corners of #enclosed sidewalk cafes#, measured in radius.

For the purpose of the minimum clear path, but not the clearance from corners of #enclosed sidewalk cafes#, parking meters, traffic signs, and trees that have gratings flush to grade, without fences or guards, shall not count as obstructions

In the case of a #street# for which a mall plan or other special plan has been adopted, the clear path requirements pursuant to this Section shall be deemed satisfied if there is not less than an 8 feet, 0 inches clear path.

(b) Clearance at intersections of street line

There shall be a minimum of 9 feet, 0 inches clearance, free of all obstructions with no exception, measured from the outer edge of

the #enclosed sidewalk cafe# to the curbside obstacle. The corner of the #enclosed sidewalk cafe# wall may be rounded or mitered. Such distance shall be measured from the outer edge of the #enclosed sidewalk cafe# to either the curb line or the nearest obstruction.

(c) — Clearance from large obstructions

All #enclosed sidewalk cafes# shall be a minimum of 15 feet from large obstructions. For the purposes of this Section, large obstructions shall be bus stop shelters, newsstands, subway entrances or any other object greater than 15 square feet in area. The closed end of a subway entrance located along the #front lot line# may #abut# an #enclosed sidewalk cafe#.

(d) — Minimum distance between enclosed sidewalk cafes

There shall be a minimum distance of 40 feet between the near end walls of two #enclosed sidewalk cafes# if an entrance to a ground floor #commercial use#, other than an entrance to the eating or drinking place associated with either #enclosed sidewalk cafe#, is located between them.

There shall be a minimum distance of 15 feet between the near end walls of two #enclosed sidewalk cafes# if an entrance to a ground floor non-#commercial use#, or a #use# located above or below the ground floor, other than an entrance to the eating or drinking place associated with either #enclosed sidewalk cafe#, is located between them.

14-12

Physical Criteria for Enclosed Sidewalk Cafes

14-121

Structural requirements for enclosed sidewalk cafes

The regulations of this Section governing certain structural and operational requirements shall apply to all #enclosed sidewalk cafes#.

(a) — Ceiling

The ceiling of an #enclosed sidewalk cafe# shall be of incombustible materials, including colored or colorless safety glass or fabric which has been treated to be fire resistant as approved by the Department of Buildings.

At no point shall the height of the ceiling of an #enclosed sidewalk cafe# be lower than 7 feet, 0 inches above the floor of the #sidewalk cafe#.

(b) — Transparency — exterior walls

An #enclosed sidewalk cafe# may provide a base wall of opaque material up to a maximum height of 12 inches from the finished floor level. The base wall shall include any horizontal structural members that support transparent materials above.

All enclosing walls, doors and windows, except for the structural members, above finished floor level or base wall as provided in this Section, up to a height of 7 feet, 0 inches above finished floor level, must be of colorless, untinted, non-reflective, transparent material, as approved by the Department of Buildings. In order to maximize transparency, the horizontal as well as vertical structural members shall not be sized more than 10 inches wide.

At least 50 percent of the walls, up to a height of 7 feet, 0 inches above finished floor level, shall consist of operable transparent windows.

(c) — Elevation

The #enclosed sidewalk cafe# floor shall not be more than seven inches above the level of the adjoining sidewalk.

In the event of a major grade change, however, the City Planning Commission may, by certification, permit the floor level to be more than seven inches above the level of the adjoining sidewalk.

(d) — Designated boundaries

No portion of #enclosed sidewalk cafes#, such as doors, windows, walls or any objects placed within an #enclosed sidewalk cafe#, shall swing or project beyond the designated exterior perimeter of the #enclosed sidewalk cafe#. However, fire exit doors that are used exclusively as emergency fire exit doors shall be exempt from this provision.

(e) — Fixtures

The furnishings of the interior of an #enclosed sidewalk cafe# shall consist solely of moveable tables, chairs and decorative accessories. No objects, except lighting fixtures and HVAC installations, may be permanently affixed onto any portion of the wall of the #enclosed sidewalk cafe#. In no event shall such objects penetrate the exterior perimeter of the wall or the roof of the #enclosed sidewalk cafe# or impede the transparency as required by this Chapter. The exhaust for such HVAC installations on the adjacent walls shall not be less than 10 feet above #curb level#.

(f) — Refuse storage area

No structure or enclosure to accommodate the storage of garbage may be erected or placed adjacent to or separate from the #enclosed sidewalk cafe# on the public right-of-way.

14-122

Access for persons with physical disabilities

An #enclosed sidewalk cafe# or its restaurant shall be directly accessible to persons with physical disabilities. In the event the main restaurant has provided such access, the #enclosed sidewalk cafe# shall be accessible to persons with disabilities from the interior of the restaurant.

In order to ensure access for persons with physical disabilities:-

(a) — at least one door leading into the #enclosed sidewalk cafe# or restaurant from the adjoining sidewalk shall be not less than three feet wide, clear, and

(b) — a ramp with non-skid surface, if there is change of grade, having a minimum width of three feet and a slope of not greater than 1 in 12, shall be provided. Such ramp may be of portable type for #enclosed sidewalk cafes# that are six feet wide or less, except if such #sidewalk cafe# is at least 180 square feet in area.

14-123

Signage

No #signs# are permitted on an #enclosed sidewalk cafe#, except that the name and type of establishment may be placed upon the glass wall but shall not obscure the required transparency.

14-124

Music and noise amplification

Musical instruments or sound reproduction devices shall not be operated or used within an #enclosed sidewalk cafe# for any purpose.

14-13

Special Permit Modifications of Locational or Physical Criteria for Enclosed Sidewalk Cafes

In all #Commercial# or #Manufacturing Districts#, where #enclosed sidewalk cafes# are permitted in accordance with the provisions of this Chapter, the City Planning Commission may permit, upon application, modifications to the locational or physical criteria regulations for #enclosed sidewalk cafes#, except that there shall be no modification of Sections 14-41 (Locations Where Certain Sidewalk Cafes Are Not Permitted), 14-42 (Locations Where Enclosed Sidewalk Cafes Are Not Permitted), 14-44 (Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted) and 14-45 (Street Malls Where Certain Sidewalk Cafes Are Permitted), provided the Commission finds that:

(a) — the #enclosed sidewalk cafe# is developed consistent with the general purposes and objectives of this Chapter;

(b) — any proposed modification to the requirements of this Chapter will result in good overall design and enhance the general character of the #street# and the neighborhood;

(c) — any proposed modifications to the requirements of this Chapter will not cause a serious adverse effect on pedestrian traffic;

(d) — the restaurant or #enclosed sidewalk cafe# provides access for persons with disabilities;

(e) — where a proposed #enclosed sidewalk cafe# is located between two existing stoops, it will not project beyond the stoops; and

(f) — modifications to the provisions of paragraph (a) of Section 14-11 (Locational Criteria for Enclosed Sidewalk Cafes) shall be limited to the minimum clear path for a proposed #enclosed sidewalk cafe# that would be located on a #street# with a special pedestrian plan.

14-20

UNENCLOSED SIDEWALK CAFES

Physical criteria for #unenclosed sidewalk cafes#, including structural and operational requirements, shall be regulated by the Department of Consumer Affairs pursuant to the Rules of the City of New York as described in Section 14-01 (General Provisions). #Small sidewalk cafes#, however, shall also conform to the requirements of Section 14-30.

14-30

SMALL SIDEWALK CAFES

#Small sidewalk cafes# shall be subject to the regulations of Section 14-01 (General Provisions) and, in addition, shall comply with the requirements for the definition of #small sidewalk cafes# in Section 12-10 as well as the following physical criteria:

(a) — no form of serving station or any other type of furniture, other than the single row of tables and chairs set adjacent to the #street line#, may be placed within that space occupied by a #small sidewalk cafe#;

- (b) — there shall be no railing, structure or other form of barrier between a #small sidewalk cafe# and the remaining area of the sidewalk; and
- (c) — there shall be no overhead coverage other than a retractable awning that is affixed to the #building# wall and does not extend further than 4 feet, 6 inches.

#Small sidewalk cafes# are permitted wherever #sidewalk cafes# may be located pursuant to the requirements of Section 14-011. Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted) lists specific #streets# and areas where no #sidewalk cafes# other than #small sidewalk cafes# may be located.

**14-40
AREA ELIGIBILITY FOR SIDEWALK CAFES**

Sections 14-40 through 14-45 identify those locations where specific area-eligibility regulations apply.

For the purposes of Sections 14-40 through 14-45, the length of a #street# shall run the full #block# to the nearest intersections with cross #streets#, unless otherwise stated.

Areas bounded by #streets# shall include both sides of such #streets# and shall be subject to the regulations of this Chapter pertaining to such areas. When a #street# forms the boundary of a special district, however, only that side of the #street# located within the special district shall be subject to the regulations pertaining to the special district.

#Sidewalk cafes# shall only be allowed to locate along the length of a #street# or within the area bounded by #streets#, as set forth in Sections 14-40 through 14-45, where the applicable #use# regulations of the district allow eating and drinking establishments, either as-of-right, by certification or by authorization or special permit.

**14-41
Locations Where Certain Sidewalk Cafes Are Not Permitted**

No #enclosed# or #unenclosed sidewalk cafes# shall be permitted on any of the following #streets#, portions of #streets# and areas, except that #small sidewalk cafes# may be permitted pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted):

Citywide:

All #streets# with elevated rail transit lines, unless specifically permitted in Section 14-43.

Manhattan:

All #streets# bounded by 38th Street on the south, 59th Street on the north, Third Avenue on the east and Eighth Avenue on the west
All #streets# within the M1-5A and M1-5B Districts south of Houston Street

- Bowery — from East Broadway to Canal Street
- Elizabeth Street — from Bayard Street to Canal Street
- Pell Street — the entire length
- Mott Street — from Park Row to Canal Street
- Mulberry Street — from Worth Street to Canal Street
- Bayard Street — the entire length
- Doyers Street — the entire length
- All streets facing Chatham Square
- Canal Street — the entire length
- Orchard Street — from Canal Street to Houston Street
- Delancey Street — from Norfolk Street to the Bowery
- Eighth Street — from Avenue A to Sixth Avenue
- 14th Street — from Second Avenue to Eighth Avenue
- 23rd Street — from the East River to Eighth Avenue
- 31st Street — from Fifth Avenue to Eighth Avenue
- 32nd Street — from Fifth Avenue to Eighth Avenue
- 33rd Street — from Fifth Avenue to Eighth Avenue
- 34th Street — from the East River to Eighth Avenue
- 42nd Street — from the East River to Eighth Avenue
- All #streets# or portions of #streets# bounded by 43rd Street on the south, 45th Street on the north, Eighth Avenue on the east and, on the west, a line 150 feet west of Eighth Avenue
- 57th Street — from the East River to Eighth Avenue
- 58th Street — from the East River to Eighth Avenue
- 59th Street — from the East River to Fifth Avenue
- 59th Street — from Sixth Avenue to Columbus Circle
- All #streets# bounded by 59th Street on the south, 61st Street on the north, Fifth Avenue on the west and, on the east, a line 125 feet east of Fifth Avenue
- 60th Street — from Third Avenue to Fifth Avenue
- 61st Street — from Third Avenue to Fifth Avenue
- 62nd Street — from Second Avenue to Fifth Avenue
- 63rd Street — from Second Avenue to Fifth Avenue
- 68th Street — from First Avenue to Fifth Avenue
- 72nd Street — from the East River to Fifth Avenue
- 77th Street — from First Avenue to Fifth Avenue
- 79th Street — from the East River to Fifth Avenue
- 86th Street — from the East River to Fifth Avenue, south side only

- 86th Street — from the East River to 125 feet east of York Avenue, north side only, and from York Avenue to Fifth Avenue, north side only
- 116th Street — from Malcolm X Boulevard to Frederick Douglass Boulevard
- First Avenue — from 48th Street to 59th Street
- Third Avenue — from 59th Street to 62nd Street
- Lexington Avenue — the entire length
- Park Avenue — the entire length from 38th Street, northward
- Madison Avenue — the entire length
- Fifth Avenue — from Washington Square North to 61st Street
- Sixth Avenue — from 31st Street to 38th Street
- Broadway — from 31st Street to 38th Street
- Seventh Avenue — from 31st Street to 38th Street
- Eighth Avenue — from 31st Street to 38th Street
- Herald Square.

Brooklyn:

- 13th Avenue — from 39th Street to New Utrecht Avenue
- 86th Street — from Third Avenue to Gowanus Expressway
- Court Street — from Schermerhorn Street to Montague Street.

Queens:

- 82nd Street — from 34th Avenue to 41st Avenue
- Austin Street — from Yellowstone Boulevard to Ascan Avenue
- Junction Boulevard — from Northern Boulevard to 41st Avenue
- Roosevelt Avenue — from Union Street to Prince Street
- Skillman Avenue — from 43rd Street to 56th Street.

**14-42
Locations Where Enclosed Sidewalk Cafes Are Not Permitted**

No #enclosed sidewalk cafe# shall be permitted on any of the following #streets#.

Manhattan:

- Bleecker Street — from Bank Street to Mercer Street
- Central Park South — from Fifth Avenue to Sixth Avenue
- Park Avenue South and Park Avenue — from 31st Street to 38th Street
- 86th Street — from the East River to Fifth Avenue.

**14-43
Locations Where Only Small Sidewalk Cafes Are Permitted**

#Small sidewalk cafes# may be located wherever #sidewalk cafes# are permitted. In addition, only #small sidewalk cafes# shall be allowed on the following #streets#, notwithstanding any regulations set forth in Sections 14-41 or 14-42 prohibiting certain #sidewalk cafes# on such #streets#.

Manhattan:

- Orchard Street — from Canal Street to Houston Street
- Delancey Street — from Norfolk Street to the Bowery
- Centre Street — from Canal Street to Spring Street
- Lafayette Street — from Canal Street to Houston Street
- Sixth Avenue — from Canal Street to a line 100 feet south of Spring Street
- Special Union Square District[†]
- 14th Street — from Second Avenue to Irving Place
- 14th Street — from a line 100 feet west of University Place to Eighth Avenue
- 23rd Street — from the East River to Eighth Avenue
- 31st Street — from Fifth Avenue to a line 200 feet east of Broadway
- 34th Street — from the East River to Fifth Avenue
- 35th Street — from a line 150 feet east of Fifth Avenue to a line 150 feet east of Sixth Avenue
- 36th Street — from a line 150 feet east of Fifth Avenue to a line 150 feet west of Fifth Avenue
- 37th Street — from a line 150 feet east of Fifth Avenue to a line 150 feet west of Fifth Avenue
- 37th Street — from a line 150 feet east of Sixth Avenue to Broadway
- 38th Street — from Third Avenue to Seventh Avenue
- 39th Street — from Exit Street to Seventh Avenue
- 40th Street — from a line 100 feet east of Exit Street to Broadway
- 41st Street — from a line 100 feet east of Exit Street to Third Avenue
- 42nd Street — from First Avenue to Third Avenue
- 42nd Street — from Fifth Avenue to a line 275 feet east of Sixth Avenue
- All #streets# bounded by 43rd Street on the south, 46th Street on the north, a line 200 feet east of Third Avenue on the east and Third Avenue on the west
- 43rd Street — from Fifth Avenue to Sixth Avenue
- 44th Street — from Fifth Avenue to Sixth Avenue
- 45th Street — from Fifth Avenue to Sixth Avenue
- 46th Street — from Fifth Avenue to Sixth Avenue
- 47th Street — from a line 200 feet east of Third Avenue to Third Avenue
- 48th Street — from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the west
- 49th Street — from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the west

50th Street — from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the west
 51st Street — from a line 150 feet east of Third Avenue to Eighth Avenue
 52nd Street — from a line 160 feet east of Third Avenue to Eighth Avenue
 53rd Street — from a line 160 feet east of Third Avenue to Eighth Avenue
 54th Street — from a line 150 feet east of Third Avenue to Eighth Avenue
 55th Street — from a line 100 feet west of Second Avenue to Eighth Avenue
 56th Street — from a line 100 feet west of Second Avenue to Eighth Avenue
 57th Street — from the East River to Eighth Avenue
 58th Street — from the East River to Eighth Avenue
 59th Street — from the East River to Second Avenue
 59th Street (Central Park South) — from Sixth Avenue to Columbus Circle
 60th Street — from Lexington Avenue to Fifth Avenue
 61st Street — from Third Avenue to Fifth Avenue
 62nd Street — from Second Avenue to Fifth Avenue
 63rd Street — from Second Avenue to Fifth Avenue
 86th Street — from First Avenue to a line 125 feet east of Second Avenue, south side only
 116th Street — from Malcolm X Boulevard to Frederick Douglass Boulevard
 Special 125th Street District — only as set forth in Section 97-13 (Permitted Small Sidewalk Cafe Locations)
 First Avenue — from 48th Street to 56th Street
 Third Avenue — from 38th Street to 62nd Street
 Lexington Avenue — from a line 100 feet south of 23rd Street to a line 100 feet north of 34th Street
 Lexington Avenue — the entire length from a line 100 feet north of 96th Street, northward
 Park Avenue — from 38th Street to 40th Street
 Park Avenue — from 48th Street to 60th Street
 Park Avenue — the entire length from a line 100 feet north of 96th Street, northward
 Madison Avenue — from 23rd Street to 38th Street
 Madison Avenue — from 59th Street to 61st Street
 Special Madison Avenue Preservation District²
 Madison Avenue — the entire length from a line 100 feet north of 96th Street, northward
 Fifth Avenue — from 12th Street to 33rd Street
 Fifth Avenue — from 59th Street to 61st Street
 Sixth Avenue — from 36th Street to 42nd Street
 Sixth Avenue — from a line 150 feet north of 42nd Street to 48th Street
 Sixth Avenue — from 50th Street to Central Park South
 Seventh Avenue — from 50th Street to Central Park South
 Broadway — from 36th Street to 40th Street
 Broadway — from 50th Street to Columbus Circle
 Columbus Circle — from Eighth Avenue, westward, to Broadway.

¹ — #Small sidewalk cafes# are not allowed on 14th Street

² — #Small sidewalk cafes# are not allowed on 86th Street within the #Special Madison Avenue District#

Queens:

Jackson Avenue, north side — from 44th Drive to the prolongation of Dutch Kills Street
 Queens Boulevard — from a line 100 feet west of 39th Place to 48th Street
 Queens Plaza North — from 23rd Street to Northern Boulevard
 Queens Plaza South — from 23rd Street to Jackson Avenue
 Skillman Avenue, north side — from 45th Street to a line 100 feet east of 51st Street, including that portion within the #Special Planned Community Preservation District#
 Skillman Avenue, south side — from 45th Street to 51st Street, excluding that portion within the #Special Planned Community Preservation District#.

14-44 Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted):

Manhattan	#Enclosed Sidewalk-Cafe#	#Unenclosed Sidewalk-Cafe#
125th Street District	No	No ⁴
Battery Park City District	Yes	Yes

Clinton District	No	Yes
East Harlem Corridors-District	No	Yes
Enhanced Commercial-District 2 (Columbus and Amsterdam-Avenues)	Yes	Yes
Enhanced Commercial-District 3 (Broadway/Upper-West-Side)	Yes	Yes
Hudson Square District	Yes	Yes
Inwood District	No	Yes
Limited Commercial-District	No	No ⁴
Lincoln Square District	No	Yes
Little Italy District	No	Yes
Lower Manhattan District	No	Yes ³
Manhattanville Mixed Use-District	No ³	Yes
Transit Land Use District	Yes	Yes
Tribeca Mixed Use District	Yes	Yes
United Nations-Development District	No	Yes
West Chelsea District	No	Yes ⁵

¹ — #Unenclosed sidewalk cafes# are allowed on Greenwich Avenue

² — #Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway

³ — #Enclosed sidewalk cafes# are allowed in Subdistrict B

⁴ — #Unenclosed sidewalk cafes# are allowed on the east side of Malcolm X Boulevard between West 125th and West 126th Streets, on the west side of Malcolm X Boulevard between West 124th and West 125th Streets and on the east side of Fifth Avenue between East 125th and East 126th Streets

⁵ — #Unenclosed sidewalk cafes# are allowed only on #wide streets# except they are not allowed on the west side of Ninth Avenue between West 15th Street and West 16th Street

Brooklyn	#Enclosed Sidewalk-Cafe#	#Unenclosed Sidewalk-Cafe#
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use-District	Yes	Yes
Downtown Brooklyn-District	Yes	Yes
Enhanced Commercial-District 1 (Fourth Avenue)	No	Yes
Enhanced Commercial-District 4 (Broadway, Bedford-Stuyvesant)	No	Yes
Mixed Use District-8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District ¹	Yes	Yes
Sheepshead Bay District	No	Yes

¹ — #Sidewalk cafes# are not allowed on Ocean Parkway

The Bronx	#Enclosed Sidewalk-Cafe#	#Unenclosed Sidewalk-Cafe#
City Island District	No	Yes
Harlem River Waterfront-District	No	Yes
Jerome Corridor District	No	Yes

Queens	#Enclosed-Sidewalk-Cafe#	#Unenclosed-Sidewalk-Cafe#
Downtown Far Rockaway District	No	Yes
Downtown Jamaica District	No	Yes
Flushing Waterfront District	No	Yes
Forest Hills District ¹	No	Yes
Long Island City Mixed-Use District ²	No	Yes
Southern Hunters Point District	No	Yes
Wilets Point District	No	Yes

¹— #Sidewalk cafes# are not allowed on Austin Street

²— See Appendix A in Article XI, Chapter 7

Staten Island	#Enclosed-Sidewalk-Cafe#	#Unenclosed-Sidewalk-Cafe#
Bay Street Corridor District	Yes	Yes
South Richmond Development District	Yes	Yes
St. George District	Yes	Yes
Stapleton Waterfront District	Yes	Yes

14-45 Street Malls Where Certain Sidewalk Cafes Are Permitted

#Sidewalk cafes# are permitted as indicated in the following malls where allowed by the underlying zoning.

Manhattan	#Enclosed-Sidewalk-Cafe#	#Unenclosed-Sidewalk-Cafe#
Mulberry Street Mall	No	Yes
Nassau Street Mall	No	Yes

Brooklyn	#Enclosed-Sidewalk-Cafe#	#Unenclosed-Sidewalk-Cafe#
Fulton Street Mall ¹	No	Yes

¹— #Enclosed sidewalk cafes# are allowed along DeKalb Avenue

Queens	#Enclosed-Sidewalk-Cafe#	#Unenclosed-Sidewalk-Cafe#
Far Rockaway Beach 20th Street	No	Yes

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 2 Use Regulations

22-00 GENERAL PROVISIONS

* * *

Use Group 6C, limited to docks for ferries and water taxis, as specified in Section 22-15, is permitted in R6 through R10 Districts in Community District 1 in the Borough of Brooklyn.

In R10H Districts, an eating or drinking establishment, permitted pursuant to Section 72-21 (Findings Required for Variances), that operates a #sidewalk cafe# pursuant to the provisions of Article I, Chapter 4, may be #enlarged# into any open area that may exist between the #street wall# and the #street line#.

For the purposes of this Chapter, any #residence# and any #accessory building abutting# such #residence# on the same #zoning lot# shall be considered a single #building#.

* * *

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

Chapter 2 Use Regulations

* * *

32-41 Enclosure Within Buildings

C1 C2 C3 C4 C5 C6 C8

In the districts indicated, except as otherwise specifically provided in the Use Groups permitted in such districts and in Sections 36-11 (General Provisions), 36-61 (Permitted Accessory Off-street Loading Berths) and 73-36 (Physical Culture or Health Establishments), all permitted #uses# which are created by #development#, or which are #enlarged# or #extended#, or which result from a change of #use# shall be subject to the provisions of this Section with respect to enclosure within #buildings#. With respect to the #enlargement# or #extension# of an existing #use#, such provisions shall apply to the #enlarged# or #extended# portion of such #use#.

32-411 In C1, C5, C6-5 or C6-7 Districts

C1 C5 C6-5 C6-7

In the districts indicated, all such #uses# shall be located within #completely enclosed buildings# except for store fronts or store windows, associated with eating and drinking establishments, which may be opened to serve customers outside the #building#.

32-412 In other Commercial Districts

C2 C3 C4 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9 C8

In the districts indicated, all such #uses# shall be located within #completely enclosed buildings# or within #buildings# which are #completely enclosed# except for store fronts or store windows which may be opened to serve customers outside the #building#.

* * *

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

33-00 APPLICABILITY, DEFINITIONS AND GENERAL PROVISIONS

* * *

33-05 Outdoor Table Service Areas

Notwithstanding any other provisions of this Resolution, outdoor table service areas, associated with eating and drinking establishments, meeting all requirements set forth by the Department of Transportation shall be permitted within any required sidewalk widening areas.

* * *

ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

Chapter 3 Bulk Regulations

43-00 APPLICABILITY AND GENERAL PROVISIONS

* * *

43-03 Outdoor Table Service Areas

Notwithstanding any other provisions of this Resolution, outdoor table service areas, associated with eating and drinking establishments, meeting all requirements set forth by the Department of Transportation shall be permitted within any required sidewalk widening areas.

* * *

ARTICLE V NON-CONFORMING USES AND NON-COMPLYING BUILDINGS

Chapter 2 Non-Conforming Uses

* * *

52-30 CHANGE OF NON-CONFORMING USE

* * *

52-34 Commercial Uses in Residence Districts

In all #Residence Districts#, a #non-conforming use# listed in Use Group 6, 7, 8, 9, 10, 11B, 12, 13, 14 or 15 may be changed, initially or in any subsequent change, only to a conforming #use# or to a #use# listed in Use Group 6. In the case of any such change, the limitation on #floor area# set forth in Section 32-15 (Use Group 6) shall not apply. Eating or drinking places; establishments with musical entertainment, but not dancing, thus permitted as a change of #use#, shall be limited exclusively to the sale of food or drink for on-premises consumption by seated patrons within a #completely enclosed building# subject to the enclosure provisions of Section 32-411.

* * *

ARTICLE VII ADMINISTRATION

Chapter 3 Special Permits by the Board of Standards and Appeals

* * *

73-24 Eating or Drinking Places

* * *

73-243 In C1-1, C1-2 and C1-3 Districts

In C1-1, C1-2 and C1-3 Districts, (except in Special Purpose Districts) the Board of Standards and Appeals may permit eating or drinking places (including those which provide musical entertainment but not dancing, with a capacity of 200 persons or less, and those which provide outdoor table service) with #accessory# drive-through facilities for a term not to exceed five years, provided that the following findings are made:

* * *

- (d) that in C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C5, M1-5A and M1-5B Districts, such #use# shall take place in a #completely enclosed building# be subject to the enclosure provisions of Section 32-411; and

* * *

In connection therewith, the Board may modify the requirement of Section 32-411 (In C1, C5, C6-5 or C6-7 Districts) insofar as it relates to the #accessory# drive-through facility. The Board may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

Article VIII - Special Purpose Districts

Chapter 3 Special Limited Commercial District

* * *

83-00 GENERAL PURPOSES

* * *

(10/9/69)

83-05 Enclosure of Uses

All permitted #uses# shall be located within #completely enclosed buildings# be subject to the enclosure provisions of Section 32-411.

* * *

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 7 Special 125th Street District

97-00 GENERAL PURPOSES

* * *

97-03 District Plan and Maps

The regulations of this Chapter are designed to implement the #Special 125th Street District# Plan. The District Plan, including Map 1 (Special 125th Street District and Subdistricts) and Map 2 (Permitted Small Sidewalk Cafe Locations), is set forth in Appendix A of this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

* * *

97-10 SPECIAL USE AND LOCATION REGULATIONS

* * *

97-13 Permitted Small Sidewalk Cafe Locations

#Small sidewalk cafes# shall be permitted in the #Special 125th Street District# as indicated on Map 2 (Permitted Small Sidewalk Cafe Locations) in Appendix A of this Chapter, subject to all applicable regulations of Article I, Chapter 4 (Sidewalk Cafe Regulations).

97-14 Transient Hotels Within the Park Avenue Hub Subdistrict

* * *

97-40 SPECIAL BULK REGULATIONS

* * *

97-41 Special Floor Area Regulations

* * *

97-412 Maximum floor area ratio in the Park Avenue Hub Subdistrict

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum #floor area ratio# for #zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain #zoning lots# in accordance with paragraph (b) of this Section.

- (a) Maximum #floor area ratio#

The maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# contains #residential floor area#, such #zoning lot# shall satisfy the provisions of either:

- (1) a minimum non-#residential floor area ratio# of 2.0 shall be provided on such #zoning lot#. Such #floor area# shall not include any #floor area# containing a #transient hotel# pursuant to the provisions of Section 97-1413 (Transient Hotels Within the Park Avenue Hub Subdistrict); or

* * *

Appendix A Special 125th Street District Plan

* * *

Map 2: Permitted Small Sidewalk Cafe Locations (97A.2)

[TO BE DELETED]



* * *

**117-03
District Plan and Maps**

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

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

Appendix A	Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk-Cafe Locations-
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* * *

**117-05
Permitted Sidewalk-Cafe Locations**

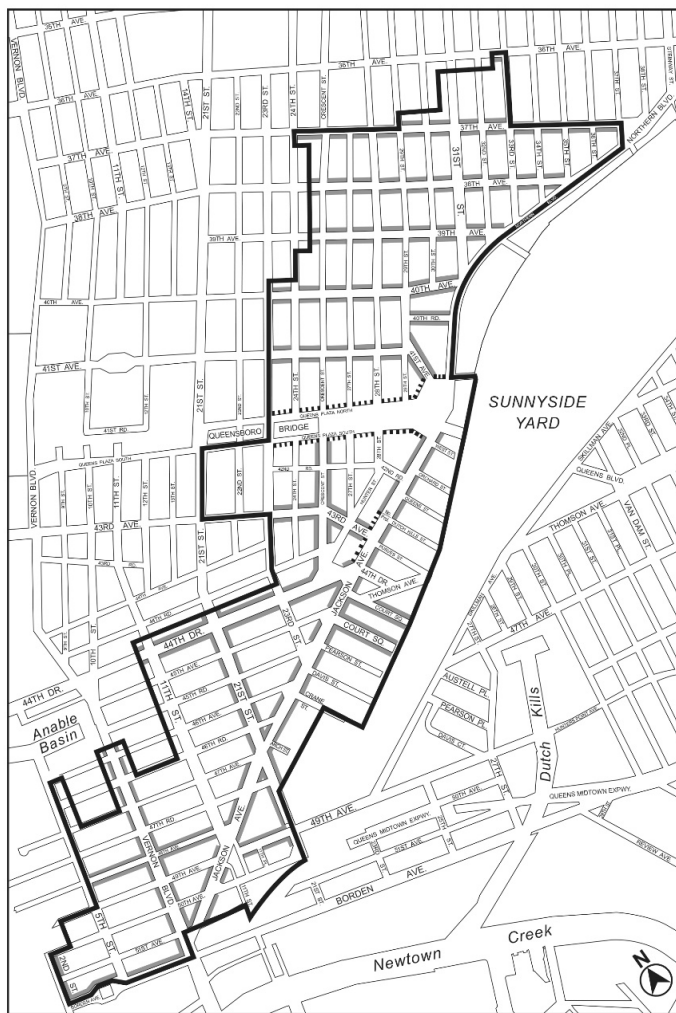
#Unenclosed sidewalk cafes#, including #small sidewalk cafes#, shall be permitted in the #Special Long Island City Mixed Use District# only on the #streets# indicated on the map in Appendix A (Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk-Cafe Locations) of this Chapter, except that such #unenclosed sidewalk cafes# may also extend up to 100 feet along the non-designated #street# frontage of a #corner lot#, subject to all other applicable regulations of Article I, Chapter 4.

* * *

**Appendix A
Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk-Cafe Locations**

* * *

**Permitted Sidewalk-Cafe Locations
[TO BE DELETED]**



* * *

**BOROUGH OF THE BRONX
No. 2
CASTLE HILL BUSINESS IMPROVEMENT DISTRICT**

CDs 9 & 10 N 220101 BDX
IN THE MATTER OF an application submitted by New York City Department of Small Business Services on behalf of the Castle Hill Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the Castle Hill Business Improvement District.

**BOROUGH OF BROOKLYN
Supplemental Cal. No. 1 - 6**

**RIVER RING
Supplemental Cal. No. 1**

CD 1 C 220062 ZMK
IN THE MATTER OF an application submitted by River Street Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c:

1. changing from an M3-1 District to a C6-2 District property bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, a northeasterly boundary line of Grand Ferry Park, and the U.S. Pierhead Line; and
2. changing from an M3-1 District to an M1-4 District property bounded by North 3rd Street, Kent Avenue, North 1st Street, and River Street;

as shown on a diagram (for illustrative purposes only) dated August 16, 2021, and subject to the conditions of CEQR Declaration E-636.

Supplemental Cal. No. 2

CD 1 N 220063 ZRK
IN THE MATTER OF an application submitted by River Street Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying Large-scale General Development provisions, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE VII
ADMINISTRATION
Chapter 4
Special Permits by the City Planning Commission**

**74-74
Large-scale General Development**

* * *

**74-742
Ownership**

* * *

A special permit may be applied for and granted under the provisions of Section 74-74, even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section, when the site of such #large-scale general development# is:

* * *

- (d) partially under State or City ownership, or may include a tract of land under private ownership that is located within the bed of 26th Avenue between 1st Street and the bulkhead line within the Halletts Point Peninsula, in the area bounded by 8th Street and Vernon Boulevard on the east, the East River on the west and south, and the north side of 26th Avenue on the north, in Community District 1 in the Borough of Queens, provided that the exception to the ownership requirements set forth herein shall apply only to:
 - (1) tracts of land in State or City ownership; or
 - (2) a tract of land in private ownership located within the bed of 26th Avenue, between 1st Street and the bulkhead line; or
- (e) within Manhattan Community District 2, where the City Planning Commission has approved a special permit under Section 74-74 for a #large-scale general development# located partially within a C2-7 District, and a portion of such #large-scale general development# is subsequently mapped as a park and transferred to City ownership, then the consent or authorization of any owner or party in interest to:
 - (2) property other than the #public park# shall not be required for any application for a modification to the

* * *

special permit or associated restrictive declaration relating only to the #public park#; or

- (f) partially under State or City ownership, and is located within the boundaries of Community District 1 in the Borough of Brooklyn, on a #waterfront zoning lot# located within a C6-2 District that is mapped within a #Mandatory Inclusionary Housing area#, provided that the exception to the ownership requirements set forth herein shall apply only to tracts of land in State or City ownership.

* * *

74-743 Special provisions for bulk modification

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

* * *

- (11) wholly within a C1-9 District entirely within the boundaries of Community District 8 in Manhattan, for a predominantly #community facility development#, a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by the underlying district regulations where, in connection with such #development#, an improvement to a #public park# located within the same Community District and within a one mile radius of the proposed #development# is provided in accordance with the provisions of this Section.

* * *

- (ii) Prior to a determination as to whether to grant the special permit, the City Planning Commission shall have received from the Commissioner of Parks and Recreation:

* * *

- (b) a letter that shall include:

* * *

- (ii) a statement that the funding to be provided by the applicant, in combination with any other available funding, is adequate for completion of the necessary infrastructure, landscape and other work necessary to complete the #public park# improvement; or

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

* * *

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

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

- (i) any such existing land projecting seaward of the bulkhead line may be replaced or reconstructed with #new platforms# and such #new platforms# may be included as part of the #upland lot#. In no event shall the #lot area# generated by such #new platforms# exceed the #lot area# of the land projecting seaward of the bulkhead line, as it existed on [date of adoption];

- (ii) any other such #new piers# or #new platforms# may be considered #lot area# for the purposes of determining allowable #floor area# or number of #dwelling units#, or to satisfy any other #bulk#

regulations, in accordance with the provisions of paragraphs (b) and (c) of Section 62-31 (Bulk Computations on Waterfront Zoning Lots). In no event shall the #floor area# generated by such #new piers# or #new platforms# exceed the #floor area# generated by #piers# or #platforms# projecting seaward of the bulkhead line, as they existed on [date of adoption]; and

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

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

* * *

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 1

* * *

Map 2 - [date of adoption]

[EXISTING MAP]



Legend: Inclusionary Housing designated area (solid line), Excluded Area (hatched area)

[PROPOSED MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)
- ▨ Area # - [date of adoption] MIH Program Option 1
- ▩ Excluded Area

Portion of Community District 1, Brooklyn

* * *

Supplemental Cal. No. 3

CD 1 C 220064 ZSM

IN THE MATTER OF an application submitted by River Street Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for, for the grant of special permits pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the height and setback, floor area distribution, maximum residential tower size, and maximum width of building walls facing a shoreline requirements of Section 62-341 (Developments on land and platforms); and
2. Section 74-743(a)(13)*:
 - a. to allow existing land projecting seaward of the bulkhead line to be replaced or reconstructed with new platforms and such platform be included as part of the upland lot;
 - b. to allow such new piers and platforms to be considered lot area for the purposes of determining allowable floor area, dwelling units, and other bulk regulations of Section 62-31(b) & (c) (Bulk Computations on Waterfront Zoning Lots); and
 - c. to waive the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers, and Section 62-63 (Design Requirements for Public Access on Piers and Floating Structures);

in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue** and North 1st Street**), in a C6-2 District***.

* Note: Section 74-743 is proposed to be changed under a concurrent related application for a Zoning Text Change (N 220063 ZRK).

** Note: Portions of Metropolitan Avenue and North 1st Street are proposed to be demapped under a concurrent related application for a City Map change (C 210425 MMK).

*** Note: This site is proposed to be rezoned by changing an existing M3-1 District to a C6-2 District under a concurrent related application for a Zoning Map change (C 220062 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

Supplemental Cal. No. 4

CD 1 C 220070 ZSK

IN THE MATTER OF an application submitted by River Street Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces from 40 percent to 20 percent, for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in

connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue** and North 1st Street**), in C6-2 District***.

* Note: Section 74-743 is proposed to be changed under a concurrent related application for a Zoning Text Change (N 220063 ZRK).

** Note: Portions of Metropolitan Avenue and North 1st Street are proposed to be demapped under a concurrent related application for a City Map change (C 210425 MMK).

*** Note: This site is proposed to be rezoned by changing an existing M3-1 District to a C6-2 District under a concurrent related application for a Zoning Map change (C 220062 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

Supplemental Cal. No. 5

CD 1 C 220061 MLK

IN THE MATTER OF an application submitted by River Street Partners LLC, pursuant to Section 197-c of the New York City Charter for a landfill of approximately 6,230 square feet located in the East River, in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue** and North 1st Street**), in C6-2 District***.

* Note: Section 74-743 is proposed to be changed under a concurrent related application for a Zoning Text Change (N 220063 ZRK).

** Note: Portions of Metropolitan Avenue and North 1st Street are proposed to be demapped under a concurrent related application for a City Map change (C 210425 MMK).

*** Note: This site is proposed to be rezoned by changing an existing M3-1 District to a C6-2 District under a concurrent related application for a Zoning Map change (C 220062 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

Supplemental Cal. No. 6

CD 1 C 210425 MMK

IN THE MATTER OF an application submitted by River Street Partners 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:

- 1) the elimination, discontinuance and closing of Metropolitan Avenue between River Street and the United States Pierhead Line;
- 2) the elimination, discontinuance and closing of a portion of North 1st Street from a point 200 feet west of River Street and the United States Pierhead Line;
- 3) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. Y-2760 dated August 16, 2021 and signed by the Borough President.

NOTICE

On Wednesday, October 6, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by River Street Partners, LLC (the Applicant). The Applicant is seeking a series of land use applications including a city map change, a landfill application, zoning map amendment, zoning text amendments, zoning authorizations and special permits (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the development of two mixed-use towers with mixed income residential, commercial, and community facility uses, and waterfront public spaces (the "Proposed Development") on the proposed development site comprised of Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21; Block 2376, Lot 50; and portions of Metropolitan Avenue and North 1st Street (collectively known as the "Proposed Development Site") in the Williamsburg neighborhood of Brooklyn, Community District 1. The Project Area also includes two non-Applicant owned blocks to the east of the Proposed Development Site (Blocks 2356 and 2362).

The Proposed Development would contain approximately 1.336 million gsf, comprised of approximately 1.12 million gsf

of residential space (approximately 1,250 dwelling units, of which 313 units (25%) would be affordable pursuant to the MII program), 50,000 gsf of community facility space, 83,000 gsf of commercial space (including 60,000 gsf of office and 23,000 gsf of local retail), and approximately 83,000 gsf of below-grade parking (up to 250 accessory attended parking spaces).

The Applicant is also requesting an extension of term of special permit and authorization approvals to a period of ten years during which substantial construction of the phased project would be completed. In addition, a Joint Permit Application from the NYS Department of Environmental Conservation (NYSDEC) and the US Army Corps of Engineers (USACE) is being sought in conjunction with the publicly accessible open space proposed along the waterfront.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, October 18, 2021 by 5:00 P.M.

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

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP157K.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



s22-o6

DESIGN AND CONSTRUCTION

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law, a Public Hearing will be held by the New York City Department of Environmental Protection (“DEP”), on behalf of the City of New York, in connection with the acquisition of certain real property located in the Todt Hill section of the Borough of Staten Island, City and State of New York.

The time and place of the hearing are as follows:

DATE: Monday, October 18, 2021
TIME: 10:00 A.M. – 12:00 P.M.
IN-PERSON LOCATION: 900 South Avenue, 3rd Floor, Staten Island, NY

Persons preferring to attend this Hearing virtually or by phone must register using the link: <https://bit.ly/3nm6ADq>

Conference call-in number: (929) 205-6099
Meeting ID: 867 1532 0556

The property proposed to be acquired is identified on the Tax Map of the City of New York for the Borough of Staten Island as: Block 908, Lot 16. There are no proposed alternative locations.

The purpose of this hearing is to inform and solicit comments from the public concerning a proposed acquisition of the above-referenced property for the construction of a stormwater drainage feature, referred to as Best Management Practice (BMP) in connection with the DEP Bluebelt Program. The purpose is also to review the public use to be served by the project and its impact on the environment and local residents.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of ten (10) minutes. In addition, written statements may be submitted to DEP’s Bureau of Legal Affairs at the address below, provided the comments are received by 5:00 P.M. on November 1, 2021, which is 14 days after the public hearing date.

Only statements delivered on or before 5:00 P.M. on November 1, 2021 will be considered in the making of a determination and findings. Questions and statements regarding this hearing should be directed to:

New York City Department of Environmental Protection
Bureau of Legal Affairs
59-17 Junction Boulevard, 19th Floor
Flushing, NY 11373-5108
Attention: DEP Bluebelt Program

Note: The property owner who may subsequently wish to challenge the condemnation of their property, via judicial review,

may do so only on the basis of issues, facts and objections raised, at the public hearing.



s20-24

EDUCATIONAL CONSTRUCTION FUND

■ MEETING

The NYC Educational Construction Fund Board of Trustees/Audit Committee Meeting, will be held, on Sept 24, 2021, at 10:30 A.M., at 52 Chambers Street, 2nd Floor, Conference Room, New York, NY.

Accessibility questions: cwong@nycsca.org, by: Thursday, September 23, 2021, 5:00 P.M.



s20-24

HOUSING AUTHORITY

■ MEETING

CORRECTED NOTICE

Because of the on-going COVID-19 health crisis and in relation to Chapter 417 of the Laws of 2021, the Board Meeting of the New York City Housing Authority, scheduled for Wednesday, September 29, 2021, at 10:00 A.M., will be limited to viewing live-stream or listening via phone, instead of attendance in person.

For public access, the meeting will be streamed live on NYCHA’s YouTube Channel, <http://nyc.gov/nycha>, and NYCHA’s Website, nyc.gov/boardmeetings, or can be accessed via Zoom, by calling (646) 558-8656 using Webinar ID: 816 5138 6482 and Passcode: 5692103421.

For those wishing to provide public comment, pre-registration is required, via email, to corporate.secretary@nycha.nyc.gov, or by contacting (212) 306-6088, no later than 5:00 P.M., on the day prior to the Board Meeting. When pre-registering, please provide your name, development, or organization name, contact information and item you wish to comment on. You will then be contacted with instructions for providing comment. Comments are limited to the items on the Calendar.

Speaking time will be limited to three (3) minutes. Speakers will provide comment in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard or at the expiration of thirty (30) minutes allotted for public comment, whichever occurs first.

Copies of the Calendar are available on NYCHA’s Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar.page>, to this web page, no earlier than 24 hours before the upcoming Board Meeting. Copies of the draft Minutes are available on NYCHA’s Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar.page>, no earlier than 3:00 P.M., on the Thursday following the Board Meeting.

Any changes to the schedule will be posted on NYCHA’s Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar.page>, to this web page and via social media, to the extent practicable, at a reasonable time before the meeting.

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary, by phone, at (212) 306-6088, or by email, at corporate.secretary@nycha.nyc.gov, no later than Tuesday, September 28, 2021, at 5:00 P.M.

For additional information regarding the Board Meeting, please contact the Office of the Corporate Secretary, by phone, at (212) 306-6088, or by email, at corporate.secretary@nycha.nyc.gov.

s10-28

INDEPENDENT BUDGET OFFICE

■ NOTICE

The New York City Independent Budget Office Advisory Board, will hold a meeting on Thursday, October 7th, beginning at 8:30 A.M., via video conference. There will be an opportunity for the public to address the advisory board during the public portion of the meeting. For a link to the meeting, please email ibonews@ibo.nyc.ny.us.

.Accessibility questions: Lisa Neary, lisan@ibo.nyc.ny.us, by: Wednesday, October 6, 2021, 5:00 P.M.



s22-o7

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, September 28, 2021, at 9:30 A.M., the Landmarks Preservation Commission (LPC or agency) will hold a public hearing by teleconference with respect to the properties list below, and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. The teleconference will be by the Zoom app and will be live streamed on the LPC's YouTube channel, www.youtube.com/nyclpc. Members of the public should observe the meeting on the YouTube channel and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, under the "Hearings" tab, <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Any person requiring language assistance services or other reasonable accommodation in order to participate in the hearing or attend the meeting should contact the LPC by contacting Anthony Fabre, Director of Community and Intergovernmental Affairs, at anfahre@lpc.nyc.gov, at least five (5) business days before the hearing or meeting. Please note: Due to the City's response to COVID-19, this public hearing and meeting is subject to change and/or cancellation.

**95 Prospect Park West, Prospect Park - Individual Landmark
LPC-22-01205 - Block 1117 - Lot 1 - Zoning: Park
BINDING REPORT**

An Italianate style mansion, designed by Alexander J. Davis built c. 1850 within a primarily naturalistic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux. Application is to construct a ramp, replace a door, and install flagpoles.

**189 Argyle Road - Prospect Park South Historic District
LPC-21-09930 - Block 5117 - Lot 56 - Zoning: R1-2
CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house, designed by Slee & Bryson and built in 1906, and altered in 1924. Application is to replace windows, install skylights and a patio, remove a rear porch and overhang, and demolish a garage.

**15 Shore Road - Douglaston Historic District
LPC-21-08857 - Block 8044 - Lot 5 - Zoning: R1-1
CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house, designed by George Hardway and built in 1910. Application is to enlarge an extension, construct a porch and patio, modify the entrance, install a skylight, relocate a driveway and curb cut, and excavate and regrade portions of the site.

**1 Clarkson Street (aka 2-8 Seventh Avenue South) - Greenwich Village Historic District Extension II
LPC-21-00211 - Block 582 - Lot 50 - Zoning: C2-6
BINDING REPORT**

A Colonial Revival style public bath house, designed by Renwick, Aspinwall & Tucker and built in 1906-1907, and altered by Jaros Kraus in 1922 and Mitchell Bernstein in 1929. Application is to reconstruct an entrance ramp and stairs.

**275 Mulberry Street - Individual Landmark
LPC-22-01500 - Block 510 - Lot 7502 - Zoning: C6-3
CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style commercial building, designed by Albert Wagner and built in 1885-86 with alterations in 1892-93 and 1897-99. Application is to install an awning, flagpole, and signage and to create a vitrine.

**657 Greenwich Street - Greenwich Village Historic District
LPC-21-10893 - Block 605 - Lot 8 - Zoning: R6
MISCELLANEOUS - AMENDMENT**

A school building, designed by Thomas M. Bell and built in the early 1950's, with additions built in 2012 and 2015. Application is to modify the play cage, railings, and flue extensions approved under Certificate of Appropriateness 16-5387.

**134 Spring Street - SoHo-Cast Iron Historic District
LPC-22-01928 - Block 486 - Lot 11 - Zoning: M1-5A
CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style commercial building, designed by Albert Wagner and built in 1895-96. Application is to establish a Master Plan governing the future installation of painted wall signs.

**77 Greene Street - SoHo-Cast Iron Historic District
LPC-21-10696 - Block 486 - Lot 21 - Zoning: M1-5A
CERTIFICATE OF APPROPRIATENESS**

A store and loft building designed by Henry Fernbach and built in 1877. Application is to paint the cast iron façade.

**23 8th Avenue - Greenwich Village Historic District
LPC-21-10703 - Block 625 - Lot 38 - Zoning: C1-6
CERTIFICATE OF APPROPRIATENESS**

A rowhouse with commercial ground floor, built in 1845. Application is to legalize and modify a rooftop addition constructed in non-compliance with Certificate of Appropriateness 10-6193, and to install new window openings and a balcony at the lot line facade.

**134 East 38th Street - Murray Hill Historic District
LPC-21-09885 - Block 893 - Lot 271 - Zoning: R10
CERTIFICATE OF APPROPRIATENESS**

An altered Second Empire style rowhouse, designed by D. & J. Jardine and built in 1868-69, and altered in 1958 by Thomas F. Hennessy. Application is to install shutters and a flagpole.

**330 West End Avenue - West End - Collegiate Historic District Extension
LPC-21-10227 - Block 1167 - Lot 64 - Zoning: R10A
CERTIFICATE OF APPROPRIATENESS**

An Arts & Crafts style apartment building, designed by Robert M. Farrington and built in 1915-1916. Application is to replace greenhouse structures on balconies.

**780 West End Avenue - Riverside - West End Historic District Extension II
LPC-21-08658 - Block 1869 - Lot 7502 - Zoning: R8
CERTIFICATE OF APPROPRIATENESS**

An Arts and Crafts style apartment building, designed by George & Edward Blum and built in 1912-14. Application is to replace windows.

**163 East 69th Street - Upper East Side Historic District
LPC-21-06111 - Block 1404 - Lot 31 Zonin R8B
CERTIFICATE OF APPROPRIATENESS**

A Neo-Georgian style garage and house, designed by Albro & Lindeberg and built in 1909, and later altered in 1954. Application is to construct a rooftop addition, modify a masonry opening, and replace windows and doors.

**300 West End Avenue - West End - Collegiate Historic District Extension
LPC-21-06251 - Block 1166 - Lot 1 - Zoning: R10A
CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style apartment building, designed by Schwartz & Gross and built in 1916. Application is to extend a rooftop bulkhead.

s14-28

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, October 5, 2021, at 9:30 A.M., the Landmarks Preservation Commission (LPC or agency), will hold a public hearing by teleconference with respect to the properties list below, and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. The teleconference will be by the Zoom app and will be live streamed on the LPC's YouTube channel, www.youtube.com/nyclpc. Members of the public should observe the meeting on the YouTube channel and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, under the "Hearings" tab, <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Any person requiring language assistance services or other reasonable accommodation in order to participate in the hearing or attend the meeting should contact the LPC by contacting Anthony Fabre, Director of Community and Intergovernmental Affairs, at anfahre@lpc.nyc.gov, at least five (5) business days before the hearing or meeting. Please note: Due to the City's response to COVID-19, this public hearing and meeting is subject to change and/or cancellation.

**282 Park Place - Prospect Heights Historic District
LPC-21-06781 - Block 1165 - Lot 15 - Zoning: R6B
CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse with Romanesque Revival elements, designed by William H. Reynolds and built c. 1897. Application is to construct a stoop.

749 5th Avenue - Individual Landmark
LPC-22-01811 - Block 655 - Lot 31 - **Zoning:** M1-1D
CERTIFICATE OF APPROPRIATENESS

A Victorian style commercial greenhouse, designed by George Curtis Gillespie and, built in 1895. Application is to remove the remainder of a previously demolished building adjoining the greenhouse, and to install portions of fencing and a new entrance courtyard, pathway, and vestibule associated with new fencing and signage and a new building located off the landmark site.

295-297 Hicks Street - Brooklyn Heights Historic District
LPC-22-00050 - Block 261 - Lot 111, 9, 110 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

Three vacant lots. Application is to construct two new buildings.

1423 Albemarle Road - Prospect Park South Historic District
LPC-22-00018 - Block 5095 - Lot 46 - **Zoning:** R1-2
CERTIFICATE OF APPROPRIATENESS

A Queen Anne style house, with Medieval French, English Tudor, Shavian, and American Colonial style influences, designed by John J. Petit and built in 1899. Application is to construct a side-yard addition, create and modify masonry openings, and install a balcony railing.

77 Greene Street - SoHo-Cast Iron Historic District
LPC-21-10696 - Block 486 - Lot 21 - **Zoning:** M1-5A
CERTIFICATE OF APPROPRIATENESS

A store and loft building, designed by Henry Fernbach and, built in 1877. Application is to paint the cast iron façade.

69 Gansevoort Street - Gansevoort Market Historic District
LPC-22-01806 - Block 644 - Lot 64 - **Zoning:** M1-5
CERTIFICATE OF APPROPRIATENESS

A 19th century building, modified in the Moderne style by George H. Suess in 1949. Application is to construct a rooftop addition.

163 East 69th Street - Upper East Side Historic District
LPC-21-06111 - Block 1404 - Lot 31 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS

A Neo-Georgian style garage and house, designed by Albro & Lindeberg and, built in 1909, and later altered in 1954. Application is to construct rooftop and rear yard additions, modify masonry openings, replace windows and doors, and install balconies.

s21-o5

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week, at: <https://www.propertyroom.com/s/nyc+fleet>

All auctions are open, to the public and registration is free.

Vehicles can be viewed in person, at:
 Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214
 Phone: (718) 802-0022

No previous arrangements or phone calls are needed to preview.
 Hours are Monday and Tuesday from 10:00 A.M. – 2:00 P.M.

f23-a4

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

All Notices Regarding Housing Preservation and Development Dispositions of City-Owned Property appear in the Public Hearing Section.

j4-d30

PROCUREMENT

“Compete To Win” More Contracts!

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

● Win More Contracts, at nyc.gov/competetowin

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

HHS ACCELERATOR PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>.

ADMINISTRATION FOR CHILDREN’S SERVICES

■ AWARD

Human Services/Client Services

ON CALL WRAPAROUND NAE - Negotiated Acquisition - Other - PIN# 06822N0003001 - AMT: \$55,000.00 - TO: The Children’s Village, Echo Hills, Dobbs Ferry, NY 10522.

On-Call Wraparound Services for Pregnant and Parenting Youth in ACS Juvenile Justice Facilities NAE, pursuant to Section 3-04 (b)(2) (iii) of the Procurement Policy Board Rules.

The Administration for Children’s Services is extending this On-Call Wraparound Contract by one year from October 1, 2021 thru September 30, 2022, to continue providing these critical services to our youth while ACS completes the RFP Process for a new award. The RFP is anticipated to be released with new awards to start by October 1, 2022.

☛ s23

Services (other than human services)

IBM GUARDIUM - Intergovernmental Purchase - PIN# 06822O0002001 - AMT: \$57,279.51 - TO: GlassHouse Systems Inc, 801 Warrenville Road, Suite 560, Lisle, IL 60532.

IBM Guardium OGS contract - Glasshouse Systems is awardee.

s23

ADMINISTRATIVE TRIALS AND HEARINGS

OATH ADMINISTRATION

INTENT TO AWARD

Services (other than human services)

CLEANING SERVICES FOR BRONX LOCATION - Required/ Authorized Source - PIN#82021M0001 - Due 10-4-21 at 12:00 P.M.

To provide Janitorial Cleaning services, to Bronx office location 260 East 161st Street, 6th Floor, Bronx, NY 10451.

s21-27

CITYWIDE ADMINISTRATIVE SERVICES

AWARD

Goods

DCAS JOB ANALYSES & CIVIL SERVICE EXAMS RENEWAL #1 - Renewal - PIN#85618P8219KXLR001 - AMT: \$1,487,100.00 - TO: Morris and McDaniel Inc, 117 South Saint Asaph Street, Alexandria, VA 22314.

s23

CORRECTION

AWARD

Human Services/Client Services

TARGETED APPROACH TO JAIL-BASED SERVICES AND PROGRAMS - Competitive Sealed Proposals - Other - PIN#07221P0004001 - AMT: \$2,813,190.54 - TO: Fedcap Inc, 633 Third Avenue, 6th Floor, New York, NY 10017.

Targeted Approach to Jail-Based Services and Programs for the NYC Department of Correction.

s23

EMPLOYEES' RETIREMENT SYSTEM

EXECUTIVE

SOLICITATION

Goods and Services

IT CONSULTING SERVICES: COBOL DEVELOPER - Request for Proposals - PIN#10142021-COBDev-I - Due 10-14-21 at 5:00 P.M.

NYCERS, seeks one (1) Cobol Developer to work with the Information Technology (IT) Division, for a period up to 60 months. NYCERS reserves the right to hire the candidate as an employee, at no additional cost, after a period of six (6) months. The Cobol Developer will primarily be responsible for developing application in the IBM VSE mainframe environment, using VSAM, DB2 and JCL.

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.

Employees' Retirement System, 335 Adams Street, Suite 2300, Brooklyn, NY 11201. Tarves Lord (347) 643-3277; tlord@nycers.org

s23

ENVIRONMENTAL PROTECTION

WATER SUPPLY

SOLICITATION

Services (other than human services)

BWS - CRO-621 / WONDERWARE SOFTWARE SYSTEM PLATFORMS, LICENSES, UPGRADES & SUPPORT - Competitive Sealed Bids - PIN#82621B0079 - Due 10-19-21 at 10:00 A.M.

CRO-621-Wonderware Software System Platforms, Licenses, Upgrades & Support.

This Competitive Sealed Bid ("RFx"), is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal, at https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page, and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82621B0079, into the Keywords search field. If you need assistance submitting a response, please contact, help@mocs.nyc.gov.

Pre bid conference location -MS TEAMS call in (audio only) +1 347-921-5612.,671249097# United States, New York City, Phone Conference ID: 671 249 097#, Flushing, NY 11373. Mandatory: no Date/ Time - 2021-09-30 10:00:00.

s23

HEALTH AND MENTAL HYGIENE

AWARD

Construction Related Services

REPLACEMENT AND REPAIR OF BOILER SYSTEMS - Competitive Sealed Bids - PIN#81620B0001001 - AMT: \$6,138,000.00 - TO: Awl Industries Inc, 460 Morgan Avenue, Brooklyn, NY 11222.

s23

INTENT TO AWARD

Human Services/Client Services

ASTHMA COUNSELOR PROGRAM (EAST HARLEM) - PIN 22CF001901R0X00 - Negotiated Acquisition - Other - PIN#81622N0004001 - Due 10-7-21 at 12:00 P.M.

The New York City Department of Health and Mental Hygiene intends to enter into a Negotiated Acquisition with ICAHN School of Medicine at Mount Sinai (qualified hospital) to offer Asthma Counselor services as part of a comprehensive campaign to reduce asthma morbidity in children in East Harlem, a community with a disproportionately high pediatric asthma hospitalization rates. The Asthma Counselor program offers a broad array of case management services to children and their families in an effort to reduce hospitalization rates due to asthma.

There is no competition for vendors to provide these services in the target area. DOHMH has determined that Icahn School of Medicine at Mount Sinai is the only qualified vendor for these services.

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

Health and Mental Hygiene, 42-09 28th Street, WS 17-128 Queens, NY 11101. Min Feng Wang (347) 396-4394; mwang3@health.nyc.gov

s17-23

HOMELESS SERVICES

DHS SECURITY

INTENT TO AWARD

Services (other than human services)

CONTINUED SERVICES AND GOODS REQUIRED FOR DHS SECURITY OPERATIONS-AXON - Request for Information - PIN#07122Y0022 - Due 10-1-21 at 2:00 P.M.

The Department of Homeless Services (DHS) Security and Emergency Operations, intends to enter into a 3 years Sole Source contract with

Axon Enterprise, Inc., for purchase of Axon Body 2 Video Cameras, storage of data and maintenance of equipment, starting from 11/1/2021 to 10/31/2024, including one 2-year renewal option. These equipments and services are only manufactured and available for purchase from Axon. The requested Sole Source solicitation would ensure a continuance of goods and services required to satisfy the agency's security needs.

Any firm or organization which believes they can also provide this service, is invited to respond to the RFI "07122Y0022-Continued services and goods required for DHS Security Operations-Axon" on PASSPort. If you have any questions, please email "frazierjac@dss.nyc.gov", with the subject line "07122Y0022-Continued services and goods required for DHS Security Operations-Axon". Please indicate your interest, by responding to the RFI EPIN: 07122Y0022 in PASSPort, no later than October 1, 2021, 2:00 P.M.

☛ s23-30

HOUSING AUTHORITY

PROCUREMENT

■ SOLICITATION

Construction Related Services

SMD SERVICES INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) CONTRACT FOR ELEVATOR UPGRADE (HOIST MOTORS) LOCATED AT VARIOUS DEVELOPMENTS WITHIN ALL FIVE (5) BOROUGHES OF NEW YORK CITY
- Competitive Sealed Bids - Due 10-19-21 at 10:00 A.M.

- PIN# 325878-2 - Manhattan - Due at 10:00 A.M.
- PIN# 325879-2 - The Bronx - Due at 10:05 A.M.
- PIN# 325880-2 - Brooklyn - Due at 10:10 A.M.
- PIN# 325881-2 - Queens and Staten Island - Due at 10:15 A.M.

This Scope of Work establishes the procedures and responsiveness and measures for the Contractor to provide the required services, for the Elevator Upgrade Services project solely for replacement and/or repairs of elevator motors and related work. Work under this Scope of Work is subject to the conditions of the Contract provided by NYCHA. The Contractor shall carefully examine each site where work is proposed, as well as its adjacent areas and seek other usual sources of information about the site, such as age of building, prior to commencing work, etc.

Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website, by going to, <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link. (1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose "Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for the RFQ Number (s) 325878-2, 325879-2, 325880-2, 325881-2.

Note: In response to the COVID-19 outbreak, we are accepting only electronic bids submitted online via iSupplier. Paper bids will not be accepted or considered. Please contact NYCHA Procurement, at procurement@nychanyc.gov for assistance.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007.
Miriam Rodgers (212) 306-4718; miriam.rodgers@nychanyc.gov

☛ s23

Services (other than human services)

SMD SERVICES MAINTENANCE PAINTING OF APARTMENTS - WITHIN ALL FIVE (5) BOROUGHES OF NEW YORK CITY - Competitive Sealed Bids - PIN#344889 - Due 10-14-21 at 12:00 A.M.

- PIN# 344888 - Surfside Gardens - Brooklyn - Due at 10:00 A.M.
- PIN# 344889 - Boston Secor - Bronx - Due at 10:05 A.M.
- PIN# 344890 - Taft Houses - Manhattan - Due at 10:10 A.M.

The Work shall consist of furnishing labor, material, equipment, insurance, incidental items and permits, all in accordance with the Contract Documents, for the painting of residential apartments in any of the Buildings constituting the Development(s) included in this Contract. The Contractor must paint complete apartments (including all bedrooms, kitchen, living room, foyer, dinette, halls, bathrooms) in the manner described below, using a Standard One (1) Coat Paint

System or a Standard Two (2) Coat Paint System as stated in the Specifications and as directed by the Authority in Work Authorizations.

Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website, by going to, <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link. (1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number(s) 344888, 344889 & 344890.

Note: In response to the COVID-19 outbreak, we are accepting only electronic bids submitted online via iSupplier. Paper bids will not be accepted or considered. Please contact NYCHA Procurement, at procurement@nychanyc.gov, for assistance.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007.
Mimose Julien (212) 306-8141; mimose.julien@nychanyc.gov

☛ s23

HUMAN RESOURCES ADMINISTRATION

■ INTENT TO AWARD

Goods

SOLE SOURCE PROCUREMENT WITH AXON BWC - Request for Information - PIN#06922Y0071 - Due 10-15-21 at 3:00 P.M.

The Human Resources Administration (HRA) General Support Services, intends into Sole Source negotiation with Axon Enterprise, Inc., for the purchase of Body Worn Cameras (BWC) for HRA Special Officers. Their current contract includes the operation, storage of data and maintenance of equipment, which expires on October 31, 2021. The requested Sole Source solicitation will ensure a continuance of operations by establishing a new contract through October 31, 2026. This Sole Source purchase with Axon Enterprises, Inc., is being requested because they are the only company currently able to address the HRA Office of Police Operations immediate hardware and software needs. Axon Enterprises, Inc., is a responsible company maintaining a high standard of integrity relating to all web based and internet security requirements. Their services which includes a cloud-based storage site would not be functional or accessible should Axon not continue to be the provider. The contract amount is \$567,324.01. The contract term is 11/1/2021 - 10/31/2026. Any firm or organization which believes they can also provide this service is invited to respond to the RFI "06922Y0071 - "Sole Source procurement with Axon BWC for HRA Special Officers" on PASSPort. If you have any questions, please email "frazierjac@dss.nyc.gov", with the subject line "06922Y0071 - "Sole Source procurement with Axon BWC for HRA Special Officers". Please indicate your interest by responding to the RFI EPIN: 06922Y0071 in PASSPort, no later than October 1, 2021, 3:00 P.M.

☛ s23-30

Services (other than human services)

MAINTENANCE AND SUPPORT OF CHANGE MACHINE LICENSE - Request for Information - PIN#06922Y0067 - Due 9-27-21 at 2:00 P.M.

HRA/EIS, intends to enter into 3-year sole source contract with Change Machine, for its continuation to provide the Non-Residential DV Service Providers with access to the Change Machine application. Under this contract, 55 Licenses of Change Machine will be obtained from April 1, 2021 to March 31, 2024. These licenses will be used to arm non-residential domestic violence (DV) Community Based Organizations (CBOs), with extensive financial coaching tools that will enhance and accelerator DV victim's economic outcomes. Change Machine is the sole provider and proprietor of Change Machine licenses and support services. It solely owns the software rights which are not transferable. There is no other vendor with the capability or ability to run Change Machine.

Any firm or organization which believes they can also provide this service is invited to respond to the RFI "06922Y0067 - Maintenance and Support of Change Machine License" on PASSPort. If you have any questions, please email, "frazierjac@dss.nyc.gov", with the subject line "06922Y0067- Maintenance and Support of Change Machine License". Please indicate

your interest by responding to the RFI EPIN: 06922Y0067, in PASSPort, no later than September 27, 2021, 2:00 P.M.

s20-27

AWARD

*Human Services/Client Services***ACCESS TO JUSTICE FOR IMMIGRANTS PROJECT. FY21**

02124; FY21 05132 - BP/City Council Discretionary - PIN# 06921L0358001 - AMT: \$325,000.00 - TO: Her Justice Inc., 100 Broadway, 10th Floor, New York, NY 10005.

Contract Term 7/1/2020 - 6/30/2021

s23

EARNED INCOME TAX CREDIT ASSISTANCE (EITC) PROGRAM, FOOD PANTRIES EXPANSION, AND TECHNICAL ASSISTANCE MOCS ID# FY21 01732, 05180, 05181, 05182 - BP/City Council Discretionary - PIN#06921L0355001 - AMT: \$627,000.00 - TO: Food Bank for New York City, 39 Broadway, 10th Floor, New York, NY 10006.

Contract Term: 7/1/2020 - 6/30/2021.

s23

IMMIGRANT OPPORTUNITIES INITIATIVE. FY21 00405; FY21

00408; FY21 00409; FY21 05675 - BP/City Council Discretionary - PIN#06921L0361001 - AMT: \$54,250.00 - TO: Boro Park Jewish Community Council Inc, 1310 46th Street, Brooklyn, NY 11219.

Term: 7/1/2020 - 6/30/2021

s23

EAM PROFESSIONAL SERVICES 2021-2022 - Innovative Procurement - Judgment required in evaluating proposals - PIN#06921W0372001 - AMT: \$149,500.00 - TO: Innovee Consulting, 575 Lexington Avenue, 4th Floor, New York, NY 10022.

Contract Term from 7/1/2021 to 6/30/2022.

s23

FY21 05689 - PROVIDE LEGAL SERVICES FOR RECENT IMMIGRANTS TO ASSIST WITH APPLICATIONS FOR CITIZENSHIP OR PERMANENT RESIDENCY, AND VARIOUS OTHER IMMIGRANT-RELATED LEGAL SERVICES. - BP/City Council Discretionary - PIN#06921L0331001 - AMT: \$100,000.00 - TO: Hanac, 49 West 45th Street, New York, NY 10314.

Contract Term: 7/1/2020 - 6/30/2021.

s23

FY21 05712 PROV. OF LEGAL SERVICES FOR ADULTS AND CHILDREN - BP/City Council Discretionary - PIN#06921L0339001 - AMT: \$510,000.00 - TO: The Door-a Center of Alternatives Inc, 121 Avenue of the Americas, Room 506, New York, NY 10013.

Contract Term: 7/1/2020 - 6/30/2021.

s23

FY21 06215 TO SUPPORT THE GROW RISE LEAD (G.R.L) PROGRAM THAT TEACHES ADOLESCENT GIRLS EMPOWERING AND PREVENTIVE MEASURES TO DEAL WITH ALL FORMS OF VIOLENCE - BP/City Council Discretionary - PIN#06921L0321001 - AMT: \$225,000.00 - TO: Rising Ground Inc, 151 Lawrence Street, 5th Floor, Brooklyn, NY 11201.

Contract Term: - 7/1/2020 - 6/30/2021.

s23

PROVISION OF SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP) OUTREACH SERVICES - Required/Authorized Source - PIN#06921R0309001 - AMT: \$762,805.00 - TO: Hunger Free America, Inc., 50 Broad Street, Suite 1103, New York, NY 10004-2307.

Term: 10/1/2020 - 9/30/2021.

s23

RENEWAL OF HASA PERMANENT CONGREGATE SUPPORTIVE HOUSING - 3807 CHURCH AVENUE, BROOKLYN, NEW YORK 11203 - Renewal -

PIN#06917P9529KXLR001 - AMT: \$2,837,796.00 - TO: Haitian Centers Council, Inc., 3807 Church Avenue, Brooklyn, NY 11203-2906.

Contract Term: 7/1/2021 - 6/30/2025

s23

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

AWARD

*Services (other than human services)***LINKEDIN CORPORATION SUBSCRIPTION - Other -**

PIN#85822U0002001 - AMT: \$51,670.50 - TO: LinkedIn Corporation, 1000 West Maude Avenue, Sunnyvale, CA 94085.

s23

NYC HEALTH + HOSPITALS

SUPPLY CHAIN SERVICES

SOLICITATION

Construction Related Services

ELEVATOR WITNESSING RFP - Request for Proposals - PIN#2462 - Due 10-28-21 at 3:00 P.M.

NYC Health + Hospitals' Office of Facility Development ("OFD"), is seeking an appropriately qualified vendor, to provide third party witnessing services for Category one and Category five elevator testing, at all facilities with vertical transportation, in an effort to comply with New York City Department of Buildings requirements. NYC Health + Hospitals, intends to enter into this contract by February 28, 2022, to provide these services, to ensure compliance with NYC DOB regulations and also ensure the safe operations of all vertical transportation. This program is being led by OFD.

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.

NYC Health + Hospitals, 50 Water Street, 5th Floor, Room 510, New York, NY 10038. Jeannette Torres (212) 442-3867; jeannette.torres@nychhc.org

s23

PARKS AND RECREATION

CAPITAL PROGRAM MANAGEMENT

SOLICITATION

*Construction / Construction Services***R125-120M-LOPEZ PLAYGROUND MODULAR COMFORT**

STATION CONSTRUCTION - Competitive Sealed Bids - PIN#84621B0196 - Due 10-18-21 at 3:30 P.M.

R125-120M-Lopez Playground Modular Comfort Station Construction, located at Palma Drive between Targee Street and Oder Avenue, in The Borough of Staten Island. *Please note that date of Bid Submission is different than date of Bid Opening. Please refer to website for updated procedures due to pandemic. This procurement is subject to: Participation goals for MBEs and/or WBEs, as required by Local Law 1 of 2013. Wick Law Subcontractor ID Requirements Bid Submission Due Date: 10/18/2021, Time: 3:30 P.M., by Mail or Drop Box, at Olmsted Center Annex Date of Bid Opening (via Zoom Conference): 10/20/2021, Time: 10:30 A.M., <https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjBLaktvVzIzWnlvUT09>, Meeting ID: 957 307 6290 Passcode: 118035 Conf. Number: +1 (929) 205-6099, 9573076290#, *118035#. The Cost Estimate Range is: \$1,000,000 - \$3,000,000.

Bid documents are available online for free through NYC PASSPort System, <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport>. page. To download the bid solicitation documents (including drawings if any), you must have an NYC ID Account and Login.

Bid opening Location - Via Zoom: <https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjBLaktvVzIzWnlvUT09>. Zoom Meeting ID: 957 307 6290 Zoom Passcode: 118035 or Conf. Number: +1 (929) 205-6099, 9573076290#, *118035# Flushing, NY 11368.

s23

REVENUE AND CONCESSIONS

SOLICITATION

Services (other than human services)

FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF BICYCLE RENTALS AND OTHER RECREATIONAL EQUIPMENT RENTALS ON STATEN ISLAND - Competitive Sealed Proposals - PIN#R46-BR-2021 - Due 10-21-21 at 3:00 PM.

- Judgment required in evaluating proposals. In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a non-significant Request for Proposals ("RFP") proposals for the development, operation and maintenance of bicycle rentals and other recreational equipment rentals at various locations on Staten Island with the option for future Staten Island locations.

There will be a recommended remote proposer meeting on Friday, October 1, 2021, at 1:00 pm. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Microsoft Teams link for the remote proposer meeting is as follows: https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2ZhMjFhYTMTtMGE4Zi00ODY0LTg4ZWYtZTBIN2ExMDkzZDk3%40thread.v2/0?context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22Oid%22%3a%22d47d17ec-c51f-4e53-ad23-fce00dfe3654%22%7d

You may also join the remote proposer meeting by phone using the following information:

Dial: +1 646-893-7101 Phone Conference ID: 579 956 151#

Subject to availability and by appointment only, we may set up a meeting at the proposed pre-approved concession site at the FDR Boardwalk and Sand Lane.

All proposals submitted in response to this RFP must be submitted no later than Thursday, October 21, 2021, at 3:00 p.m. Hard copies of the RFP can be obtained at no cost, commencing Monday, September 20, 2021 through Thursday, October 21, 2021 by contacting Eric Weiss, Senior Project Manager at (212)360-3483 or at Eric.Weiss@parks.nyc.gov.

The RFP is also available for download, on Monday, September 20, 2021 through Thursday, October 21, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities> and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Eric Weiss, Senior Project Manager at (212)360-3483 or at Eric.Weiss@parks.nyc.gov. TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) 212-504-4115

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

Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Eric Weiss (212) 360-3483; eric.weiss@parks.nyc.gov

s20-01

CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOC) VIA E-MAIL AT DISABILITYAFFAIRS@MOC.NYC.GOV OR VIA PHONE AT (212) 788-0010. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOC AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



LAW DEPARTMENT

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on September 30, 2021, via video conference utilizing the Zoom application. The meeting will commence at 12:30 P.M. You may join the meeting by accessing the following link: <https://us02web.zoom.us/j/82799717130?pwd=YmlFTjNDUzhyRzIzZG1jUjRuV3BZdz09>

Meeting ID: 827 9971 7130

Passcode: 113726

One tap mobile

+16465588656,,82799717130#,,,,*113726# US (New York)

+13017158592,,82799717130#,,,,*113726# US (Washington DC)

Dial by your location +1 646 558 8656 US (New York) +1 301 715 8592

US (Washington DC) +1 312 626 6799 US (Chicago) +1 253 215 8782 US

(Tacoma) +1 346 248 7799 US (Houston) +1 669 900 9128 US (San Jose)

Meeting ID: 827 9971 7130 Passcode: 113726

Find your local number: <https://us02web.zoom.us/j/82799717130?pwd=YmlFTjNDUzhyRzIzZG1jUjRuV3BZdz09>

IN THE MATTER OF a proposed Compelling Needs Negotiated Acquisition contract between the New York City Law Department and Hester Street Collaborative, Inc., located at 113 Hester Street, New York, NY 10002, to perform community outreach and engagement consulting services for the New York City Racial Justice Commission ("RJC") related to the New York City Charter revision. The amount of this contract will be \$165,000. The estimated term will commence August 1, 2021 and continue through December 31, 2021. PIN 02522X100003.

Pursuant to Section 3-04(b)(2)(i)(D) of the PPB Rules, the Department's Agency Chief Contracting Officer ("ACCO") has determined that a compelling need for these services existed and that procurement of these services could not be timely met through competitive sealed bidding or competitive sealed proposals. A draft copy of the contract can be requested by e-mail sent to the following address: jemandel@law.nyc.gov from September 15, 2021 through October 1, 2021.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Law Department within five (5) business days after publication of this notice. Written requests to speak should be emailed to jemandel@law.nyc.gov. If the Department receives no written requests to speak within the prescribed time, the Department reserves the right not to conduct the public hearing.

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NOTICE IS HEREBY GIVEN that a Public Hearing will be held on September 30, 2021, via video conference utilizing the Zoom application. The meeting will commence at 12:00 PM. You may join the meeting by accessing the following link: <https://us02web.zoom.us/j/86152014657?pwd=NOVtWUx4Mi9oTlFmOWlYIzZk4REdWZz09> Meeting ID: 861 5201 4657 Passcode: 976174 One tap mobile +16465588656,,86152014657#,,,,*976174# US (New York) +1312 6266799,,86152014657#,,,,*976174# US (Chicago) Dial by your location +1 646 558 8656 US (New York) +1 312 626 6799 US (Chicago) +1 301 715 8592 US (Washington DC) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 900 9128 US (San Jose) Meeting ID: 861 5201 4657 Passcode: 976174 Find your local number: <https://us02web.zoom.us/j/86152014657?pwd=NOVtWUx4Mi9oTlFmOWlYIzZk4REdWZz09> The public hearing will concern the following:

IN THE MATTER OF a proposed M/WBE Noncompetitive Small Purchase contract between the New York City Law Department and HOUSEOFCAKESdesigns, LLC, located at 270 Sterling Street, Brooklyn, NY 11225, to perform graphic and website design services for the New York City Racial Justice Commission ("RJC") related to the New York City Charter revision. The amount of this contract will be \$195,000. The estimated term will commence August 15, 2021 and continue through December 31, 2021. PIN 02522X100007.

The vendor has been selected pursuant to the M/WBE Noncompetitive Small Purchase Method, Section 3-08 of the New York City Procurement Policy Board Rules. This procurement opportunity is limited to businesses certified as New York City minority or women-owned business enterprises. A draft copy of the contract can be requested by email sent to the following address: jemandel@law.nyc.gov from September 15, 2021 through October 1, 2021.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Law Department within five (5) business days after publication of this notice. Written requests to speak should be e-mailed to jemandel@law.nyc.gov. If the Department receives no written requests to speak within the prescribed time, the Department reserves the right not to conduct the public hearing.

s23

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

NOTICE OF COMPLETION OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT Gowanus Rezoning and Related Actions

Project Identification

CEQR No. 19DCP157K
ULURP Nos. 210177ZMK, N210178ZRK,
210052HAK, 210053PPK, 210179MMK,
210180MMK
SEQRA Classification: Type I

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Contact Person

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

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. The proposal involves an action by the City Planning Commission and Council of the City of New York. Copies of the FEIS are available for public inspection at the office of the undersigned as well as online at the Department of City Planning website: www.nyc.gov/planning. A public hearing on the Draft Environmental Impact Statement (DEIS) for the proposal was held on July 28, 2021, at the City Planning Commission Hearing Room, Lower Level, 120 Broadway, New York, NY 10271, accessible in person and remotely in conjunction with the City Planning Commission's Citywide public hearing, pursuant to ULURP. Written comments from the public were requested and received by the Lead Agency through August 9, 2021. The FEIS addresses all substantive comments made on the DEIS during the public hearing and subsequent comment period.

The City of New York, acting through the Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), the Department of Parks and Recreation (NYC Parks), and the Department of Citywide Administrative Services is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City Map amendments, and disposition of City-Owned property (collectively, the "Proposed Actions")—to implement land use and zoning recommendations in the Gowanus Rezoning and Related Actions (the "Neighborhood Plan" or "Plan"). The area subject to the Proposed Actions (the "Project Area") is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east; Huntington, 3rd, 7th, and 15th Streets to the south; and Warren, Baltic, and Pacific Streets to the north. The Proposed Actions would affect an approximately 81-block area of the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6.

Overall, the Proposed Actions are expected to result in a net increase of approximately 8,500 dwelling units (DU), 735,000 square feet (sf) of commercial space, 251,000 sf of community facility space (inclusive of a new, 500-seat public school), and approximately six acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of approximately 132,000 sf of warehouse space, 125,000 sf of self-storage space, and 60,000 sf of other industrial space. On privately owned sites, the Proposed Actions could result in a net increase of approximately 7,500 DUs, including approximately 2,000 permanently affordable DUs for lower-income New Yorkers in accordance with the Mandatory Inclusionary Housing Program (MIH). On City-Owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes. It is expected that the projected development shown in the Reasonable Worst Case Development Scenario (RWCDS) would be built by 2035, following approval of the proposed actions. The Proposed Actions affect an approximately 81-block area surrounding the Gowanus Canal and a segment of 4th Avenue.

In addition, several Citywide text amendments are anticipated to be in public review concurrent with the Proposed Actions, including the Zoning For Transit Accessibility, Health & Fitness, Open Restaurants, and Hotels text amendments. The Proposed Actions include certain provisions that would be obviated by approval of these pending proposals. While the Proposed Actions contain these provisions to reflect the desired outcomes of the Gowanus Neighborhood Plan, it is anticipated that the Citywide zoning texts, which would have the same effect in Gowanus, would ultimately supersede these provisions.

- **Zoning Map Amendments.** The Proposed Actions would replace all or portions of existing R6, R6B, R8A, R8A/C2-4, C8-2, M1-1, M1-2, M2-1, and M3-1 zoning districts with R6A, R6B, M1-4/R6A, M1-4/R6B, M1-4/R7-2, M1-4/R7A, M1-4/R7X, C44D, and M1-4 zoning districts. The Proposed Actions would also eliminate an existing C2-4 overlay along 4th Avenue within the Project Area, and replace it with the C4-4D district within the Special Gowanus Mixed-Use District (GSD).
- **Zoning Text Amendments.** The Proposed Actions include amendments to the text of New York City's Zoning Resolution (ZR) to establish the GSD within the Project Area, create the Gowanus WAP for waterfront blocks within the Project Area, remove the Special Enhanced Commercial District – 1 (EC) within the Project Area, and amend Appendix F of the ZR to apply MIH to proposed R6A, M1-4/R6A, M1-4/R6B, M1-4/R7-2, M1-4/R7A, M1-4/R7X, and C4-4D zoning districts to require a share of new housing to be permanently affordable where significant new housing capacity would be created. In addition, the text of the ZR would be amended to:
 - create a Special Permit to allow hotels in the Project Area (as permitted by the underlying zoning district regulations);
 - create an Authorization to allow for the exemption of school floor area and modified bulk under certain conditions throughout the GSD;
 - create an Authorization to modify the use, streetscape, and bulk envelope (height and setback) regulation) for existing, large mixed-use sites seeking to redevelop while integrating new development with substantial, existing building(s); and
 - create a Chairperson Certification to allow an increase in density in exchange for identified transit improvements at the Union Street (R train) subway station.
- **Disposition Approval and Urban Development Action Area Project (UDAAP) Designation.** Urban Development Action Area Project (UDAAP) designation of City-Owned property on Block 471 and project approval for the purpose of disposition and development, pursuant to the proposed zoning is sought by HPD. In addition, HPD is seeking an amendment to a previously approved UDAAP designation for a City-Owned property on Block 1028, Lot 7, which requires approval by the City Council and Mayor.
- **City Map Amendments.** The Proposed Actions include amendments to the City Map to acquire and map portions of Block 471, Lots 1 and 100, as parkland and streets; remove the "Public Place" designation on Block 471; and demap 7th Street between Smith Street and the Gowanus Canal.
- **Disposition of City-Owned Property.** The Proposed Actions include the disposition of City-Owned property under the jurisdiction of DCAS. DCAS, on behalf of the New York City Economic Development Corporation (EDC), is seeking the disposition of development rights from a City-Owned property located on Block 456, Lot 29, pursuant to the proposed zoning.

The Proposed Actions are necessary because existing land use patterns and zoning do not permit for the implementation of the Neighborhood Plan. Current land use and development patterns have been shaped by the Canal and the existing zoning that has been in place since 1961. Without zoning changes, much of Gowanus will likely remain underdeveloped and underutilized and nearby neighborhoods will continue to become more costly. Strong demand for housing Citywide along with a rapidly growing and diversifying economy will continue to push up housing prices and limit housing that is affordable for households at lower incomes.

Absent the Proposed Actions, future development in Gowanus would occur in a piecemeal manner and without the benefit of a comprehensive plan to coordinate redevelopment activities, infrastructure investments, and appropriate densities and urban design controls. New residential development along 4th Avenue would continue without any requirements to provide needed affordable housing. The Proposed Actions seek to avoid a haphazard approach to neighborhood development and would facilitate the implementation of the Neighborhood Plan by comprehensively updating the zoning on an approximately 81-block area to allow a wide range of uses including residential, commercial, retail, light industrial, arts-related, community facilities, and new open space.

The Proposed Actions would support new housing and jobs in a neighborhood with strong public transit access and in close proximity to the Central Business Districts of Downtown Brooklyn and Lower Manhattan. In addition, the Proposed Actions would work in tandem with the remediation activities in Gowanus by allowing new residential use where it is currently prohibited, by increasing density at select locations, and by requiring appropriate safeguards during construction and operation to protect the health and safety of workers and future occupants of new mixed-use developments from contamination. These changes are expected to spur the cleanup and redevelopment of Brownfield sites. The creation of a WAP as part of the zoning changes and proposed mapping of new parkland would create new waterfront public open space along the Canal, providing a recreational amenity for current and future residents.

The Proposed Actions would also create opportunities for new light industrial space, commercial space, arts-related space, and community facility space. The Proposed Actions would promote these opportunities in both new mixed-use buildings throughout the Project Area and, more directly, in portions of the Project Area that would be reserved exclusively for non-residential activity (portions of the midblocks between 3rd and 4th Avenues and an area around 4th and Hoyt Streets). In mixed-use buildings, the Proposed Actions would promote the integration and mixing of uses through ground-floor use requirements at key locations and floor area incentives.

In order to provide an active and varied pedestrian experience, help foster a mixed-use neighborhood, and respond to site conditions and constraints, the proposal includes provisions that would require active ground-floor uses in key locations, reducing or eliminating parking requirements, and screening parking and inactive ground-floor portions of buildings, where appropriate. The Proposed Actions would also encourage new community resources and facilities through special floor area regulations and new open space through the mapping of parkland to support planning for a growing neighborhood.

The Proposed Actions also include approvals necessary to facilitate development of a nearly six-acre site commonly referred to as Public Place (also referred herein as the "Gowanus Green Site" or "Gowanus Green"). The site is a major community asset and a brownfield site in need of substantial remediation. The Proposed Actions would facilitate new mixed-use development consisting of affordable housing, commercial uses, community facility space, and new waterfront open space, and would advance many community priorities raised during the neighborhood planning process.

Land Use, Zoning, and Public Policy

No significant adverse impacts on land use, zoning, or public policy are anticipated in the future with the Proposed Actions in the primary or secondary study areas in the 2035 analysis year. The Proposed Actions would not result in significant adverse impacts to land use and zoning. The analysis methodology is based on the guidelines of the *CEQR Technical Manual* and examines the effects of the Proposed Actions on land use, zoning, and public policy, and determines the potential for the Proposed Actions to result in significant adverse impacts. According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action would result in a change in zoning. Therefore, a detailed analysis was prepared that describes existing and anticipated future conditions for the 2035 Build Year, assesses the nature of any changes on these conditions created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse. The Proposed Actions are intended to facilitate development patterns that meet the long-term goals of the existing residents, adjacent neighborhoods, and the City as a whole. The Proposed Actions would facilitate the development of approximately 3,000 permanently affordable DUs in the Project Area through MIH. MIH would be mapped on most of the Project Area, excluding those areas where residential development would not be permitted, and the area rezoned to R6B on Warren Street. Areas that would be mapped with MIH include 4th Avenue, 3rd Avenue, parts of Nevins Street, and parts of the Canal waterfront.

The Proposed Actions would create new opportunities for affordable housing development by allowing residential development (with MIH) in areas where it is currently prohibited and by allowing greater density and applying MIH in areas such as 4th Avenue, where market rate residential development would continue to occur without the Proposed Actions.

Socioeconomic Conditions

This preliminary assessment determined that the Proposed Actions would not result in significant adverse socioeconomic impacts. The following summarizes the conclusions for each of the five CEQR areas of socioeconomic concern.

DIRECT RESIDENTIAL DISPLACEMENT

The screening-level assessment found that the Proposed Actions would not result in significant adverse impacts due to direct residential

displacement. Under the Reasonable Worst-Case Development Scenario (RWCDs), the Proposed Actions could directly displace an estimated 20 residents living in nine dwelling units (DUs) by 2035. The nine DUs that would be displaced are located on Projected Development Sites 4, 5, 28, 45, and 55.

DIRECT BUSINESS DISPLACEMENT

A preliminary assessment found that the Proposed Actions would not result in significant adverse impacts due to direct business displacement. Under the RWCDs, projected development generated by the Proposed Actions by the 2035 Build Year could directly displace an estimated 42 businesses on projected development sites and an estimated 565 jobs associated with those businesses. The 42 potentially displaced businesses include: five Construction sector businesses; five Manufacturing sector businesses; five Wholesale Trade sector businesses; four Retail Trade sector businesses; four Transportation and Warehousing sector businesses; four Information sector businesses; one Administrative and Support and Waste Management and Remediation Services sector business; two Arts, Entertainment, and Recreation sector businesses; two Accommodation and Food Services sector businesses; and ten "Other Services (except Public Administration)" sector businesses. The 42 businesses do not represent a majority of study area businesses or employment for any given industry sector. While all businesses contribute to neighborhood character and provide value to the City's economy, there are alternative sources of goods, services, and employment provided within the socioeconomic study area; therefore, the potential displacement of these businesses does not constitute a significant adverse impact on the socioeconomic conditions of the area as defined by CEQR. None of the potentially displaced businesses are within a category of business that is the subject of regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.

INDIRECT RESIDENTIAL DISPLACEMENT

A detailed assessment found that the Proposed Actions would not result in any significant adverse impacts due to indirect residential displacement. The Proposed Actions would result in an increment of 8,292 DUs above the No Action condition and a net increase of approximately 18,158 residents. The preliminary assessment found that for most of the study area the average household income of the new population in the With Action condition would be lower than the average household income of the existing population. However, for two subareas more analysis was required to determine the potential for significant adverse impacts. The detailed assessment focused on Subarea A³, roughly bounded by Douglass Street/St. John's Place, 4th Avenue, the Prospect Expressway, and the Gowanus Canal; and Subarea B⁴ roughly bounded by Wyckoff Street/St. Marks Place, 4th Avenue, Douglass Street, and Hoyt Street. These subareas overlap with the Project Area and have lower average household incomes than other parts of the study area.

INDIRECT BUSINESS DISPLACEMENT

A preliminary assessment found that the Proposed Actions would not result in significant adverse impacts due to indirect business displacement. Concerns under CEQR are whether the Proposed Actions could lead to changes in local market conditions that could lead to increases in commercial property values and rents within the study area, making it difficult for some categories of businesses to remain in the area, and whether the Proposed Actions could lead to displacement of a use type that directly supports businesses in the study area or brings people to the area that forms a customer base for local businesses.

The Project Area and broader study area have well-established residential, retail, office, and manufacturing markets such that the Proposed Actions would not introduce new economic activities to the projected development sites or to the study area or add to a concentration of a particular sector of the local economy enough to significantly alter or accelerate existing economic patterns. The Proposed Actions would add an increment above the No Action Condition of 8,292 DUs, providing significant amounts of new housing for current and future residents, including in areas where residential development is not currently permitted. This would introduce a new residential population, but the demand for goods and services from existing residents has already established a strong commercial market such that the influence of new residents would not markedly increase commercial property values and rents throughout the study area. The reinvestment in, and reactivation of, older loft buildings for a variety of commercial office and artist spaces indicate a growing local demand for new office and other workspaces. The new office space is expected to respond to the local demand for office space and other workspaces, and is not enough to substantively alter or accelerate trends.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

A preliminary assessment found that the Proposed Actions would not result in significant adverse impacts due to adverse effects on specific industries. By 2035 the Proposed Actions could directly displace an estimated 42 businesses and 565 employees in several economic sectors. The businesses that could be displaced do not represent a critical mass of businesses within any City industry, category of

business, or category of employment. Although these businesses are valuable individually and collectively to the City's economy, the goods and services offered by potentially displaced uses can be found elsewhere within the socioeconomic study area, within a broader trade area, and within the City as a whole. The products and services offered by potentially displaced businesses are not essential to the viability of other businesses within or outside the study area. The Proposed Actions would not result in significant indirect business displacement, and therefore would not indirectly substantially reduce employment or have an impact on the economic viability in any specific industry or category of business.

Open Space

A detailed open space analysis was conducted and determined that the Proposed Actions have the potential to result in a significant adverse direct and indirect active open space impact. According to the *CEQR Technical Manual*, a proposed action may result in a significant impact on open space resources if (a) there would be direct displacement or alteration of existing open space within the study area that would have a significant adverse effect on existing users; or (b) it would reduce the open space ratio and consequently result in the overburdening of existing facilities or further exacerbating a deficiency in open space.

According to the *CEQR Technical Manual*, the significance of a project's effects on open space is assessed taking into consideration qualitative and quantitative factors. A significant adverse open space impact may occur if a proposed action would reduce the total open space ratio by more than 5 percent in areas that are currently below the City's median community district open space ratio of 1.5 acres per 1,000 residents. These reductions may result in overburdening existing facilities or further exacerbating a deficiency in open space.

Shadows

The detailed shadow analysis concludes that development resulting from the Proposed Actions would result in significant adverse shadow impacts to two sunlight-sensitive resources: Our Lady of Peace Church due to increased shadows on stained glass windows and at the Douglas and Degraw Pool in Thomas Greene Playground due to increased spring/summer shadows on this public open space resource.

In addition to these two resources, the detailed analysis identified other sunlight-sensitive resources that would receive new shadows as a result of the Proposed Actions. The new shadows affecting these resources would not be significant due to their limited extent, duration, or for other reasons as explained in detail below.

Historic and Cultural Resources

The Proposed Actions would result in direct and indirect significant adverse impacts to architectural resources situated within the State and National Registers of Historic Places (S/NR)-eligible Gowanus Canal Historic District. In addition, the Proposed Actions may result in construction-related impacts to contributing properties located within the boundaries of the S/NR-eligible Gowanus Canal Historic District from adjacent projected construction and to other resources located in the study area, and would result in shadow impacts to the S/NR-eligible Our Lady of Peace Church Complex.

The Proposed Actions would result in significant adverse impacts on archaeological resources. The projected and potential development sites may be archaeologically sensitive for resources associated with the Gowanus Canal bulkhead and associated landfill; 19th century shaft features; and/or evidence associated with milling or agricultural activities dating between the 17th and 19th centuries, including evidence of the role of forced labor and enslavement as they related to those efforts. The Project Area was determined to have low sensitivity for precontact archaeological resources, some of which may be deeply buried; evidence of industrial uses in the 19th and 20th centuries; and for human remains associated with the Revolutionary War or with homestead burial grounds.

Urban Design

A detailed assessment found that the Proposed Actions would not result in significant adverse impacts to urban design and visual resources. The Proposed Actions would facilitate new mixed-use developments at densities that accommodate and support the goals identified in the Gowanus Neighborhood Plan (the "Neighborhood Plan"). The zoning changes would provide for sufficient flexibility and variety for building envelopes that account for the unique conditions in Gowanus (such as the Canal), appropriate transitions between lower and medium density adjacencies, the creation of new waterfront open space, enhanced pedestrian oriented sidewalk conditions, and lively, active streets. Though some visual resources in the secondary study area could be obscured from certain vantage points by development facilitated by the Proposed Actions, the visual resources would be visible from other north-south and east-west streets and from the new, previously inaccessible vantage points such as the waterfront esplanade and neighborhood parks along the Canal. The Proposed Actions also include mapping actions to facilitate the creation of new streets, including the eastern prolongations of Nelson and Luquer Streets east of Smith Street, and a new street along the west side of the Canal that

would run into Hoyt Street (at 5th Street). The new streets would provide access to the Canal, proposed waterfront esplanade and the new park on the Gowanus Green Site, bringing this long-underutilized, waterfront City-Owned site into productive community use. The WAP would ensure long-term continuity of public access across all sites along the Canal (including at street ends and bridge crossings). Therefore, there would be no significant adverse impacts to urban design in the subarea with the Proposed Actions.

Hazardous Materials

The Proposed Actions would not result in significant adverse impacts related to hazardous materials with the placement of an (E) designation on the projected and potential development sites. To reduce the potential for adverse impacts associated with new construction resulting from the Proposed Actions, further environmental investigations and remediation will be required. To ensure that these investigations are undertaken, hazardous materials (E) designations would be placed on the projected and potential development sites listed in the EIS hazardous materials chapter.

Water and Sewer Infrastructure

An assessment of water and sewer infrastructure determined that the Proposed Actions would not result in significant adverse impacts on the City's water supply or wastewater and stormwater conveyance and treatment.

Water Supply

The Proposed Actions were assessed using the preliminary screening level standards in accordance with the *CEQR Technical Manual*. The Proposed Actions would not result in significant adverse impacts on the City's water supply system. Projected development resulting from the Proposed Actions would be expected to generate a water demand of approximately 4.3 million gallons per day (mgd) in the With Action condition, an increase of 3.5 mgd, compared with demand in the No Action condition. Future incremental demand from the projected developments would be dispersed throughout the Project Area and would represent approximately 0.35 percent of the City's average daily water supply of approximately one billion gpd. This added demand would therefore not result in a significant impact on the City's water supply system.

Wastewater Treatment

The Proposed Actions were assessed using the preliminary screening level standards in accordance with the *CEQR Technical Manual*. The projected development sites are located within the Gowanus Canal sewerhed. The Project Area is served by the Red Hook Wastewater Resource Recovery Facility (WRRF) and the Owls Head WRRF. Within the Project Area there are five subcatchment drainage areas for the Red Hook WRRF service area and one subcatchment area in the Owls Head WRRF service area. Development under the With Action condition is expected to generate a total of approximately 2.4 mgd of sanitary sewage of which 1.6 mgd would be directed to the Red Hook WRRF and the balance, approximately 0.8 mgd, would be directed to the Owls Head WRRF.

In the Red Hook WRRF service area, the With Action sanitary sewage generation of approximately 1.6 mgd would represent an increase of approximately 1.3 mgd over the No Action condition. With an existing flow of 27 mgd (below the maximum dry weather flow permitted capacity of 60 mgd) and the addition of approximately 1.3 mgd on the projected development sites, which represents 2.2 percent of the permitted capacity, the Red Hook WRRF would continue to have reserve capacity. Similarly, the With Action sanitary sewage generation in the Owls Head WRRF service area of approximately 0.8 mgd would represent an increase of approximately 0.6 mgd over the No Action condition. With an existing flow of 94 mgd (below the maximum dry weather flow permitted capacity of 120 mgd) and the addition of approximately 0.6 mgd on the projected development sites, which represents 0.5 percent of the permitted capacity, the Owls Head WRRF would also continue to have reserve capacity. Therefore, no significant adverse impacts to the City's wastewater treatment services would occur as a result of the Proposed Actions.

Stormwater and Drainage Management

Based on the guidance of the *CEQR Technical Manual*, a detailed analysis was performed to determine the potential for the Proposed Actions to affect CSO discharges to the Gowanus Canal as well as any other impacts to the City's sewer system.

The detailed analysis in Appendix F of the FEIS was based on hydrologic and hydraulic modeling utilizing the InfoWorks Integrated Catchment Models (ICM) developed for DEP's long-term control plan¹ (LTCP) and Superfund projects for the Red Hook WRRF and Owls Head WRRF service areas, and updated to incorporate the stormwater infrastructure improvements being undertaken and proposed by DEP for the Gowanus Canal drainage area and the forthcoming Citywide Unified Stormwater Rule. Independent of the Proposed Actions, DEP

1 <https://www1.nyc.gov/site/dep/water/gowanus-canal.page>

has undertaken extensive stormwater infrastructure improvements in the Gowanus Canal sewershed to control CSOs being discharged into the waterbody, including an updated Gowanus Wastewater Pumping Station, High Level Storm Sewers (HLSS), and Green Infrastructure, as described below in the No Action condition. Future additional improvements are expected to be constructed, in particular CSO control facilities mandated by the U.S. Environmental Protection Agency (EPA) in connection with the ongoing Superfund remediation of the Canal.

The analysis found that, under the With Action condition, with the additional development facilitated by the Proposed Actions, CSO volumes would decrease as compared with the No Action condition despite the increase to sanitary flows from new development. This reduction in CSO volumes is a result of the new on-site stormwater management volume requirements under the Unified Stormwater Rule, which increases the total volume of water that must be managed on new and redeveloped properties as well as updates the type and performance of on-site stormwater management practices that must be implemented. In the Project Area, the Unified Stormwater Rule ensures that redeveloped properties manage more total stormwater and manage it more efficiently than prior to redevelopment. This improved on-site stormwater management on the redeveloped properties is substantial enough that it would offset the increase in sanitary flow, so CSO volumes to the Canal would decrease overall. While the Proposed Actions are anticipated to add approximately 18,000 new residents to the Project Area on 63 projected development sites, generating additional sanitary flow of 1.29 mgd (see description of detailed analysis methodology below), the vast majority of this additional flow would be conveyed to the WRRF for treatment, with the exception of during more intense wet weather events. The Unified Stormwater Rule benefits in the Project Area more than offset the increase in sanitary flows and, even with the increased population and sanitary flow, would result in approximately 5 million gallons per year of CSO reduction to the Gowanus Canal. In addition, in the With Action condition, CSO volumes discharged to the Canal would remain well below existing conditions, and the Proposed Actions would not affect the City's ability to meet the EPA Superfund requirements.

Transportation

A detailed transportation analysis was conducted and concludes that the Proposed Actions would result, as detailed below, in significant adverse impacts to: a) vehicular traffic at 43 intersections, b) four subway stairs and one fare array at one station, and c) pedestrians at nine sidewalks and five crosswalks.

TRAFFIC

Traffic conditions were evaluated for the weekday 7:45 – 8:45 A.M., 1:00 – 2:00 P.M. (midday), 4:30 – 5:30 P.M., and Saturday 3:00 – 4:00 P.M. peak hours at 60 intersections in the traffic study area where additional traffic resulting from the Proposed Actions would be most heavily concentrated. As summarized in **Table 2**, the traffic impact analysis indicates the potential for significant adverse impacts at 43 intersections (31 signalized and 12 unsignalized) during one or more analyzed peak hours. Significant adverse impacts were identified to 60 lane groups at 37 intersections during the weekday A.M. peak hour, 31 lane groups at 23 intersections in the midday peak hour, 60 lane groups at 36 intersections in the P.M. peak hour, and 43 lane groups at 33 intersections during the Saturday peak hour. Chapter 21, "Mitigation," discusses potential measures to mitigate these significant adverse traffic impacts.

TRANSIT

SUBWAY

Subway Stations

The Proposed Actions would generate a net increment of approximately 5,823 and 6,430 new subway trips during the weekday A.M. and P.M. commuter peak hours, respectively. The analysis of subway station conditions focuses on four Metropolitan Transportation Authority (MTA) New York City Transit (NYCT) subway stations in proximity to the Project Area where incremental demand from the Proposed Actions would exceed the 200-trip *CEQR Technical Manual* analysis threshold in one or both peak hours. These include the following stations, three of which are served by F and G trains operating on the Culver Line, and one of which is served by R trains operating on the 4th Avenue Line. A total of four street stairs and one fare array at the Union Street station would be significantly adversely impacted by project-generated demand in at least one peak hour.

Subway Line Haul

The Project Area is served by 11 NYCT subway routes—the Nos. 2, 3, 4, and 5 trains operating along the Eastern Parkway Line; B and Q trains operating on the Brighton Line; D, N, and R trains operating on the 4th Avenue Line; and F and G trains operating along the Culver Line. The peak direction of travel is typically Manhattan-bound (northbound) in the A.M. peak hour and Brooklyn-bound (southbound) in the P.M. peak hour. (G trains are an exception, as they only operate between Brooklyn and Queens and do not enter Manhattan.)

In the With Action condition, northbound F trains are expected to be operating over capacity in the A.M. peak hour, and would experience an average incremental increase of 13.98 persons/car during this period,

greater than the five persons/car *CEQR Technical Manual* impact threshold.

BUS

The Project Area is served by a total of 10 local bus routes, nine operated by NYCT and one operated by MTA Bus Company (MTA Bus). These include both local and limited stop (LTD) service on the B41 route, and the limited stop service on the B103 operated by MTA Bus. It is estimated that the Proposed Actions would generate a net total of approximately 399 and 492 incremental bus trips on these routes during the weekday A.M. and P.M. peak hours, respectively. Incremental demand is expected to meet or exceed the 50-trip (per direction) *CEQR Technical Manual* analysis threshold in the A.M. and/or P.M. peak hour at the maximum load points along three routes—the B37 and B57 operated by NYCT and the B103 LTD operated by MTA Bus. As these routes would continue to operate with available capacity in both the A.M. and P.M. peak hours in the With Action condition, the Proposed Actions are not expected to result in significant adverse impacts to local bus service in either period.

PEDESTRIANS

The Proposed Actions would generate a net increment of approximately 2,801 walk-only trips in the weekday A.M. peak hour, 5,952 in the weekday midday, and 3,8312 in the weekday P.M. peak hour. Persons en route to and from subway station entrances and bus stops would add 6,222, 3,452, and 6,922 additional pedestrian trips to Project Area sidewalks and crosswalks during these same periods, respectively. Peak hour pedestrian conditions were evaluated at a total of 217 pedestrian elements where new trips generated by projected developments are expected to be most concentrated. These elements—81 sidewalks, 85 corner areas, and 51 crosswalks—are primarily located in the vicinity of major projected development sites and corridors connecting these sites to area subway station entrances and bus routes. Based on *CEQR Technical Manual* criteria, nine sidewalks and four crosswalks would be significantly adversely impacted by the Proposed Actions in one or more of the analyzed peak hours, and there would be no significant impacts to any corner areas.

VEHICULAR AND PEDESTRIAN SAFETY

Under the *Vision Zero Brooklyn Pedestrian Safety Action Plan*, much of the area north of Degraw Street and east of Smith Street is located within a "Priority Area," where safety issues were found to occur systematically at an area-wide level. Court Street and Atlantic, Flatbush, and 4th Avenues are identified as Priority Corridors, and the intersection of Flatbush and Atlantic Avenues is identified as a Priority Intersection.

PARKING

The parking analysis documents changes in parking supply and utilization within a study area extending ¼-mile from projected development sites. Within this study area, there are a total of 16 off-street public parking lots and garages, one of which is located on a projected development site and would be displaced by new development under the Proposed Actions.

Air Quality

The analyses conclude that the Proposed Actions would not result in any significant adverse air quality impacts on sensitive uses in the surrounding community, and the Proposed Actions would not be adversely affected by existing sources of air emissions in the rezoning area. A summary of the general findings is presented below.

The stationary source analyses determined that there would be no potential significant adverse air quality impacts from fossil fuel-fired heat and hot water systems at the projected and potential development sites. At certain sites, an (E) Designation (E-601) would be mapped in connection with the Proposed Actions to ensure that future developments would not result in any significant adverse air quality impacts from fossil fuel-fired heat and hot water systems emissions. For the City-Owned parcels (located within Projected Development Site 47), restrictions would be necessary to ensure that emissions from fossil fuel-fired heat and hot water systems would not result in any significant adverse air quality impacts.

The analysis of existing manufacturing uses in the surrounding study area determined that emissions of air toxic compounds would not result in any potential significant adverse air quality impacts on the Proposed Project. An analysis of the cumulative impacts of existing industrial sources on projected and potential development sites was performed. Maximum concentration levels at projected and potential development sites were found to be below the applicable health risk criteria.

Greenhouse Gas Emissions and Climate Change

The Proposed Development would not result in significant adverse impacts related to greenhouse gases as it would be consistent with the City's GHG emissions reduction goals, as defined in the *CEQR Technical Manual*. Furthermore, the Proposed Development would be consistent with policies regarding adaptation to climate change as identified in OneNYC.

Greenhouse Gas Emissions

The assessment of greenhouse gas (GHG) emissions estimated that the building energy and vehicle uses associated with the Proposed Actions would result in up to approximately 131 thousand metric tons of carbon dioxide equivalent (CO2e) emissions per year. It also found that the Proposed Actions are consistent with the applicable Citywide GHG emissions reduction and climate change goals, and that there would be no significant adverse GHG emission or climate change impacts.

Noise

A noise assessment was undertaken to determine the levels of noise attenuation that may be needed to achieve interior noise levels that are acceptable and in accordance with the CEQR Technical Manual guidance. The CEQR Technical Manual has noise attenuation values for buildings based on exterior L10(1) noise levels for the purposes of achieving interior noise levels of 45 dBA or lower for residential and community facility uses and 50 dBA or lower for commercial office uses. The With Action condition L10(1) noise levels were determined by adjusting the existing noise measurements to account for future increases in traffic with the Proposed Actions based on the Noise PCE proportional analysis results including the noise contribution from vehicular traffic on adjacent roadways and by calculating the cumulative noise level in the future condition based on the playground noise and future vehicular traffic noise on adjacent roadways.

Public Health

As described in the relevant analyses of the EIS, the Proposed Development would not have the potential for unmitigated significant adverse impacts in any of the technical areas related to public health (hazardous materials, water quality, air quality, or noise). Therefore, the Proposed Development would not have the potential for significant adverse impacts related to public health and no further analysis is warranted.

Neighborhood Character

The Proposed Actions would not result in any significant adverse impacts on neighborhood character.

The Proposed Actions would not result in significant adverse impacts to land use, zoning, and public policy; socioeconomic conditions; open space; urban design and visual resources; or noise. Although there would be significant adverse impacts with respect to historic resources, shadows, and transportation, these impacts would not result in a significant adverse impact to the determining elements of neighborhood character. While the character of Gowanus has changed throughout the years and will continue to change with or without the Proposed Actions, the Proposed Actions would facilitate predictable development patterns that meet the long-term vision of Gowanus as a sustainable, mixed-use neighborhood anchored by a vibrant and resilient Canal waterfront. Therefore, the Proposed Actions would not result in any significant adverse neighborhood character impacts.

Construction

Construction of projected developments assumed in the Reasonable Worst-Case Development Scenario (RWCDs) developed for the Proposed Actions would result in temporary disruptions in the surrounding area. As described in detail below, construction activities associated with the Proposed Actions would result in temporary significant adverse impacts related to noise and historic and cultural resources and could potentially result in temporary significant adverse transportation impacts. Additional information for key technical areas is summarized below.

Copies of the FEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Stephanie Shellooe, Deputy Director (212) 720-3493; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, NY 10007, Hilary Semel, Director (212) 676-3290; and on the New York City Department of City Planning's website, located at https://www1.nyc.gov/site/planning/applicants/env-review/gowanus.page.

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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, Room 629, New York, NY 10007, on 10/5/2021, to the person or persons legally entitled an amount as certified, to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 3 columns: Parcel No., Block, Lot. Rows 1-4.

Acquired in the proceeding entitled: FIFTEENTH AMENDED HARLEM-EAST HARLEM URBAN RENEWAL PLAN (EAST 125TH STREET), STAGES 1 AND 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.

Scott M. Stringer Comptroller s21-o4

MAYOR'S OFFICE OF CONTRACT SERVICES

NOTICE

Notice of Intent to Issue New Solicitation Not Included in FY 2022 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation not included in the FY 2022 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: New York City Emergency Management Nature of services sought: Social Media Monitoring Services - Realtime Events Detection Services Start date of the proposed contract: 1/1/2022 End date of the proposed contract: 12/31/2022 Method of solicitation the agency intends to utilize: Negotiated Acquisition Extension Personnel in substantially similar titles within agency: None Headcount of personnel in substantially similar titles within agency: 0

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CHANGES IN PERSONNEL

Table for DEPT. OF DESIGN & CONSTRUCTION FOR PERIOD ENDING 07/09/21. Columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY.

Table for DEPT OF INFO TECH & TELECOMM FOR PERIOD ENDING 07/09/21. Columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY.

Table for DEPT OF RECORDS & INFO SERVICE FOR PERIOD ENDING 07/09/21. Columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY.