

CELEBRATING OVER 150 YEARS



THE CITY RECORD

Official Journal of The City of New York

Printed on paper containing 30% post-consumer material

VOLUME CLII NUMBER 120

TUESDAY, JUNE 24, 2025

Price: \$4.00

TABLE OF CONTENTS

PUBLIC HEARINGS AND MEETINGS

Borough President - Manhattan	3493
Borough President - Queens	3493
City Council	3495
City Planning Commission	3495
Commission to Strengthen Local Democracy	3508
Community Boards	3509
Comptroller	3509
Board of Education Retirement System	3509
Housing Authority	3509
Landmarks Preservation Commission	3509
Rent Guidelines Board	3511
Board of Standards and Appeals	3511
Teachers' Retirement System	3511

PROCUREMENT

City University	3512
Citywide Administrative Services	3512

Design and Construction	3513
Fire Department	3513
Health and Mental Hygiene	3513
Homeless Services	3513
Housing Preservation and Development	3513
Human Resources Administration	3513
Information Technology and Telecommunications	3514
Parks and Recreation	3514
Probation	3514
Youth and Community Development	3514

CONTRACT AWARD HEARINGS

Youth and Community Development	3515
Citywide Administrative Services	3515
Fire Department	3515
Health and Mental Hygiene	3515
Small Business Services	3516

SPECIAL MATERIALS

City Planning	3516
Housing Preservation and Development	3518
Changes in Personnel	3520

THE CITY RECORD

ERIC L. ADAMS
Mayor

LOUIS A. MOLINA
Commissioner, Department of
Citywide Administrative Services

JANAE C. FERREIRA
Editor, The City Record

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

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

Periodicals Postage Paid at New York, NY

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

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

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

PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - MANHATTAN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN for a Public Hearing and Vote on a Resolution regarding the Mayoral Charter Revision Commission that will take place on Thursday, June 26, 2025, at 8:30 A.M. via Zoom and 1 Centre Street, 22nd Floor.

When: Jun 26, 2025, 8:30 A.M. Eastern Time (US and Canada)
Topic: Manhattan Borough Board
Register in advance for this webinar:
https://www.zoomgov.com/webinar/register/WN_0CA3T5EuRMuvzh9wAycVuQ
After registering, you will receive a confirmation email containing information about joining the webinar.

▶ j24-26

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, June 26, 2025** starting at 9:30 A.M. The public hearing will be virtually streamed live at <https://www.youtube.com/@queensbp> and held in-person in the **Helen Marshall Cultural Center** located at 120-55 Queens Boulevard, Kew Gardens, New York 11424.

Those who wish to testify virtually may preregister for speaking time by visiting <https://www.queensbp.nyc.gov/> and submitting your contact information through the Zoom pre-registration link. After pre-registering, you will receive a Zoom confirmation e-mail with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-2922 between 9:00 A.M. to 5:00 P.M. prior to the date of the hearing. Members of the public may also attend the hearing at the above address and publicly testify in the Conference Room.

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, June 26, 2025** and may be submitted by e-mail to planning2@queensbp.nyc.gov or by conventional mail sent to the Office

of the Queens Borough President at 120-55 Queens Boulevard, Room 226, Kew Gardens, NY 11424.

PLEASE NOTE: Individuals requesting Sign Language Interpreters and/or ADA Accessibility Accommodations should contact the Borough President's Office at (718) 286-2860 or email planning2@queensbp.nyc.gov no later than **THREE (3) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.**

The Public Hearing will include the following item(s):

CD 2 – ULURP # 250175 HAQ – IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at Block 24, Lot 7. on a block bounded by Vernon Boulevard, 45th Avenue, 5th Street, and 44th Drive (Block 24, Lot 7) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD; to facilitate the development of a mixed-use building containing approximately 320 income-restricted units, community facility and commercial space,

Borough of Queens, Community District 2.

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

1. eliminating from within an existing R6A District a C1-5 District bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
2. eliminating from within an existing R7A District a C2-5 District bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of former 44th Road, and a line 100 feet westerly of Vernon Boulevard;
3. eliminating a Special Mixed-Use District (MX-9) bounded by the southwesterly boundary line of Queens Bridge Park and its southeasterly prolongation, Vernon Boulevard, 43rd Avenue, and the U.S. Pierhead and Bulkhead Line;
4. changing from an M1-3 District to an M1-4A District property bounded by a line 225 feet northeasterly of 40th Avenue, 23rd Street, a line 100 feet northeasterly of 41st Avenue, and a line midway between 22nd Street and 23rd Street;
5. changing from an M1-4 District to an M1-4A District property bounded by 43rd Avenue, 13th Street, 44th Avenue, a line 100 feet northwesterly and westerly of 21st Street, a line 100 feet northerly of 44th Drive, Vernon Boulevard, 44th Road, and 9th Street;
6. changing from an M1-3 District to an M1-5A District property bounded by a line 225 feet northeasterly of 40th Avenue, a line midway between 22nd Street and 23rd Street, a line 100 feet northeasterly of 41st Avenue, 23rd Street, 41st Avenue, and 21st Street;
7. changing from an M1-4 District to an M1-5A District property bounded by:
 - a. Queens Plaza South, 13th Street, 43rd Avenue, 9th Street, 44th Road, and Vernon Boulevard; and
 - b. a line 190 feet southwesterly of 43rd Avenue, 22nd Street, 44th Avenue, a line 100 feet westerly of 23rd Street and its northerly prolongation, a line 100 feet northerly of 44th Drive, a line 130 feet easterly of 21st Street, and a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation;
8. changing from an M1-4 District to an M1-6A District property bounded by Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 23rd Street and its northerly prolongation, 44th Avenue, 22nd Street, a line 190 feet southwesterly of 43rd Avenue, a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation, a line 130 feet easterly of 21st Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly and northwesterly of 21st

Street, 44th Avenue, and 13th Street;

9. changing an M1-5 District to an M1-6A District property bounded by Queens Plaza South, 23rd Street, 43rd Avenue, and 21st Street;
10. changing from an M1-4 District to an M1-2A/R6A District property bounded by a line midway between 44th Drive and 45th Avenue, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, and a line 100 feet easterly of 10th Street;
11. changing from an R6A District to an M1-3A/R7A District property bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
12. changing from an M1-4 District to an M1-3A/R7A District property bounded by 45th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, and Vernon Boulevard;
13. changing from an M1-4 District to an M1-3A/R7X District property bounded by:
 - a. 45th Avenue, a line 100 feet easterly of Vernon Boulevard, 45th Road, and Vernon Boulevard; and
 - b. 46th Road, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, and a line 100 feet easterly of 5th Street;
14. changing from an R6B District to an M1-4A/R8A property bounded by 44th Drive, 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 45 feet westerly of 23rd Street;
15. changing from an M1-4 District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, a line midway between 44th Drive and 45th Avenue, a line 100 feet southeasterly of 10th Street, 45th Avenue, and Vernon Boulevard;
16. changing from an M1-4/R7A District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, 23rd Street, 44th Drive, a line 45 feet westerly of 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 100 feet westerly of 11th Street;
17. changing from an M1-4 District to an M1-5A/R8 District property bounded by:
 - a. a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, the northerly street line of 44th Road and its easterly prolongation, Vernon Boulevard, 45th Avenue, 5th Street, the westerly centerline prolongation of 44th Drive, and the U.S. Pierhead and Bulkhead Line; and
 - b. 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Road, and a line 100 feet easterly of 5th Street;
18. changing from an M1-4/R6A District to an M1-5A/R8 District property bounded by 46th Avenue, a line 100 feet easterly of 5th Street, 47th Avenue, and 5th Street;
19. changing from an M1-5/R9 District to an M1-6/R9 District property bounded by Queens Plaza South, a line 100 feet northwesterly of Crescent Street, 42nd Road, and 24th Street;
20. changing from an M1-5/R9 District to an M1-6/R10 District property bounded by 42nd Road, a line 100 feet northwesterly of Crescent Street, 43rd Avenue, and 23rd Street;
21. changing an R7A District to an M1-6A/R9 District property bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of 44th Road and its easterly prolongation, a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, and a line 135 feet easterly of former westerly terminus of 44th Avenue and its northerly and southerly prolongations;
22. changing an M1-4 District to an M1-6A/R9 District property bounded by 44th Drive and its westerly centerline prolongation, 5th Street, 45th Avenue, Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of Canal, and the U.S. Pierhead and Bulkhead Line;
23. changing an M3-1 District to an M1-6A/R9 District property bounded by the northeasterly boundary line of Canal, the

northerly centerline prolongation of 5th Street, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;

24. changing an M1-5 District to an M1-6A/R10 District property bounded by 41st Avenue, 23rd Street, Queens Plaza North, and 21st Street; and
25. establishing a Special Long Island City District (LIC) bounded by:
 - a. a line 225 feet northeasterly of 40th Avenue, 23rd Street, Queens Plaza South, and 21st Street; and
 - b. the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, a line 100 feet easterly of 5th Street, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

CDs 1 & 2 – ULURP #N250177 ZRQ – IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

CD 2 – ULURP #250178 PCQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on the east side of Vernon Boulevard between 43rd and 44th avenues (Block 488, p/o Lot 114) Borough of Queens, Community District 2, and for site selection of such property for use as publicly accessible open space.

CD 2 – ULURP #250179 PPQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property located on the east side of Vernon Boulevard between 44th Drive and 44th Avenue (Block 488, Lots 11 and 15, and Block 489, Lots 1 and 23) pursuant to zoning, Borough of Queens, Community District 2.

CDs 1 & 2 – ULURP #250180 PPQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property generally bounded by 42nd Road to the north, 24th Street to the east, 43rd Avenue to the south and 23rd Street to the west, (Block 428, Lots 12, 13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south and 24th Street to the west (Block 429, Lots 13, 15 and 29), Borough of Queens, Community District 2, pursuant to zoning.

Accessibility questions: vigarvey@queensbp.nyc.gov, by: Tuesday, June 24, 2025, 12:00 P.M.



j20-26

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and in person, in the 16th Floor Committee Room, 250 Broadway, New York, NY 10007, on the following matters commencing at 10:00 A.M. on June 26, 2025. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

547 TO 754-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY

QUEENS CB – 1

G 250077 SCQ

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 547 to 754-seat primary/intermediate school facility, located in Halletts Point, south of Astoria Boulevard and east of Halletts Point Playground (Block 490, Lot 102), Borough of Queens, Council District 22, Community School District 30.

For questions about accessibility and requests for additional accommodations, including language access services, 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: Monday, June 23, 2025, 3:00 P.M.



j20-26

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10 AM Eastern Daylight Time, on Wednesday, July 2, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/481556/1>

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

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

253 215 8782 US Toll Number
213 338 8477 US Toll Number

Meeting ID: **618 237 7396**
[Press # to skip the Participation ID]
Password: 1

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

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

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

BOROUGH OF BROOKLYN

No. 1

BROADWAY JUNCTION STATION CITY MAP AMENDMENT CD 16 C 230375 MMK

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

1. the elimination, discontinuance, and closing of a portion of Sackman Street between Truxton Street and Fulton Street; and
2. the establishment of a park addition within the former portion of Sackman Street (discontinued and closed); and

3. the elimination of a portion of public park within the area bounded by Truxton Street, Van Sinderen Avenue, Fulton Street, and Eastern Parkway; and
4. the adjustment of grades and block dimensions necessitated thereby;

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

BOROUGH OF QUEENS

Nos. 2 – 5

JAMAICA NEIGHBORHOOD PLAN and STATION PLAZA JAMAICA CITY MAP CHANGES

No. 2

CDs 8 & 12

C 250172 ZMQ

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

1. eliminating from within an existing R7A District a C1-2 District bounded by a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, 88th Avenue, and a line 135 feet northeasterly of 153rd Street;
2. eliminating from within an existing R4 District a C1-3 District bounded by 109 Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
3. eliminating from within an existing R5D District a C1-3 District bounded by 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly from 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard;
4. eliminating from within an existing R5D District a C1-4 District bounded by:
 - a. Tuskegee Airman Way, Union Hall Street, a line 100 feet southeasterly of Tuskegee Airman Way, and 160th Street; and
 - b. a line 100 feet southeasterly of Tuskegee Airman Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, Union Hall Street, a line 100 feet northwesterly of 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
5. eliminating from within an existing R7A District a C1-4 District bounded by Tuskegee Airman Way, a line midway between Guy R. Brewer Boulevard and 164th Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
6. eliminating from within an existing R3-2 District a C2-3 District bounded by 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
7. eliminating from within an existing R5B District a C2-3 District bounded by Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172nd Street, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
8. eliminating from within an existing R5D District a C2-3 District bounded by:
 - a. 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
- b. 113th Avenue, Merrick Boulevard, the southeasterly boundary of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of the Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
9. eliminating from within an existing R6A District a C2-3 District bounded by Liberty Avenue, a line 150 feet northeasterly of Sutphin Boulevard, Tuskegee Airmen Way, and Sutphin Boulevard;
10. eliminating from within an existing R7A District a C2-3 District bounded by Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and 148th Street;
11. eliminating from within an existing R6A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and southwesterly street line of Kingston Place, Hillside Avenue, and 167th Street;
 - c. a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, and 146th Street; and
 - d. a line 100 feet southerly of Jamaica Avenue, a line 80 feet westerly of 146th Street, a line 145 feet southerly of Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
12. eliminating from within an existing R7A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, and the northwesterly center line prolongation of 146th Street; and
 - b. a line 100 feet southeasterly of Hillside Avenue, 100 feet northeasterly of Parsons Boulevard, 88th Avenue, and Parsons Boulevard;
13. eliminating from within an existing R7X District a C2-4 District bounded by Hillside Avenue, 168th Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard;
14. changing from an R3-2 District to an R6A District property bounded by a line 125 feet northwesterly from 111th Avenue, 172nd Street, 111th Avenue, and a line 90 feet southwesterly from 172nd Street;
15. changing from an R4-1 District to an R6A District property bounded by Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108th Avenue, and 166th Street;
16. changing from an R5 District to an R6A District property bounded by:
 - a. a line 100 feet northwesterly of 87th Road, 164th Street, a line 100 feet northwesterly of Hillside Avenue, and 162nd Street; and
 - b. 97th Avenue, 148th Street, a line 100 feet northwesterly of Liberty Avenue, and 147th Place;
17. changing from an R5D District to an R6A District property bounded by:
 - a. 108th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Road, and 167th Street; and
 - b. a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly from Merrick Boulevard;
18. changing from an M1-1 District to an R6A District property bounded by a line 150 feet southeasterly of Atlantic Avenue, 148th Street, 97th Avenue, and 147th Place;
19. changing from an R3A District to an R6D District property bounded by 110th Road, a line 250 feet northeasterly from Guy R.

- Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distance 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, and a line 100 feet northeasterly from Guy R. Brewer Boulevard;
20. changing from an R4 District to an R6D District property bounded by:
 - a. a line 190 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; a line 100 feet northwesterly from 109th Avenue and Union Hall Street;
 - b. 109th Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, a line 115 feet southwesterly of Guy R. Brewer Boulevard, 110th Avenue/Brinker, and Union Hall Street;
 21. changing from an R5D District to an R6D District property bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; 109th Avenue, and Union Hall Street;
 22. changing from an R3-2 District to an R7A District property bounded by 110th Avenue/Brinker, a line midway between Guy R. Brewer Boulevard and 164th Street, 110th Road, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, Guy R. Brewer Boulevard, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distance 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, 111th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 23. changing from an R4 District to an R7A District property bounded by 109th Avenue, a line midway between Guy R. Brewer Boulevard and 164th Street, 110 Avenue, a line 115 feet southwesterly from Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
 24. changing from an R5 District to an R7A District property bounded by Claude Avenue, Guy R. Brewer Boulevard, Mathias Avenue, and a line 100 feet northeasterly of Dillon Street;
 25. changing from an R5B District to an R7A District property bounded by:
 - a. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, and 168th Place;
 - b. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
 26. changing from an R5D District to an R7A District property bounded by:
 - a. Tuskegee Airmen Way, 150th Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
 - b. Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly Tuskegee Airmen Way, and 160th Street;
 - c. Tuskegee Airmen Way, a line 100 feet northeasterly of 165th Street, a line perpendicular to the northeasterly street line of 165th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of 165th Street, 165th Street, a line perpendicular to the southwesterly street line of 165th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165th Street, a line 100 feet northwesterly of 164th Street, a line 60 feet northwesterly of 104th Road, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
 - d. a line 100 feet southeasterly from Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 - e. Liberty Avenue, 168th Place, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108th Avenue, 170th Street, 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, a line 100 feet southwesterly of Merrick Boulevard, Hendrickson Place, and Merrick Boulevard; and
 - f. 113th Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
 27. changing from an R6A District to an R7A District property bounded by Hillside Avenue, 138th Street and its northwesterly centerline prolongation, a line 125 feet southerly and southeasterly of Hillside Avenue, a line midway between 139th Street and Queens Boulevard, a line perpendicular to the northeasterly street line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and northerly street line of Jamaica Avenue, Queens Boulevard, a line 100 feet northerly of Jamaica Avenue, 138th Street, Jamaica Avenue, a line 75 feet southwesterly of 138th Street, a line 100 feet southerly of Jamaica Avenue, and Van Wyck Expressway;
 28. changing from an M1-1 District to an R7A District property bounded by Atlantic Avenue, 94th Avenue, 138th Place, Atlantic Avenue, 95th Avenue, and Van Wyck Expressway;
 29. changing from an R4 District to an R7X District property bounded by 102nd Avenue, Allendale Street, Liberty Avenue, Lloyd Road, and a line perpendicular to the southeasterly street line of 102nd Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Avenue and the southwesterly street line of Brisbin Street;
 30. changing from an R6 District to an R7X District property bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street;
 31. changing from an R6A District to an R7X District property bounded by:
 - a. a line 100 feet northeasterly of Jamaica Avenue, Queens Boulevard, a line perpendicular to the northeasterly street

- line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and the northerly street line of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139th Street, 139th Street, a line midway between 89th Avenue and 88th Road, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northeasterly of Jamaica Avenue, 146th Street, Jamaica Avenue, 146th Street, a line 145 feet southwesterly of Jamaica Avenue, a line 80 feet southwesterly of 146th Street, a line 100 feet southwesterly and southerly of Jamaica Avenue, a line 75 feet southwesterly of 138th Street, Jamaica Avenue, and 138th Street;
- b. a line 100 feet northwesterly from Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, Allendale Street, 101st Avenue and its northeasterly centerline prolongation, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Street, and Van Wyck Expressway; and
 - c. a line 100 feet southeasterly from Liberty Avenue, a line midway between 148th Street and Sutphin Boulevard, Tuskegee Airmen Way, and a line 100 feet southwesterly of Sutphin Boulevard;
32. changing from an R7A District to an R7X District property bounded by:
 - a. a line midway between Hillside Avenue and 88th Avenue, a line 100 feet southwesterly from Parsons Boulevard, 89th Avenue, a line 125 feet northeasterly of 153rd Street, 90th Avenue, Grace Court, 90th Road, 153rd Street, Jamaica Avenue, 150th Street, a line 100 feet northwesterly and northerly of Jamaica Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 90th Avenue, 148th Street, a line 130 feet southeasterly of 89th Avenue, a line 110 feet southwesterly of 148th Street, 89th Avenue, and 148th Street, and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue and 150th Street; and
 - b. a line 100 feet southeasterly from Hillside Avenue, 161st Street, a line 135 feet southeasterly from Hillside Avenue, 163rd Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 163rd Street, 89th Avenue, 161st Street, a line 150 feet northwesterly of 89th Avenue, and a line 100 feet northeasterly Parsons Boulevard;
 33. changing from an M1-4 District to an R8A District property bounded by 97th Avenue, a line 235 feet northeasterly of 148th Street, a line 100 southeasterly of 97th Avenue, 150th Street, Liberty Avenue, and 148th Street;
 34. changing from an R6A District to an R8X District property bounded by Liberty Avenue, 147th Place, a line 100 feet northwesterly from Liberty Avenue, 148th Street, Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet southeasterly from Liberty Avenue, and a line 100 feet southwesterly from Sutphin Boulevard;
 35. changing from an R6 District to a C4-4 District property bounded by a line 200 feet northwesterly of Liberty Avenue, 160th Street, Liberty Avenue, and 159th Street;
 36. changing from an R6A District to a C4-4D District property bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly center line prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Hillside Avenue, and 167th Street; and
 - c. 89th Avenue, 168th Street, 90th Avenue, and a line 100 feet southwesterly of 168th Street;
 37. changing from an R7A District to a C4-4D District property bounded by a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 100 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line 150 feet northwesterly of 89th Avenue, Parsons Boulevard, 89th Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, 89th Avenue, Hillside Avenue, and the northwesterly center line prolongation of 146th Street;
 38. changing from an R7X District to a C4-4D District property bounded by Hillside Avenue, 168th Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly from Merrick Boulevard;
 39. changing from a C4-3A District to a C4-4D District property bounded by 86th Avenue, Queens Boulevard, 87th Avenue, 139th Street, a line 125 feet southeasterly and southerly of Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
 40. changing from a C4-4A District to a C4-4D District property bounded by Hillside Avenue, 148th Street, 88th Avenue, Sutphin Boulevard, 90th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146th Street, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
 41. changing from a C4-5X District to a C4-4D District property bounded by a line 150 feet northwesterly of 89th Avenue, 161st Street, 89th Avenue, a line 100 feet northeasterly of 163rd Street, Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 168th Street, a line 150 feet northwesterly of Jamaica Avenue, and Parsons Boulevard;
 42. changing from a C4-4A District to a C6-2 District property bounded by 88th Avenue, 148th Street, 89th Avenue, a line 110 feet southwesterly of 148th Street, a line 130 feet southeasterly of 89th Avenue, 148th Street, 90th Avenue, and Sutphin Boulevard;
 43. changing from an R6A District to a C6-3 District property bounded by:
 - a. a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146th Street, Jamaica Avenue, and 146th Street; and
 - b. Sutphin Boulevard, Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, the northeasterly centerline prolongation 101st Avenue, and 146th Street;
 44. changing from a C4-4A District to a C6-3 District property bounded by:
 - a. a line 100 feet northerly of Jamaica Avenue, 150th Street, Jamaica Avenue, and a line midway between Sutphin Boulevard and 146th Street; and
 - b. a line 100 feet southeasterly of 91st Avenue, 144th Place, Archer Avenue, and 139th Street;
 45. changing from a C4-5X District to a C6-3 District property bounded by:
 - a. 94th Avenue, Liverpool Street, Atlantic Avenue, and 138th Place;
 - b. a line 100 feet southeasterly of 97th Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, and Waltham Street; and
 - c. Atlantic Avenue, 147th Place, Liberty Avenue, and Sutphin Avenue;
 46. changing from a C6-2 District to a C6-3 District property bounded by a line 150 feet northwesterly from Jamaica Avenue, 168th Street, Jamaica Avenue, 165th Street, 92nd Road and its northeasterly centerline prolongation, and 164th Street and its southeasterly center line prolongation;
 47. changing from a C4-5X District to a C6-3A District property bounded by 89th Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, Grace Court, 90th Avenue, and a line 125 feet northeasterly of 153rd Street;
 48. changing from an R6A District to a C6-4 District property bounded by a line 100 feet southwesterly of Jamaica Avenue, a line 80 feet northwesterly of 146th Street, a line 145 feet southwesterly of Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
 49. changing from a C4-4A District to a C6-4 District property bounded by 91st Avenue, 146th Street, Archer Avenue, and 144th Place;

50. changing from a C6-2 District to a C6-4 District property bounded by Jamaica Avenue, 147th Place, Archer Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 146th Street and its southerly centerline prolongation;
51. changing from a C6-3 District to a C6-4 District property bounded by:
 - a. Jamaica Avenue, 153rd Street, 90th Road and its northeasterly centerline prolongation, Parsons Boulevard, a line 150 feet northwesterly of Jamaica Avenue, 160th Street, Archer Avenue, 158th Street, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), 150th Street, a line 100 feet southeasterly of Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, Archer Avenue, and 147th Place; and
 - b. 94th Avenue, Sutphin Boulevard, Atlantic Avenue, and Liverpool Street;
52. changing from an M1-4 District to a C6-4 District property bounded by a line 100 feet southeasterly of Archer Avenue, 150th Street, Atlantic Avenue, a line 50 feet northeasterly from 148th Street, 94th Avenue, and a line 420 feet northeasterly of Sutphin Boulevard;
53. changing from an M1-1 District to an M1-2A District property bounded by:
 - a. Liberty Avenue, Merrick Boulevard, 107th Avenue, a line 100 feet northwesterly of 165th Street, Tuskegee Airmen Way, and 165th Street;
 - b. Liberty Avenue, 177th Street, the center line of the Long Island Railroad Right-Of-Way (Montauk Division), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180th Street, a line midway between 104th Avenue and 105th Avenue, a line 100 feet northeasterly of 177th Street, a line perpendicular to northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Liberty Avenue and northeasterly of 177th Street, 177th Street, a line midway between 103rd Road and Liberty Avenue, and 173rd Street; and
 - c. the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 189th Street and its northwesterly centerline prolongation, Henderson Avenue, and a line 500 feet southwesterly of 189th Street;
54. changing from an M1-4 District to an M1-2A District property bounded by Liberty Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), Tuskegee Airmen Way, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157th Street, Tuskegee Airmen Way, and a line midway between Sutphin Boulevard and 148th Street;
55. changing from an M1-1 District to an M2-3A District property bounded by:
 - a. Archer Avenue, 165th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 177th Street, Liberty Avenue, 165th Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 158th Street; and
 - b. Jamaica Avenue, Hollis Avenue, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and the southeasterly centerline prolongation of 187th Street;
56. changing from an M1-2 District to an M2-3A District property bounded by Jamaica Avenue, the southeasterly centerline prolongation of 187th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 179th Place and its southeasterly centerline prolongation;
57. changing from an M1-1 District to an M3-2A District property bounded by the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Hollis Avenue, 99th Avenue, 189th Street and its northerly centerline prolongation, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), and 177th Street;
58. changing from an M1-1 District to an M1-2A/R7A District property bounded by 91st Avenue, 138th Place, a line 100 feet southeasterly of 91st Avenue, a line midway between 138th Place and 139th Street, a line 100 feet northwesterly of Archer Avenue, 139th Street, Archer Avenue, and Van Wyck Expressway;
59. changing from an M1-4 District to an M1-2A/R7-2 District property bounded by the centerline of the Long Island Railroad Right-Of-Way (Main Line), 158th Street, the southerly boundary lines of Prospect Cemetery and its southwesterly prolongation, a line 120 feet southwesterly of 159th Street, a line 65 feet northwesterly of Liberty Avenue, 159th Street, Liberty Avenue, 157th Street, a line 100 feet northwesterly of Liberty Avenue, and 150th Street;
60. changing from an M1-1 District to an M1-3A/R7X District property bounded by Atlantic Avenue, 148th Street, a line 150 feet southeasterly of Atlantic Avenue, and 147th Place;
61. changing from an M1-4 District to an M1-3A/R7X District property bounded by 97th Avenue, 150th Street, a line 100 feet northwesterly of Liberty Avenue, 157th Street, Liberty Avenue, 150th Street, a line 100 feet southeasterly of 97th Avenue, and a line 235 feet northeasterly of 148th Street;
62. changing from an M1-4 District to an M1-6A/R9A District property bounded by a line midway between Atlantic Avenue and 97th Avenue, 150th Street, 97th Avenue, and 148th Street;
63. changing from an M1-4 District to an M1-8A/R9X property bounded by Atlantic Avenue, 150th Street, a line midway between Atlantic Avenue and 97th Avenue, and 148th Street;
64. establishing within an existing R5D District a C2-4 District bounded by a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and the southwesterly street line of 164th Street, 164th Street, the southwesterly center line prolongation of 104th Road, and a line midway between Guy R. Brewer Boulevard and 164th Street;
65. establishing within a proposed R6D District a C2-4 District bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109th Avenue, and Union Hall Street;
66. establishing within an existing R7A District a C2-4 District bounded by Tuskegee Airmen Way, a line 105 feet northeasterly of a Guy R. Brewer Boulevard, the southwesterly centerline of 104th Road, a line midway between Guy R. Brewer Boulevard and 164th Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured from along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and the northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
67. establishing within a proposed R7A District a C2-4 District bounded by:
 - a. Tuskegee Airmen Way, Union Hall, a line 100 feet southeasterly of Tuskegee Airmen Way, and 160th Street;
 - b. Tuskegee Airmen Way, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
 - c. a line 100 feet southeasterly of Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 - d. 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
 - e. 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;

- f. 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard; and
- g. 113th Avenue, Merrick Boulevard, a southeasterly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172nd Street, 115th Street, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 130 feet southeasterly of Merrick Boulevard;
68. establishing within a proposed R7X District a C2-4 District bounded by:
- a. 102nd Avenue, Allendale Street, Liberty Avenue, Lloyd Road, a line perpendicular to the southeasterly street line of 102nd Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Avenue and the southwesterly street line of Brisbin Street, a line 100 feet southeasterly of 102nd Avenue, Brisbin Street, a line 50 feet southeasterly of 102nd Avenue, and a line perpendicular to the southeasterly street line of 102nd Avenue distant 90 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Street and the southwesterly street line of Allendale Street; and
- b. a line 100 feet southeasterly of Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, Tuskegee Airman Way, and Sutphin Boulevard;
69. establishing within a proposed R8X District a C2-4 District bounded by Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet southeasterly of Liberty Avenue, and Sutphin Boulevard; and
70. establishing a Special Downtown Jamaica District (DJ) bounded by:
- a. 86 Avenue, Queens Boulevard, 87th Avenue, 139th Street, a line 125 feet southeasterly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139th Street, 139th Street, a line midway between 89th Avenue and 88th Road, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, 144th Place, a line 100 feet southwesterly of Jamaica Avenue, Van Wyck Expressway, Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
- b. 88th Avenue, 153rd Street, 89th Avenue, and 150th Street;
- c. a line 100 feet northwesterly of 87th Road, 164th Street, a line 100 feet northwesterly of Hillside Avenue, and 162nd Street;
- d. 89th Avenue, 168th Street, 90th Avenue, and a line 100 feet southwesterly of 168th Street;
- e. 91st Avenue, 138th Place, a line 100 feet southeasterly of 91st Avenue, a line midway between 138th Place and 139th Street, a line 100 feet northwesterly of Archer Avenue, 139th Street, Archer Avenue, and Van Wyck Expressway;
- f. Atlantic Avenue, 94th Avenue, 138th Place, Atlantic Avenue, 95th Avenue, and Van Wyck Expressway;
- g. a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, a line 100 feet southwesterly of Brisbin Street, 102nd Avenue, Allendale Street, 101st Avenue, 146th Street, Sutphin Boulevard, Liberty Avenue, 147th Place, Atlantic Avenue, 148th Street, Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157th Street, Tuskegee Airmen Way, 150th Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109 Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, and Van Wyck Expressway;
- h. a line 200 feet northwesterly of Liberty Avenue, 160th Street, Liberty Avenue, and 159th Street;
- i. Archer Avenue, 165th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 179th Place, Jamaica Avenue, Hollis Avenue, 99th Avenue, 189th Street, Henderson Avenue, a line 500 feet southwesterly from 189th Street, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180th Street, a line midway between 104th Avenue and 105th Avenue, a line 100 feet northeasterly of 177th Street, a line perpendicular to northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and northeasterly of 177th Street, 177th Street, a line midway between 103rd Road and Liberty Avenue, 173rd Street, Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southeasterly of Merrick Boulevard, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northerly of 108th Avenue, 170th Street, 108 Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, a line 125 feet northwesterly of 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, 166th Street, Hendrickson Place, Merrick Boulevard, 107th Avenue, a line 100 feet northeasterly of 165th Street, a line perpendicular to the northeasterly street line of 165th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165th Street, a line 100 feet southwesterly of 165th Street, a line 100 feet northwesterly of 104 Road, a line 95 feet northeasterly of 164th Street, a line 60 feet northwesterly of 104 Road, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, a line midway between Guy R. Brewer Boulevard and 164th Street, 110th Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distant 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet

northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, a line 100 feet northeasterly of Dillon Street, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, 111th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 110th Avenue, Union Hall Street, a line 190 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly Tuskegee Airmen Way, and 160th Street, Tuskegee Airmen Way, 165th Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 158th Street; and

- j. 113th Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;

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

No. 3

CD 8, 12

N 250173 ZRQ

IN THE MATTER OF an application submitted by NYC Department of City Planning and Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning resolution of the City of New York, amending Article XI, Chapter 5 (Special Downtown Jamaica District), and related Sections, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

ARTICLE I

GENERAL PROVISIONS

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-10

ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS

* * *

11-15

Environmental Requirements

* * *

11-151

Special requirements for properties in the Borough of Queens

- (a) Block 9898, Lots 1 and 117, in the Borough of Queens, shall be subject to the provisions of Section 11-15 (Environmental Requirements) governing (E) designations. The City Environmental Quality Review (CEQR) Declarations for these sites shall be listed in APPENDIX C (City Environmental Quality Review (CEQR) Environmental Requirements) of the Zoning Resolution.

- (b) The following special requirements shall apply to a #development#, #enlargement# or change of #use# for properties in the Borough of Queens located within the areas described in paragraphs (1) through (5)(4) of this paragraph, (b).

- (1) The regulations of an R4 District shall apply within an area bounded by Liberty Avenue, 170th Street, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place.
- (2) The regulations of a C8-1 District shall apply within an area bounded by Liberty Avenue, a line 100 feet southwesterly of 168th Place, a line 150 feet northwesterly of 104th Avenue, and Merrick Boulevard.
- (3) The regulations of an M1-1 District shall apply within an area bounded by Liberty Avenue, Sutphin Boulevard, 105th Avenue, a line 50 feet southwesterly of 148th Street, a line 100 feet northwesterly of 105th Avenue, and a line 150 feet northeasterly of Sutphin Boulevard.
- (4) The regulations of an R6 District with a C2-2 District overlay shall apply within an area bounded by 163rd Street, a line perpendicular to 163rd Street passing through a point distant 109.42 feet as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street, a line 86 feet northeasterly of 163rd Street, a line perpendicular to 163rd Street passing through a point 146.92 feet distant as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street.
- (5) The regulations of a C8-1 District shall apply within an area bounded by Hillside Avenue, a line 388 feet westerly of 144th Street, a line 100 feet northwesterly of 88th Avenue, a line 100 feet northeasterly of 139th Street, a line 120 feet northwesterly of 88th Avenue, a line 60 feet northeasterly of 139th Street, a line 70 feet southeasterly of Hillside Avenue, and 139th Street; and within an area bounded by Queens Boulevard, Hillside Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, a line midblock between 139th Street and Queens Boulevard, a line perpendicular to Queens Boulevard passing through a point distant 140 feet as measured along the northeasterly #street line# of Queens Boulevard from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of Queens Boulevard.

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

ARTICLE XI

SPECIAL PURPOSE DISTRICTS

Chapter 5

Special Downtown Jamaica District

115-00

GENERAL PURPOSES

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

- (a) to strengthen the business core of Downtown Jamaica by improving the working and living environments;
- (b) to foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;
- (c) to encourage the development of affordable housing;
- (d) to expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;
- (e) to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;
- (f) to improve the quality of development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;

- (g) to encourage the design of new buildings that are in character with the area;
 - (h) to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
 - (i) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.
- (a) to strengthen Downtown Jamaica and its nearby major corridors by promoting the establishment of mixed-use, transit-oriented growth hubs;
 - (b) to enhance neighborhood economic diversity by broadening the range of housing choices at varied incomes;
 - (c) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
 - (d) to encourage designs of new buildings that support the neighborhood's character;
 - (e) to establish walkable retail corridors in the neighborhood;
 - (f) to support industrial growth in manufacturing districts that are appropriate near certain residential districts; and
 - (g) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

115-01

General Provisions

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

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

115-02

Definitions

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

115-03

District Plan and Maps

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

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

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

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

115-04

Subdistricts

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

115-03

115-05

Applicability of the Mandatory Inclusionary Housing Program

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

115-06

Applicability of Article XII, Chapter 3

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

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

115-10

SPECIAL USE REGULATIONS

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

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11. The #use# regulations of the underlying C6-4 District relating to Use Group IX are modified in Section 115-12. Special streetscape regulations shall apply pursuant to Section 115-14. The #use# regulations of the underlying M1-4 District are modified as specified in Section 115-13.

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

115-11

Public Parking Garages

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

115-12

Use Group IX in C6-4 Districts

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

115-13

Modification of Use Regulations in M1-4 Districts

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

- (a) all #uses# listed under Use Group III(B) shall be permitted;
- (b) #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI — Retail and Services), shall be permitted without size limitation;
- (c) #uses# listed under Use Groups IV(B), IX and X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive; and
- (d) such permitted #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI — uses subject to additional

conditions) shall be located within a #completely enclosed building#.

115-11

Modifications to Permitted Uses

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

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

- (a) in M1 Districts paired with a #Residence District#, #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), shall be permitted without size limitation;
- (b) in M2 Districts, no associated size limitations shall apply to grocery and convenience retailers and specialty food retailers, as listed under Use Group VI;
- (c) in C4, C6, M1 Districts paired with a #Residence District# and all #Manufacturing Districts#, #public parking garages#, as listed in Use Group IX, with a capacity of 150 spaces or less, shall be permitted as-of-right; and
- (d) in M1 and M2 Districts, #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI – uses subject to additional conditions) shall be located within a #completely enclosed building#.

115-12

Location of Uses

[RELOCATING FROM SECTION 115-10, AND MODIFYING]

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

115-14

115-13

Streetscape Regulations

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Ground-Floor-Use and Transparency and Curb-Cut Restrictions Streetscape Regulations) in Appendix A of this Chapter shall be considered #Tier C street frontages#, and all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#. In addition to the underlying provisions, #ground floor level# frontages on #Tier C street frontages# shall provide a major #building# entrance onto such #street#, except that where #zoning lot# has frontage on more than one #Tier C street frontage#, a major #building# entrance need only be located on one #street# frontage.

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

115-20

SPECIAL BULK REGULATIONS

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

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

115-21

Floor Area Ratio

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

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

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

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

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

The maximum #residential# #floor area ratio# shall be as set forth

by the underlying district regulations. However, #sky exposure plane buildings# shall not be permitted.

- (c) #Floor area# bonus

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

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

- (a) the maximum #floor area ratio# permitted for #commercial# #uses# shall be 8.0 in C6-3 Districts and 12.0 in C6-4 Districts;
- (b) in all Districts, the maximum #floor area ratio# permitted for #residential uses# shall be as set forth pursuant to the underlying district regulations, except that #sky exposure plane buildings# shall not be permitted;
- (c) the maximum #floor area ratios# may only be exceeded where:
 - (1) a #floor area# bonus for #mass transit station# improvements is granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); or
 - (2) a #floor area# bonus for a #public plaza# is granted by the City Planning Commission in accordance with the provisions of Section 115-52 (Authorization for a Public Plaza); and
- (d) for #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

115-22

Modification of Rear Yard Regulations

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

115-23

Height and Setback Regulations

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

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

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

115-231

Permitted obstructions

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

115-232

Street wall location

C4-C6

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

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

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

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

For #building# walls facing Archer Avenue on Blocks 9988 and 9994,

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

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

- (a) along Jamaica Avenue, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply;
- (b) along all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply. However, for #zoning lots# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or 92nd Road between 164th Street and 165th Street, such #street wall# location provisions need not apply;
- (c) for all Districts, such #street walls# need only extend to a minimum base height of 40 feet; and
- (d) along the following #street# frontages, for #developments# with #building# widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:
 - (1) Hillside Avenue, between the Van Wyck Expressway and Parsons Boulevard;
 - (2) Archer Avenue, between the Van Wyck Expressway and Parsons Boulevard;
 - (3) Sutphin Boulevard, between Hillside Avenue and Liberty Avenue; and
 - (4) 150th Street, between Hillside Avenue and Liberty Avenue.

115-233

Maximum building height

C4-C6

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

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

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

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

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

115-30

MANDATORY IMPROVEMENTS

115-31

Sidewalk Widening

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

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

115-40

SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

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

115-41

Parking and Loading Regulations

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

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

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

 - (1) For any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable C6-2, C6-3, C6-4 or M1-4 District shall apply.
 - (2) In C4, C6 and M1 Districts, the provisions of Sections 36-12 and 44-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Sections 36-13 and 46-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
 - (3) In C4, C6 and M1 Districts, the provisions of Section 36-21 (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial# or #community facility uses# shall be modified as follows: #uses# in listed under Use Groups VII and IX, with parking requirement category A3, shall be required to provide one parking space per 2,000 square feet of #floor area#.
 - (4) Modification of Waiver of Parking Requirements
 - (i) In C4, C6 and M1 Districts, the provisions of Sections 36-23 (Waiver of Requirements for Spaces Below Minimum Number) and 44-23 (Waiver of Requirements for Spaces Below Minimum Number or Certain Small Zoning Lots, Developments or Enlargements) shall only apply to #zoning lots# existing both on September 10, 2007 and on the date of application for a building permit.
 - (ii) In C4, C6 and M1 Districts, for any #commercial# #use# permitted in a C4 or C6 District, the waiver provisions for a C4-4 District set forth in Section 36-232 (In districts with very low parking requirements) shall not apply. In lieu thereof, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 15 spaces, pursuant to the waiver provisions for a C4-2 District set forth in Section 36-231 (In districts with high, medium or low parking requirements).
- (b) #Residential uses#.
 - (1) The provisions of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Section 25-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
 - (2) The provisions of Sections 25-52 (Off-site Spaces for Residences) and 25-521 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other

than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

- (3) The provisions of Section 36-42 (Off-site Spaces for Residences) and 36-421 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

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

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

115-42

Location of Access to the Street

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

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

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

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

115-43

Authorization for Curb Cut

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

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

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

115-50

SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS SPECIAL APPROVALS

115-51

Special Permit to Modify Use or Bulk Regulations

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

- (a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary

for, and the only practicable way to achieve, the programmatic requirements of the development;

- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

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

115-52

Authorization for a Public Plaza

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

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

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

- (a) Conditions and limitations

The following conditions and limitations shall apply:

- (1) For the purposes of determining the bonus ratio to follow:
- (i) For #Commercial Districts# with a #residential equivalent# of an R9 District, or M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and
- (ii) For #Commercial Districts# with a #residential equivalent# of an R10 District, or M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply.

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

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

- (b) Findings

The Commission shall find that:

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

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

115-53

Authorization for Sites Containing Schools

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

(a) Conditions

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

(b) Findings

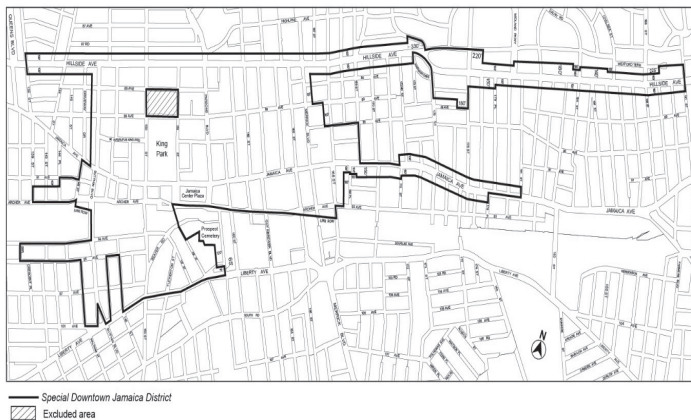
The Commission shall find that:

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

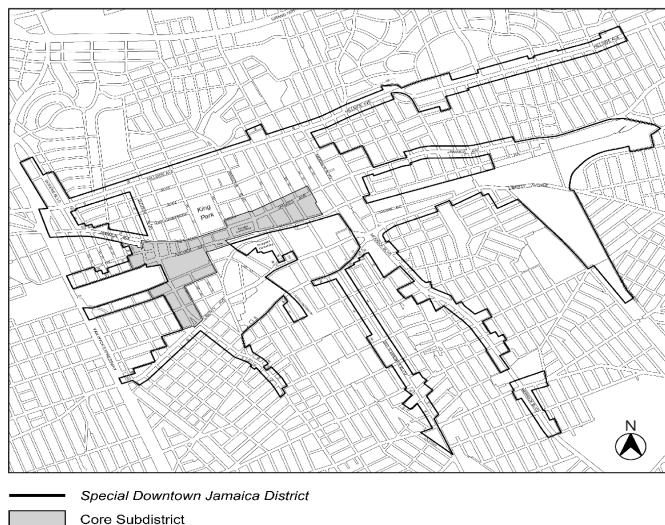
Appendix A Special Downtown Jamaica District Maps

Map 1 — Special Downtown Jamaica District

[EXISTING MAP]

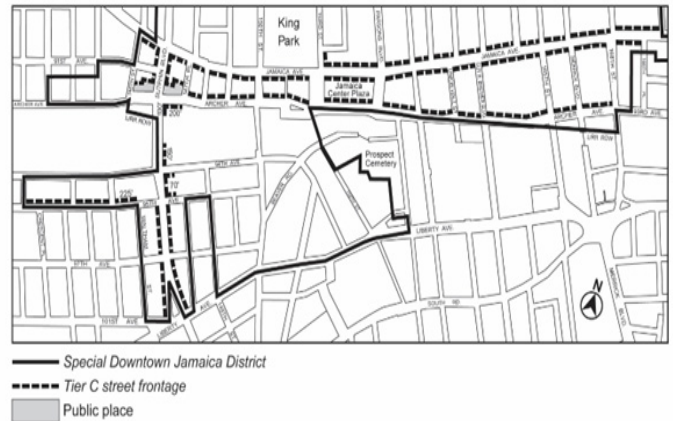


[PROPOSED MAP]

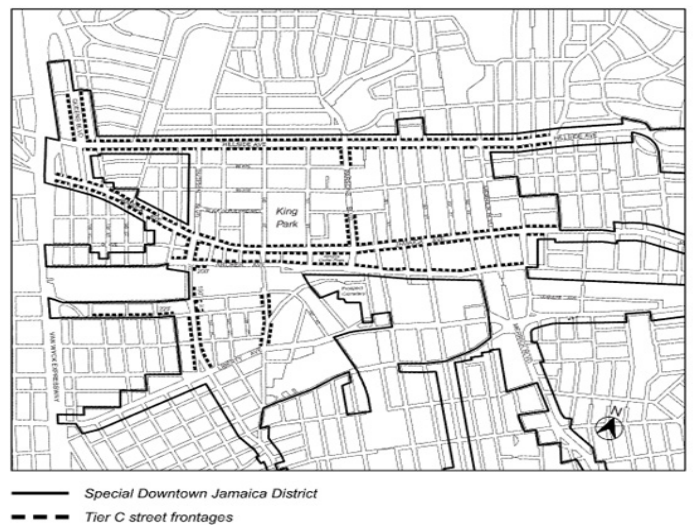


Map 2 — Ground Floor Use and Transparency and Curb Cut Restrictions Streetscape Regulations

[EXISTING MAP]

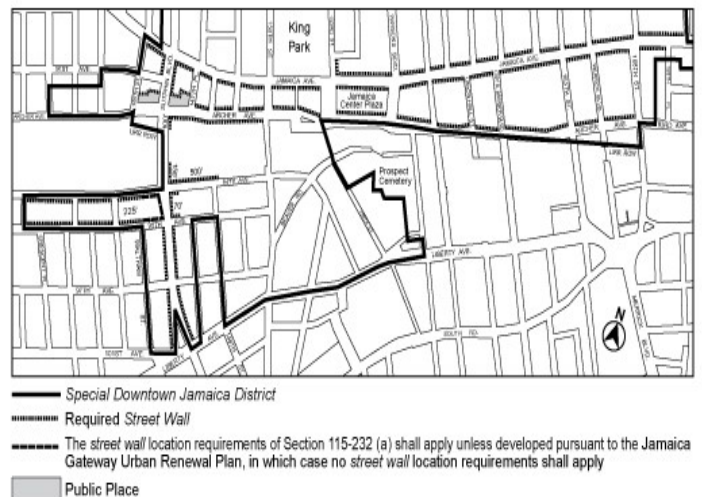


[PROPOSED MAP]



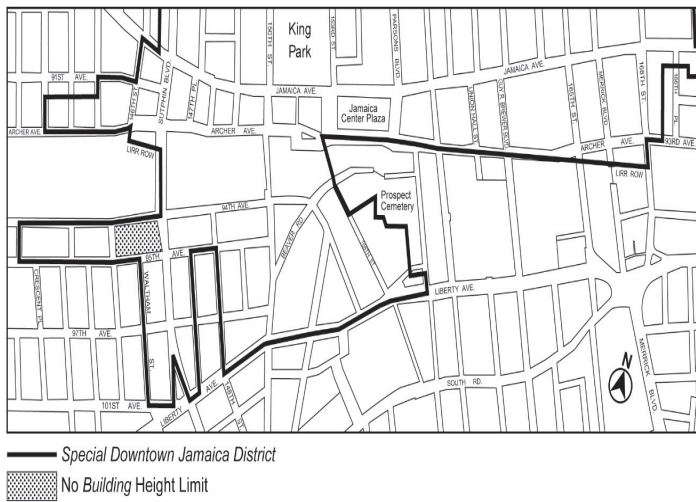
Map 3 — Street Wall Location

[EXISTING MAP]



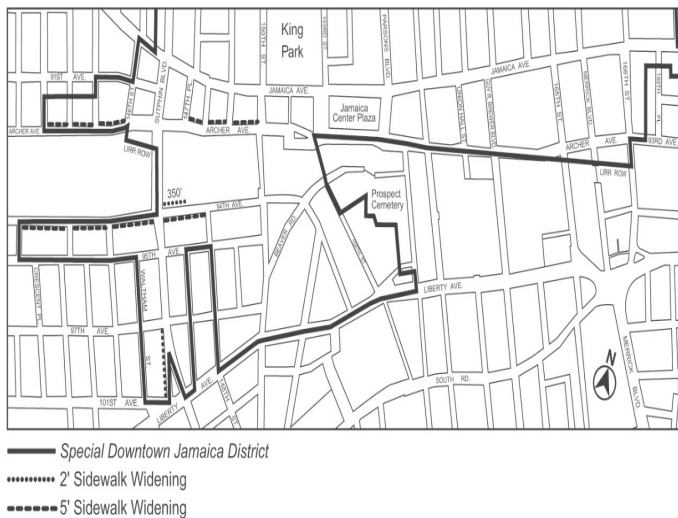
Map 4 — Maximum Building Height

[EXISTING MAP]

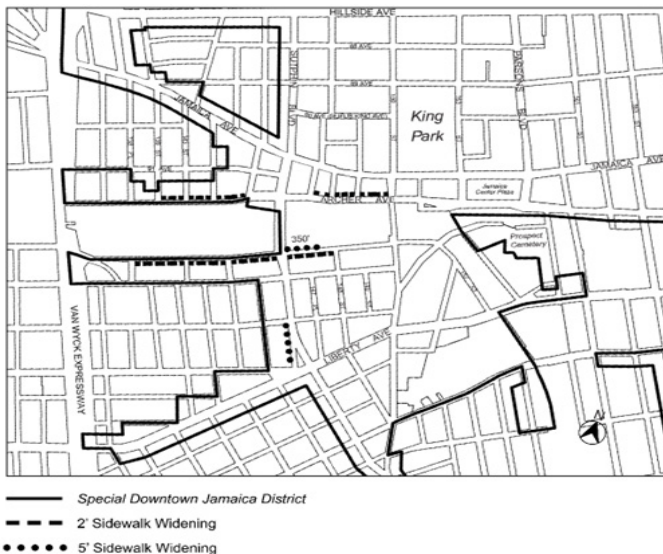


Map 5 Map 3 — Sidewalk Widening

[EXISTING MAP]



[PROPOSED MAP]



* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

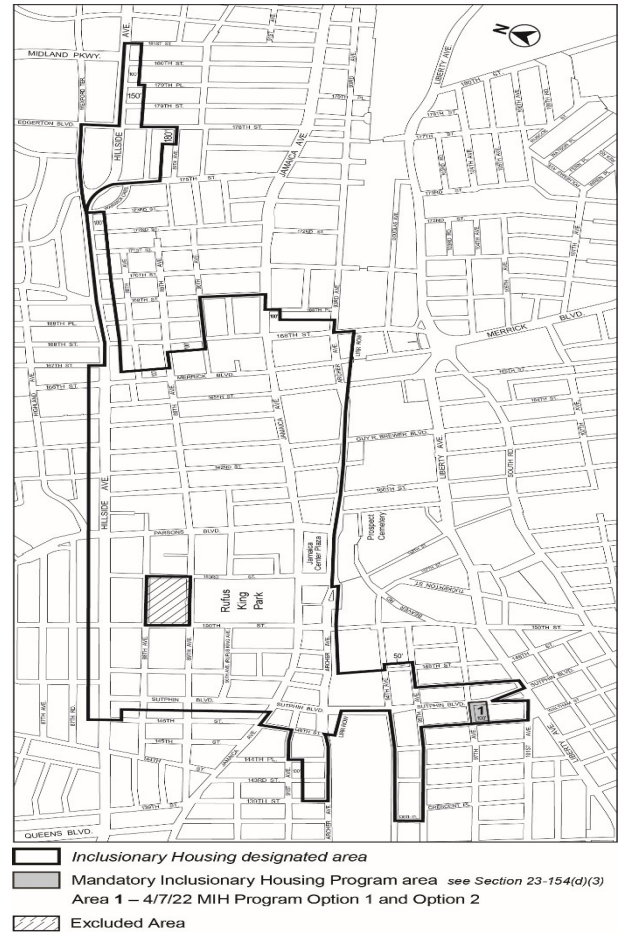
QUEENS

* * *

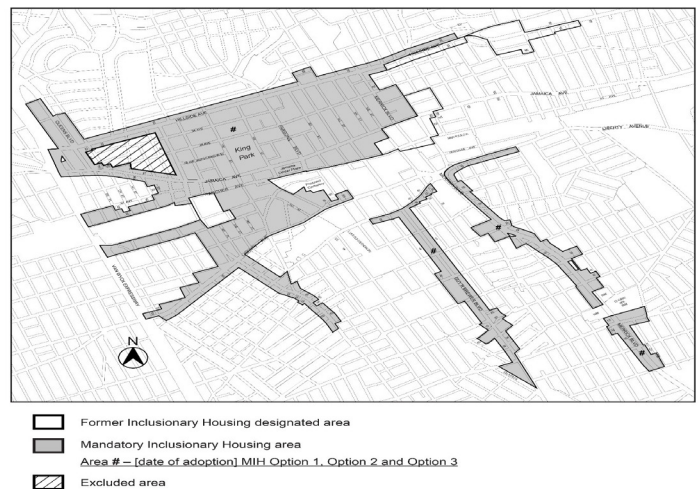
Queens Community Districts 8 and 12

Map 1 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Portion of Community Districts 8 and 12, Queens

* * *

No. 4

CD 12 **C 250171 HAQ**
IN THE MATTER OF an application submitted by the Department of
 Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 108-41-108-51 Union Hall Street (Block 10150, Lots 6, 7, 8, 10), 108-32 – 108-34 Guy R Brewer Boulevard (Block 10150 Lots 51, 52), 108-38 Guy R Brewer Boulevard (Block 10150, Lot 54), 108-44 Guy R Brewer Boulevard (Block 10150, Lot 57), 109-43 – 109-47 Union Hall Street (Block 12152, Lots 8, 9, 10, 11) as an Urban Development Action Area; and
 - b. an Urban Development Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of income restricted housing units pursuant to zoning, Borough of Queens, Community District 12.

No. 5

CD 12 **C 250187 MMQ**
IN THE MATTER OF an application submitted by the New York City Department of Transportation and the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: 1. the narrowing and re-alignment of Archer Avenue between 144th Place and 147th Place; and 2. the discontinuance and closing of a portion of Archer Avenue between 144th Place and 146th Street; and 3. the establishment and elimination of public places along Archer Avenue between 144th Place and 147th Place; and 4. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 12, Borough of Queens, in accordance with Map No. 5048 dated April 1, 2025, and signed by the Borough President.

NOTICE

On Wednesday, July 2, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, City Map amendments, designations of Urban Development Action Areas (UDAA), approval of an Urban Development Action Area Project (UDAAP), and disposition of city-owned property – to implement land use and zoning recommendations in the Jamaica neighborhood. The Proposed Actions would affect an approximately 230-block area focused around Downtown Jamaica (also commonly referred to as Jamaica Center), the industrial districts to the south and east, and portions of Jamaica's key corridors including Hillside Avenue, Jamaica Avenue, Liberty Avenue, Sutphin Boulevard, Guy R. Brewer Boulevard, and Merrick Boulevard. The Project Area is generally bounded by Hillside Avenue to the north, the Van Wyck Expressway Service Road to the west, 109th Avenue, 115th Avenue, and 116th Avenue to the south; and 191st Street and Farmers Boulevard to the east. The majority of the Project Area is located in Queens Community District 12, with a portion along Hillside Avenue and Queens Boulevard located in Community District 8. Overall, the Proposed Actions are expected to facilitate development on 103 projected development sites, resulting in a net increase of approximately 12,235,310 gross square feet (gsf) of residential floor area (12,319 dwelling units), including approximately 2,500 – 3,7441 permanently income-restricted homes, 1,476,220 gsf of commercial space, 836,034 gsf of community facility space, 24,818 gsf of industrial space, and 1,994,252 gsf of warehouse space and a net decrease of approximately 24,193 gsf of auto-related uses and 72 accessory parking spaces. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2040, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Monday, July 14, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 24DCP132Q.

BOROUGH OF STATEN ISLAND

No. 6

THE HILLSIDE SWIMMING CLUB, INC.

CD 2 **C 250061 ZSR**
IN THE MATTER OF an application submitted by Hillside Swimming Club, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-133 of the Zoning Resolution to allow a non-commercial club with swimming pools located less than 500 feet from any lot line, on property located at 151 Signs Road (Block 2145, Lot 25), in an R3X District.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2022R0315> or the Department of City Planning at 120 Broadway, 31st Floor, New York, NY 10271-0001.

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

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



j17-jy2

COMMISSION TO STRENGTHEN LOCAL DEMOCRACY

■ PUBLIC HEARINGS

Please be advised that the New York City Commission to Strengthen Local Democracy will hold a public hearing on Land Use:

Thursday, June 26th

5:00 - 7:00 P.M.

Sunset Park Library, Community Rooms 1/2
5108 4th Avenue, Brooklyn

This meeting is open to the public and centers on Land Use (Fair Housing, Community Planning, ULURP, Leasing Fraud Prevention and more). **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/aG6qaQ8AVs>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to** info@thecommission.nyc.

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

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/84552354250>)

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Thursday, June 19th at 5:00 P.M. by indicating on your registration or emailing the Commission at info@thecommission.nyc. All requests will be accommodated to the extent possible.

j20-26

COMMUNITY BOARDS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for public hearing by Community Board:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 16 - Tuesday, June 24, 2025, at 7:00 P.M., Mount Ollie Baptist Church, 1698 St. Marks Avenue, Brooklyn, NY and via Webex.

A public hearing with respect to SLA renewal applications for Jigga's Jerk Spot - 297 Legion Street, Brooklyn, NY 11212; African Pride Restaurant - 1895 Eastern Parkway, Brooklyn, NY 11233, and Villa Castillo Restaurant - 1474 Pitkin Avenue, Brooklyn, NY 11212.

The following Uniform Land Use Review Procedure ("ULURP") presentations will be made: (1) Constellation HPD Project- Pre-ULURP Briefing and, (2) WellLife - Osborn Street Supportive Housing Project.

j20-24

COMPTROLLER

■ MEETING

The City of New York Audit Committee Meeting is scheduled for Wednesday, June 25, 2025 at 9:30 A.M., at 1 Centre Street, Room 1005 North. The meeting will be open to the General Public.

j17-25

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

Our next Executive Committee Meeting will be held *in-person* at our 55 Water Street office (50th floor) Wednesday, June 25, 2025, from 12:30 P.M. - 3:00 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov.

j13-25

The Board of Education Retirement System Board of Trustees Meeting will be held *in-person* at our 55 Water Street office, 50th Floor on Wednesday, June 25, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

j18-25

HOUSING AUTHORITY

■ MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, June 25, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York 10007 (unless otherwise noted).

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

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

The meeting is open to the public. Pre-registration, at least 45 minutes before the scheduled Board Meeting, is required by all speakers.

Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

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

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at corporate.secretary@nycha.nyc.gov no later than Wednesday, June 18, 2025, by 5:00 P.M.

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

Accessibility questions: (212) 306-6088, by: Wednesday, June 18, 2025, 5:00 P.M.



j11-25

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, June 24, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at sthomson@lpc.nyc.gov or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

106 Carroll Place - St. George/New Brighton Historic District
LPC-25-09786 - Block 15 - Lot 138 - **Zoning:** R3A/HS
CERTIFICATE OF APPROPRIATENESS

A neo-Colonial style garage/dwelling designed by Charles A. Dunker and built in 1941. Application is to legalize alterations to the facade and installation of HVAC equipment without Landmarks Preservation Commission permit(s).

119 Bergen Street - Boerum Hill Historic District Extension
LPC-25-10636 - Block 194 - Lot 47 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in 1868. Application it to construct a rear yard addition.

56 Joralemon Street - Brooklyn Heights Historic District
LPC-25-11594 - Block 260 - Lot 24 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A Greek Revival style house built in 1849. Application is to modify window openings and install new windows.

135 Amity Street - Cobble Hill Historic District
LPC-25-07132 - Block 291 - Lot 43 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

An altered rowhouse originally built in 1880. Application is to replace windows.

1220 Dean Street - Crown Heights North Historic District
LPC-25-10562 - Block 1213 - Lot 19 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A neo-Grec style rowhouse designed by William Rofs and built c. 1877. Application is to construct a rooftop bulkhead and modify openings at the rear facade.

157 Duane Street - Tribeca West Historic District**LPC-25-09894** - Block 144 - Lot 13 - **Zoning:** C6-2A**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building built in 1856-57. Application is to legalize the installation of an awning without Landmarks Preservation Commission Permit(s).

4 Bond Street - NoHo Historic District**LPC-25-08326** - Block 530 - Lot 66 - **Zoning:** M1-5/R7X**CERTIFICATE OF APPROPRIATENESS**

A Federal/Italianate style residential structure built in 1828-1829. Application is to alter the commercial base, paint facade and install signage.

79 Spring Street - SoHo-Cast Iron Historic District**LPC-25-11243** - Block 497 - Lot 7502 - **Zoning:** M1-5/R9X**CERTIFICATE OF APPROPRIATENESS**

A store building designed by Richard Berger and built in 1884-85. Application is to install a flagpole and paint the storefront infill and cornice.

225 West 4th Street, (aka 229 West 4th Street and 126 7th Avenue, and 231 West 4th Street and 128 7th Avenue) - Greenwich Village**LPC-24-11736** - Block 610 - Lot 9 - **Zoning:** C4-5**CERTIFICATE OF APPROPRIATENESS**

A utilitarian building built in the 1920s, and two rowhouses built in 1873. Application is to install signage.

160 West 10th Street - Greenwich Village Historic District**LPC-25-09731** - Block 610 - Lot 17 - **Zoning:** C4-5, R6**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style garage building designed by E. D. Harris and built in 1891-1892, with major alterations in 1914. Application is to construct a rooftop addition, cut back and rebuild the rear façade, modify openings, and replace windows and doors.

115 Mercer Street - SoHo-Cast Iron Historic District**LPC-25-09355** - Block 499 - Lot 7506 - **Zoning:** M1-5/R7X**CERTIFICATE OF APPROPRIATENESS**

A store and storehouse building designed by Julius Boeckell and built in 1872. Application is to install a flagpole.

36 West 11th Street - Greenwich Village Historic District**LPC-25-08332** - Block 574 - Lot 26 - **Zoning:** R6**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1840-41. Application is to construct rooftop and rear yard additions.

15 East 88th Street - Expanded Carnegie Hill Historic District**LPC-25-08450** - Block 1500 - Lot 11 - **Zoning:** R8B**CERTIFICATE OF APPROPRIATENESS**

A neo-Federal style townhouse designed by Delano and Aldrich and built in 1920-22. Application is to replace windows.

23 East 92nd Street - Carnegie Hill Historic District**LPC-25-11183** - Block 1504 - Lot 13 - **Zoning:** R8B, R10, MP, C1-5**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse designed by A.B. Ogden & Son and built in 1889-1890. Application is to construct a rear yard addition and reconstruct the top floor of the rear façade.

j10-24

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 8, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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

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

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

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

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

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

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

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

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

30 Sterling Place - Park Slope Historic District Extension II**LPC-25-12058** - Block 944 - Lot 21 - **Zoning:** R6B**CERTIFICATE OF APPROPRIATENESS**

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

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

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

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

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

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

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

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

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

465 6th Avenue, aka 101 West 11th Street - Greenwich Village Historic District**LPC-25-04392** - Block 607 - Lot 47 - **Zoning:** C1-6**CERTIFICATE OF APPROPRIATENESS**

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

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

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

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

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

2-6 East 66th Street - Upper East Side Historic District**LPC-25-11656** - Block 1380 - Lot 69 - **Zoning:** R10R8B/P1**CERTIFICATE OF APPROPRIATENESS**

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

RENT GUIDELINES BOARD

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT THE NEW YORK CITY RENT GUIDELINES BOARD (RGB) will hold a public hearing on **June 27, 2025** at the NYC Department of Health, 125 Worth Street, 2nd Floor Auditorium, New York, NY 10007 from 10:00 A.M. to 12:00 P.M. to consider public comments concerning proposed rent adjustments on leases for apartments, lofts, hotels (including class A and class B hotels, SROs, rooming houses and lodging houses) and other housing units subject to the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974. These adjustments will affect leases commencing between October 1, 2025 through September 30, 2026.

Anyone who wants to comment on the proposed rule at a public hearing must sign up to speak. People wishing to speak at the public hearings can pre-register in advance. Pre-registration of speakers is advised. You can pre-register online through our website, nyc.gov/rgb, or you can sign up to speak by calling 212-669-7480 from 9:00 A.M. till 5:00 P.M., Monday through Friday. Pre-registration requests for the hearing must be received before 12:00 P.M. one business day **prior** to the public hearing date. For those who do not pre-register, registration is also available at the public hearings. You can register in-person from 10:00 A.M. to 12:00 P.M. on June 27. You will have two minutes to speak. For further information and to pre-register for a public hearing, call the RGB at (212) 669-7480.

Written requests for pre-registration must be received at the office of the Board at 1 Centre Street, Suite 2210, New York, NY 10007 by 12:00 P.M. on the business day prior to the public hearing date. Written requests for registration can be emailed to csuperville@rgb.nyc.gov or mailed to the Rent Guidelines Board at the address listed above.

This hearing is wheelchair accessible and Spanish interpretation will be provided. Persons who request that a language interpreter, other than Spanish, or a sign language interpreter or other form of reasonable accommodation for a disability be provided at any of the scheduled hearings must notify Ms. Charmaine Superville at the NYC Rent Guidelines Board at (212) 669-7480 or via email at csuperville@rgb.nyc.gov by June 16, 2025 no later than 4:30 P.M. to ensure that accommodations can be made.

The public is invited to observe all public meetings and public hearings but is invited to speak only at the public hearings. All public hearings may be livestreamed from YouTube at: <https://www.youtube.com/RentGuidelinesBoard>. Members of the public must be present at the public hearing location in order to testify.

In addition to in-person testimony, the RGB is providing platforms for submitting both audio and video comments. Audio and video comments must be received by Tuesday, June 27, 2025, to be considered before the final vote. Audio comments can be recorded via voicemail by dialing 929-256-5472. When prompted, you will have up to two minutes to speak. You can also submit prerecorded audio and video comments of up to two minutes in length. Instructions for how to submit these prerecorded comments are available on the Board's website at <https://rentguidelinesboard.cityofnewyork.us/testimony/>.

Proposed rent guidelines for all of the above classes of stabilized housing units were adopted on **May 27, 2025**. Copies of the proposed guidelines are available from the NYC Rent Guidelines Board office at the above listed address, at the Board's website nyc.gov/rgb, or at rules.cityofnewyork.us.

j16-26

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

July 14th, 2025 and July 15th, 2025, 10:00 A.M. and 2:00 P.M.

NOTICE IS HEREBY GIVEN of teleconference public hearings, Monday, July 14th, 2025, at 10:00 A.M. and 2:00 P.M., and Tuesday, July 15th, 2025, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website (www.nyc.gov/bsa), with remote public participation and in-person portion, on the following matters:

SOC CALENDAR

88-81-BZ

APPLICANT – Rothkrug Rothkrug & Spector, LLP for JFAM Realty Corp., owner.

SUBJECT – Application May 29, 2025 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted the conversion of an existing two-story building from a dwelling and day care center to an office building which expired on June 5, 2024; Waiver of the Board's Rules of Practice and Procedures. R3-1 zoning district.

PREMISES AFFECTED – 3309 Richmond Avenue, Block 5533, Lot 20, Borough of Staten Island.

COMMUNITY BOARD #5SI

83-05-BZ

APPLICANT – Bryan Cave Leighton Paisner LLP, for Village Acquisition II, LLC, owner.

SUBJECT – Application December 23, 2024 – Amendment of a previously approved Variance (§72-21) to permit the enlargement of residential health care facility. R6 zoning district.

PREMISES AFFECTED – 214 West Houston Street and 58 Downing Street, Block 528, Lot(s) 12 & 27, Borough of Manhattan.

COMMUNITY BOARD #2M

268-98-BZIII

APPLICANT – Seyfarth Shaw LLP, for 1252 Forest Avenue Realty Corp., owner.

SUBJECT – Application May 5, 2025 – Amendment of a previously approved Special Permit (§73-211) permitting the operation of a gasoline service station. The amendment is for the discretionary condition of term to reinstate and consideration of the elimination of term which expired on August 10, 2019; Extension of Time to obtain a Certificate of Occupancy which expired on August 17, 2011; Waiver of the Board's Rules. C2-21/R3-2 & R3X zoning district.

PREMISES AFFECTED – 1252 Forest Avenue, Block 388, Lot 54, Borough of Staten Island.

COMMUNITY BOARD #1SI

2017-213-BZIV

APPLICANT – Hirschen Singer & Epstein LLP, for Dynamic Youth Community, Inc., owner.

SUBJECT – Application June 10, 2025 – Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the development of community-facility building contrary to underlying use and bulk regulations which expires on November 15, 2025. C8-2 Special Ocean Parkway District. C8-2 ZD/Special Ocean Parkway District.

PREMISES AFFECTED – 1808 Coney Island Avenue, Block 6592, Lot 39, Borough of Brooklyn.

COMMUNITY BOARD #12BK

2019-206-BZII

APPLICANT – Akerman LLP, for HW LIC One LLC, owner.

SUBJECT – Application May 22, 2025 – Extension of Time to Complete Construction of a previously approved Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20 which expires on September 23, 2025. C2-3/R6 zoning district.

PREMISES AFFECTED – 51-22 Roosevelt Avenue, Block 1326, Lot 12, Borough of Queens.

COMMUNITY BOARD #2Q

2020-56-AII

APPLICANT – Sheldon Lobel, P.C., for H Hotel LLC, owner.

SUBJECT – Application June 3, 2025 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved Common Law Vesting application which expires on July 25, 2025. M1-6 and C5-3 Special Midtown District.

PREMISES AFFECTED – 58-60 West 39th Street, Block 840, Lot 81, Borough of Manhattan.

COMMUNITY BOARD #5M

Shampa Chanda, Chair/Commissioner



• j24-25

TEACHERS' RETIREMENT SYSTEM

■ MEETING

Please be advised that the next Board Meeting of the Teachers' Retirement System of the City of New York (TRS) has been scheduled for Thursday, June 26, 2025 at 3:30 P.M.

The meeting will be held at the Teachers' Retirement System, 55 Water Street, 16th Floor, Boardroom, New York, NY 10041.

The meeting is open to the public. However, portions of the meeting, where permitted by law, may be held in executive session.

The remote Zoom meeting link, meeting ID, and phone number will be available approximately one hour before the start of the meeting at:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard>

Learn how to attend TRS meetings online or in person:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard/AttendingTRSM Meetings>

j20-26

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://www.nyc.gov/site/mocs/hhsa/hhs-accelerator-guides.page>

CITY UNIVERSITY

FACILITIES PLANNING CONSTRUCTION AND MANAGEMENT

■ SOLICITATION

Construction / Construction Services

LAGUARDIA COMMUNITY COLLEGE EAST BUILDING LIBRARY EXPANSION - Competitive Sealed Bids - PIN#LG-CUCF-18-25 - Due 7-22-25 at 11:59 P.M.

The City University Construction Fund (CUCF), on behalf of the City University of New York (CUNY) and through CUNY’s Office for Facilities Planning, Construction, and Management (FPCM), is seeking bids from qualified contractors to renovate the LaGuardia Community College Library.

A copy of the solicitation that more fully describes the project, process, minimum qualification requirements, submission requirements, evaluation criteria, timeline and contact information is available for downloading at www.cuny.edu/cunybuilds, under Current and Upcoming Procurements.

RFB Submissions are due on **Tuesday, July 22, 2025 by 11:59 P.M.** Responses must be submitted electronically through the Dropbox link to be provided on the CUNY Builds website at www.cuny.edu/cunybuilds (Click on Current and Upcoming Procurements).

Questions pertaining to the solicitation are due by **Monday, June 30, 2025 by 5:00 P.M.** and must be submitted to the Designated Contacts set forth below with the Project Name and Project Number in the Subject Line of the email.

Pursuant to State Finance Law § 139-j and § 139-k, this RFP includes and imposes certain restrictions on communications between CUCF and a Respondent during the procurement process. A Respondent is restricted from making contact to other than the Designated Contact (as cited in Section IV.A. of this RFP) from the earliest posting of the RFP on the CUCF website, the City Record, or the New York State Contract Reporter through final execution of the contract, defined as the date the contract has received all required approvals.

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.

City University, 555 West 57th Street, New York, NY 10019. Michelle Harris (646) 664-2700; CUNY.Builds@cuny.edu

• j24

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICE

■ AWARD

Goods

FROTH CONTROL POLYMER - Competitive Sealed Bids - PIN#85725B0032001 - AMT: \$16,704,000.00 - TO: Chemtall Inc., One Chemical Plant Road, P.O. Box 250, Riceboro, GA 31323-0250.

• j24

ORTHOPHOSPHORIC ACID - Competitive Sealed Bids - PIN#85725B0027001 - AMT: \$36,677,859.00 - TO: George S Coyne Chemical Co. Inc., 3015 State Road, Croydon, PA 19021.

• j24

■ SOLICITATION

Goods

85725B0098-2500037- RENTAL OF PAVEMENT PROFILERS & HEAVY EQUIPMENT - Competitive Sealed Bids - PIN#85725B0098 - Due 7-29-25 at 10:30 A.M.

The New York City Department of Citywide Administrative Services (“DCAS”) is issuing a solicitation to obtain bids for the Rental of Pavement Profilers And Heavy Equipment. Please see the solicitation documents for additional details. Please submit your proposals by both acknowledging the receipt of the RFx in the Acknowledgement tab and completing your response in the Manage Responses tab. Vendor resources and materials can be found at the link below under the Finding and Responding to RFx heading. If you need additional assistance with PASSPort, please contact the MOCS Service Desk at <https://mocssupport.atlassian.net/servicedesk/customer/portal/8>. Link: <https://www1.nyc.gov/site/mocs/systems/passport-user-materials.page>. For Virtual Bid Opening, please use the following Meeting ID: 290 016 451 139 0, Passcode: EC3EA3iu. Dial in by phone +1 646-893-7101, 205293751# United States, New York City. Find a local number Phone conference ID: 205 293 751#. Join on a video conferencing device Tenant key: cityofnewyork@m.webex.com, Video ID: 118 918 118 0.

• j24

FACILITIES MANAGEMENT

■ AWARD

Construction Related Services

B/O FOR FLAGPOLE REPAIR - M/WBE Noncompetitive Small Purchase - PIN#85625W0070001 - AMT: \$100,000.00 - TO: A & A Industrial LLC, 9487 212th Street, Queens Village, NY 11428.

• j24

DESIGN AND CONSTRUCTION

■ AWARD

Construction Related Services

P-413QCF1, SI SERVICES FOR QUEENS COUNTY FARM MUSEUM PHASE 2 - M/WBE Noncompetitive Small Purchase - PIN# 85025W0012001 - AMT: \$177,752.00 - TO: AEIS, LLC Atlas Evaluation Inspection Service, 801 Montrose Avenue, South Plainfield, NJ 07080.

✦ j24

HUMAN RESOURCES AND STAFF DEVELOPMENT

■ AWARD

Services (other than human services)

DDCTOWNGN, RENEWAL OF ACADEMIC CONSORTIUM CONTRACT FOR TOWN + GOWN PROGRAM, CITYWIDE - Renewal - PIN# 8501618010KXLR001 - AMT: \$100,000.00 - TO: Cooper Union for the Advancement of Science and Art, 30 Cooper Square, 2nd Floor, New York, NY 10003.

✦ j24

FIRE DEPARTMENT**FACILITY MANAGEMENT**

■ AWARD

Goods

VARIOUS ROOFING MATERIALS FOR FDNY LOCATIONS THROUGHOUT THE FIVE BOROUGHES OF NYC - M/WBE Noncompetitive Small Purchase - PIN# 05725W0041001 - AMT: \$1,500,000.00 - TO: Oriental Lumber Inc., 1154 Flushing Avenue, Brooklyn, NY 11237.

✦ j24

HEALTH AND MENTAL HYGIENE**EXTERNAL AFFAIRS**

■ AWARD

Services (other than human services)

ADVERTISING AGENCIES - Negotiated Acquisition - Other - PIN# 81625N0027001 - AMT: \$1,000,000.00 - TO: Sherry Matthews Inc., 4200 Marathon Boulevard, Suite 300, Austin, TX 78756.

Continuity of services while the RFP is pending completion. During the term of this Agreement, the Contractor will create and execute public education and media campaigns based on DOHMH requirements, and requirements of other City Agencies. The contractor shall produce a variety of materials and media formats tailored to effectively communicate with specific audiences within certain populations targeted as applicable by the DOHMH and/or other City Agencies, as necessary, depending on program requirements.

DOHMH intends to contract with the existing vendor to ensure continuity of services in order to prevent a gap in services while a new competitive solicitation is being implemented.

✦ j24

ADVERTISING AGENCIES - Negotiated Acquisition - Other - PIN# 81625N0026001 - AMT: \$1,000,000.00 - TO: Starfish LLC, 138 West 25th Street, 7th Floor, New York, NY 10001.

Continuity of services while the RFP is pending completion. During the term of this Agreement, the Contractor will create and execute public education and media campaigns based on DOHMH requirements, and requirements of other City Agencies. The contractor shall produce a variety of materials and media formats tailored to effectively communicate with specific audiences within certain populations targeted as applicable by the DOHMH and/or other City Agencies, as necessary, depending on program requirements.

DOHMH intends to contract with the existing vendor to ensure continuity of services in order to prevent a gap in services while a new competitive solicitation is being implemented.

✦ j24

HOMELESS SERVICES

■ AWARD

Human Services/Client Services

FY26 - SHELTER SVCS. AT RIVERSIDE - Renewal - PIN# 07121P0114001R001 - AMT: \$10,096,214.00 - TO: The Fortune Society Inc., 29-76 Northern Boulevard, Long Island City, NY 11101-2822.

Transitional Shelter Services for Single Adults at Riverside Drive Shelter, Riverside Drive, New York, NY 10031 (35 Single Adults).

✦ j24

HOUSING PRESERVATION AND DEVELOPMENT**DEVELOPMENT**

■ AWARD

Services (other than human services)

UNDERWRITING TRAINING - Renewal - PIN# 80622U0001001R001 - AMT: \$99,500.00 - TO: National Council for Community Development, 325 Gold Street, Suite 501, Brooklyn, NY 11201.

✦ j24

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Human Services/Client Services

AFFORDABLE HOUSING DSS REFERRED HOUSEHOLDS W. 45TH STREET - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 06923P0027006 - AMT: \$233,984,673.00 - TO: Services for the Underserved Inc., 463 7th Avenue, 17th Floor, New York, NY 10018.

The New York City Human Resources Administration ("HRA" or "Agency") is seeking qualified vendors to operate and maintain permanent affordable housing for single individuals, adult families, and families with children experiencing homelessness. Clients to be served are individuals and families who require social services support in order to succeed in permanent housing but are not in need of nor eligible for supportive housing. The housing can consist of an entire building or a substantial number of units within one building; HRA anticipates the contractor would propose a minimum of fifty (50) units or not less than 80% of the residential units in a building, whichever is greater. Housing for singles may be SRO, studio or one-bedroom units. Family units should be at minimum one-bedroom. Monthly tenant rent will be inclusive of utilities. 351-357 West 45th Street, New York, NY 10036 (Round #4).

The preferred method of procurement for Human Service contracts is the competitive sealed proposal method as discussed in Section 3-01(c) of the PPB rules. This is an open-ended RFP to procure affordable housing services. Proposals need to be evaluated and scored to determine whether viable.

✦ j24

Services (other than human services)

CONSULTING SERVICES - Renewal - PIN# 06922G0034001R001 - AMT: \$436,000.00 - TO: Softek International, 242 Old New Brunswick Road, Suite 320, Piscataway, NJ 08854-3764.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Softek International, Inc. (BID# DSS-ITS C-20211027-1 Amendment 1; PIN: 22GPMMI21406). The original contract expired on December 31, 2024. The renewal period is from January 1, 2025 to December 31, 2026 in the amount of \$436,000.00.

✦ j24

OFFICE OF CONTRACTS

■ INTENT TO AWARD

Human Services/Client Services

SENIOR HOUSING TENANT SERVICES - Renewal - PIN# 06921P8359KXLR001 - Due 6-26-25 at 10:30 A.M.

Department of Human Resources of the New York City Department of Social Services plans to renew on (01) contract with contractor listed below for the continued operation of Senior Housing Tenant Services, with services to be provided (35 Units) to Seniors, who are formerly homeless. Located at 1490 Southern Boulevard, Bronx, NY 10460. The Contractor's performance on proposal renewal contract may contact Patricia Dawson via e-mail at Dawsonpa@hrs.nyc.gov. The Jewish Association for Services for The Aged. EPIN: 06921P8359KXLR001. Term: 10/1/2025 - 9/30/2029.

Address to Submit Documents/Forms: 150 Greenwich Street, 37th Floor, New York, NY 10007.

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

Human Resources Administration, Victor Emenanor (929) 221-5424; emenanorvic@dss.nyc.gov

☛ j24

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

FRANCHISE ADMINISTRATION

■ INTENT TO AWARD

Services (other than human services)

NYCHA CONNECTED COMMUNITIES PROGRAM - Government to Government - PIN#85825T0001001 - Due 6-30-25 at 2:00 P.M.

Provision of the NYC Connected Communities program supports the availability of public computer centers that are equipped to provide the resources, support, and programming required for all New Yorkers. Under the citywide NYC Connected Communities program, managed by the Office of Technology and Innovation, and aimed at providing critical public access to computers and internet, as well as digital literacy supports, citywide, NYCHA will deliver public computer center services to NYCHA developments without on-site labs via mobile computer labs.

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.

Information Technology and Telecommunications, 2 Metrotech Center, P-Level, Brooklyn, NY 11201. Paul Simms (718) 403-8508; psimms@oti.nyc.gov

☛ j24

PARKS AND RECREATION

CAPITAL PROGRAM MANAGEMENT

■ AWARD

Construction/Construction Services

BG-924M BROOKLYN STREET TREE PLANTING - Competitive Sealed Bids - PIN# 84625B0013001 - AMT: \$8,400,000.00 - TO: Dragonetti Brothers Land Scaping Nursery & Florist, 9715 Avenue L, Brooklyn, NY 11236.

FY24: CBs 8, 9, 17, 18

☛ j24

■ INTENT TO AWARD

Construction/Construction Services

CAPITAL IMPROVEMENTS FOR PROSPECT PARK ALLIANCE PPA - Request for Information - PIN#84625Y0442 - Due 7-3-25 at 2:00 P.M.

Pursuant to Procurement Policy Board Rules, Section 3-05, the Department of Parks and Recreation ("Parks") intends to enter into negotiations with the Prospect Park Alliance for design, construction and construction management to undertake certain capital reconstruction work in Prospect Park, Brooklyn.

Parks has determined that PPA is the sole provider for the required services because PPA brings more than 35 years of experience and an

impressive track record of partnership with the City of New York in managing and advancing Prospect Park. Significantly, PPA was formed as a not-for-profit organization with the primary purpose of managing and operating the park and it has held a license agreement with Parks to do such operations and management. PPA has unique knowledge of the park, of its landscapes and structures, of its history and original design, and of what it takes to maintain and operate such a heavily used public space.

Further, PPA brings unique attributes and skills to the design, construction management and construction services it provides. PPA's design and construction team is multidisciplinary, consisting of landscape architects, architects, construction managers and a full-time architect. PPA's design work is closely informed by the engagement of and input from the communities that make use of park. This is made possible by PPA's embeddedness in the park and community.

Any firm that believes it can provide the required services in the future is invited to express interest by responding via the City's PASSPort system by searching EPIN: 84625Y0442.

If you have questions, please submit these through the Discussion Forum in PASSPort or via email to erica.goldstein@parks.nyc.gov.

☛ j24

PROBATION

ADULT OPERATIONS

■ AWARD

Human Services/Client Services

NEON (NEIGHBORHOOD OPPORTUNITY NETWORK) WORKS PROGRAM - Renewal - PIN# 78121P8371KXLR003 - AMT: \$348,433.00 - TO: Center for Community Alternatives Inc., 115 East Jefferson Street, Suite 200, Syracuse, NY 13202.

☛ j24

NEON (NEIGHBORHOOD OPPORTUNITY NETWORK) WORKS PROGRAM - Renewal - PIN# 78121P8368KXLR003 - AMT: \$487,397.00 - TO: The Osborne Association Inc., 175 Remsen Street, Suite 800, Brooklyn, NY 11201.

☛ j24

YOUTH AND COMMUNITY DEVELOPMENT

AGENCY CHIEF CONTRACTING OFFICE

■ AWARD

Human Services/Client Services

COMPASS PROGRAM SERVICES - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN# 26025N0500001 - AMT: \$1,900,033.00 - TO: Shorefront YM-YWHA of Brighton Manhattan Beach Inc., 3300 Coney Island Avenue, Brooklyn, NY 11235.

☛ j24

YOUTH SERVICES

■ AWARD

Human Services/Client Services

COMPASS PROGRAM SERVICES - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN# 26025N0525001 - AMT: \$3,068,383.00 - TO: Police Athletic League Inc., 34 1/2 East 12th Street, New York, NY 10003.

☛ j24

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 (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR

VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



YOUTH AND COMMUNITY DEVELOPMENT

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Monday, July 7, 2025 via Phone Conference (Dial In: 646-893-7101/Access Code: 769 321 814#) commencing at 10:00 A.M. on the following:

IN THE MATTER OF One (1) proposed FY23 Tax Levy Discretionary contracts between the Department of Youth and Community Development and the Contractor listed below is to provide Youth and Community Development related Services Citywide.

The term of these contracts shall be from July 1, 2022, to June 30, 2023, with no option to renew.

Passport E-PIN: 26023L0419001

Contractor: Citizens Committee for New York City, Inc.

Contractor Address: 30 East 125th Street, Suite 189, New York, NY 10035

Contract Amount: \$255,000.00

The proposed contractors are being funded through Line-Item Appropriations or Discretionary Funds pursuant to Section 1-02 (e) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing conference call at the toll-free number 646-893-7101: Access Code: 769 321 814#) Monday, July 7, 2025, no later than 9:50 A.M. If you require further accommodations, please contact DYCD ACCO via email, ACCO@dycd.nyc.gov no later than three business days before the hearing date.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DYCD does not receive, by June 30, 2025, from any individual a written request to speak at this hearing, then DYCD need not conduct this hearing.

• j24

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Monday, July 7, 2025 via Phone Conference (Dial In: 646-893-7101/Access Code: 769 321 814#) commencing at 10:00 A.M. on the following:

IN THE MATTER OF One (1) proposed FY24 Tax Levy Discretionary contracts between the Department of Youth and Community Development and the Contractor listed below is to provide Youth and Community Development related Services Citywide.

The term of these contracts shall be from July 1, 2023, to June 30, 2026, with no option to renew.

Passport E-PIN: 26024L1031001

Contractor: Bergen Basin Community Development Corporation

Contractor Address: 2331 Bergen Avenue, Brooklyn, NY 11234

Contract Amount: \$669,375.00

The proposed contractors are being funded through Line-Item Appropriations or Discretionary Funds pursuant to Section 1-02 (e) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing conference call at the toll-free number 646-893-7101: Access Code: 769 321 814#) Monday, July 7, 2025, no later than 9:50 A.M. If you require further accommodations, please contact DYCD ACCO via email, ACCO@dycd.nyc.gov no later than three business days before the hearing date.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DYCD does not receive, by June 30, 2025, from any individual a written request to speak at this hearing, then DYCD need not conduct this hearing.

• j24

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC COMMENT

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

Contract Type: Revenue Contract (RCT1)

Contractor: The Public Group LLC

Contractor Address: PO Box 50676, Provo, Utah 84605

Scope of Services: Online Auction Services

Maximum Value: \$3,000,000

Term (Start and End Dates): 10/1/23 through 9/30/24

E-PIN: 85624N0011001

Procurement Method: Negotiated Acquisition Extension

Procurement Policy Board Rule: Section 3-04(b)(iii)

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/HfRKJ70pJU>.

Comments must be submitted before 11:59 P.M. on Tuesday, July 1, 2025.

• j24

FIRE DEPARTMENT

■ PUBLIC COMMENT

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

Contract Type: Purchase Order

Contractor: Kemlot Global Associates Inc.

Contractor Address: 648 Dorothea Lane, Elmont, NY 11003

Scope of Services: To provide dayton auto truck springs and accessories replacement parts

Maximum Value: \$400,000.00

Term (Start and End Dates): July 1, 2025 through June 30, 2026

E-PIN: 05725W0066001

Procurement Method: M/WBE Small Purchase Method

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

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/narxue90Uk>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Monday, June 30, 2025.

• j24

HEALTH AND MENTAL HYGIENE

■ PUBLIC COMMENT

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

Contract Type: Contract

Contractor: The Fortune Society, Inc.

Contractor Address: 29-76 Northern Boulevard, Long Island City, NY 11101

Scope of Services: Expansion of access to and engagement in substance use recovery services

Maximum Value: \$1,666,665.00

Term (Start and End Dates): 10/1/2025 through 6/30/2029

E-PIN: 81625N0019007

Procurement Method: Negotiated Acquisition - Competitive

Procurement Policy Board Rule: Section 3-04(ii)

How can I comment on this proposed contract award?

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

Comments must be submitted before 2:00 P.M. on July 1, 2025.

• j24

SMALL BUSINESS SERVICES

■ PUBLIC COMMENT

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

Contract Type: Contract

Contractor: DB Grant Associates

Contractor Address: 494 8th Avenue, 21st Floor, New York, NY 10001

Scope of Services: The contractor shall serve as the One-Stop Operator in the Borough of Queens and will deliver and coordinate the service delivery of required One-Stop partners and service providers. Services will include but are not limited to connection to employment, training, recruitment, assessment, and training programs for general and targeted populations with barriers to employment.

Maximum Value: \$23,153,084.00

Term (Start and End Dates): 10/1/2025 through 9/30/2029

E-PIN: 80124P0035002

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to ProcurementHelpDesk@sbs.nyc.gov. Be sure to include the E-PIN in your message.

Comments must be submitted before 3:00 P.M. on Thursday, July 3, 2025.

✉ j24

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

Contract Type: Contract

Contractor: Educational Data Systems Inc.

Contractor Address: 15300 Commerce Drive North, Suite 200, Dearborn, MI 48120

Scope of Services: The contractor shall serve as the One-Stop Operator in the Borough of Manhattan and will deliver and coordinate the service delivery of required One-Stop partners and service providers. Services will include but are not limited to connection to employment, training, recruitment, assessment, and training programs for general and targeted populations with barriers to employment.

Maximum Value: \$12,009,331.00

Term (Start and End Dates): 10/1/2025 through 9/30/2029

E-PIN: 80124P0017004

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to ProcurementHelpDesk@sbs.nyc.gov. Be sure to include the E-PIN in your message.

Comments must be submitted before 5:00 P.M. on Thursday, July 3, 2025.

✉ j24

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

Contract Type: Contract

Contractor: Goodwill Industries of Greater New York and Northern New Jersey Inc.

Contractor Address: 25 Elm Place, 3rd Floor, Brooklyn, NY 11201

Scope of Services: The contractor shall serve as the One-Stop Operator in the Borough of the Bronx and will deliver and coordinate the service delivery of required One-Stop partners and service providers. Services will include but are not limited to connection to employment, training, recruitment, assessment, and training programs for general and targeted populations with barriers to employment.

Maximum Value: \$19,416,615.00

Term (Start and End Dates): 10/1/2025 through 9/30/2029

E-PIN: 80124P0017001

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to ProcurementHelpDesk@sbs.nyc.gov. Be sure to include the E-PIN in your message.

Comments must be submitted before 3:00 P.M. on Thursday, July 3, 2025.

✉ j24

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

Contract Type: Contract

Contractor: Educational Data Systems Inc.

Contractor Address: 15300 Commerce Drive North, Suite 200, Dearborn, MI 48120

Scope of Services: The contractor shall serve as the One-Stop Operator in the Borough of Staten Island and will deliver and coordinate the service delivery of required One-Stop partners and service providers. Services will include but are not limited to connection to employment, training, recruitment, assessment, and training programs for general and targeted populations with barriers to employment.

Maximum Value: \$14,534,351.00

Term (Start and End Dates): 10/1/2025 through 9/30/2029

E-PIN: 80124P0017002

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to ProcurementHelpDesk@sbs.nyc.gov. Be sure to include the E-PIN in your message.

Comments must be submitted before 5:00 P.M. on Thursday, July 3, 2025.

✉ j24

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

Contract Type: Contract

Contractor: DB Grant Associates Inc.

Contractor Address: 494 8th Avenue, 21st Floor, New York, NY 10001

Scope of Services: The contractor shall serve as the One-Stop Operator in the Borough of Brooklyn and will deliver and coordinate the service delivery of required One-Stop partners and service providers. Services will include but are not limited to connection to employment, training, recruitment, assessment, and training programs for general and targeted populations with barriers to employment.

Maximum Value: \$23,796,875.00

Term (Start and End Dates): 10/1/2025 through 9/30/2029

E-PIN: 80124P0017003

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to ProcurementHelpDesk@sbs.nyc.gov. Be sure to include the E-PIN in your message.

Comments must be submitted before 5:00 P.M. on Thursday, July 3, 2025.

✉ j24

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

REVISED NEGATIVE DECLARATION*

Project Identification

CEQR No. 25DCP055M
ULURP Nos. 250204LDM, 250205LDM,
250201LDM, 250202ZCM, 250203ZCM,
250199ZCM, 250200ZCM, 250197ZSM,
250198ZSM
SEQRA Classification: Type I

Lead Agency

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

Contact Person

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

350 Park Avenue

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning (DCP) acting on behalf of the City Planning Commission (CPC) assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the Proposed Actions sought before the City Planning Commission (CPC) would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, VNO 350 Park Development LLC, is requesting zoning special permits pursuant to Zoning Resolution (ZR) 81-645 and 81-685 to facilitate construction of a new commercial office and retail building at 350 Park Avenue (Block 1287, Lots 27, 28, and 33; the "Development Site") in the East Midtown neighborhood of Manhattan Community District 5. In connection with the Proposed Actions, the Applicant would merge the Development Site with Block 1287, Lot 21 to form a single zoning lot (the "Project Area"). The Proposed Actions would facilitate the construction of a new, approximately 2,052,208-gross-square-foot (gsf), 1,600-foot-tall (63-story) commercial building with ground floor retail uses and a 12,500-sf public concourse. The proposed commercial office and retail building would comprise 1,569,690 gsf of office and financial trading space; 22,604 gsf of retail space (restaurant and fast food); 303,694 gsf of mechanical space; and 156,220 gsf of below-grade space (parking and mechanical space). The Proposed Project would also require ministerial certifications related to the utilization of non-complying floor area (pursuant to ZR 81-643(a) and 81-643(b)), and the transfer of floor area from two proximate landmark sites (pursuant to ZR 81-642): St. Patrick's Cathedral (Block 1286, Lot 1) and St. Bartholomew's Church (Block 1305, Lot 1) (collectively referred to as the "Contributing Sites"). The proposed commercial development facilitated by the Proposed Actions would be compatible with the existing commercial, institutional and transportation related land uses in the study area. While the Proposed Actions would increase the density of development on the Development Site relative to what could be built as of right, the Proposed Project would be consistent with prevailing land use patterns and would not affect zoning on other sites. The increased density and bulk facilitated by the actions would be comparable to existing developments in the study area. The Proposed Actions would make use of the Greater East Midtown Rezoning zoning mechanisms, furthering its stated goal of protecting and strengthening East Midtown's status as one of the world's premier business districts. The Proposed Project also would support several goals that have been established in applicable public policies, including PlaNYC: Getting Sustainability Done, and Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery. Therefore, the analysis concludes that the Proposed Project would not result in any significant adverse impacts to land use, zoning, or public policy.

Open Space

A detailed analysis related to indirect non-residential effects on open space is included in the EAS, as the Proposed Project would introduce more than 500 workers compared to the No Action condition. Because the Proposed Project would not introduce residents, a residential open space analysis is not warranted. Under the With-Action condition, the non-residential population would have a passive open space ratio (OSR) of 0.042 acres per 1,000 non-residents and would remain below the City guideline of 0.15 acres. The With-Action condition passive OSR represents an increase of 0.001 acres per 1,000 non-residents over the No-Action condition, or an increase of approximately 2 percent. The combined non-residential and residential passive OSR would be 0.041 acres per 1,000 nonresidents and residents, and would remain lower than the weighted average benchmark of 0.160 acres. The Proposed Project would introduce new open space to the area with a 0.29-acre public concourse featuring passive open space programming and amenities along Park Avenue; which would help improve the connectivity of open spaces in the surrounding area. Despite the increase in open space in the With-Action condition, the OSR for non-residents and combined ratios within the non-residential study area would continue to be below City guidelines for passive open space resources. However, because the existing open space resources

in the study area are determined to be in "excellent" condition with varying utilization rates and that the open space acreage and OSRs under the With-Action condition would increase relative to the No-Action condition, the Proposed Project would not result in a significant adverse indirect open space impacts. In addition, the Proposed Project would not result in significant adverse direct open space impacts since the Proposed Project does not involve in any physical loss of existing open space resources or result in any adverse shadows, air quality or other environmental impacts that might affect the usefulness of open spaces in the study area.

Shadows

A detailed analysis related to shadows is included in this EAS, as the Proposed Project would facilitate the construction of an approximately 1,600-foot-tall building, approximately 400 feet taller than the No-Action building. Based on the tiered screening analysis, the Proposed Project could cast shadows on 27 open space resources, sixteen historic resources, and a portion of one natural resource (the East River). However, after accounting for existing structures, the shadows modelling analysis results found that only seven open space resources, seven historic resources, and one natural resource would receive incremental shadows. (Note that two of these resources include open space as well as historic resources; thus, a total of 13 resources would receive incremental shadows.) Detailed shadows analyses were conducted for these 13 resources, including, but not limited to: St. Patrick's Cathedral, Rockefeller Plaza, St. Peter's Church, and Central Park. The results of the detailed shadows analyses demonstrate that shadows from the Proposed Project would not substantially inhibit use or enjoyment of any open space or historic resource. Although the Proposed Project has the potential to eliminate sunlight received by a limited number of resources for short periods—including 590 Madison Avenue, the Lever House, the Seagram Building, Rockefeller Plaza, and St. Patrick's Cathedral—the incremental shadows would not adversely impact the public's enjoyment of these resources. Additionally, these resources would receive direct sunlight during other periods of the analysis day. For open space resources, this shading would not affect the sunlight sensitive amenities such as the seating or passive recreation elements of the resource. For historic resources, the incremental shadows would not affect the architectural components, such as the stained-glass windows, of St. Thomas Church and Parish House. The incremental shading on St. Patrick's Cathedral would be limited to the early morning hours, and the presence of direct sunlight has a limited effect on the experience of the cathedral's interior due to the presence of ambient daylight and interior lighting. Therefore, as the extent and duration of the incremental shadows would not significantly reduce direct sunlight exposure on any of the sunlight-sensitive features found within these resources, and would not significantly alter the public's use or enjoyment of these resources or threaten the viability of vegetation or other resources, the analysis concludes that the Proposed Project would not result in a significant adverse shadows impact.

Historic and Cultural Resources

A detailed analysis of historic and cultural resources is included in the EAS due to the presence of historic architectural resources within the study area, including two of the existing Development Site buildings that have been determined to be eligible for listing on the State and National Register of Historic Places ("SNR-eligible") (39 East 51st Street [Lot 27] and 350 Park Avenue [Lot 33]), as well as the Contributing Sites. The two SNR-eligible resources on the Development Site would be demolished and redeveloped with a new commercial office and retail building under both the No- and With-Action conditions. Demolition of these resources would not constitute a significant adverse impact because demolition would occur with or without the Proposed Actions. Because the Proposed Project would be constructed within 90 feet of additional existing historic resources, in coordination with the New York City Landmarks Preservation Commission, the Applicant would prepare and implement a Construction Protection Plan (CPP) prior to the start of construction activities at the Development Site, as required by the New York City Department of Buildings' Technical Policy and Procedure Notice (TPPN) #10/88). With the preparation and implementation of a CPP, the Proposed Project would not result in any direct impacts to architectural resources in the study area. The Proposed Project also would not have adverse visual or contextual impacts on the existing historic resources in the study area; would not eliminate or screen publicly accessible views of these resources, nor introduce an incompatible visual, audible, or atmospheric element to the settings of these resources; nor would it result in significant adverse shadow impacts to such resources. Thus, the Proposed Project would not result in any indirect impacts to historic resources. Therefore, the analysis concludes that the Proposed Actions would not result in any direct or indirect impacts to any designated or eligible historic architectural resources. In addition, while the Development Site is located within an archaeological sensitive area according to the New York State Office of Parks, Recreation, and Historic Preservation, a review of archaeological sensitivity models and historic maps determined that the Development

Site has no archaeological significance. Therefore, no further analysis of archaeological resources is warranted, and no significant adverse impacts would occur.

Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in this EAS, as the Proposed Project has the potential to affect a pedestrian's experience of public space. The Proposed Actions would facilitate an increase in height on the Development Site relative to the No-Action condition by an increment of approximately 400 feet. However, the analysis demonstrates that while the Proposed Project would be taller, it would be located in the context of other tall towers that are characteristic of East Midtown, compatible with the urban design character of the study area, and would be consistent with the with the surrounding building form and streetscape. The Proposed Project would provide a new, Class-A office building with a 12,500-sf public concourse, which would improve the quality of urban design and the public realm at the Development Site compared with the No-Action condition. The proposed building design would respect and complement the existing character of East Midtown, providing a pedestrian amenity at the ground level of the building while still maintaining the visual effect of a street wall above it. The proposed building design includes strategic setbacks and the development of public spaces that are designed to facilitate pedestrian flow, encourage social interaction, and provide aesthetic enhancements. The public concourse is intended to act as an inviting area for pedestrians, thereby enriching the pedestrian experience. In addition, as demonstrated by the perspective renderings of the With-Action condition, the Proposed Project would not result in any significant adverse impacts on views to and from the prominent visual resources within the study area. Instead, it would help enhance views to neighboring landmarks such as St. Bartholomew's Church, the Seagram Building, and the Racquet and Tennis Club, thereby improving the overall pedestrian experience. Therefore, the analysis concludes that the Proposed Actions would not result in a significant adverse impact related to urban design and visual resources.

Construction

A detailed analysis related construction is included in this EAS, which is warranted under CEQR due the Proposed Project's long-term (i.e., greater than two years) construction duration. Construction of the Proposed Project would occur over an approximately 82-month period. As detailed in the construction assessment, the Proposed Project would not result in significant adverse construction impacts in the key technical areas of transportation, air quality, and noise. Construction of the Proposed Project would adhere to existing applicable laws, regulations, and building codes that focus on clean fuel, dust control, vehicle idling and diesel-powered equipment. To preclude the potential for significant air quality impacts during construction of the Proposed Project, the Applicant will enter a Restrictive Declaration to be recorded against the Development Site in association with the Proposed Actions, requiring the implementation of a Project Component Related to the Environment (PCRE). Similarly, with adherence to existing construction noise regulations and the implementation of Construction Noise Mitigation Plan as required by the NYC Noise Code, significant noise impacts are not anticipated as a result of the Proposed Project. Furthermore, with the preparation and implementation of a CPP, the Proposed Actions would not result in any direct impacts to historic architectural resources in the study area. Therefore, the analysis concludes that the Proposed Actions would not result in significant adverse impacts related to construction.

Effects on Disadvantaged Communities

An assessment of the Proposed Actions' potential effects on disadvantage communities is included in this Revised EAS. The Project Area is not located within a designated disadvantaged community according to the NYSDEC Disadvantaged Community Assessment Tool (DACAT); however, it is located within 0.5 miles from a designated DAC. The Proposed Actions would not result in significant adverse impacts in the following technical areas analyzed in this EAS: Land Use, Zoning, and Public Policy; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources; Hazardous Materials; Transportation; Air Quality and Construction. As such, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would they cause or increase a disproportionate pollution burden on disadvantaged communities.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-836) related to hazardous materials, air quality, and noise would be established as part of the approval of the Proposed Actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. This (E) designation will supersede the (E) designation (E-408) for hazardous materials, air quality, and noise placed on Block 1287, Lot 33 as part of the Greater East Midtown Rezoning (CEQR No. 17DCP001M). The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the Proposed Actions would not result in a

significant adverse impact related to hazardous materials, air quality, or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Stacey Barron, AICP at sbarron@planning.nyc.gov.

**Shortly before issuance of the EAS and Negative Declaration on March 14, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed a rule that provides additional considerations regarding assessment of Disadvantaged Communities. This assessment has been added to this Revised Negative Declaration.*

• j24

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT

Notice Date: June 13, 2025

To: **Occupants, Former Occupants, and Other
Interested Parties**

Property:	Address	Application #	Inquiry Period
	440 10 th Avenue, Manhattan	34/2025	June 21, 2004 to Present
	442 10 th Avenue, Manhattan	35/2025	June 21, 2004 to Present

Authority: **Special Hudson Yards District, Zoning
Resolution §93-90**

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277** or **(212) 863-8211**.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO

Fecha de notificación: June 13, 2025

Para: **Inquilinos, Inquilinos Anteriores, y Otras
Personas Interesadas**

Propiedad:	Dirección:	Solicitud #:	Periodo de consulta:
	440 10 th Avenue, Manhattan	34/2025	June 21, 2004 to Present
	442 10 th Avenue, Manhattan	35/2025	June 21, 2004 to Present

Autoridad: Special Hudson Yards District, Zoning Resolution Código Administrativo §93-90

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **(212) 863-8266**.

j13-24

**REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT
PILOT PROGRAM**

Notice Date: June 13, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	504 East 84 th Street, Manhattan	23/2025	May 29, 2020 to Present
	43 Kingston Avenue, Brooklyn	32/2025	May 16, 2020 to Present

Authority: Pilot Program Administrative Code §27-2093.1, §28-505.3

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling on the Certification of No Harassment Pilot Program building list, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 45 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO
PROGRAMA PILOTO**

Fecha de notificación: June 13, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad: **Dirección:** **Solicitud #:** **Período de consulta:**

504 East 84 th Street, Manhattan	23/2025	May 29, 2020 to Present
43 Kingston Avenue, Brooklyn	32/2025	May 16, 2020 to Present

Autoridad: PILOT, Código Administrativo §27-2093.1, §28-505.3

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **45 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **212-863-8266**.

j13-24

**REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT**

Notice Date: June 13, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	230 West 54 th Street, Manhattan	31/2025	May 5, 2022 to Present
	6 West 121 st Street, Manhattan	41/2025	May 13, 2022 to Present
	85 Halsey Street, Brooklyn	42/2025	May 21, 2022 to Present
	160 West 120 th Street, Manhattan	43/2025	May 27, 2022 to Present

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO

Fecha de notificacion: June 13, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras
Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	230 West 54 th Street, Manhattan	31/2025	May 5, 2022 to Present
	6 West 121 st Street, Manhattan	41/2025	May 13, 2022 to Present
	85 Halsey Street, Brooklyn	42/2025	May 21, 2022 to Present
	160 West 120 th Street, Manhattan	43/2025	May 27, 2022 to Present

Autoridad: SRO, Código Administrativo \$27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una “Certificación de No Acoso” del Departamento de Preservación y Desarrollo de la Vivienda (“HPD”) que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **(212) 863-8266**.

j13-24

CHANGES IN PERSONNEL

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/25/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
TAVERAS	ERNESTO A	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
TIRADO	PAOLA A	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
TOW	S	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
UDDIN	MD MEJBA	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
VAMEUS	ANIEL	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
VASQUEZ	MARTIN S	9POLL	\$1.0000	APPOINTED	YES 04/01/25	300
VERTREES	KEITH	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
VO	BRYAN T	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WALTON	TIMOTHY L	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WATKINS	TYRONE	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WEATHERHEAD	MARILYN	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WILKINSON	AJA	9POLL	\$1.0000	APPOINTED	YES 04/01/25	300
WILLIAMS	JANICE D	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WILLIAMS	SHARONDA L	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WINGATE	JACK D	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WONG	SUSAN	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WOODS	AMANI S	9POLL	\$1.0000	APPOINTED	YES 06/25/24	300

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/25/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
WRAY	CHRISTIN M	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
WRIGHT-CHUKWU	TAMARA A	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
YOUNG	TIA S	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
YOUNGHANS	JAMIE E	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300
ZOLLINGER	BEATRICE	9POLL	\$1.0000	APPOINTED	YES 01/01/25	300

GUTTMAN COMMUNITY COLLEGE FOR PERIOD ENDING 04/25/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
CANTZLAAR	DESTINEY	10102	\$20.0000	APPOINTED	YES 04/07/25	462
GOWERS	JENNIFER L	04687	\$53.7900	APPOINTED	YES 03/31/25	462
MORA	IVAN	04880	\$111013.0000	INCREASE	NO 04/01/25	462
SAGALOVITCH	ANASTASI	10102	\$25.5100	APPOINTED	YES 04/14/25	462

COMMUNITY COLLEGE (BRONX) FOR PERIOD ENDING 04/25/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ADAMS	AIYANA M	10102	\$18.5400	RESIGNED	YES 04/02/25	463
ALFORD	TAYLOR C	04688	\$47.4200	APPOINTED	YES 01/25/25	463
ARA	THNJIM	04688	\$47.4200	APPOINTED	YES 01/25/25	463
ARUS	SYDNEY I	04625	\$47.4300	APPOINTED	YES 06/01/24	463
BARRY	AMADOU O	04688	\$47.4200	APPOINTED	YES 01/25/25	463
BATISTA	ANYSA	10102	\$20.0000	RESIGNED	YES 03/13/25	463
BURGOS	DAVID	10102	\$18.5400	APPOINTED	YES 04/02/25	463
CASTILLO	ERICK E	04075	\$107789.0000	APPOINTED	YES 04/06/25	463
D'ARRIGO	THOMAS	04608	\$98.4000	APPOINTED	YES 03/25/25	463
DE JESUS	JUSTIN M	10102	\$20.0000	APPOINTED	YES 04/07/25	463
LASPINA	PAUL E	04899	\$375.0600	APPOINTED	NO 04/13/25	463
LEE	CHRISTOP A	04625	\$91.6700	APPOINTED	YES 01/02/25	463
LEONARD	JUSTINE J	04017	\$57517.0000	APPOINTED	YES 04/06/25	463
ORTEGA	LAURA	10102	\$15.6100	RESIGNED	YES 07/23/24	463
PAEZ	PEDRO J	04688	\$47.4200	APPOINTED	YES 01/25/25	463
PIMENTEL	SHEEYLA V	04601	\$31.2200	APPOINTED	YES 01/25/25	463
RAMIREZ	JAZMIN	10102	\$18.0000	RESIGNED	YES 07/01/24	463
RAMIREZ	JOSTIN	10102	\$15.6100	RESIGNED	YES 07/01/24	463
SMITH	DAMON	04841	\$39522.0000	DISMISSED	NO 04/04/25	463
SULLIVAN	NANCY	04321	\$155000.0000	APPOINTED	YES 04/13/25	463
URENA VASQUEZ	BRAYAN	10102	\$15.6100	RESIGNED	YES 03/28/25	463
YAYA	ISSAKA	04625	\$77.5000	APPOINTED	YES 03/27/25	463

COMMUNITY COLLEGE (QUEENSBORO) FOR PERIOD ENDING 04/25/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ABBASI	SHEREEN A	10102	\$20.0000	APPOINTED	YES 04/11/25	464
ABBAZIA	MICHAEL L	04844	\$42389.0000	RESIGNED	NO 04/06/25	464
BALKARAN	BRADLEY K	10102	\$18.5400	APPOINTED	YES 04/07/25	464
BHAN	DEVYANI C	10102	\$20.0000	APPOINTED	YES 04/07/25	464
CHIN	BRIAN S	10102	\$22.0000	APPOINTED	YES 04/07/25	464
DOMINGUEZ LAMA	ARIANA	10102	\$20.0000	APPOINTED	YES 04/11/25	464
DURAN	VIVIANA	10102	\$18.5400	APPOINTED	YES 04/10/25	464
SAHA	SUCHISM	10102	\$22.0000	APPOINTED	YES 04/07/25	464
SHIVTAHAL	RICHARD U	04875	\$61981.0000	APPOINTED	YES 03/30/25	464
STEWART	SHAMOYA S	10102	\$18.5400	APPOINTED	YES 04/07/25	464

COMMUNITY COLLEGE (KINGSBORO) FOR PERIOD ENDING 04/25/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ABARCA	DENISE A	04689	\$47.4200	APPOINTED	YES 03/24/25	465
ANDERSON	GARRETT	04861	\$18.5400	APPOINTED	YES 04/08/25	465
BAROLLI	DEBBIE	04689	\$47.4200	APPOINTED	YES 03/06/25	465
BARTON	VELMA	04689	\$47.4200	APPOINTED	YES 03/24/25	465
BISHOP	VANESSA	04689	\$47.4200	APPOINTED	YES 02/21/25	465
BUTLER	JAVAUN L	04844	\$40810.0000	APPOINTED	NO 04/06/25	465
DARIUS	KEISHA S	04689	\$47.4200	APPOINTED	YES 03/06/25	465
DIMARTINO	VICKIE A	04075	\$117805.0000	RETIRED	YES 04/08/25	465
DUNINA	NATALIA	04689	\$47.4200	APPOINTED	YES 02/21/25	465
FARAJ	CHIRINE	04689	\$47.4200	APPOINTED	YES 02/28/25	465
FENTY	MARIA T	10101	\$15.0000	APPOINTED	YES 03/26/25	465
FRANCIS	PATRICE P	04844	\$40810.0000	APPOINTED	NO 04/06/25	465
GONZALEZ	ARIEL	04601	\$31.2200	APPOINTED	YES 04/07/25	465
GONZALEZ	ARIEL	10102	\$18.5400	APPOINTED	YES 04/14/25	465
GRAY	TAMERA	04099	\$75465.0000	RESIGNED	YES 04/19/25	465
KAMIL	FATIMA-Z	10101	\$15.0000	APPOINTED	YES 03/26/25	465
KHANDHAR	LISA	04097	\$141858.0000	RESIGNED	YES 04/13/25	465
KOREN	FRANCES	04689	\$47.4200	APPOINTED	YES 03/05/25	465
LEE	PAULINA	04689	\$47.4200	APPOINTED	YES 03/06/25	465
LEWIS	MICHELLE C	10102	\$19.0000	RESIGNED	YES 04/13/25	465
MALINOWSKI	ADAM	10102	\$26.2800	RESIGNED	YES 03/13/25	465
MAROTTA	JENNIFER	04689	\$47.4200	APPOINTED	YES 03/04/25	465
MCDONALD	TAMEKIA L	10102	\$18.5400	APPOINTED	YES 04/17/25	465
MURADOV	RUDDOLF	04689	\$47.4200	APPOINTED	YES 03/24/25	465
O'LEARY	CHRISTIN	04689	\$47.4200	APPOINTED	YES 03/24/25	465
RATTANI	RUBINA I	04689	\$47.4200	APPOINTED	YES 03/24/25	465
RODRIGUEZ	JOSE M	10102	\$18.5400	RESIGNED	YES 04/07/25	465
STARLIN	HEATHER A	04294	\$171.8813	APPOINTED	YES 02/23/25	465
TEJADA	CLARISSA	04689	\$47.4200	APPOINTED	YES 03/24/25	465
WEERASINGHE	ARA DANAJA	04601	\$31.2200	APPOINTED	YES 04/02/25	465

COMMUNITY COLLEGE (MANHATTAN) FOR PERIOD ENDING 04/25/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ADAMI	TANIA	04294	\$429.7050	APPOINTED	YES 04/06/25	466
ALVARADO	ERIC Y	04604	\$38.5000	APPOINTED	YES 03/21/25	466
BARRETT	DESIREE M	10102	\$18.5400	APPOINTED	YES 03/19/25	466
BLOOD	DANIEL L	10102	\$21.0000	APPOINTED	YES 03/31/25	466
BRESCIA	CAITLIN E	04689	\$47.4200	APPOINTED	YES 01/25/25	466
BROWN	MARK V	04625	\$55.0000	APPOINTED	YES 03/11/25	466
BURKE	ALLANA D	04686	\$58.0200	APPOINTED	YES 01/02/25	466
CAPPUCCIO	JUDY C	04689	\$47.4200	APPOINTED	YES 04/01/25	466
CENTENO	JOSAFAT	10102	\$18.5400	APPOINTED	YES 04/07/25	466