

CELEBRATING 150 YEARS



# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### CITY PLANNING COMMISSION

#### ■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, May 15, 2024, 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/461632/1>.

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 P.M., 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 212-720-3508. Requests must be submitted at least five business days before the meeting.

**BOROUGH OF BROOKLYN**

**Nos. 1 - 3  
500 KENT AVENUE  
No. 1**

**CD 2** **C 230293 ZMK**  
**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M3-1 District to an M1-5 District property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line, as shown on a diagram (for illustrative purposes only), dated January 22, 2024, and subject to the conditions of CEQR Declaration E-738.

**No. 2**

**CD 2** **C 230294 ZSK**  
**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-837(a) of the Zoning Resolution to modify the height and setback, and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5\* District.

\*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

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/2019K0330>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**No. 3**

**CD 2** **C 230296 ZSK**  
**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 234 parking spaces, in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5\* District.

\*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

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/2019K0330>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**NOTICE**

**On Wednesday, May 15, 2024, 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 500 Kent LLC and the United Jewish Organizations of Williamsburg, Inc. The area subject to the Proposed Actions encompasses Block 2023, Lot 10 in the South Williamsburg neighborhood of Brooklyn Community District 2. The Project Site at located at 500 Kent Avenue, an irregularly shaped corner lot generally bounded by Division Avenue to the north, Kent Avenue to the east, Clymer Street and Washington Avenue to the south, and the Wallabout Channel, an artificial inlet of the East River, to the west.**

**The Proposed Actions include a zoning map amendment to rezone the Project Site from M3-1 to M1-5; a waterfront bulk modification special permit pursuant to Zoning Resolution (ZR) Section 62-837 to modify various bulk requirements in sub-sections of ZR 62-341, including: (i) ZR 62-341(a)(2) - initial setback distance; (ii) ZR 62-341(c)(1) - maximum base height; (iii) ZR 62-341(c)(2) - maximum building height, (iv) ZR 62-341(c)(5) - maximum width of walls facing shoreline; and a public parking garage special permit pursuant to ZR 74-52 to allow a 234-space public parking garage. The project also requires the approval of one ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR**

**62-81 to demonstrate compliance with applicable waterfront zoning regulations. The Proposed Actions would facilitate the development of the Proposed Project, an approximately 684,242 gross square feet (gsf) development containing 598,442 gsf of office space and 21,233 gsf of retail space, built at 5.0 floor area ratio (FAR) with 576,220 zoning square feet (zsf) of floor area. It would also contain approximately 49,453 sf (1.14 acres) of publicly accessible waterfront public open space, including a shore public walkway and supplemental public access area. There would also be 14,301 sf (0.33 acres) of accessory open areas for building occupants. Additionally, there would be 234 public parking spaces (64,567 gsf) and two loading berths. The anticipated Build Year is 2026.**

**Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 28, 2024.**

**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. 21DCP139K.**

**BOROUGH OF THE BRONX**

**Nos. 4 - 9  
BRONX METRO NORTH STATION AREA  
No. 4**

**CDs 9, 10 & 11** **C 240015 ZMX**  
**IN THE MATTER OF** an application submitted by NYC 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. 4a & 4b:

1. eliminating from within an R4 District a C1-2 District bounded by a line 200 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue and Tenbroeck Avenue.
2. eliminating from within an existing R6 District a C1-2 District bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
3. eliminating from within an existing R4 District a C2-2 District bounded by:
  - a. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, Silver Street, and a line 150 feet southwesterly of Williamsbridge Road and its northwesterly prolongation; and
  - b. Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and Bronxdale Avenue;
4. eliminating from within an existing R6 District a C2-2 District bounded by:
  - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road;
  - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue; and
  - c. East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, and Seddon Street;
5. eliminating a Special Planned Community Preservation District (PC) bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
6. changing from a C8-1 District to an R4 District property bounded by a line 100 feet northeasterly of Bronxdale Avenue, a line 100 feet southeasterly of Pierce Avenue, and a line 265 feet southwesterly of Bogart Avenue;
7. changing from an R4 District to an R6-1 District property bounded by:

- a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, McDonald Street, and Eastchester Road;
  - b. the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
  - c. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, Bronxdale Avenue, Poplar Street, and a line 100 feet northeasterly of Bronxdale Avenue;
  - d. a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, and a line 100 feet southwesterly of Fowler Avenue;
  - e. Pierce Avenue, a line 265 southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue; and
  - f. a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue;
8. changing from an R5 District to an R6-1 District property bounded by Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, the southeasterly centerline prolongation of Garfield Street, a line 100 feet southeasterly of Baker Avenue, and a line 100 feet southwesterly of White Plains Road;
  9. changing from an R6 District to an R6-1 District property bounded by:
    - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road; and
    - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue;
  10. changing from a C8-1 District to an R6-1 District property bounded by a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, Poplar Street, and Bronxdale Avenue;
  11. changing from an M1-1 District to an R6-1 District property bounded by:
    - a. McDonald Street, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 feet northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, and Eastchester Road; and
  - b. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, a line 150 feet northeasterly of Williamsbridge Road, and Eastchester Road;
  12. changing from an R5 District to an R6A District property bounded by Baker Avenue, a line 100 feet southwesterly of White Plains Road, a line 100 feet southeasterly of Baker Avenue, and Garfield Street;
  13. changing from an R4 District to an R7-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
  14. changing from a C8-1 District to an R7-2 District property bounded by East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and St. Lawrence Avenue;
  15. changing from an M1-1 District to an R7-2 District property bounded by the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
  16. changing from an R6 District to an R8X District property bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
  17. changing from a C8-1 District to an R8X District property bounded by East Tremont Avenue, a line 100 feet northeasterly of White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and Beach Avenue;
  18. changing from a C8-4 District to an R8X District property bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
  19. changing from an R4 District to a C4-3 District property bounded by:
    - a. Pelham Parkway South, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road;
    - b. a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, and a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road; and
    - c. a line 120 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue, Tenbroeck Avenue, and a line perpendicular to the northeasterly street line of Tenbroeck Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Tenbroeck Avenue and the northerly street line of Morris Park Avenue;
  20. changing from an M1-1 District to a C4-3 District property bounded by a line 100 feet southerly of Seminole Street, Stillwell Avenue, and Eastchester Road;
  21. changing from an M1-1 District to a C4-4 District property bounded by McDonald Street and its southeasterly centerline prolongation, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, a line 900 southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, Jarret Place and its northwesterly centerline prolongation, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Eastchester Road, and Stillwell Avenue;

22. changing from a C8-1 District to a C8-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, White Plains Road, East Tremont Avenue, and Taylor Avenue Bridge and its southerly prolongation;
23. changing from an M1-1 District to a C8-2 District property bounded by Unionport Road, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, and White Plains Road;
24. changing from an M1-1 District to an M1-1A/R7-3 District property bounded by a line 500 feet northerly of East Tremont Avenue, Bronxdale Avenue, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
25. establishing within an existing R4 District a C2-4 District bounded by:
- a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 120 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, and a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road;
  - Poplar Street, a line 80 feet southwest of Williamsbridge Road, Silver Street, and a line 150 feet southwest of Williamsbridge Road; and
  - a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwest street line of Roselle Street;
26. establishing within an existing R6 District a C2-4 District bounded by:
- a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, Morris Park Avenue, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 100 feet northerly of Morris Park Avenue, and a line 100 feet northwesterly of Eastchester Road; and
  - East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, and Seddon Street;
27. establishing within a proposed R6-1 District a C2-4 District bounded by:
- a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhineland Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhineland Avenue and the easterly street line of Eastchester Road, Rhineland Avenue, a line perpendicular to the southerly street line of Rhineland Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhineland Avenue and the easterly street line of Eastchester Road, a line midway between Rhineland Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 85 feet easterly of Eastchester Road, a line 100 feet southerly of Seminole Street, and Eastchester Road;
  - a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, a line 85 feet northwesterly of Stillwell Avenue, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, a line midway between Seminole Street and McDonald Street, a line perpendicular to the southerly street line of McDonald Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of McDonald Street and the northwesterly street line of Stillwell Avenue, a line 100 feet northwesterly of Stillwell Avenue, a line midway between McDonald Street and Rhineland Avenue, a line perpendicular to the southerly street line of Rhineland Avenue distant 145 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Rhineland Avenue and the northwesterly street line of Stillwell Avenue, a line 100 northwesterly of Stillwell Avenue, Rhineland Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, and a line 100 northwesterly of Stillwell Avenue;
  - a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, and Eastchester Road;
  - the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwest of Williamsbridge Road, Poplar Street, and a line 180 feet southwest of Williamsbridge Road and its northwesterly prolongation;
  - a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwest (as measured along the street line) from the point of intersection of the southwest street line of Williamsbridge Road and the southeasterly street line of Silver Street, a line 100 southeasterly of Silver Street, East Tremont Avenue, and Silver Street;
  - the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northwesterly street line of Poplar Street distant 25 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Poplar Street and the northeasterly street line of Bronxdale Avenue, Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwest street line of Roselle Street, East Tremont Avenue, and Bronxdale Avenue;
  - a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwest of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 feet southwest of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwest of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line perpendicular to the southeasterly street line of Sacket Avenue distant 145 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Sacket Avenue and the northeasterly street line of Bronxdale Avenue, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, and Bronxdale Avenue; and
  - Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, and line 100 feet southwest of White Plains Road;
28. establishing within an existing R6A District a C2-4 District bounded by a line 125 feet southerly of Pelham Parkway South, a line 100 feet northwesterly of Stillwell Avenue, and a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road;
29. establishing within a proposed R7-2 District a C2-4 District bounded by:

- a. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
  - b. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road; and
  - c. East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and Saint Lawrence Avenue;
30. establishing within a proposed R8X District a C2-4 District bounded by:
- a. a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue; and
  - b. East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, and Beach Avenue;
31. establishing a Special Eastchester – East Tremont Corridor District (ETC) bounded by:
- a. Pelham Parkway South, Eastchester Road, a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, McDonald Street and its southeasterly centerline prolongation, the centerline of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the

- street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road; and
- b. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, the southerly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, a line 100 feet northerly of East Tremont Avenue, Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, the northwesterly centerline of Benson Street, Maclay Avenue, Overing Street, a line 100 feet southerly of East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, Seddon Street, a line 100 feet southerly of East Tremont Avenue, Castle Hill Avenue, East Tremont Avenue, a line 858 feet easterly of a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 150 feet southerly of East Tremont Avenue, a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, St. Lawrence Avenue, East Tremont Avenue, Taylor Avenue Bridge and its southerly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Garfield Street and its southeasterly centerline prolongation, Baker Avenue, White Plains Road, Unionport Road, the centerline of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 500 feet northerly of East Tremont Avenue, and Bronxdale Avenue;

Borough of the Bronx, Community Districts 9, 10 & 11, as shown on a diagram (for illustrative purposes only) dated January 16, 2024, and subject to the conditions of CEQR Declaration E-750.

No. 5

**CD 9, 10, 11** **N 240016 ZRX**  
**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Eastchester – East Tremont Corridor District (Article XIV, Chapter 5), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, APPENDIX I for the purpose of expanding an existing Transit Zone, and related Sections.

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

**ARTICLE I**  
**GENERAL PROVISIONS**

**Chapter 1**  
**Title, Establishment of Controls and Interpretation of Regulations**

\* \* \*

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

\* \* \*

11-122 Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

Residence Districts

\* \* \*

Table with 2 columns: District Code (R6, R6-1, R6A) and District Name (General Residence District)

\* \* \*

Manufacturing Districts

[THIS LANGUAGE REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

Table with 2 columns: District Code (M1-1, M1-1A, M1-1D) and District Name (Light Manufacturing District)

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special East Harlem Corridors District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 8, the #Special East Harlem Corridors District# is hereby established.

Establishment of the Special Eastchester – East Tremont Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 5, the #Special Eastchester – East Tremont Corridor District# is hereby established.

Establishment of the Special Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Enhanced Commercial District# is hereby established.

\* \* \*

Chapter 2 Construction of Language and Definitions

\* \* \*

12-10 DEFINITIONS

\* \* \*

Special East Harlem Corridors District

The "Special East Harlem Corridors District" is a Special Purpose District designated by the letters "EHC" in which special regulations set forth in Article XIII, Chapter 8, apply.

Special Eastchester – East Tremont Corridor District

The "Special Eastchester – East Tremont Corridor District" is a Special Purpose District designated by the letters "ETC" in which special regulations set forth in Article XIV, Chapter 5, apply.

Special Enhanced Commercial District

The "Special Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2, apply.

\* \* \*

ARTICLE II RESIDENCE DISTRICT REGULATIONS

\* \* \*

Chapter 3 Residence Bulk Regulations in Residence Districts

\* \* \*

23-00 APPLICABILITY AND GENERAL PURPOSES

\* \* \*

23-01 Applicability of This Chapter

\* \* \*

23-011 Quality Housing Program

\* \* \*

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

\* \* \*

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

\* \* \*

#Special East Harlem Corridors District#;

#Special Eastchester – East Tremont Corridor District#;

#Special Flushing Waterfront District#;

\* \* \*

23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

\* \* \*

23-15 Open Space and Floor Area Regulations in R6 Through R10 Districts

\* \* \*

23-154 Inclusionary Housing

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# and #lot coverage# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

\* \* \*

(d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

\* \* \*

(2) Maximum #floor area ratio# and maximum #lot coverage#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section and the maximum #lot coverage# for the applicable zoning district set forth in Section 23-153 shall apply to the applicable zoning district in a #Mandatory Inclusionary Housing area#, except:

- (i) in an R6 District, without a letter suffix, the maximum #floor area ratio# shall be 3.6 in the following areas: (a) Mandatory Inclusionary Housing Program Area 1, as of May 24, 2017, in Community District 9 in the Borough of the Bronx; and (b) Mandatory Inclusionary Housing Program Area 2, as of September 7, 2017, in Community District 14 in the Borough of Queens. (ii) in an R6-1 District, the maximum #floor area ratio# shall be 3.6, and the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent;

- (iii)(iii) in an R7-1 or R7-2 District, the maximum #floor area ratio# shall be 4.6, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section;
- (iii)(iv) in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0; and
- (iv)(v) in an R9-1 District the maximum #floor area ratio# shall be 9.0.

In addition, in R6, R7-1, R7-2, R8 and R9 Districts without a letter suffix, where the basic height and setback requirements are utilized pursuant to paragraph (b) of Section 23-952, the maximum #floor area ratio# shall be determined in accordance with the provisions of Section 23-151 (Basic regulations for R6 through R9 Districts).

For any #development#, #enlargement# or #conversion# from non-#residential# to #residential use# that is subject to the provisions of paragraph (d)(4) of this Section, the maximum #floor area ratio# or maximum #lot coverage# for the applicable district outside of #Inclusionary Housing designated areas# or #Mandatory Inclusionary Housing areas# shall apply.

\* \* \*

**ARTICLE X  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 3  
Special Planned Community Preservation District**

\* \* \*

**103-10  
GENERAL PROVISIONS**

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Planned Community Preservation District#, no #development#, #enlargement#, or substantial alteration of landscaping or topography, shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, except by special permit of the City Planning Commission, pursuant to Sections 103-11 (Special Permit for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications).

No demolition of #buildings# shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8, of the New York City Administrative Code, or its successor, except that such demolition may be permitted pursuant to a development plan for which a special permit has been granted under the provisions of Sections 103-11 and 103-12.

In a C8-4 District, however, a demolition permit may be issued for any #building# that is less than 10,000 square feet and was constructed after December 31, 1955, but prior to July 18, 1974.

Special regulations for the Sunnyside Gardens area are set forth in Section 103-20, inclusive.

In #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), the provisions of Article VI, Chapter 4, shall control.

\* \* \*

**ARTICLE XIV  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 5  
Special Eastchester – East Tremont Corridor District**

**145-00  
GENERAL PURPOSES**

The “Special Eastchester – East Tremont Corridor District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to encourage the development of a mixed-use neighborhood around planned mass transit stations in Parkchester, Van Nest, and Morris Park;

- (b) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (c) to support a variety of community facility and commercial uses and provide opportunities for the expansion of large academic, scientific and medical facilities in a manner that benefits the surrounding community;
- (d) to establish walkable retail corridors in the neighborhood;
- (e) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers, and visitors;
- (f) to coordinate development with planned mass transit stations and facilitate improved pedestrian access to such facilities; and
- (g) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

**145-01  
General Provisions**

The provisions of this Chapter shall apply within the #Special Eastchester – East Tremont Corridor District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**145-02  
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Eastchester – East Tremont Corridor District# Plan. The district plan includes the following maps in the Appendix to this Chapter:

- Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas
- Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements
- Map 3. Subdistrict A Site Plan
- Map 4. Subdistrict B, Morris Park Avenue Site Plan

**145-03  
Subdistricts**

In order to carry out the provisions of this Chapter, two subdistricts, Subdistrict A and Subdistrict B, are established. In Subdistrict B, Subarea B1 is established. The location and boundaries of these subdistricts and subarea are shown on Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix to this Chapter.

**145-04  
Definitions**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN *CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT*, CURRENTLY IN PUBLIC REVIEW]

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

**Qualifying public realm improvement sites**

For the purposes of this Chapter, “qualifying public realm improvement sites” shall refer to #zoning lots# in Subarea B1, as shown in Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix, that have a #lot area# of 20,000 square feet or more.

**145-05  
Applicability**

**145-051  
Applicability of the Quality Housing Program**

Within the #Special Eastchester – East Tremont Corridor District#, any #building# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**145-052  
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90 (Inclusionary Housing), #Mandatory Inclusionary Housing areas# within the #Special Eastchester – East Tremont Corridor District# are shown in APPENDIX F of this Resolution.

**145-053  
Applicability of Article VI, Chapter 4**

The provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones) shall apply. In the event of a conflict between the provisions of this Chapter and Article VI, Chapter 4, the provisions of Article VI, Chapter 4 shall control.

**145-054  
Applicability of Article XII, Chapter 3**

In M1 Districts paired with a #Residence District#, 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.

**145-10  
SPECIAL USE REGULATIONS**

The #use# regulations of the underlying districts, or Article XII, Chapter 3 (Special Mixed Use District), shall apply, except as modified by the provisions of this Section, inclusive.

**145-11  
Use Allowances in M1 districts with an A suffix**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1 Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

- (a) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
- (b) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted; and
- (c) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.

**145-12  
Streetscape Regulations**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

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

- (a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter shall be considered #Tier C street frontages#; and
- (b) remaining applicable frontages shall be considered #Tier B street frontages#.

**145-20  
SPECIAL BULK REGULATIONS**

The #bulk# regulations of the underlying districts shall apply except as modified by the provisions of this Section, inclusive. For the purposes of applying the provisions of this Section, inclusive, the #bulk# regulations for #residential# portions of #buildings# in #Commercial Districts# are modified as follows:

- (a) In C4-3 Districts, the applicable residential equivalent shall be an R6-1 District, as modified by the provisions of this Section, inclusive, shall apply; and
- (b) In C4-4 Districts within Subdistrict B, of the applicable residential equivalent shall be an R8 District, without a letter suffix, shall apply.

**145-21  
Floor Area Regulations**

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

**145-211  
Basic floor area regulations**

- (a) #Residential# #floor area ratio#

In R6A, R6-1 or R7-2 #Residence Districts#, and #Commercial Districts# mapped within or with a residential equivalent of such Districts, the maximum #residential# #floor area ratio# for #zoning lots# in a #Mandatory Inclusionary Housing area# set forth in paragraph (d) of Section 23-154 (Inclusionary Housing) shall be modified as follows:

- (1) in R6A or R6-1 Districts, the maximum #floor area ratio# for #residential uses# shall be 3.9; and
  - (2) in R7-2 Districts, the maximum #floor area ratio# for #residential uses# shall be 5.0.
- (b) #Commercial # #floor area ratio#  
In C4-3 or C4-4 Districts, the maximum #floor area ratio# for #commercial uses# shall be 4.0.
  - (c) #Community Facility# #floor area ratio#  
In M1 Districts with an A suffix paired with an R7-3 District, the maximum #floor area ratio# for #community facility uses# shall be 6.5.
  - (d) #Manufacturing Districts#

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the maximum #floor area ratio# for all permitted #uses# shall be 2.0.

**145-212  
Floor area provisions for zoning lots containing schools in Subdistrict A**

In Subdistrict A, on a #zoning lot# improved with public #schools# pursuant to an agreement with the New York City Educational Construction Fund, up to 100,000 square feet of floor space within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#.

**145-22  
Yard Regulations**

The #yard# regulations of the underlying districts are modified by the provisions of this Section, inclusive.

**145-221  
Special yard provisions for C8-2 districts**

In C8-2 Districts, no #rear yard# regulations shall apply to any #zoning lot# abutting a railroad or transit right-of-way.

**145-222  
Special yard provisions for M1 districts with an A suffix**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1 Districts with an A suffix, the provisions of Sections 43-20 (YARD REGULATIONS) and 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply, except as modified in this Section. Such modifications shall also apply to non-#residential# #buildings# or non-#residential# portions of #mixed use buildings# in M1 Districts with an A suffix paired with a #Residence District#.

- (a) Permitted obstructions in required #yards# or #rear yard equivalents#

The provisions of Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall apply except that in M1 Districts with an A suffix, the height of obstructions set forth in paragraph (b)(1) shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

- (b) Minimum required #rear yards#

A #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

REQUIRED DEPTH OF REAR YARD

Height above #base plane#	Required depth
Below 65 feet	10



Above 65	15
Above 125 feet	20

In addition, where a portion of a #side lot line# beyond 100 feet of the #street line# coincides with a #rear lot line# of an adjoining #zoning lot#, such #side lot line# shall be considered a #rear lot line# and a #rear yard# shall be required with a minimum depth in accordance with the provisions of this Section.

(c) Special provisions for shallow #interior lots#

If an #interior lot#, or portion thereof, has a depth of less than 95 feet at any point, and such shallow condition was in existence on December 15, 1961, the depth of a required #rear yard#, or portion thereof, may be reduced by six inches for each foot by which the depth of such #zoning lot# is less than 95 feet. No #rear yard# is required on any such #interior lot#, or portion thereof, with a maximum depth of less than 50 feet.

(d) Special provisions for #through lots#

No #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

(e) Required #yards# along district boundary coincident with #rear lot lines# of two adjoining #zoning lots#

Where the portion of a #rear lot line# of a #zoning lot# coincides with the #rear lot line# of a #zoning lot# within a #Residence District#, an open area not higher than 30 feet above #curb level# and at least 20 feet in depth shall be provided.

(f) Required #yards# along district boundary coincident with #side lot line# of #zoning lot# in a #Manufacturing District#

Where the portion of a #side lot line# of a #zoning lot# coincides with the #rear lot line# of a #zoning lot# within a #Residence District#, an open area not higher than #curb level# and at least eight feet in depth shall be provided.

**145-23**  
**Height and Setback Regulations**

The underlying height and setback regulations are modified as follows:

- (a) In all districts that permit #residences#, the provisions of Section 145-231 (Basic height and street wall regulations) and 145-232 (Modifications in certain areas) shall apply;
- (b) In M1 Districts with an A suffix, the provisions of Section 145-233 (Height and setback provisions for M1 Districts with an A suffix) shall apply; and
- (c) In M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights between the applicable #Residence District# regulations set forth in Section 145-231, or #Manufacturing District# regulations set forth in Section 145-233.

**145-231**  
**Basic height and street wall regulations**

In all districts, except in C8-2 Districts or in M1 Districts with an A suffix, all #developments# and #enlargements# shall comply with the height and setback provisions of this Section.

(a) #Street wall# location rules

For #zoning lots#, or portions thereof, along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter, the #street wall# location provisions applicable to a C2 District mapped within an R7A District, as set forth in Section 35-651 (Street wall location), shall apply. For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be set forth in paragraph (b) of this Section.

Along other #streets#, no #street wall# location rules shall apply.

(b) Maximum base and building heights

The table in this Section sets forth the maximum base height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings#, or portions thereof. For the purposes of this Section, in a #Commercial District#, the applicable height and setback provisions are the regulations for the #Residence District# within which such #Commercial District# is mapped, the equivalent #Residence District#, or the designated #Residence District# where such district is paired with an M1 District with an A suffix.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c) (4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

**BASE HEIGHTS, MAXIMUM BUILDING HEIGHTS AND MAXIMUM NUMBER OF STORIES**

District	Maximum Base Height (in feet)	Maximum Height of #Buildings or Other Structures# (in feet)	Maximum Number of #Stories#
R6A	65	95	9
R6-1	65	125	12
R7-2	85	155	15
R7-3	95	185	18
R8X	105	175	17
R8	105	215	21

(c) Modifications in certain areas

In Subdistricts A and B, the provisions of Section 145-231 (Basic height and street wall regulations) shall apply, except as modified in this Section.

(1) Modifications in Subdistrict A

In Subdistrict A, for #zoning lots# containing #schools# regulated by Section 145-212 (Floor area provisions for zoning lots containing schools in Subdistrict A), the maximum height specified in paragraph (b) of this Section may be increased as-of-right by 40 feet.

(2) Modifications in Subdistrict B

In Subarea B1, portions of #buildings or other structures# located adjacent to an open space, as designated on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, may rise without setback, provided that such open space has a minimum depth of 30 feet from the point of intersection of two #street lines#. For the purposes of applying the #street wall# location rules of paragraph (a) of this Section, the interior boundary of such publicly accessible area shall be considered a #street line#.

(d) Dormers

For all #buildings#, dormers shall be a permitted obstruction in a required setback, and may be provided in accordance with the provisions of paragraph (c) of Section 23-623. However, as an alternative to such provisions, dormers may be a permitted obstruction within a required front setback distance above a maximum base height, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the street wall of the highest story entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

**145-232**  
**Height and setback provisions for M1 Districts with an A suffix**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the provisions of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks) and 43-45 (Tower Regulations) shall not apply. In lieu thereof, the height of a #building or other structure# shall not exceed the maximum base heights or maximum #building# height set forth in paragraph (a) of this Section. A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b).

- (a) The maximum base height shall be 45 feet and maximum #building# height shall be 65 feet. In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet,

a #building# may exceed the maximum #building# heights established in such table by 25 percent.

- (b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:
  - (1) the depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow #street wall# articulation, where a #street wall# is divided into different segments and located at varying depths from the #street line#, such permitted setback reduction may be applied to each #street wall# portion separately;
  - (2) the depth of such required setbacks may include the depth of recesses in the #street wall# of the #building# base, provided that the aggregate width of any such recessed portion of a #street wall# with a setback less than seven feet, does not exceed 30 percent of the #aggregate width of #street wall# at any level;
  - (3) these setback provisions are optional for any #building# that either is located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#; and
  - (4) dormers may penetrate a required setback area, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

**145-30  
SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

The #accessory# off-street parking and loading regulations of the underlying districts are modified by the provisions of this Section, inclusive.

**145-31  
Accessory Off-street Parking Spaces for Residences**

In the #Special Eastchester – East Tremont Corridor District#, no #accessory# off-street parking shall be required for #residences#.

**145-32  
Accessory Off-street Parking Spaces for Non-residential Uses**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) In all #Commercial Districts#, the #accessory# off-street parking requirements applicable to a C4-4 District shall apply; and
- (b) In M1 Districts with an A suffix, the #accessory# off-street parking requirements applicable to an M1-4 District shall apply.

**145-33  
Public Use of Accessory Parking**

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days of a written request for such space made to the landlord.

**145-34  
Loading Regulations**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) For the purposes of applying the provisions of Section 36-60 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street

loading berth requirements of C4-4 Districts shall apply in all #Commercial Districts#.

- (b) For the purposes of applying the provisions of Section 44-50 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street loading berth requirements of M1-5 Districts shall apply in M1 Districts with an A suffix or in M1 Districts with an A suffix paired with a #Residence District#.

**145-40  
SPECIAL APPROVALS**

In Subdistrict A, a #floor area# bonus for public realm improvements shall be granted pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A).

In portions of Subdistrict B, special approvals for a transfer of #floor area# or #floor area# bonus for public realm improvements may be granted pursuant to the provisions of Section 145-42 (Special Approvals in Subdistrict B).

**145-41  
Special Approvals in Subdistrict A**

In Subdistrict A, the Chairperson of the City Planning Commission shall allow, by certification, a #floor area# bonus where public realm improvements, pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), are provided on a single #zoning lot# or on two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or #street# intersection, and:

- (a) has or will have an area of at least 1.5 acres; and
- (b) has or will be #developed# or #enlarged# as a unit under single fee ownership or alternate ownership arrangements as set forth in the definition of #zoning lot#.

In conjunction with such #floor area# bonus, the Commission may authorize the modification of bulk regulations, other than #floor area ratio#, pursuant to Section 145-412 (Authorization for additional modifications in Subdistrict A).

**145-411  
Certification for public realm improvements in Subdistrict A**

In Subdistrict A, the Chairperson of the City Planning Commission shall allow a 20 percent increase in the maximum permitted #floor area ratio# on #zoning lots# pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A), upon certification to the Commissioner of the Department of Buildings that public realm improvements comprising an Entry Open Space, Western Open Space, Pierce Avenue Extension and supplementary open spaces as designated on Map 3 (Subdistrict A Site Plan) in the Appendix to this Chapter, are provided. Such #floor area ratio# increase and public realm improvements shall be subject to the rules and limitations of paragraph (a), the general requirements of paragraphs (b) and (c), application requirements of paragraph (d), and additional requirements of paragraph (e) of this Section.

- (a) Rules and limitations

The following rules and limitations on bonus #floor area# and other #bulk# modifications shall apply:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

- (b) General requirements for publicly accessible open spaces

Publicly accessible open spaces shall include the Entry Open Space, Western Open Space and supplementary open spaces, as designated on Map 3 in the Appendix to this Chapter.

- (1) Location and minimum dimensions

Publicly accessible open spaces shall be provided in the location designated on Map 3 in the Appendix. Such publicly accessible open spaces shall comprise

- (i) An Entry Open Space with a minimum area of at least 8,500 square feet and the minimum dimensions set forth on Map 3;
- (ii) A Western Open Space with a minimum area of at least 10,000 square feet and the minimum dimensions set forth on Map 3; and

(iii) Three supplementary open spaces with a minimum area of at least 4,800 square feet each, with minimum dimensions set forth on Map 3.

(2) Design requirements

All publicly accessible open spaces shall comply with the following design provisions:

(i) Seating shall be provided in accordance with the requirements of Section 37-741 (Seating);

(ii) Planting and trees shall be provided in accordance with the provisions of Section 37-742 (Planting and trees);

(iii) An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required;

(iv) Litter receptacles shall be provided in accordance with the standards of Section 37-744 (Litter receptacles);

(iv) Bicycle parking shall be provided in accordance with the standards of Section 37-745 (Bicycle parking);

(v) Drinking fountains shall be provided pursuant to the standards set forth in Section 37-746 (Drinking fountains);

(vi) Additional amenities shall be provided and designed pursuant to the standards set forth in Section 37-748 (Additional amenities)

(vii) Permitted obstructions within such area shall be subject to the provisions of Section 37-726 (Permitted obstructions), and any kiosk or open air cafe provided shall meet the operational and service requirements listed in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes);

(viii) The provisions of Section 37-722 (Level of plaza) and 37-728 (Standards of accessibility for persons with disabilities) shall apply to such area, and any steps provided shall be subject to the provisions of Section 37-725 (Steps); and

(ix) Entry plaques and information plaques shall be provided in accordance with the provisions of paragraphs (a) and (b) of Section 37-751 (Public space signage systems).

(3) Hours of public access

Such publicly accessible open spaces shall be accessible to the public each day from 6:00 A.M. to 10:00 P.M.

(c) General requirements for Pierce Avenue Extension

The Pierce Avenue Extension shall be publicly accessible and constructed in accordance with the Department of Transportation Design Streets Manual and approved by the New York City Department of Transportation.

(d) Application requirements

An application under this Section shall be filed with the Chairperson of the City Planning Commission and such application shall include the following materials:

(1) a site plan indicating the area and dimensions of the publicly accessible open space, or portions thereof, and the location of all proposed #developments# subject to the application;

(2) a landscape plan, prepared by a registered landscape architect, for the publicly accessible open spaces; and

(3) for #zoning lots# undergoing phased #development#, a phasing plan shall be submitted to implement the public realm improvements. Such phasing plan shall set forth the amount and location of public realm improvements that will be provided at the time each phase is #developed#. The amount of improvements in any phase shall be proportionate to the #lot area# being #developed# in such phase, except where physical or programmatic constraints make it infeasible to provide such amount of improvements.

(e) Additional requirements

The owner(s) shall be responsible for the maintenance of the Pierce Avenue Extension and other required publicly accessible open spaces, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required

lighting levels, and the care and replacement of furnishings and vegetation.

At the time of certification, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the improvements required for the phase associated with such bonus #floor area# have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

**145-412**

**Authorization for additional modifications in Subdistrict A**

In conjunction with an application pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), the City Planning Commission may, by authorization, allow the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within Subdistrict A to be distributed without regard for #zoning# lot lines. Additionally, the Commission may modify other #bulk# regulations, other than #floor area ratio#.

All such modifications shall be subject to the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section.

(a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

(b) Application requirements

Applications for an authorization for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications.

(c) Findings

The Commission shall find that:

(1) such distribution of #floor area#, #lot coverage#, #dwelling units#, or #rooming units# will result in a better site plan, and will not:

(i) unduly increase the #bulk# of #buildings# to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#; or

(ii) adversely affect any other #zoning lots# outside of the Subdistrict, by restricting access to light and air; and

(2) modifications to other #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

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

**145-42**

**Special Approvals in Subdistrict B**

For certain portions of Subarea B1, a transfer of #floor area# from a granting site to a receiving site shall be allowed by certification of the Chairperson of the City Planning Commission, pursuant to Section 145-421 (Certification for transfer of floor area).

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may grant, by authorization, a #floor area#

bonus for transit and station area improvements pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites). In conjunction with such #floor area# bonus, the Commission may authorize #bulk# modifications, other than modifications to the #floor area ratio#, pursuant to Section 145-423 (Authorization for additional modifications on qualifying public realm improvement sites).

#### **145-421**

##### **Certification for transfer of floor area**

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from the Improvement Area located in Subarea B1, as shown on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, to a #zoning lot# fronting on Morris Park Avenue or other #zoning lots# on the #block# contiguous to the Improvement Area. Such certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a), and application requirements of paragraph (b) of this Section.

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

##### (a) Conditions

- (1) the maximum amount of #floor area# that may be transferred from the granting site shall equal the area designated on Map 4 multiplied by the maximum #floor area ratios# pursuant to the zoning district within Subdistrict B. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred;
- (2) the maximum #building# height for a receiving site shall be increased by 25 percent; and
- (3) all certificates of occupancy have been surrendered for such granting site, and all structures on such granting site have been demolished.

##### (b) Application requirements

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

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

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

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing #floor area# associated with the transfer on the receiving site until the granting site has been conveyed to the City for improvement, as a #street#, as provided on the City Map.

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

#### **145-422**

##### **Authorization for qualifying public realm improvement sites**

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may authorize an increase in the maximum permitted #floor area ratio#, up to a maximum of 20 percent, where transit and public realm improvements are provided to enhance access, circulation and complementary open spaces between a future #mass transit station# and its surrounding area. All applications pursuant to this Section shall be subject to the rules and limitations set forth in paragraph (a), conditions set forth in paragraph (b), application requirements set forth in paragraph (c), findings set forth in paragraph (d), and additional requirements set forth in paragraph (e) of this Section.

##### (a) Rules and limitations

The following rules and limitations on bonus #floor area# and other bulk modifications shall apply:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

##### (b) Conditions

All applications shall include on-site or off-site improvements that will enhance access to and circulation between such #mass transit station# and its surrounding areas. Such improvements may consist of:

- (1) accessibility or capacity-enhancing improvements to the #mass transit station#, including, but not limited to, the provision of elevators and escalators, widening, straightening, expanding or otherwise enhancing the existing pedestrian circulation network, or reconfiguring circulation routes to provide more direct pedestrian connections to the #mass transit station#; or
- (2) publicly accessible open spaces, of ample size, for public use and enjoyment, at or around the #mass transit station#. Such improvements may include pedestrian plazas and other types of active or passive open spaces and shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation.

##### (c) Application requirements

All applications shall include a site plan indicating the area and dimensions of the proposed improvements to the #mass transit station# or proposed publicly accessible open spaces. In addition, for applications involving accessibility or capacity-enhancing improvements to the #mass transit station#, the following shall be provided:

- (1) Prior to submitting an application, the applicant shall submit a schematic or concept plan for the proposed improvement to the Metropolitan Transportation Authority and the Chairperson of the City Planning Commission. Such schematic or concept plan shall include such materials and information sufficient to provide the basis for the Metropolitan Transportation Authority to evaluate and determine the constructability of such proposed improvement.
- (2) At the time of application referral, the Commission shall be provided with the following application materials:

- (i) a letter from the Metropolitan Transportation Authority containing a conceptual approval of the improvement, including a statement of any considerations regarding the construction and operation of the improvement;
  - (ii) all information and justification sufficient to provide the Commission with the basis for evaluating the benefits of such improvements to the general public; and
  - (iii) initial plans for the maintenance of the proposed improvements.
- (d) Findings

In order to grant such #floor area# bonus, the Commission shall find that:

- (1) the public benefit derived from such improvements merits the amount of additional #floor area# being granted to the proposed #development# pursuant to the authorization;
- (2) for accessibility or capacity-enhancing improvements for the #mass transit station#, newly created or expanded accessible routes for persons with physical disabilities, or measures to improve station ingress and egress routes or platform capacity, such improvements will constitute significant enhancements to connectivity from the pedestrian circulation network to and through the #mass transit station#; and
- (3) for publicly accessible open spaces, the proposed improvements will, to the extent practicable:
  - (i) consist of a prominent space of generous proportions and quality design that is inviting to the public, resulting in high-quality public space;
  - (ii) provide comfortable places for resting, suitable amenities for occupants and opportunities for planting; and
  - (iii) be designed in a manner that is cohesive and harmonious with the pedestrian circulation network.

(e) Additional requirements

For all applications, additional requirements set forth in this paragraph shall apply

- (1) For applications involving accessibility or capacity-enhancing improvements to the #mass transit station# the following requirements shall be met prior to the granting of such #floor area# bonus:
  - (i) To the extent required by the Metropolitan Transportation Authority, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; establish a program for maintenance and capital maintenance; and establish that such improvements shall be accessible to the public during the hours of operation of the station or as otherwise approved by the #transit agency#. Where the Metropolitan Transportation Authority deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the #transit agency#; and
  - (ii) The City Planning Commission shall be provided with a final letter of approval from the Metropolitan Transportation Authority stating that the drawings and other documents submitted by the applicant have been determined by such #transit agency# to be of sufficient scope and detail to describe the size and character of the improvement as to architectural, structural, mechanical and electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the

improvement in accordance with such submission is feasible.

- (2) Prior to obtaining a foundation permit or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.
- (3) No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the required improvements have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the building utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

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

**145-423**

**Authorization for additional modifications for qualifying public realm improvement sites**

In conjunction with an application pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites), the City Planning Commission may, by authorization, modify bulk regulations other than #floor area ratio# provided that the Commission determines that the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

- (a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.
- (b) Application requirements

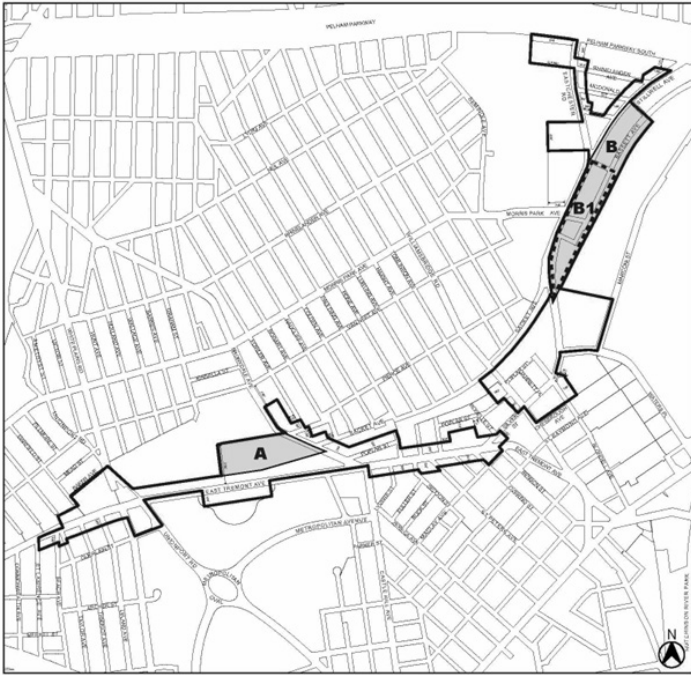
Applications for an authorization for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications.
- (c) Findings

The Commission shall find that:

  - (1) such proposed modifications are necessary to accommodate the additional #floor area# granted pursuant to Section 145-422; and
  - (2) any modifications to #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

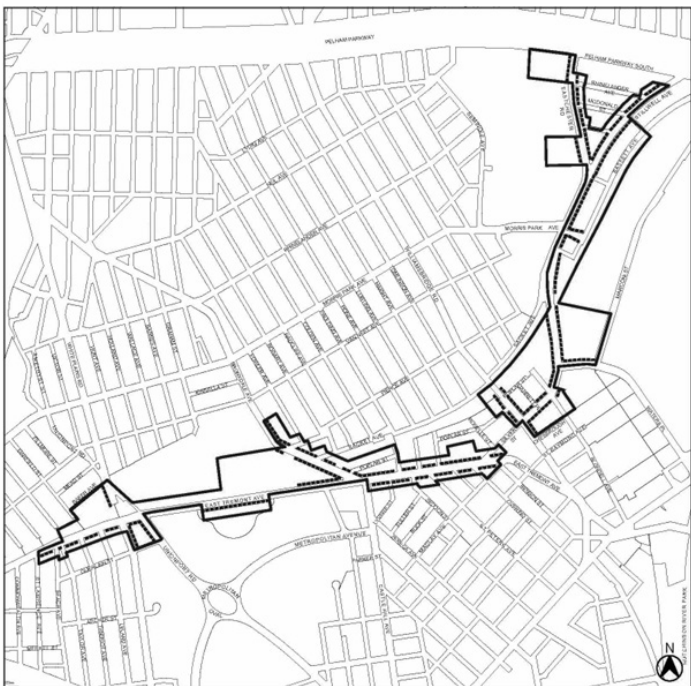
The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas



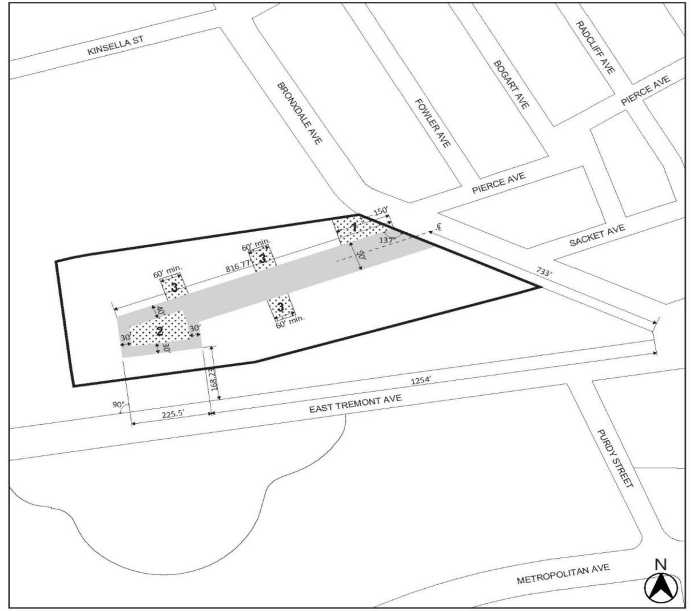
- Special Eastchester - East Tremont Corridor District
- Subdistrict
- Subarea

Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements



- Special Eastchester - East Tremont Corridor District
- Tier C Street Frontage

Map 3. Subdistrict A Site Plan



- Subdistrict
- Pierce Avenue Extension
- Publicly Accessible Open Space
  - 1 Entry Open Space
  - 2 Western Open Space
  - 3 Supplementary Open Space

Map 4. Subdistrict B, Morris Park Avenue Site Plan



- Special Eastchester - East Tremont Corridor District
- Improvement Area
- Locations where open space and modified setback provisions are permitted.

\* \* \*

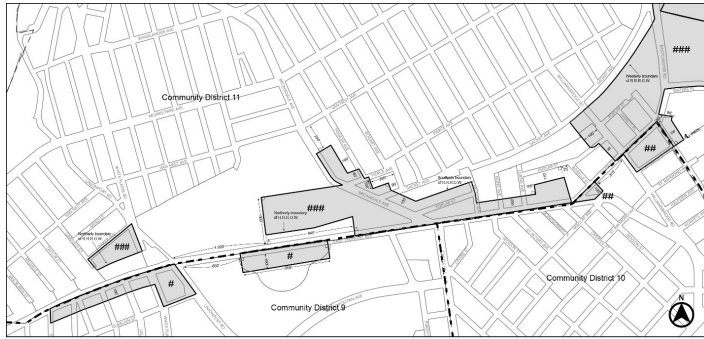
APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

THE BRONX

Bronx Community District 9, 10, 11

Map 1 – [date of adoption]

[PROPOSED MAP]

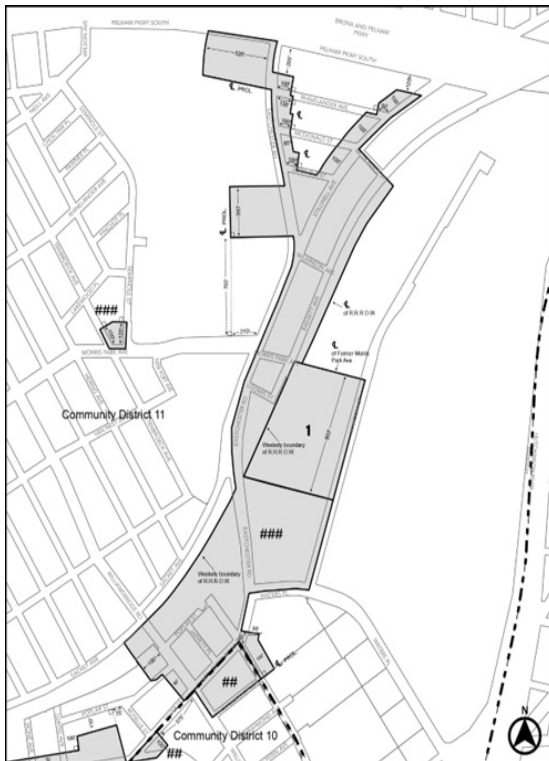


Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
 Area # – [date of adoption] MIH Program Options 1 and 2  
 Area ## – [date of adoption] MIH Program Options 1 and 2  
 Area ### – [date of adoption] MIH Program Options 1 and 2

Portion of Community Districts 9, 10 and 11, The Bronx

Map 2 – [date of adoption]

[PROPOSED MAP]



Community District Boundaries  
 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
 Area 1 – 12/19/17 MIH Program Option 2  
 Area ## – [date of adoption] MIH Program Options 1 and 2  
 Area ### – [date of adoption] MIH Program Options 1 and 2

Portion of Community Districts 10 and 11, The Bronx

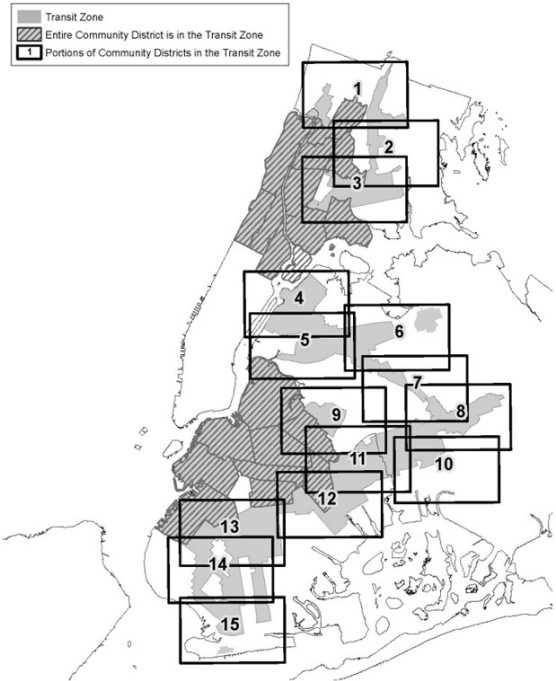
APPENDIX I  
Transit Zone

The boundaries of the Transit Zone are shown on the maps in this APPENDIX. The Transit Zone includes:

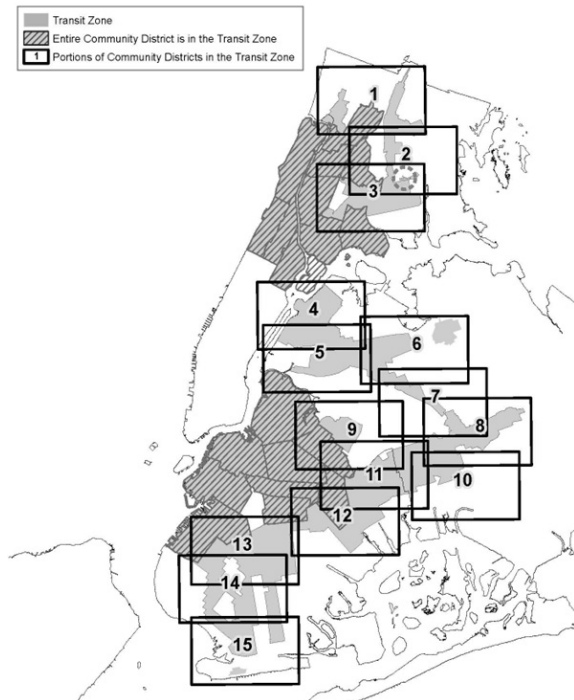
- all of Manhattan Community Districts 9, 10, 11 and 12;
- all of Bronx Community Districts 1, 2, 4, 5, 6, and 7; and
- all of Brooklyn Community Districts 1, 2, 3, 4, 6, 7, 8, 9 and 16.

Portions of other Community Districts in the Transit Zone are shown on Transit Zone Maps 1 through 15 in this APPENDIX.

[EXISTING MAP]



[PROPOSED MAP]



\* \* \*

Transit Zone Map 2  
[EXISTING MAP]



Transit Zone Map 3  
[EXISTING MAP]



[PROPOSED MAP]



[PROPOSED MAP]





\* \* \*

**CD 9** **No. 6** **C 240157 MMX**

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

1. the elimination, discontinuance, and closing of a portion of Unionport Road between East Tremont Avenue and Guerlain Street; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 9, Borough of the Bronx, in accordance with Map No. 13153 dated January 20, 2024 and signed by the Borough President.

**No. 7**

**CD 11** **C 240158 MMX**

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

1. the widening of Marconi Street north of Waters Place; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13151 dated January 20, 2024 and signed by the Borough President.

**No. 8**

**CD 11** **C 240159 MMX**

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

1. the establishment of Morris Park Station Plaza south of Morris Park Avenue and west of Bassett Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13152 dated January 20, 2024 and signed by the Borough President.

**No. 9**

**CD 11** **C 240160 MMX**

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

1. the establishment of a street volume from the northern terminus of Marconi Street to Pelham Parkway to facilitate a future bridge connection between these two streets; and
2. the future adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx in accordance with an alteration map to be prepared pursuant to the appropriate resolutions of approval.

**No. 10**

**CD 11** **C 240163 MMX**

**IN THE MATTER OF** an application submitted by 1601 Bronxdale Property Owner LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Pierce Avenue west of Bronxdale Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13150 dated January 20, 2024 and signed by the Borough President.

**NOTICE**

**On Wednesday, May 15, 2024, 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, and City Map amendments – to implement land use and zoning recommendations in the Bronx Metro-North Station Study. The area subject to the Proposed Actions is an approximately 46-block area primarily along major corridors — East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue — near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11, including the neighborhoods of Parkchester, Van Nest, and Morris Park (the “Affected Area”). The approximately 28-block area closest to the future Parkchester/Van Nest station is generally bounded by Baker Avenue and Van Nest Avenue to the north, Silver Street to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west. The approximately 18-block area closest to the future Morris Park station is generally bounded by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west. Overall, the Proposed Action are expected to facilitate development on 60 projected development sites, resulting in a net increase of approximately 9,165,272 gross square feet (“gsf”) of residential floor area (7,474 dwelling units or DUs), 302,236 gsf of local retail space, 1,620,625 gsf of life sciences, 1,290,628 gsf of community facility space, and 3,765 accessory parking spaces, and a net decrease 405,096 gsf of industrial and automotive uses and 145,696 gsf of office space on the projected development sites. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2033, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Tuesday, May 28, 2024.

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. 23DCP065X.

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

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, May 8, 2024, 5:00 P.M.



my1-15

**COMMUNITY BOARDS**

**■ PUBLIC HEARINGS**

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

**BOROUGH OF MANHATTAN**

COMMUNITY BOARD NO. 6 Tuesday, May 14, 2024 at 6:30 P.M., via in person meeting location (CB6 office, 211 East 43rd Street, New York, NY 10017) and Zoom (<https://us06web.zoom.us/j/8122222222>)

A public hearing with respect to City of Yes for Housing Opportunity (N240290ZRY).

Accessibility questions: Brendan Birth, 212-319-3750, info@cbsix.org, by: Monday, May 13, 2024 12:00 PM



my7-14

**BOARD OF CORRECTION**

**MEETING**

The New York City Board of Correction will hold a public meeting on Tuesday, May 14, 2024, at 1:00 P.M. The Board will discuss issues impacting the New York City jail system.

More information is available on the Board's website at <https://www.nyc.gov/site/boc/meetings/2024-meetings.page>.

my8-14

**HOUSING AUTHORITY**

**NOTICE**

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, May 29, 2024 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, New York, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday following the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's Website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting.

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.

Accessibility questions: (212) 306-3429, by: Wednesday, May 15, 2024, 5:00 P.M.



my9-29

**OFFICE OF LABOR RELATIONS**

**MEETING**

The New York City Deferred Compensation Board will hold its next Deferred Compensation Board Hardship meeting on Thursday, May 16, 2024 at 1:00 P.M. The meeting will be held at 22 Cortlandt Street, 28th Floor, New York, NY 10007.

my9-16

**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, May 14, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference 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 Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days

before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**RL-Rule Citywide PUBLIC HEARING ON PROPOSED RULEMAKING PURSUANT TO CITY ADMINISTRATIVE PROCEDURES ACT**

Proposed amendments to Chapter 2 of Title 63 of the Rules of the City of New York, consisting of amendments to existing rules, including amendments concerning to the installation of bus shelters.

**173 Prospect Place - Prospect Heights Historic District**

LPC-24-07430 - Block 1151 - Lot 81 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1870. Application is to construct a rear addition.

**431 7th Avenue - Park Slope Historic District Extension**

LPC-23-10177 - Block 1102 - Lot 4 - Zoning: R6A, C2-4

**CERTIFICATE OF APPROPRIATENESS**

An empty lot. Application is to construct a new building.

**39-83 45th Street - Sunnyside Gardens Historic District**

LPC-24-04069 - Block 154 - Lot 12 - Zoning: R4

**CERTIFICATE OF APPROPRIATENESS**

A brick rowhouse with Colonial Revival or Art and designed by Clarence Stein, Henry Wright and Frederick Ackerman, and built in 1926. Application is to install skylights.

**304 Shore Road - Douglaston Historic District**

LPC-24-07621 - Block 8030 - Lot 81 - Zoning: R1-1

**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house designed by Frank Forster and built in 1922. Application is to replace windows and doors.

**110 South Street - South Street Seaport Historic District**

LPC-24-06263 - Block 97 - Lot 6 - Zoning: C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A Federal style store and loft building constructed in 1818-19 and reduced in height 1870. Application is to reconstruct the façade and enlarge the building.

**202 Riverside Drive - Riverside - West End Historic District**

LPC-23-11965 - Block 1252 - Lot 5 - Zoning: R10A

**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style apartment building designed by George F. Pelham and built in 1905. Application is to install a banner sign and legalize the installation of a plaque sign in non-compliance with Certificate of No Effect 99-4143.

**327 West 76th Street - West End - Collegiate Historic District**

LPC-24-07475 - Block 1185 - Lot 54 - Zoning: R8B

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse designed by Charles T. Mott and built in 1891-1892. Application is to enlarge an existing rooftop addition.

**1 West 67th Street - Upper West Side/Central Park West Historic District**

LPC-24-04741 - Block 1120 - Lot 23 - Zoning: R8

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style studio building with Tudor style elements designed by George M. Pollard built in 1915-18. Application is to modify a window opening and replace windows.

**1000 Fifth Avenue - Individual and Interior Landmark**

LPC-24-07541 - Block 1111 - Lot 1 - Zoning: PARK

**BINDING REPORT**

A Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo. Application is to replace skylights with metal roofing.

**230 Central Park West - Upper West Side/**

**Central Park West Historic District**

LPC-24-06259 - Block 1197 - Lot 29 - Zoning: R10A

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Georgian style apartment building designed by Nathan Korn and built in 1927. Application is to replace windows.

a30-my13

**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, May 21, 2024, at 9:30 A.M., a public hearing will be held in

the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference 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 Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**170 Clinton Street - Brooklyn Heights Historic District**  
**LPC-24-08289** - Block 267 - Lot 38 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1846. Application is to legalize the construction of a rear yard addition, enlargement of windows and re-construction of the rear façade without Landmarks Preservation Commission permit(s).

**346 MacDonough Street - Stuyvesant Heights Historic District**  
**LPC-24-06616** - Block 1675 - Lot 29 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built in 1873. Application is to construct a rear yard addition and excavate the rear yard.

**218 Lincoln Place - Park Slope Historic District**  
**LPC-24-06516** - Block 1061 - Lot 27 - **Zoning:** R7B  
**CERTIFICATE OF APPROPRIATENESS**

A small apartment house converted in 1934 from a rowhouse originally built in 1883. Application is to replace a door.

**34-05 East Drive - Douglaston Historic District**  
**LPC-24-08695** - Block 8049 - Lot 1 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**

A ranch style freestanding house built in 1955. Application is to construct a deck, widen the driveway, and install steps and walkway.

**70-74 Gansevoort Street - Gansevoort Market Historic District**  
**LPC-24-08552** - Block 643 - Lot 43 - **Zoning:** M1-5  
**CERTIFICATE OF APPROPRIATENESS**

An office and commercial building designed by BSKS Architects and completed in 2021. Application is to install signage and alter the canopies.

**767 Washington Street - Greenwich Village Historic District**  
**LPC-24-05316** - Block 640 - Lot 40 - **Zoning:** C1-6A  
**CERTIFICATE OF APPROPRIATENESS**

A Federal style rowhouse built in 1842. Application is to create and modify openings, install mechanical equipment, raise a parapet, alter the rear yard extension, and excavate the cellar.

**150 West 11th Street - Greenwich Village Historic District**  
**LPC-24-05325** - Block 606 - Lot 36 - **Zoning:** C1-6, R6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1836. Application is to legalize a stoop gate installed without a Landmarks Preservation Commission permit.

**415-417 West 22nd Street - Chelsea Historic District Extension**  
**LPC-24-05576** - Block 720 - Lot 39, 40 - **Zoning:** R7B  
**CERTIFICATE OF APPROPRIATENESS**

Anglo-Italianate style rowhouses built in 1856. Application is to construct rooftop and rear yard additions, install a cornice and balcony, replace infill and fencing, and remove portions of floors and the party wall.

**175 Fifth Avenue - Ladies' Mile Historic District**  
**LPC-24-08057** - Block 851 - Lot 1 - **Zoning:** C6-4M  
**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to replace windows, and amend approvals under LPC-21-01234 and LPC-21-02537 to replace entrance infill, modify the penthouse, install mechanical equipment at the roof, and establish a Master Plan governing the future installation of storefronts and louvers.

**175 Fifth Avenue - Ladies' Mile Historic District**  
**LPC-24-08093** - Block 851 - Lot 1 - **Zoning:** C6-4M  
**MODIFICATION OF USE AND BULK**

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 15-20(b) of the Zoning Resolution.

**49 East 67th Street - Upper East Side Historic District**  
**LPC-24-09247** - Block 1382 - Lot 32 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by J.H. Valentine and built in 1878 and later altered in the Neo-Federal style in 1919 by Sterner & Wolfe. Application is to replace a door.

**817 Fifth Avenue - Upper East Side Historic District**  
**LPC-24-02524** - Block 1377 - Lot 7501 - **Zoning:** R10  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Italian Renaissance style apartment building designed by George B. Post & Sons and built in 1924-25. Application is to establish a Master Plan governing the future installation of windows.

**5 East 63rd Street - Upper East Side Historic District**  
**LPC-24-04501** - Block 1378 - Lot 7 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Classical style townhouse designed by Heins and LaFarge and constructed in 1900, and altered and converted to a multiple dwelling by Harry Hurwitt in 1942. Application is to install cornices, replace a stair bulkhead, and remove a studio window and a portion of the roof to create a terrace.

**43 St. Nicholas Place - Hamilton Heights/Sugar Hill Northwest Historic District**  
**LPC-23-07671** - Block 2067 - Lot 30 - **Zoning:** R6A  
**CERTIFICATE OF APPROPRIATENESS**

A Northern Renaissance style rowhouse designed by Clarence True and built in 1894-95. Application is to modify masonry openings and areaway fencing, replace infill, and construct a rooftop stair bulkhead.

my7-20

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**RL-Rule Citywide**  
**PUBLIC HEARING ON PROPOSED RULEMAKING PURSUANT TO CITY ADMINISTRATIVE PROCEDURES ACT**

Proposed amendments to Chapter 2 of Title 63 of the Rules of the City of New York, consisting of amendments to existing rules, including amendments concerning to the installation of bus shelters.

**173 Prospect Place - Prospect Heights Historic District**  
**LPC-24-07430** - Block 1151 - Lot 81 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1870. Application is to construct a rear addition.

**431 7th Avenue - Park Slope Historic District Extension**  
**LPC-23-10177** - Block 1102 - Lot 4 - **Zoning:** R6A, C2-4  
**CERTIFICATE OF APPROPRIATENESS**

An empty lot. Application is to construct a new building.

**39-83 45th Street - Sunnyside Gardens Historic District**  
**LPC-24-04069** - Block 154 - Lot 12 - **Zoning:** R4  
**CERTIFICATE OF APPROPRIATENESS**

A brick rowhouse with Colonial Revival or Art and designed by Clarence Stein, Henry Wright and Frederick Ackerman, and built in 1926. Application is to install skylights.

**304 Shore Road - Douglaston Historic District  
LPC-24-07621 - Block 8030 - Lot 81 - Zoning: R1-1  
CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house designed by Frank Forster and built in 1922. Application is to replace windows and doors.

**110 South Street - South Street Seaport Historic District  
LPC-24-06263 - Block 97 - Lot 6 - Zoning: C6-2A  
CERTIFICATE OF APPROPRIATENESS**

A Federal style store and loft building constructed in 1818-19 and reduced in height 1870. Application is to reconstruct the façade and enlarge the building.

**202 Riverside Drive - Riverside - West End Historic District  
LPC-23-11965 - Block 1252 - Lot 5 - Zoning: R10A  
CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style apartment building designed by George F. Pelham and built in 1905. Application is to install a banner sign and legalize the installation of a plaque sign in non-compliance with Certificate of No Effect 99-4143.

**327 West 76th Street - West End - Collegiate Historic District  
LPC-24-07475 - Block 1185 - Lot 54 - Zoning: R8B  
CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse designed by Charles T. Mott and built in 1891-1892. Application is to enlarge an existing rooftop addition.

**1 West 67th Street - Upper West Side/Central Park West Historic District  
LPC-24-04741 - Block 1120 - Lot 23 - Zoning: R8  
CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style studio building with Tudor style elements designed by George M. Pollard built in 1915-18. Application is to modify a window opening and replace windows.

**1000 Fifth Avenue - Individual and Interior Landmark  
LPC-24-07541 - Block 1111 - Lot 1 - Zoning: PARK  
BINDING REPORT**

A Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo. Application is to replace skylights with metal roofing.

**230 Central Park West - Upper West Side/  
Central Park West Historic District  
LPC-24-06259 - Block 1197 - Lot 29 - Zoning: R10A  
CERTIFICATE OF APPROPRIATENESS**

A Neo-Georgian style apartment building designed by Nathan Korn and built in 1927. Application is to replace windows.

a30-my13

**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, May 21, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference 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 Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**3201 Amboy Road - Frederick Douglass Memorial Park  
LP-2682 Block 4475 Lot 300  
ITEM PROPOSED FOR PUBLIC HEARING**

A 14.88-acre cemetery designed by J. Wallace Higgins and opened in 1935.

my7-20

**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, May 16, 2024, 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/>

AttendingTRSMeetings

my2-16

**PROPERTY DISPOSITION**

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

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

**CITYWIDE ADMINISTRATIVE SERVICES**

■ SALE

The City of New York in partnership with IAAL.com posts vehicle and heavy machinery auctions online every week at: <https://iaai.com/search?keyword=dcas+public>.

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

Vehicles can be viewed in person at:  
Insurance Auto Auctions, Green Yard  
137 Peconic Ave., Medford, NY 11763  
Phone: (631) 207-3477

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

j19-jy3

**HOUSING PRESERVATION AND DEVELOPMENT**

■ PUBLIC HEARINGS

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

j16-d31

# PROCUREMENT

## “Compete To Win” More Contracts!

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

- Win More Contracts, at [nyc.gov/competetowin](http://nyc.gov/competetowin)

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

### HHS ACCELERATOR PREQUALIFICATION

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

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

## ADMINISTRATION FOR CHILDREN’S SERVICES

### CHILD PROTECTION

#### ■ AWARD

*Human Services/Client Services*

**CLINICAL CONSULTATION SERVICES** - Negotiated Acquisition - Other - PIN#06824N0006001 - AMT: \$8,016,251.23 - TO: The Child Center of NY Inc, 118-35 Queens Boulevard, 6th Floor, Forest Hills, NY 11375.

ACS is extending its Clinical Consultation Program with The Child Center of NY (CCNY) via the Negotiation Acquisition Extension procurement method for an additional year, from January 1, 2024, through December 31, 2024, to avoid any gaps in services while preparing to release a new RFP. ACS anticipates releasing this RFP in Spring 2024 with an anticipated award start date of January 1, 2025. All terms and conditions remain the same as the underlying contract.

ACS has determined that it is in the best interest of the City to utilize the Negotiation Acquisition Extension procurement method to extend its Clinical Consultation program with CCNY for an additional year.

my9

## BUILDINGS

### STRATEGIC PLANNING AND POLICY

#### ■ AWARD

*Services (other than human services)*

**QUALITY ASSURANCE SPECIALIST** - M/WBE Noncompetitive Small Purchase - PIN#81024W0002001 - AMT: \$957,600.00 - TO: Quality and Assurance Technology Corp, 18 Marginwood Drive, Ridge, NY 11961.

3 UAT resources for DOB NOW PHASE 5.

my9

## CORRECTION

#### ■ AWARD

*Goods*

**NETWORK CABLES FOR IT** - M/WBE Noncompetitive Small Purchase - PIN#07224W0028001 - AMT: \$125,106.50 - TO: Compulink Technologies Inc, 260 W 39th St, Rm 302, New York, NY 10018-4434.

my9

## DISTRICT ATTORNEY - QUEENS COUNTY

#### ■ INTENT TO AWARD

*Goods*

**POLE CAMERAS WITH PERIPHEREYE** - Sole Source - Available only from a single source PIN#QDA20242504A - Due 5-10-24 at 9:00 P.M.

Pursuant to Procurement Policy Board Rule Section 3-05, The Queens District Attorney’s Office intends to enter into a Sole Source Agreement with Crime Point for the purchase of pole cameras with Periphereye. Any firm which believes it is authorized to provide such services is welcome to submit an expression of interest may express in writing. All related inquiries should be sent via email to the QDA ACCO @ Purchasing@queensda.org.

my6-10

## EMPLOYEES’ RETIREMENT SYSTEM

#### ■ AWARD

*Goods and Services*

**IBM MAINFRAME Z16 CONTRACT** - Intergovernmental Purchase - PIN#NYCERS-Mainline 04222024 - AMT: \$440,267.00 - TO: Mainline Information Services Inc., 1700 Summit Lake Drive, Tallahassee, FL 32317.

Disaster Recovery IBM Mainframe system for its Long Island City Data Center.

my9

## HEALTH AND MENTAL HYGIENE

### EXTERNAL AFFAIRS

#### ■ AWARD

*Services (other than human services)*

**ADVERTISING SPACE ON STATEN ISLAND FERRY AND TERMINALS** - Renewal - PIN#81622S0022001R001 - AMT:

\$1,000,000.00 - TO: Island Adworx Advertising, 83 Cromwell Ave, Staten Island, NY 10304.

For the reservation of advertising space on the Staten Island Ferry and terminals for public education campaigns targeting residents of Staten Island.

my9

HOMELESS SERVICES

FACILITIES MAINTENANCE AND REPAIR

AWARD

Services (other than human services)

BUS TRANSPORTATION FOR DHS SHELTERS CLIENTS

- Renewal - PIN# 07121B8009KXLR001 - AMT: \$27,375,420.00 - TO: Bella Bus Corp., 400 Stanley Avenue, Brooklyn, NY 11207.

This renewal period is from 10/1/2023 to 9/30/2025.

my9

HOUSING AUTHORITY

PROCUREMENT

VENDOR LIST

Construction Related Services

JANITORIAL AND DEBRIS REMOVAL SERVICES PREQUALIFICATION APPLICATION AND INFORMATION SESSION

NYCHA is excited to introduce you to our pre-qualified list (PQL) for Janitorial and Debris Removal Services. These services include providing all labors for, Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning across NYCHA developments City-wide. We are seeking experienced vendors to join our community and provide these in-demand services!

What is a pre-qualified list?

A PQL is a tool that NYCHA will use to primarily contract for Janitorial and Debris Removal Services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish Janitorial and Debris Removal Services contracting opportunities, and the PQL will predominantly be used to procure Janitorial and Debris Removal Services. After pre-qualifying according to specific criteria, vendors can bid on Janitorial and Debris Removal Services contracts released to the PQL.

All contractors interested in NYCHA's Janitorial and Debris Removal Services PQL must follow two important steps:

1. Vendors can obtain a copy of the Janitorial and Debris Removal Services Prequalification Application and prepare your response to the Request for Qualifications (RFQ) at: https://www.nyc.gov/site/nycha/business/nycha-pql.page. Vendors must prepare and submit applications to NYCHA's Janitorial Debris Removal Services PQL as follows, with information in the subject line "Janitorial and Debris Removal Services" Prequalification Application Submission (and company name applying) to email address; PQL@nycha.nyc.gov . To pre-qualify, vendors must meet the minimum requirements listed for experience, workforce capacity, and integrity. Applications will be evaluated by NYCHA on a rolling basis, but we recommend applying early to gain access to more PQL contracting opportunities!

2. Vendors who are admitted to the PQL can then bid for Janitorial and Debris Removal Services solicitations at NYCHA. NYCHA will confirm PQL evaluation decisions with applicants via a letter of acceptance or a letter of rejection. Vendors must bid on each Janitorial service contract award, as admission to the PQL does not guarantee contract award. To bid on a specific contract, NYCHA encourages vendors to apply a minimum of 15 days prior to the bid submission closing date to the PQL for a Janitorial and Debris Removal Services contract to be considered for that solicitation.

GENERAL SCOPE OF WORK – SPECIFICATIONS

NYCHA is currently accepting applications for Janitorial and Debris Removal Services Pre-Qualified List (PQL) program for Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning. An informational session will be hosted, on May 23, 2024, at 11:00 A.M., and will be conducted remotely via Microsoft Teams meetings. Attendance is strongly encouraged. To join the informational

session, please follow the options below: Microsoft Teams meeting (Join on your computer, mobile app, or room device).

Join the meeting-

https://gcc02.safelinks.protection.outlook.com/ap/t-59584e83/?url=https%3A%2F%2Fteams.microsoft.com%2F1%2Fmeetup-join%2F19%253ameeting\_ODZhNzYxYtAtOTBjNi00ZjBkLWJjZDYtNTQ0N2RiMDhhOGQw%2540thread.v%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522709ab558-a73c-4f8f-98ad-20bb096cd0f8%2522%252c%2522Oid%2522%253a%2522962252c4-f5af-4dc8-a59a-8f6fLead158f%2522%257d&data=05%7C02%7CSheri.Mattler%40nycha.nyc.gov%7C879876bd39642ef9a9408dc5f1a992e%7C709ab558a73c4f8f98ad20bb096cd0f8%7C0%7C0%7C638489815042861156%7CUnknown%7CTWfpbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IkhhaWwlcjJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=gHubqKry0usP83c0vDCQhe1aceFMcB44hOoMznZq5I8%3D&reserved=0

Or call in (audio only) +1 646-838-1534,,350851305# United States, New York City Phone Conference ID: ID: 350 851 305# Meeting ID: 243 331 680 201 Passcode: kjRcae

You may also access a clickable link to join the meeting from an attached document "TEAMS Meeting Link Janitorial PQL Information Session" on the City Record Online (CROL).

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Sheri Mattler (212) 306-3820; Pql@Nycha.nyc.gov

my3-23

Goods and Services

PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES

NYCHA is currently accepting applications for Pre-Qualified List (PQL) program for various trades.

A PQL is a tool that NYCHA will use to qualify vendors and contract goods or services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish contracting opportunities, and the PQL will predominantly be used to procure goods or services for those contracts. Vendors who apply to those bids must pre-qualify according to specific criteria, and vendors who are admitted to the PQL can bid on contracts.

Currently NYCHA has established six (6) PQL lists for the Closed-Circuit Television (CCTV), Carpentry, Painting, Lead Based Paint (Assessment and Abatement, Inspection and Assessment & Lab Analysis), Plumbing and Electrical.

All vendors interested in NYCHA's PQLs must follow two (2) important steps:

First, vendors must prepare and submit applications to the PQL: To pre-qualify, vendors must meet the minimum requirements listed on the Request for Qualification of the select PQL. Applications will be evaluated by NYCHA on a rolling basis.

Second, vendors who are admitted to the PQL can then bid on solicitations for services on the PQL: Vendors must bid on each contract award, as these are not guaranteed.

For more information regarding PQLs and to obtain applications, please visit NYCHA's website at: https://www.nyc.gov/site/nycha/business/nycha-pql.page

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

Housing Authority, 90 Church Street, 6th Floor, New York, New York, 10007. PQL@nycha.nyc.gov (929) 502-6107; PQL@nycha.nyc.gov

j9-my30

HOUSING PRESERVATION AND DEVELOPMENT

ENS CONSTRUCTION

AWARD

Construction/Construction Services

EMERGENCY DEMOLITION OF 46-07 70TH STREET, QUEENS - Emergency Purchase - PIN# 80624E0026001 - AMT: \$170,778.00 - TO: Statewide Demolition Corp, 5883 54th Street, Maspeth, NY 11378.

my9

NON-EMERGENCY DEMOLITION OF 251 SOMMER AVENUE, STATEN ISLAND, NY - M/WBE Noncompetitive Small Purchase - PIN# 80624W0005001 - AMT: \$380,250.00 - TO: United Industries & Construction Corp, 2590 East 21st Street, Brooklyn, NY 11235.

my9

HUMAN RESOURCES ADMINISTRATION

INTENT TO AWARD

Human Services/Client Services

15 MONTHS NAE- AWNY BX - Negotiated Acquisition - Other - PIN# 06924N0036 - Due 5-13-24 at 7:00 P.M.

Human Resources Administration (HRA)/Office of Career Services (CS) intends to enter into a 15 month Negotiated Acquisition Extension (NAE) contract with America Works of New York, Inc. to continue their Career Pathways Career Compass Program services in Bronx. The program helps clients find employment, training, or education programs as well as internship and community service opportunities that suit their skills and goals. HRA/CS seeks to continue the program as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of services while assisting clients to obtain and maintain employment. The contract term for this NAE is 4/1/24 - 6/30/25 with a contract amount of \$5,842,022.94. Procurement and award is in accordance with Section 3-01(d) (2)(vii) for the reasons set forth herein.

my6-10

CAREER ADVANCE SERVICE AREA III\_MN\_AWNY - Negotiated Acquisition - Other - PIN# 06924N0024 - Due 5-13-24 at 7:00 P.M.

Human Resources Administration (HRA) Career Services (CS) is requesting a 15 month Negotiated Acquisition Extension (NAE) with America Works of New York, Inc. for continuity of Career Pathways in Manhattan. The Career Services' Career Pathways approach connects progressive levels of education, training, support services, and credentials, working with employers to grow a pipeline of skilled workers for in-demand occupations. HRA/CS seek to continue the program as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of services while assisting clients obtain and maintain employment. Procurement and award are in accordance with PPB Rule Section 3-01 (d)(2)(vii) for the reasons set forth herein.

Under this NAE the incumbent vendor will continue to provide Career Services for HRA clients without interruption until a new RFP is processed.

my6-13

PARKS AND RECREATION

CAPITAL PROGRAM MANAGEMENT

AWARD

Construction/Construction Services

CNYG-2623M CONSTRUCTION OF COMPACT PREFAB PUBLIC RESTROOM - Competitive Sealed Bids - PIN# 84624B0081001 - AMT: \$2,801,546.00 - TO: AAH Construction Corp, 21-77 31st Street, Suite 107, Astoria, NY 11105.

Joyce Kilmer Park, Hoyt Playground, and Thomas Jefferson Park Compact Prefabricated Public Restroom Buildings Construction, Citywide.

my9

REVENUE AND CONCESSIONS

SOLICITATION

Services (other than human services)

OFF-SEASON POOL/DECK ACTIVATIONS AT SELECT POOL SITES CITYWIDE - Other - PIN# CWP-O-2024 - Due 6-12-24 at 3:00 P.M.

The New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a Request for Expressions of Interest ("RFEI") for Off-Season Pool/Deck Activations at Select Pool Sites Citywide. The six sites include:

Astoria Pool (QN), Foster Pool (BX), Jackie Robinson Pool (MN), Hamilton Fish Pool (MN), McCarren Pool (BK), Thomas Jefferson Pool (MN).

There will be a recommended remote informational meeting on Friday, May 10, 2024, at 11:00 A.M. If you are considering responding to this RFEI, please make every effort to attend this recommended remote informational meeting.

The link for the remote proposer meeting is as follows: https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F\_%23%2F1%2Fmeetupjoin%2F19%3Ameeting\_NzEzYWZkZjEtYzljMy00ZTliLWE5YTU4YTMyNWYwMDg0YjE2%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%252232f56fc7-5f81-4e22-a95b-15da66513bef%2522%252c%2522Oid%2522%253a%2522790e7cbc-73e3-490e-b23f-b0a3a4911202%2522%257d%26CT%3D1714585966981%26OR%3DOutlook-Body%26CID%3D76980568-3322-4196-B4E1-B6856EEDA374%26anon%3Dtrue&type=meetup-join&deeplinkId=fec6f842-f6e2-479f-9148-ea87825b0af9&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true.

You may also join the remote proper meeting by phone using the following information: Phone #+1-646-893-7101 Phone Conference ID: 802 882 576#

Hard copies of the RFEI can be obtained at no cost, through Wednesday, June 12, 2024, by contacting Mallory Mrozinski, Project Manager at (212) 360-8230 or at Mallory.Mrozinski@parks.nyc.gov.

The RFEI is also available for download, through Wednesday, June 12, 2024, on Parks' website. To download the RFEI, visit http://www.nyc.gov/parks/businessopportunities and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFEI's description.

Deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones can dial 711 to reach a free relay service, where specially trained operators will relay a conversation between a TTY/VCO user and a standard telephone user. Alternatively, a message can be left on the Telecommunications Device for the Deaf (TDD). The TDD number is 212-New York (212-639-9675).

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

Parks and Recreation, The Arsenal, 830 Fifth Avenue, New York, NY 10065. Mallory Mrozinski (212) 360-8230; mallory.mrozinski@parks.nyc.gov

my8-21

SANITATION

INFORMATION AND TECHNOLOGY

AWARD

Goods

JFROG LICENSES - M/WBE Noncompetitive Small Purchase - PIN# 82724W0030001 - AMT: \$46,891.44 - TO: Portland Williams LLC, 75 N Central Ave, Ste 105, Elmsford, NY 10523-2537.

my9

**SMALL BUSINESS SERVICES**

**PROCUREMENT**

**■ INTENT TO AWARD**

*Services (other than human services)*

**EASE CURRICULUM DEVELOPMENT SERVICES** - Sole Source - Available only from a single source - PIN# 801-PR-24SBS30790 - Due 5-23-24 at 4:00 P.M.

The NYC Department of Small Business Services intends to enter into sole source negotiations with The New School for Social Research, in partnership with The Mayor's office of Community Mental Health, will adapt "Early Adolescent Skills for Emotions" (EASE), a curriculum developed by the World Health Organization for use by non-clinical staff in community-based organizations working with BIPOC youth in New York City.

Any entity with the in-house expertise and experience in the new psycho-social intervention for youth called Early Adolescent Skills in Emotions (EASE) developed by the World Health Organization on a citywide basis that believes it is qualified to provide such services or would like to provide such services in the future is invited to express an interest.

Please indicate your interest and qualifications to [procurementhelpdesk@sbs.nyc.gov](mailto:procurementhelpdesk@sbs.nyc.gov). If you have questions please email with the subject line "PIN: 801-PR-24SBS30790 - EASE Curriculum Development Services." no later than May 23, 2024 at 4:00 P.M. EST.

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.

*Small Business Services, 1 Liberty Plaza, 11th Floor, New York, NY 10006. Shanah Jack (212) 513-6432; SJack@sbs.nyc.gov*

my9-15

**TRANSPORTATION**

**■ AWARD**

*Construction Related Services*

**LANDSCAPE MAINT. MGMT & SANITATION SERV. BKLYN. RENEWAL #1** - Renewal - PIN# 84121B8012KXLR001 - AMT: \$707,303.71 - TO: U Arias Corporation, 1855 Imperial Ave, New Hyde Park, NY 11040.

my9

**TRANSPORTATION PLANNING AND MANAGEMENT**

**■ SOLICITATION**

*Services (other than human services)*

**84124P0005-84124MBTP632 SECURE BIKE PARKING** - Competitive Sealed Proposals - Other - PIN# 84124P0005 - Due 6-18-24 at 11:00 A.M.

Furnish, Install, Maintain and Operate a Citywide Secure Bike Program. Services provided: Procure secure bike parking structures; produce site plan for secure bike parking structures; procure smart locks for secure bike parking structures; install secure bike parking structures; install any required markings and vertical elements; trench and restore concrete and asphalt; install conduit for secure bike parking structures; pull and connect electrical wires for secure bike parking structures; maintain and repair all secure bike parking structures, including both preventive maintenance and rapid response repairs; develop the NYC DOT branded secure bike parking program app for user access and payment processing; develop and/or integrate back-end system for managing user access, payments, monitoring, data, and analytics for all secure bike parking structure and membership types; provide all program customer service on a 24-hour, year round basis.

Responses to this RFP must be submitted via PASSPort. To access the RFP, vendors should visit the PASSPort public Portal at <https://www.nyc.gov/site/mocs/passport/about-passport.page>. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www.nyc.gov/site/mocs/passport/about-passport.page> and click on the "Procurement Navigator." This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFX,

insert the EPIN 84124P0005 into the Keywords search field. In order to respond to the Request for Proposals, vendors must create an account within the PASSPort system if they have not already done so. A pre-bid conference via TEAMS is scheduled for 5/20/2024 at 11:00 A.M. Those who wish to attend must email the authorized agency contact for a link no later than 5/19/2024 by 4:00 P.M.

The deadline for the submission of questions via email is 5/28/2024 by 4:00 P.M. to the authorized agency contact person. This procurement is subject to participation goals for Minority-owned Business Enterprises (MBEs) as required by Section 6-129 of the New York Administrative Code. The M/WBE goal for this project is 30%. Any inquiries concerning this RFP should be directed by email, under the subject line "84124P0005-84123MBTP632 Secure Bike Parking," to the email address of the Authorized Agency Contact, Kathy Cornwall-Wilson, at [kcornwallwilson@dot.nyc.gov](mailto:kcornwallwilson@dot.nyc.gov) or through the PASSPort communication function.

Pre bid conference location - Virtual Mandatory: no Date/Time - 2024-05-20 11:00:00

my9

**YOUTH AND COMMUNITY DEVELOPMENT**

**PROCUREMENT**

**■ INTENT TO AWARD**

*Human Services/Client Services*

**US NAVAL SEA CADETS CORPS, SEA CADETS PROGRAM** - Sole Source - Available only from a single source PIN# 26024Y0124 - Due 5-9-24 at 11:00 A.M.

Pursuant to the Procurement Policy Board rule (PPB) Section 3-05, the New York City Department of Youth and Community Development (DYCD) intends to use the sole source procurement method to contract with U.S. Naval Sea Cadet Corps located at 2300 Wilson Boulevard, Suite 200, Arlington, VA 22201-5435 to maintain financial support of current Sea Cadets in Brooklyn and Staten Island through the existing Sea Cadets program and to establish a new DYCD-sponsored unit of youth in a community-based location; and establish a color guard in Staten Island. The Sea Cadets program is a unique program to benefit the City's youth and prepare them for future opportunities. The contract's period of performance is 9/1/2023 to 6/30/2024. The proposed total contract amount is \$39,600.00.

This is a Sole Source contract because vendor is the only vendor authorized to provide services under the U.S. Navy Sea Cadets program. If you have questions or would like to submit an expression of interest please email [ACCOemail@dycd.nyc.gov](mailto:ACCOemail@dycd.nyc.gov) with the subject line "026024Y0124 - Us Naval Sea Cadets Program" no later than May 9, 2024. Organizations interested in future solicitations for these services are invited to do so by registering with PASSPort, the City's digital procurement system. To register with PASSPort, please go to [www.nyc.gov/PassPort](http://www.nyc.gov/PassPort).

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.

*Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Michele Cuesta (646) 343-6373; MiCuesta@dycd.nyc.gov*

a26-my9

**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](mailto: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.**



**HEALTH AND MENTAL HYGIENE**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID #283 972 416 894 Passcode: H2PaPK ) or via Conference Call (Dial in #:+1 929-229-5676, Access Code:358784480# )

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and Services For The Underserved Inc, located at 463 7th Avenue, 17th Floor, New York, New York 10018, will provide assistance to individuals experiencing Serious Mental Illness (SMI) with their recovery, improve quality of life, develop or re-establish a sense of self-esteem and group affiliation, and support their reintegration into a meaningful role in the community, Citywide. The contract term shall be from August 1, 2024, to July 31, 2033, with no option to renew. The total MRA will be \$30,375,000.00. PIN: 25AZ002102R0X00 / E-PIN #: 81624P0017001.

The proposed contractor has been selected by HHS ACCELERATOR, pursuant to Section 3-16 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my9

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 283 972 416 894 Passcode: H2PaPK) or via Conference Call (Dial in #:+1 929-229-5676, Access Code:358784480#)

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and Federation of Organizations for The New York State Mentally Disabled Inc, located at 1 Farmingdale Road, West Babylon, New York 11704, to provide consumers with Severe Mental Illness (SMI) intensive outpatient treatment in vivo' in their community of choice. In addition to individuals whose needs have not been well met by more traditional service delivery approaches including justice involved youth, throughout the borough of Queens. The contract term shall be from July 1, 2024, to June 30, 2033, with no option to renew. The total MRA will be \$ 11,987,326.00. PIN: 25AS003401R0X00 / E-PIN #:81624M0015009.

The proposed contractor has been selected by Required Authorized Method, pursuant to Section 1-02(d) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my9

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 283 972 416 894 Passcode: H2PaPK) or via Conference Call (Dial in #:+1 929-229-5676, Access Code:358784480#)

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and EPISCOPAL HEALTH SERVICES INC., located at 377 Oak Street, Garden City, New York 11530, to provide person-centered, youth and family driven- care coordination along with mental health services, case management, home based crisis intervention for youth experiencing psychiatric distress, and non medicaid service dollars throughout the borough of Queens. The contract term shall be from July 1, 2024, to June 30, 2033, with no option to renew. The total MRA will be \$9,081,090.00. PIN: 25AS004201R0X00 / E-PIN #: 81624M0016003.

The proposed contractor has been selected by Required Authorized Method, pursuant to Section 1-02(d) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my9

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 215 884 427 39 Passcode: 9Fg8Vs) or via Conference Call (Dial in #:+1 929-229-5676, Access Code:396383251#).

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and READY DATA INC, located at 140 W End Ave, Apt 14C, New York, NY 10023-6144. To provide Software Renewal of Existing Anaconda Licenses. The contract term shall be from July 1, 2024, to June 29, 2027, with no options to renew. The total MRA will be \$233,261.44. PIN:24DA029001R0X00 / E-PIN:81624W0057001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method ("NCSP"), pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my9

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**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and VENTURE HOUSE INC, located at 150-10 HILLSIDE AVE, Jamaica, New York 11432, will provide assistance to individuals experiencing Serious Mental Illness (SMI) with their recovery, improve quality of life, develop or re-establish a sense of self-esteem and group affiliation, and support their reintegration into a meaningful role in the community, Citywide. The contract term shall be from August 1, 2024, to July 31, 2033, with no option to renew. The total MRA will be \$91,125,000.00. PIN: 25AZ002106R0X00 / E-PIN #:81624P0014001.

The proposed contractor has been selected by HHS ACCELERATOR, pursuant to Section 3-16 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting or Conference Call, call in no later than 12:55 P.M.

my9

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 283 972 416 894 Passcode: H2PaPK) or via Conference Call (Dial in #:+1 929-229-5676, Access Code: 358784480#)

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and Brooklyn Bureau of Community Service, located at 151 Lawrence Street, 4th Floor, Brooklyn, New York 11201, will provide assistance to individuals experiencing Serious Mental Illness (SMI) with their recovery, improve quality of life, develop or re-establish a sense of self-esteem and group affiliation, and support their reintegration into a meaningful role in the community, Citywide. The contract term shall be from August 1, 2024, to July 31, 2033, with no option to renew. The total MRA will be \$27,000,000.00. PIN: 25AZ002105R0X00/ E-PIN #: 81624P0020001.

The proposed contractor has been selected by HHS ACCELERATOR, pursuant to Section 3-16 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my9

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 215 884 427 39 Passcode: 9Fg8Vs) or via Conference Call (Dial in #:+1 929-229-5676, Access Code:396383251#)

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and Concordance Healthcare Solutions LLC, located at 85 Shaffer Park Drive, Tiffin, Ohio, 44883 to manage the storage of DOHMH's local and living stockpile of medical countermeasures, supplies, equipment and distribute emergency

medical supplies and equipment during emergency response operations, Citywide. The contract term shall be from September 1, 2024, to August 1, 2030, with no option to renew. The total MRA will be \$106,092,158.00. E-PIN #: 81624N0005001.

The proposed contractor has been selected by the Negotiated Acquisition method Pursuant to section 3-04(b)(2)(ii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my9

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**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and HENRY STREET SETTLEMENT, located at 265 HENRY STREET, New York, New York 10002, to provide permanent and supportive housing for Forty-three (43) units in a Congregate Supportive Housing setting. These services will assist tenants by preventing homelessness, incarceration, medical and psychiatric hospitalization, Citywide. The contract term shall be from July 1, 2024, to June 30, 2033, with no option to renew. The total MRA will be \$10,305,810.00. PIN: 25AZ003901R0X00/ E-PIN #: 81624M0015002.

The proposed contractor has been selected by Required Authorized Method, pursuant to Section 1-02(d) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my9

## PARKS AND RECREATION

### NOTICE

#### THIS PUBLIC HEARING IS CANCELED

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on May 10, 2024, at 2:00 P.M. In order to access the public hearing and testify, please join the Zoom Virtual Meeting Link <https://us02web.zoom.us/j/2290435542?pwd=VF0vbDl6UTVFNXl3ZGxPYUVsQU5kZz09>

Meeting ID: 229 043 5542; Passcode: 763351 (929) 205-6099,,2290435542#,,,\*763351#

**IN THE MATTER OF** a proposed Contract between the New York City Department of Parks and Recreation and BIB Services Corp., located at 1811 Bellmore Avenue, North Bellmore, NY 11710 for X010-122M Crotona Park Tree Planting, located at Fulton Avenue, Crotona Park N, Crotona Park E, Crotona Park S, Borough of the Bronx. The amount of this Contract is \$137,098.00. The term shall be 270 consecutive calendar days from the Order to Work Notice. CB 3, Bronx PIN#: 84624W0029001

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join our Zoom Virtual Meeting link.

A draft copy of the Contract will be available for public inspection at Department of Parks, 117-02 Roosevelt Ave, Corona, NY 11368, from April 26, 2024 through May 10, 2024, excluding weekends and Holidays, from 9:00 A.M. - 3:00 P.M. (EST).

Pursuant to section 2-11(c)(3) of the procurement policy board rules, if parks does not receive, by May 3, 2024, from any individual a written request to speak at this hearing, then parks need not conduct this hearing. Requests should be made to Ms. Allison James via email at Allison.James@parks.nyc.gov.

my9

## SPECIAL MATERIALS

## COMPTROLLER

### NOTICE

**NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided,** notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 5/20/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
1, 2 & 3	7074	Parts of Lots 4, 23, 105

Acquired in the proceeding entitled: CONEY ISLAND PLAN STAGE 1 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER  
Comptroller  
my7-20

## HEALTH AND MENTAL HYGIENE

### NOTICE

#### Notice of Concept Paper

The New York City Department of Health and Mental Hygiene (DOHMH) intends to issue an RFP for the *Substance Use Nurse Care Manager Model* program.

In order to address barriers to buprenorphine treatment, reduce inequities in treatment access, and improve care for people with opioid use disorder, DOHMH implemented the New York City Buprenorphine Nurse Care Manager Initiative in 2016. The initiative was based on a nationally recognized and replicated collaborative care model—known as the “Massachusetts Model”—that utilizes a nurse care manager to ensure delivery of high-quality, office-based opioid use disorder treatment while effectively and efficiently utilizing the time of health care providers who provide buprenorphine treatment. This approach increases patient engagement and retention in treatment, supports the management of comorbid medical conditions, and ensures successful connections to additional specialty medical services and behavioral health services.

Recognizing expansion and replication of this initiative as key to increasing access to treatment for substance use disorders (SUDs), DOHMH proposes to expand upon this service delivery model to include additional services that implement or expand this model in primary care safety net settings. In addition to providing buprenorphine treatment, awarded organizations will use this team-based, collaborative care model to provide connections to or direct provision of medication treatment for alcohol use disorder, medications for tobacco use disorder, HCV and HIV testing and care, PrEP/PEP, and substance use-related wound care.

The Concept Paper will be posted on the DOHMH website, [www.nyc.gov/health](http://www.nyc.gov/health), from May 15, 2024 through June 29, 2024. The Concept Paper will also be made available through PASSPort during the same time frame and can be found on the PASSPort procurement navigator website, [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public). Comments in response to the Concept Paper may be submitted, in writing, to [RFP@health.nyc.gov](mailto:RFP@health.nyc.gov) by June 29, 2024. Please include “**Substance Use Nurse Care Manager Model Comment**” in the subject line. DOHMH will also hold a meeting with interested providers to obtain feedback and input from the provider community. Please see the Concept Paper for date, time, and RSVP details.

my8-14

CHANGES IN PERSONNEL

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 03/29/24

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel for the Board of Election Poll Workers for the period ending 03/29/24.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 03/29/24

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Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel for the Board of Election Poll Workers for the period ending 03/29/24.

HANCLE	STEPHEN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HARRIPERSAUD	DHANMATT	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HARRIS	ESTELLA M	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HARRIS	FRANCES A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HARRISON-FORBES	SHAKAR	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HARUTYUNYAN	NARE	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HARWOOD	MOLLY	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HASSON	MARCUS J	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HAUGHTON	MARIUS V	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HAYNES	NATALIE N	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HAYNES-WILLIAMS	NY-MANI	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HERNANDEZ	EFRAIN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HERNANDEZ	YANELIS I	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HIBART	VALNY	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HIBBERT	VICTOR A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HIDAOU	ABDERRAH	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HIGUERA	SHIRLEY V	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HILL	AZARIAH	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HILL	RYAN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HINESMAN	TIFFANY N	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HOLLINGSWORTH	SHANNON	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HONG	QUAN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HOSSAIN	ASIF A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HOSSAIN	MUSHARRO	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HOSSAIN	MUSHARRO	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HOSSAIN	NOWSHIN L	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HOSSAIN	ZAKIA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HOSSAIN FARUQUE	BUSHRA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HUANG	DUANYANG	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HUANG	ZHIYONG	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HUNTER	REBEKAH	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HUSBAND DE REID	VILMA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
HYSAJ	KOLE	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
IRFAN	AMATULLA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
IRICK	CATHERIN V	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
ISAAC	PRINCIUS	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
ISIAKA	BASIR	9POLL	\$1.0000	APPOINTED	YES	03/19/24	300
ISLAM	MD	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
IZQUIERDO	CAROLINA M	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JACHEMCZYK	JESSICA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JACKSON	DARRIANN J	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JACQUES	JEAN-CLA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JAGGASSAR	LATQUA S	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JALIL	MOHAMED A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 03/29/24

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
JARRETT	LOTOYA N	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JEAN BAPTISTE	ERICK	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JENKINS	KEVIN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JUDY	BERTHOLO	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JHAGROO	YOGASHWE	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JIMENEZ	LISANDRO	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOHNSON	GLENN A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOHNSON	JANNELLE	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOHNSON	LEGEND B	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOHNSON	LUIS M	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOHNSON	TAMYA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOHNSON	TONY C	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOHNSON JR	MICHAEL R	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JONES	ANTHONY I	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JONES	SALLY A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JONES	TRAVIS N	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JORDAN	DARNELL A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JORGE	RUBEN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOSEPH	DESTINY D	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
JOSEPH	SHAMEEK	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KALNAYA	MARIA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KALU	EZINNE M	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KARRAGINA	IRINA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KAUR	RAVINDER	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KELLER	MAZELL	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KELLY	BRYNN E	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KELLY	CHERYL A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KELLY	RICARDO E	9POLL	\$1.0000	APPOINTED	YES	03/19/24	300
KENNEDY	DANNILE	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KEYS	CADE	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KHALAK	MASUKA I	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KHAN	FAISAL	9POLL	\$1.0000	APPOINTED	YES	01/01/23	300
KHAN	SAZEDUR R	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KHAN	TASNEEM	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KHANAM	HABIBA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KHATUN	MORSHEDA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KIM	EUN K	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KIMBROUGH	MONICA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KING	AYASIA	9POLL	\$1.0000	APPOINTED	YES	03/22/24	300
KING	MARTHA H	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KING	NAHKETTA A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KLASEWITZ	BARBARA D	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
KRAKOSKY	STEPHEN	9POLL	\$1.0000	APPOINTED	YES	03/19/24	300
KUNDAN	MARINA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LABROUSSE	JASMINE	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LAFLEUR	SHANILLE	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LANFRANCO	GENESIS	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LANGSTON	ERNEST L	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LARA	SIERRA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LARRIEUX	JIMMY	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LAZO-GONZALEZ	LESLIE M	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 03/29/24

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LEE	TERESA G	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LEROY JR	GILBERT	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LEVY	JUDI E	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LEWARS	KIMBERLY	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LEWIS-BARTLETT	KEINO	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LEYVA	ROSARIO	9POLL	\$1.0000	APPOINTED	YES	03/11/24	300
LI	RBMIN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LI	QUN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LI	STELLA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIANG	JIAN WEN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIANG	MIN ZHEN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIEDER	YITTEL	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIKOUREZOS	VASILIOS	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LILLIE	ALEXIS	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIM	CHUYOUNG	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIN	BRYAN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIN	JENNIFER	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIN	JIAN WEI	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIN	JIAN YIN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIN	QINGXIN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIN	XIAOQIN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIU	ARC	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIU	LI-LEI	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LIU	TSUI (KA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LOGAN	MICHAEL A	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LOTZI	ANDREAS N	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LOPEZ JR	IRVIN	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LOUIS	CHRISTIN T	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
LOUIS	JANYA	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300

LATE NOTICE

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. 18 Wednesday, May 15, 2024, 7:00 P.M., Board Office Meeting Room, 1097 Bergen Avenue and via WebEx for participants who wish to participate online.

FDNY Bureau of Facilities Management will provide a brief presentation on the preliminary design for the facility upgrade to EMS Station 58 located at 420 East 83rd Street, Brooklyn, NY 11236

Please Note:

- Videoconferencing information for those who wish to participate online, is as follows:

REGULAR MONTHLY BOARD MEETING -  
MAY 15, 2024, 7:00 P.M.

Webinar topic:  
REGULAR MONTHLY BOARD MEETING

Date and time:  
Wednesday, May 15, 2024, 7:00 PM | (UTC-04:00) Eastern Time (US & Canada)

Join link:  
<https://nycwb.webex.com/nycwb/j.php?MTID=md778e07728ab69a0f5965f5bcc214f08>

Webinar number:  
2342 768 3772

Webinar password:  
buJk2bJcP39 (28552252 from phones and video systems)

Join by phone  
+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll  
Global call-in numbers

2342 768 3772