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## THE CITY RECORD

**BILL DE BLASIO**  
Mayor

**LISETTE CAMILO**  
Commissioner, Department of Citywide  
Administrative Services

**ELI BLACHMAN**  
Editor, The City Record

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## CITY COUNCIL

### ■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Chambers,

City Hall, New York City, NY 10007, commencing at 9:30 A.M. on Thursday, July 27, 2017:

### PRET A MANGER

MANHATTAN CB - 1 20175332 TCM

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Pret A Manger (USA) Limited d/b/a Pret A Manger, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 125 Chambers Street.

MADE IN PUERTO RICO LATIN CUISINE AND SPORTS BAR  
BRONX CB - 10 20175396 TCX

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of MIPR Inc., d/b/a Made in Puerto Rico Latin Cuisine and Sports Bar, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 3363 East Tremont Avenue.

### MAMA SUSHI

MANHATTAN CB - 12 20175444 TCM

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Sushi Vida Inc., d/b/a Mama Sushi, for the renewal of a revocable consent to maintain and operate an unenclosed sidewalk café located at 237 Dyckman Street.

### HANDCRAFT KITCHEN & COCKTAILS

MANHATTAN CB - 6 20175461 TCM

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of CRC Hospitality Group LLC, d/b/a Handcraft Kitchen & Cocktails, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 367 3<sup>rd</sup> Avenue or 200 East 27<sup>th</sup> Street.

### WHILE WE WERE YOUNG

MANHATTAN CB - 2 20175465 TCM

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of While We Were

Young, LLC, d/b/a While We Were Young, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 183 West 10<sup>th</sup> Street.

**GUACAMOLE TAQUERIA  
MANHATTAN CB - 12 20175498 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Guacamole Corp., d/b/a Guacamole Taqueria, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 5025 Broadway.

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN  
QUEENS CB - 14 C 170243(A) ZMQ**

Application, submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter and proposed for modification, pursuant to Section 206(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Map, Section Nos. 25b and 31a:

1. eliminating from within an existing R3X District a C1-2 District bounded by a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, a line 150 feet southeasterly of Central Avenue, and Nameoke Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
  - a. Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22<sup>nd</sup> Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation; and
  - b. a line midway between Augustina Avenue and Central Avenue, Neilson Street and its northwesterly centerline prolongation, a line 150 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, and Nameoke Avenue and its southeasterly centerline prolongation;
3. eliminating from within an existing R5 District a C2-2 District bounded by Mott Avenue, Beach 18<sup>th</sup> Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, Gateway Boulevard, a line 100 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19<sup>th</sup> Street, Cornaga Avenue, and a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> Street;
4. changing from a C4-2 District to an R5 District property bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, and the southerly centerline prolongation of Beach 21<sup>st</sup> Street;
5. changing from an R5 District to an R6 District property bounded by
  - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22<sup>nd</sup> Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
  - b. Augustina Avenue, Neilson Street and its northwesterly centerline prolongation, the southwesterly prolongation of a line 200 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, Nameoke Avenue and its southeasterly centerline prolongation;
  - c. Mott Avenue, Beach 18<sup>th</sup> Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, the southeasterly centerline prolongation of Nameoke Street, a line 125 feet northeasterly of Mott Avenue, Gateway Boulevard, Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, a line 100 feet southwesterly of Mott Avenue, Gateway Boulevard, a line 150 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, Cornaga Avenue, and a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> Street; and
- d. a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, a line midway between Beach 22<sup>nd</sup> Street and Beach 21<sup>st</sup> Street, Cornaga Avenue, and a line 100 feet easterly of Beach 22<sup>nd</sup> Street; and
6. changing from a C4-2 District to an R6 District property bounded by Mott Avenue, Central Avenue, Bayport Place, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18<sup>th</sup> Street, Mott Avenue, a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> Street, Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, and Beach 21<sup>st</sup> Street and its southerly centerline prolongation;
7. changing from a C8-1 District to an R6 District property bounded by
  - a. Central Avenue, the southeasterly centerline prolongation of Nameoke Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, and Bayport Place; and
  - b. Beach 22<sup>nd</sup> Street, Mott Avenue, Beach 21<sup>st</sup> Street, Cornaga Avenue, a line midway between Beach 22<sup>nd</sup> Street and Beach 21<sup>st</sup> Street, and a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street;
8. changing from an M1-1 District to an R6 District property bounded by Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;
9. changing from a C4-2 District to an R7-1 District property bounded by the centerline of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), Bayport Place and its northwesterly centerline prolongation, Central Avenue, and Mott Avenue;
10. changing from a C8-1 District to an R7-1 District property bounded by Redfern Avenue, Nameoke Avenue, Central Avenue, Bayport Place and its northwesterly centerline prolongation, the centerline of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), and Mott Avenue;
11. establishing within an existing R5 District a C2-4 District bounded by Dix Avenue, a line 50 feet easterly of Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Beach Channel Drive, a line 150 feet southerly of Dix Avenue, and a line 200 feet westerly of Beach Channel Drive;
12. establishing within a proposed R5 District a C2-4 District bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> Street;
13. establishing within a proposed R6 District a C2-4 District bounded by:
  - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, Mott Avenue, Central Avenue, Nameoke Avenue, Augustina Avenue, the northwesterly centerline prolongation of Neilson Street, Central Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18<sup>th</sup> Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, Gateway Boulevard, a line 100 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> Street, Cornaga Avenue, a line 100 feet easterly of Beach 22<sup>nd</sup> Street, a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, Beach 22<sup>nd</sup> Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
  - b. Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, a line 125 feet southeasterly of Redfern Avenue, and Nameoke Avenue; and
  - c. a line 75 feet northwesterly of Brunswick Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;
14. establishing within a proposed R7-1 District a C2-4 District bounded by Redfern Avenue, Nameoke Avenue, Central Avenue, and Mott Avenue; and

15. establishing a Special Downtown Far Rockaway District bounded by Dix Avenue, a line 50 feet easterly of Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, Nameoke Avenue, Augustina Avenue, Neilson Avenue and its northwesterly centerline prolongation, a line 200 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18<sup>th</sup> Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, the southeasterly centerline prolongation of Nameoke Street, a line 125 feet northeasterly of Mott Avenue, Gateway Boulevard, Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, a line 100 feet southwesterly of Mott Avenue, Gateway Boulevard, a line 150 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> Street, Cornaga Avenue, a line 100 feet easterly of Beach 22<sup>nd</sup> Street, a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, Beach 22<sup>nd</sup> Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation.

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN  
QUEENS CB - 14 N 170244(A) ZRQ**

Application submitted by the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XIII, Chapter 6 (Special Far Rockaway District) to establish the Special Downtown Far Rockaway District and establish a Mandatory Inclusionary Housing area.

Matter in underline is new, to be added;  
Matter in ~~strikeout~~ 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**

\* \* \*

**11-122**

**Districts established**

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special Downtown Brooklyn District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 1, the #Special Downtown Brooklyn District# is hereby established.

Establishment of the Special Downtown Far Rockaway District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 6, the #Special Downtown Far Rockaway District# is hereby established.

Establishment of the Special Downtown Jamaica District

\* \* \*

**Chapter 2 – Construction of Language and Definitions**

\* \* \*

**12-10**

**DEFINITIONS**

\* \* \*

Special Downtown Brooklyn District

The “Special Downtown Brooklyn District” is a Special Purpose District designated by the letters “DB” in which special regulations set forth in Article X, Chapter 1, apply.

Special Downtown Far Rockaway District

The “Special Downtown Far Rockaway District” is a Special Purpose District designated by the letters “DFR” in which special regulations set forth in Article XIII, Chapter 6, apply.

Special Downtown Jamaica District

\* \* \*

**Chapter 4 – Sidewalk Café Regulations**

\* \* \*

**14-44**

**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

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

\* \* \*

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
<u>Downtown Far Rockaway District</u>	No	Yes
Downtown Jamaica District	No	Yes
Forest Hills District <sup>1</sup>	No	Yes
Long Island City Mixed Use District <sup>2</sup>	No	Yes
Southern Hunters Point District	No	Yes
Willetts Point District	No	Yes

----

<sup>1</sup> #Sidewalk cafes# are not allowed on Austin Street

<sup>2</sup> See Appendix A in Article XI, Chapter 7

\* \* \*

**Article II: RESIDENCE DISTRICT REGULATIONS**

**Chapter 3 – Residential Bulk Regulations in Residence Districts**

\* \* \*

**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 Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

\* \* \*

**23-03**

**Street Tree Planting in Residence Districts**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

(a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;

(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

\* \* \*

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

\* \* \*

23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

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

R6 R7 R8 R9 R10

\* \* \*

23-153 For Quality Housing Buildings

R6 R7 R8 R9 R10

In the districts indicated, for #Quality Housing buildings#, the maximum #floor area ratio# and maximum #residential lot coverage# for #interior lots# or #through lots# shall be as set forth in the table in this Section. The maximum #residential lot coverage# for a #corner lot# shall be 100 percent.

The maximums for #zoning lots#, or portions thereof, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO FOR QUALITY HOUSING BUILDINGS

Table with 3 columns: District, Maximum #Lot Coverage# for an #Interior Lot# or #Through Lot# (in percent), Maximum #Floor Area Ratio#. Rows include R6, R6 \*\*, R6 \*1,3 R6A R7B, R6B, R7, R7 \*1 R7A, R8 \*1.

- 1 for #zoning lots#, or portions thereof, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#
2 for #zoning lots# in an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#
3 the maximum #lot coverage# for #zoning lots# in an R6 District utilizing the height and setback provisions of paragraph (a) of Section 23-952

23-154 Inclusionary Housing

\* \* \*

(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#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section shall apply to any #MIH development#. However, the maximum #floor area ratio# for any #MIH development# in an R6 District without a letter suffix shall be 3.6, in an R7-1 District shall be 4.6 and in an R7-3 or R7X District shall be 6.0, the maximum #floor area ratio# shall be 6.0 for any #MIH development#.

\* \* \*

33-03 Street Tree Planting in Commercial Districts

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

\* \* \*

- #Special Downtown Brooklyn District#;
#Special Downtown Far Rockaway District#;
#Special Downtown Jamaica District#;

\* \* \*

Article XIII - Special Purpose Districts

Chapter 6 Special Downtown Far Rockaway District

136-00 GENERAL PURPOSES

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

- (a) strengthen the commercial core of Downtown Far Rockaway by improving the working and living environments;
(b) support the development of vacant and underutilized parcels in Downtown Far Rockaway with a mix of residential, commercial and community facility uses;
(c) encourage the design of new buildings to blend into the existing neighborhood fabric by providing a transition in height between the downtown commercial core and the lower-scale residential communities;
(d) establish a center to the downtown with lively new gathering and civic spaces along Mott Avenue that complement and strengthen the existing neighborhood;
(e) encourage the development of affordable housing;
(f) expand the retail, entertainment and commercial character of areas around transit nodes to enhance the area's role as a local transportation hub;
(g) integrate new roadways into an improved pedestrian and vehicular network with key north-south and east-west connections;
(h) ensure the provision of adequate accessory parking that reflects both the automobile ownership patterns of the neighborhood and public transit access;
(i) enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
(j) promote the most desirable use of land and building development and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

136-01 General Provisions

The regulations of this Chapter shall apply within the #Special Downtown Far Rockaway District#. The regulations of all other chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

136-02 Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS).

Open Space A

"Open Space A" shall be a publicly accessible open space designed and constructed pursuant to the provisions of Section 136-324 (Publicly accessible open space requirements) and located within the area

designated as "Flexible Open Space A Location" on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter.

#### Open Space B

"Open Space B" shall be a publicly accessible open space designed and constructed pursuant to the provisions of Section 136-324 (Publicly accessible open space requirements) and located within the area designated as "Flexible Open Space B Location" on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter.

#### 136-03

##### District Plan and Maps

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

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

Map 1 - Special Downtown Far Rockaway District and Subdistrict  
 Map 2 - Commercial Core  
 Map 3 - Ground Floor Use and Transparency Requirements  
 Map 4 - Maximum Building Height  
 Map 5 - Maximum Building Height Within Subdistrict A  
 Map 6 - Publicly Accessible Private Streets  
 Map 7 - Mandatory Street Walls and Public Open Spaces  
 Map 8 - Sidewalk Widening

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

#### 136-04

##### Subdistricts

In order to carry out the purposes and provisions of this Chapter, Subdistrict A is established. The location of the Subdistrict is shown on Map 1 in the Appendix to this Chapter.

#### 136-05

##### Applicability of District Regulations

#### 136-051

##### Applicability of the Quality Housing Program

#### R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, any #building# containing #residences#, #long-term care facilities# or #philanthropic or non-profit institutions with sleeping accommodations# that is constructed in accordance with the #bulk# regulations of this Chapter shall be considered a #Quality Housing building#, and shall comply with the provisions of Article II, Chapter 8 (The Quality Housing Program) of this Resolution.

#### 136-052

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

#### R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the regulations for a #Mandatory Inclusionary Housing area# shall apply. The locations of such #Mandatory Inclusionary Housing areas# are shown on the maps in Appendix F of this Resolution.

#### 136-06

##### Private Streets and Publicly Accessible Open Spaces

Except as otherwise provided herein, private streets that are provided in accordance with the provisions of this Chapter within the locations shown on Map 6 (Publicly Accessible Private Streets) in Appendix A of this Chapter, and publicly accessible open spaces that are provided in accordance with the provisions of this Chapter within the locations shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in Appendix A of this Chapter shall be considered #streets# for the purposes of establishing the #use#, #bulk# and parking regulations of this Resolution. However, for the purposes of #floor area# regulations, such private streets and publicly accessible open spaces shall be considered part of a #zoning lot#. Furthermore, for the purpose of determining minimum and maximum base heights and minimum setback depth pursuant to Section 136-313 (Minimum and maximum base height), private streets and publicly accessible open spaces shall be distinguished from #streets#.

#### 136-10

##### SPECIAL USE REGULATIONS

The #use# regulations of the underlying district shall apply except as modified in this Section, inclusive.

#### 136-11

##### Location Within Buildings

Within locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall not apply. In lieu thereof, the

provisions of Section 32-422 (Location of floors occupied by commercial uses) shall apply.

#### 136-12

##### Use Groups 10A and 12 in C2 Districts

Within locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Sections 32-19 (Use Group 10) and 32-21 (Use Group 12) shall be modified to allow Use Groups 10A and 12 in C2 Districts.

#### 136-13

##### Ground Floor Use Regulations

The special ground floor #use# provisions of this Section shall apply to any portion of a #building#:

- fronting on a designated #street#, as shown on Map 3 (Ground Floor Use and Transparency Requirements); or
- located within 175 feet of Mott Avenue and fronting on #Open Space A#.

#Uses# within #stories# on the ground floor or with a floor level within five feet of the level of the adjoining sidewalk, shall be limited to non-#residential uses#. A #building's street# frontage shall be allocated exclusively to such #uses#, except for Type 1 lobby space, entrances and exits to #accessory# off-street parking facilities, and entryways or entrances to subway stations in accordance with Section 37-33 (Maximum Width of Certain Uses). Such non-#residential uses# shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

#### 136-14

##### Transparency and Parking Wrap Requirements

The provisions of this Section shall apply to #buildings developed# or #enlarged# after [date of adoption], where the ground floor of such #development# or #enlarged# portion of the #building# fronts upon designated #streets# as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter. These provisions shall also apply to the frontage of #buildings# located along #Open Space A#. The ground floor #street wall# of such #building# or portion thereof shall be glazed in accordance with Section 37-34 (Minimum Transparency Requirements).

The provisions of Section 37-35 (Parking Wrap and Screening Requirements) shall apply along designated #streets# as shown on Map 3 and along #Open Space A#. In addition, the screening requirements of paragraph (b) of Section 37-35 shall apply along intersecting #streets# within 50 feet of designated #streets#, and along intersecting #streets# or private streets within 50 feet of #Open Space A#.

#### 136-15

##### Special Use Regulations Within Subdistrict A

The following additional special #use# provisions of this Section, inclusive, shall apply within Subdistrict A, as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter.

#### 136-151

##### Modification of Supplemental Use Provisions

For #mixed buildings#, the underlying provisions of Section 32-421 (Limitation on floors occupied by non-residential uses) shall not apply. In lieu thereof, Use Groups 6, 7, 8, 9 or 14, other than offices listed in Use Group 6B, shall not be located above the level of the second #story# ceiling. Offices shall be permitted above the level of the second #story#, provided that where any floor space allocated to such offices is located on the same #story# as a #dwelling unit#, no access exists between such #uses#, and further provided that no floor space allocated to such offices is located directly over #dwelling units#.

#### 136-152

##### Location of entrances

- Non-#residential# entrances

Within Subdistrict A, on designated #streets#, as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter, the requirements of this paragraph (a) shall apply to any #building or other structure# fronting on such #streets#. These provisions shall also apply to the frontage of #buildings# along #Open Space A#. Access to each ground floor #commercial# or #community facility# establishment shall be provided directly from a #street# or from #Open Space A#.

- Residential# entrances

Eighty percent of all ground floor #dwelling units# with frontage only on Redfern Avenue shall have a #primary entrance# directly accessible from Redfern Avenue.

**136-20  
SPECIAL BULK REGULATIONS**

The #bulk# regulations of the underlying district shall apply except as modified in this Section, inclusive.

**136-21  
Lot Coverage**

The #residential# portion of a #building# shall comply with the maximum #lot coverage# provisions of the underlying district applicable to #Quality Housing buildings#.

**136-22  
Height and Setback Regulations**

For #residential buildings#, #mixed buildings# and #commercial buildings#, the height and setback regulations of the underlying district shall be modified by the regulations of this Section, inclusive. The provisions of Section 23-952 (Height and setback in Mandatory Inclusionary Housing areas) and Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply within the #Special Downtown Far Rockaway District#.

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

**136-221  
Street wall location**

In C2 Districts, the #street wall# location regulations of the underlying district shall apply except as modified in this Section.

- (a) In C2 Districts mapped within R6 and R7-1 Districts, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the #building#, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than ten feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall be mandatory on only one #street line#.
- (b) In C2 Districts mapped within R5 Districts, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to a height of 30 feet, or the height of the #building#, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than ten feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall be mandatory on only one #street line#.
- (c) Below a height of 15 feet or the height of the second #story# floor, whichever is lower, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except recesses that do not exceed a depth of 12 inches.

The underlying allowances for #street wall# articulation, set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted to project or recess beyond the #street wall# locations established in paragraphs (a) and (b) of this Section.

Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet, without regard to the #street wall# location requirements of this Section.

**136-222  
Minimum and maximum base height**

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the minimum and maximum heights before setback of a #street wall# required pursuant to Section 136-221 (Street wall location), shall be as set forth in the following table:

District	Minimum Base Height (feet)	Maximum Base Height (feet)
R6	30	55
R7-1	40	55

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district in this Section, a setback with a depth of at least ten feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided 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.

**136-223  
Maximum building height**

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the height of a #building or other structure# shall not exceed the maximum height or the maximum number of #stories#, whichever is less, as shown for such location on Map 4 (Maximum Building Height) in the Appendix to this Chapter.

**136-30  
SPECIAL REGULATIONS WITHIN SUBDISTRICT A**

The regulations of this Section, inclusive, shall apply within the area labeled "Subdistrict A", as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter. The regulations of the #Special Downtown Far Rockaway District# shall apply, except as modified by the regulations of this Section, inclusive.

**136-31  
Special Height and Setback Regulations Within Subdistrict A**

**136-311  
Street wall location**

The provisions of Section 136-221 (Street wall location) shall apply within Subdistrict A, except as provided in this Section.

- (a) For portions of #buildings# or #building segments# with frontage on Redfern Avenue located between the prolongation of the northerly #street line# of Dix Avenue and a line 150 feet south of and parallel to Nameoke Street, the street wall location rules of Section 136-221 shall not apply. In lieu thereof, paragraph (b) of Section 23-661 (Street wall location) shall apply.
- (b) For "Street Wall A" and "Street Wall B", as shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter, the provisions of Section 136-231 (Street wall location) shall not apply. In lieu thereof, the provisions of this Section shall apply.
  - (1) "Street Wall A"

#Buildings# on the west side of #Open Space A# shall have a #street wall# located along the required sidewalk widening on Mott Avenue, shown as a line designated "A1" on Map 7, except that #street wall# articulation set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted. Beyond 112 feet of Redfern Avenue, the #street wall# shall be located no closer to Central Avenue than the line designated "A2" as shown on Map 7.

- (2) "Street Wall B"

#Street walls# fronting #Open Space A# shall be located no closer to Redfern Avenue than as shown as a line designated "B1" on Map 7. The #street walls# of #buildings# on the east side of #Open Space A# with frontage on Mott Avenue shall be located no closer to Mott Avenue than as shown as lines designated "B2" and "B3" on Map 7. Portions of #street walls# with frontage on Mott Avenue, located so that a line drawn perpendicular to the line designated "B3" intersects such #street walls#, shall be located no further than 30 feet from "B3." #Street walls# fronting Central Avenue shall be located no closer to Central Avenue than as shown for the line designated "B4" on Map 7, and shall be located no further than 30 feet from "B4."

- (c) For #blocks# with a dimension of less than 100 feet between #streets# or private streets that are parallel or do not intersect, the provisions of Section 136-221 shall be modified to require a minimum of 40 percent of the #aggregate width of street walls# to be located within eight feet of the #street line# and to extend to at least the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the #building#, whichever is less.

All #street walls# governed by this Section shall extend to the minimum base height specified in Section 136-313 (Minimum and maximum base height), or the height of the #building#, whichever is less.

**136-312  
Street wall recesses**

For each #building# within Subdistrict A, where the #aggregate width of street walls# is greater than 90 feet, a minimum of 20 percent of the surface area of #street walls# below the maximum base height and above the level of the first #story# shall be recessed beyond three feet of the #street line#. Portions of #street lines# with no #street walls# may be counted towards the recess requirements of this Section. No portion of such minimum recessed area shall be located within 30 feet of the intersection of two #street lines#. However, such minimum recessed area shall be permitted within 30 feet of Redfern Avenue, except at the intersection of Redfern Avenue and Mott Avenue.

**136-313**  
**Minimum and maximum base height**

Within Subdistrict A, the provisions of Section 136-222 (Minimum and maximum base height) shall not apply. In lieu thereof, for residential buildings#, mixed buildings# and commercial buildings#, the provisions of this Section shall apply. The street wall# height and setback regulations of the underlying district shall apply except as modified in this Section.

- (a) The minimum and maximum heights before setback of a street wall# required pursuant to Section 136-221 (Street wall location), shall be as set forth in the following table:

Condition	Minimum Base Height (feet)	Maximum Base Height (feet)	Minimum Setback Depth (feet)
Fronting on Redfern Avenue and greater than 75 feet from an intersecting street#	30	45	10
Fronting on, or within 100 feet of, a street#, other than a private street or publicly accessible open space	40*	65	10
Fronting on a private street or a publicly accessible open space and beyond 100 feet of a street# that is not a private street or publicly accessible open space	40	85	7

\* Within 300 feet of Mott Avenue, the minimum base height shall be 20 feet.

**(b) Dormers**

The provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts) shall be modified to allow dormers as a permitted obstruction within the required front setback distance above a maximum base height, as follows:

- Within 75 feet of intersecting streets#, dormers shall be permitted without limitation on width.
- Where dormers are provided pursuant to paragraph (b)(1) of this Section, and such dormers exceed the maximum width permitted pursuant to paragraph (c) of Section 23-621, for any portion of a building# with an aggregate width of street walls# greater than 75 feet, a setback shall be provided above the maximum base height between such dormer and any other dormer for a width of at least 20 feet, or the remaining width of such street wall#, as applicable.
- Beyond 75 feet of intersecting streets#, the provisions of paragraph (c) of Section 23-621 shall apply. The width of any dormers provided pursuant to the provisions of paragraph (b) (1) of this Section shall be included in the aggregate width of all dormers.

However, the provisions of this paragraph (b) shall not apply to portions of buildings# with frontage on Redfern Avenue, except that these provisions shall apply to portions of buildings# with frontage on both Redfern Avenue and Mott Avenue.

**136-314**  
**Maximum building height**

The height of a building or other structure# shall not exceed the maximum building height or the maximum number of stories#, whichever is less, as shown on Map 5 (Maximum Building Height Within Subdistrict A) in the Appendix to this Chapter. However, within 75 feet of the intersection of the southerly cross street with Redfern Avenue, and within 75 feet of the intersection of the northerly cross street with Redfern Avenue, buildings or other structures# shall not exceed maximum height of six stories# or 65 feet, whichever is less.

**136-315**  
**Maximum building height and horizontal dimension for tall buildings**

Within the area labeled "Tower Location Area" on Map 5 (Maximum Building Height Within Subdistrict A) in the Appendix to this Chapter, the height of a building# may exceed the height limits specified in Section 136-314 (Maximum building height) only as set forth in this Section. Any portion of a building# above a height of 125 feet shall hereinafter be referred to as a "tower."

- (a) Towers shall be located within portions of zoning lots# bounded by intersecting street lines# and lines parallel to and 200 feet from each intersecting street line#.
- (b) Towers shall be separated from one another by a minimum distance of 60 feet, measured in all horizontal directions.
- (c) The outermost walls of each story# located entirely above a height of 125 feet shall be inscribed within a rectangle. The maximum length of two sides of such rectangle shall be 170 feet. The maximum length of the other two sides of such rectangle shall be 100 feet. For the purposes of this Section, abutting# portions of buildings# above a height of 125 feet shall be considered a single tower.
- (d) To permit portions of a building# to rise from grade to a tower portion without setback, the setback provisions of Section 136-313 (Minimum and maximum base height) shall not apply to any portion of a building# located within 100 feet of intersecting street lines#.
- (e) The maximum height of a tower shall be 155 feet or 15 stories#, whichever is lower.
- (f) No more than two towers shall be permitted within Subdistrict A.

**136-316**  
**Maximum length of buildings**

The outermost walls of each story# located entirely above a height of 95 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle shall be 170 feet. For the purposes of this Section, abutting buildings# on a single zoning lot# shall be considered a single building#.

**136-32**  
**Streets and public open spaces**

**136-321**  
**Certification**

The requirements of this Section shall apply to zoning lots# containing developments# or enlargements# within the current or former Downtown Far Rockaway Urban Renewal Area. No building permit shall be issued for any development# or enlargement# until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such development# or enlargement# complies with the provisions of this Section.

The Chairperson shall certify that:

- (a) all publicly accessible open spaces adjacent to the proposed development# or enlargement# comply with the provisions of Section 136-324 (Publicly accessible open space requirements);
- (b) the location of private streets adjacent to the proposed development# or enlargement# complies with the provisions of Section 136-323 (Private streets); and
- (c) for any portion of Subdistrict A outside the area of the proposed development# or enlargement# for which a certification pursuant to this Section has not been obtained, the applicant has submitted sufficient documentation showing that the development# or enlargement# that is the subject of this certification, and any associated private streets and publicly accessible open spaces required to be constructed in conjunction with such development# or enlargement#, shall not preclude such undeveloped portions of Subdistrict A from complying with the provisions of Sections 136-323 and 136-324 under future certifications pursuant to this Section.

All required private streets and publicly accessible open spaces, once certified in accordance with the provisions of this Section, shall be duly recorded in the form of a signed declaration of restrictions, including provisions for the maintenance and operation of such private streets and publicly accessible open spaces, indexed against the property, binding the owners, successors and assigns to provide and maintain such private streets and publicly accessible open spaces in accordance with the plans certified by the Chairperson. Such declaration, or any maintenance and operation agreement with the City or its designee executed in connection therewith, shall require that adequate security be provided to ensure that the private streets and public access areas are maintained in accordance with the declaration and any related maintenance and operation agreement and are closed only at authorized times. The filing of such declaration in the Borough Office of the Register of the City of New York shall be a precondition for the issuance of a building permit.

- (1) In addition, the private streets and publicly accessible open spaces integral to the development# or enlargement# of a building#, as indicated in the plans certified by the Chairperson, shall be recorded on the certificate of occupancy for such building# by the Department of Buildings. The recording information of the declaration of restrictions shall be included on the certificate of occupancy for any building#, or portion thereof, issued after the recording date.

The property owner shall be responsible for the construction and maintenance of all required private streets and publicly accessible open spaces on the #zoning lot#. No temporary or final certificate of occupancy shall be issued for any #building# adjacent to such private street or publicly accessible open space until all required improvements are completed, except as set forth in a phasing plan that has been incorporated in a signed and duly recorded declaration of restrictions, and that has provided for interim improvements and access where these do not present conflicts with construction, staging, or public safety.

### 136-322

#### Sidewalk widening

For #buildings developed# or #enlarged# after [date of adoption], where the #development# or horizontal #enlargement# fronts upon designated #streets# as shown on Map 8 (Sidewalk Widening) in the Appendix to this Chapter, the provisions of this Section shall apply.

A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot#, located within the #zoning lot#. A sidewalk widening shall be provided along #streets# as shown on Map 8, to the extent necessary, so that a minimum sidewalk width of 13 feet or 18 feet, as applicable, is achieved, including portions within and beyond the #zoning lot#. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and shall be directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk widening to less than such minimum required depth.

Lighting shall be provided with a minimum level of illumination of not less than two horizontal foot candles throughout the entire mandatory sidewalk widening. Lighting fixtures installed by the Department of Transportation within the #street# adjacent to such sidewalk widening shall be included in the calculation of the required level of illumination.

Where a continuous sidewalk widening is provided on the #zoning lot#, along the entire #block# frontage of a #street#, the boundary of the sidewalk widening within the #zoning lot# shall be considered to be the #street line# for the purposes of Sections 136-22 (Height and Setback Regulations) and 136-31 (Special Height and Setback Regulations Within Subdistrict A).

### 136-323

#### Private streets

In Subdistrict A, private streets shall be accessible to the public at all times, except when required to be closed for repairs, and for no more than one day each year in order to preserve the private ownership of such area. Private streets shall have a minimum width of 60 feet. Private streets shall be constructed to Department of Transportation standards for public #streets#. Sidewalks shall have a minimum clear path of seven feet on each side of such private streets along their entire length. Such private streets shall be located as shown on Map 6 (Publicly Accessible Private Streets) in the Appendix to this Chapter. One street tree shall be planted for every 25 feet of curb length of each private street. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the private street.

The private street network shall be established as follows.

- (a) A central street shall connect #Open Space A# with Nameoke Ave. as shown on Map 6 (Publicly Accessible Private Streets). However, if the centerline of the new street is not within five feet of the extended centerline of Brunswick Avenue, then the easterly curb of the new street shall be greater than 50 feet from the extended line of the westerly curb of Brunswick Avenue.
- (b) A southerly cross street shall connect Redfern Avenue with the central street, intersecting Redfern Avenue within the 170-foot wide area shown on Map 6. However, if the centerline of the new

street is not within five feet of the extended centerline of Dix Avenue, then the northerly curb of the new street shall be greater than 50 feet from the extended line of the southerly curb of Dix Avenue.

- (c) A northerly cross street shall connect Birdsall Avenue with Bayport Place, intersecting Redfern Avenue so that the centerline of the new street is within five feet of the extended centerline of Birdsall Avenue and within five feet of the centerline of Bayport Place.

### 136-324

#### Publicly accessible open space requirements

Publicly accessible open spaces shall be provided within the areas designated "Flexible Open Space A Location" and "Flexible Open Space B Location", as applicable, as shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter. #Open Space A# shall contain a minimum of 23,000 square feet, and #Open Space B# shall contain a minimum of 7,000 square feet.

- (a) A portion of the required publicly accessible open space located within #Open Space A# shall have a minimum width of 80 feet within 55 feet of Mott Avenue. #Open Space A# shall extend from Mott Avenue to the nearest private street required pursuant to Section 136-323 (Private streets), and shall maintain a minimum width of 60 feet.
- (b) Publicly accessible open spaces shall comply with the provisions of Sections 37-725 (Steps), 37-726 (Permitted obstructions), 37-728 (Standards of accessibility for persons with disabilities), 37-73 (Kiosks and Open Air Cafes), 37-74 (Amenities) and 37-75 (Signs), except for the following modifications:
  - (1) Section 37-73 (Kiosks and Open Air Cafes) shall be modified as follows:
    - (i) Paragraph (a) of Section 37-73 shall be modified to permit a kiosk to occupy an area no greater than 400 square feet within #Open Space A#, provided that such kiosk has a maximum width, measured along the same axis as the minimum width of #Open Space A# pursuant to paragraph (a) of this Section, of 20 feet, and provided further that any canopies, awnings or other sun control devices extending from such kiosk shall be limited to a distance of five feet from such kiosk;
    - (ii) Paragraph (b) of Section 37-73 shall be modified to limit the aggregate area of open air cafes to no more than 40 percent of the publicly accessible open space, to allow open air cafes to occupy up to 50 percent of #street# frontage along Mott Avenue, and to eliminate the requirement that open air cafes be located along the edge of the publicly accessible open space; and
    - (iii) Paragraphs (c) and (d) of Section 37-73 shall not apply to the certification of open air cafes in the Special District, and the filing of plans for open air cafes in the Borough Office of the City Register shall not be required;
  - (2) Section 37-741 (Seating) shall be modified as follows:
    - (i) the requirement for a minimum of one linear foot of required seating for every two linear feet of #street# frontage within 15 feet of the #street line# shall not apply;
    - (ii) the requirement of one linear foot of seating for each 30 square feet of #public plaza# area shall be modified to one linear foot of seating for each 60 square feet of publicly accessible open space; and
    - (iii) seating for open air cafes may count toward the seating requirement, in the category of moveable seating, provided that 50 percent of the linear seating capacity is provided through other seating types;



- (3) For #Open Space A#, Section 37-742 (Planting and trees) shall be modified to require that at least 15 percent of the area of the publicly accessible open space shall be comprised of planting beds with a minimum dimension of two feet, exclusive of any bounding walls. For #Open Space B#, Section 37-742 (Planting and trees) shall be modified to eliminate the requirement for such planting beds;
- (4) Section 37-743 (Lighting) shall be modified to provide that for publicly accessible open spaces fronting on Mott Avenue, the lighting fixtures installed by the Department of Transportation within the #street# shall be included in the calculation of the required level of illumination;
- (5) Section 37-744 (Litter receptacles) shall be modified to require a minimum of one litter receptacle per 10,000 square feet of publicly accessible open space;
- (6) Entry plaques for publicly accessible open spaces shall be provided as described in paragraph (a) of Section 37-751 (Public space signage systems), except that the number of such plaques shall be provided so that one such plaque is located at each point of entry from a #street# to such publicly accessible open space. Plaques pursuant to paragraphs (b) and (c) of Section 37-751 shall not be required; and
- (7) Section 37-753 (Accessory signs) shall be modified as follows:
- (i) paragraphs (a), (c) and (d) shall not apply;
  - (ii) paragraph (b) shall be modified to permit non-illuminated or illuminated accessory signs#, and the permitted #surface area# of such #signs# shall be as permitted by the underlying district, as if the publicly accessible open space was a #street#; and
  - (iii) paragraph (e) shall be modified to permit any number of #accessory signs# within the publicly accessible open space, subject to the remaining provisions of such paragraph (e).

**136-40****SPECIAL OFF-STREET PARKING REGULATIONS****136-41****Parking Regulations**

The off-street parking regulations shall be modified, as follows:

- (a) The regulations of Section 25-027 (Applicability of regulations in Community District 14, Queens) shall not apply. In lieu thereof, the regulations of the applicable underlying district shall apply, as modified by the provisions of this Section.
- (b) In a C2 Commercial District mapped within an R7-1 District, the regulations of Section 25-251 (Income-restricted housing units) shall be modified to require an #accessory# off-street parking requirement of 25 percent per #income-restricted housing unit#.
- (c) For #commercial uses# in Parking Requirement Categories PRC-A, PRC-B, PRC-B1 and PRC-C, the provisions of Section 36-21 (General Provisions) shall be modified to require #accessory# off-street parking spaces at a rate of one parking space per 750 square feet of #floor area#.

For ambulatory diagnostic or treatment health care facilities listed in Use Group 4, the provisions of Sections 25-31 (General Provisions) and 36-21 shall be modified to require #accessory# off-street parking spaces at a rate of one parking space per 750 square feet of #floor area#.

- (d) Within Subdistrict A, parking spaces provided on private streets

shall count towards the number of #accessory# off-street parking spaces required by the provisions of Sections 36-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES) and 36-30 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS). For such parking spaces located within private streets, the provisions of Section 28-40 (PARKING FOR QUALITY HOUSING) shall not apply.

**136-50****AUTHORIZATIONS****136-51****Authorization to Modify Provisions for Publicly Accessible Open Spaces and Private Streets**

The City Planning Commission may authorize modification of the provisions of Sections 136-323 (Private streets) and 136-324 (Publicly accessible open space requirements), provided that the Commission shall find that:

- (a) the usefulness and attractiveness of the publicly accessible open space will be improved by the proposed design and layout;
- (b) such modification to private street provisions will result in a private street network that will ensure pedestrian and vehicular mobility and safety and will be well integrated with the surrounding #streets#; and
- (c) such modification will result in a superior urban design relationship with surrounding #buildings# and open areas, including #streets# and private streets.

The Commission may prescribe appropriate conditions and controls to enhance the relationship of such publicly accessible open spaces and private streets to surrounding #buildings# and open areas.

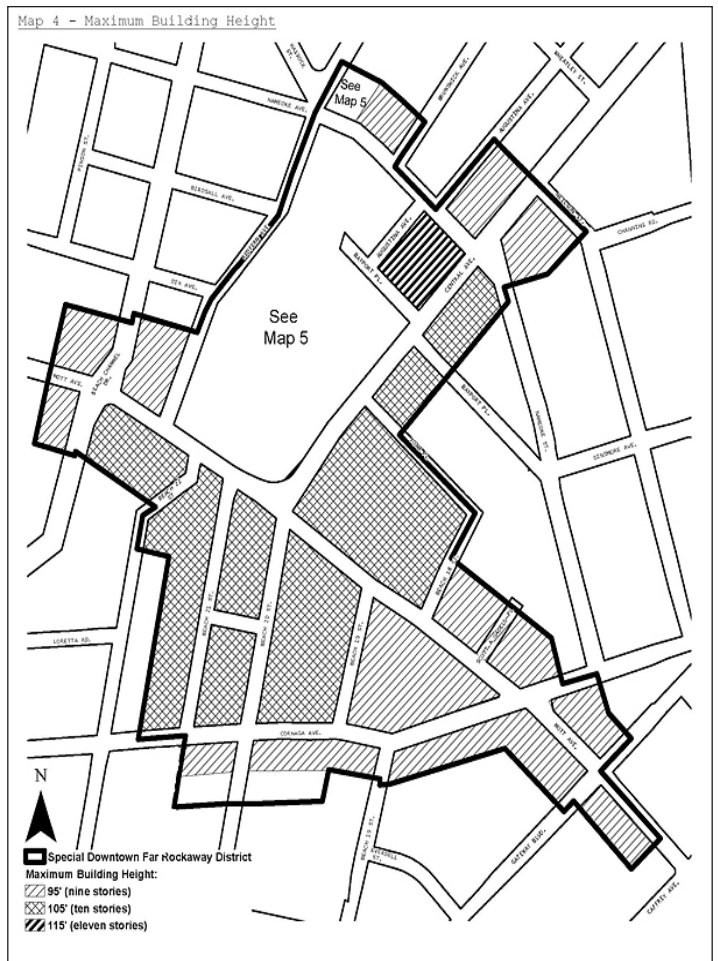
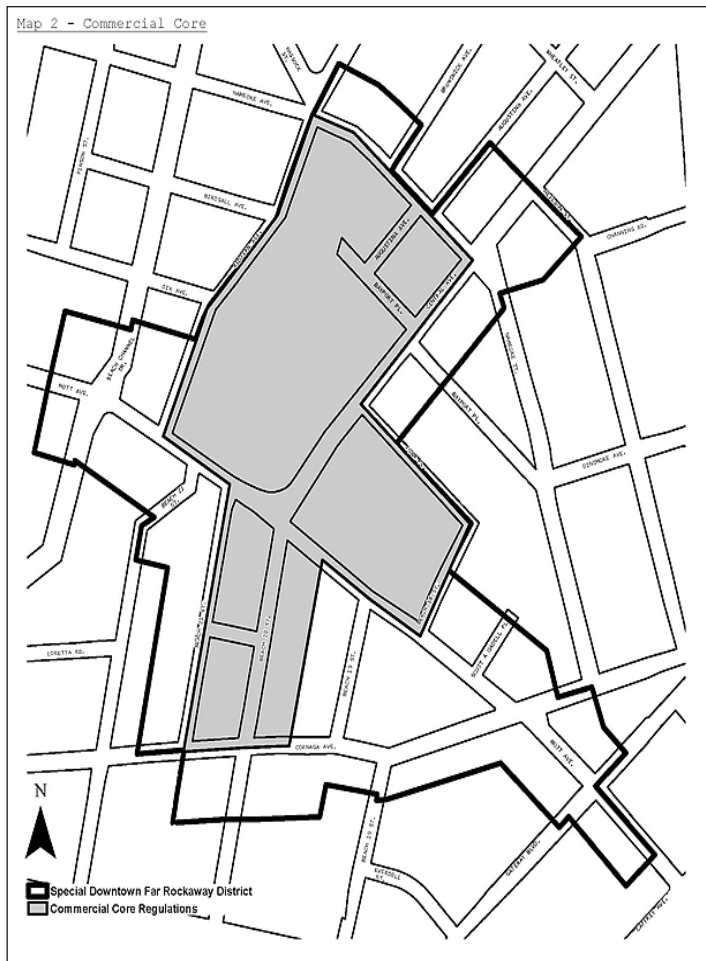
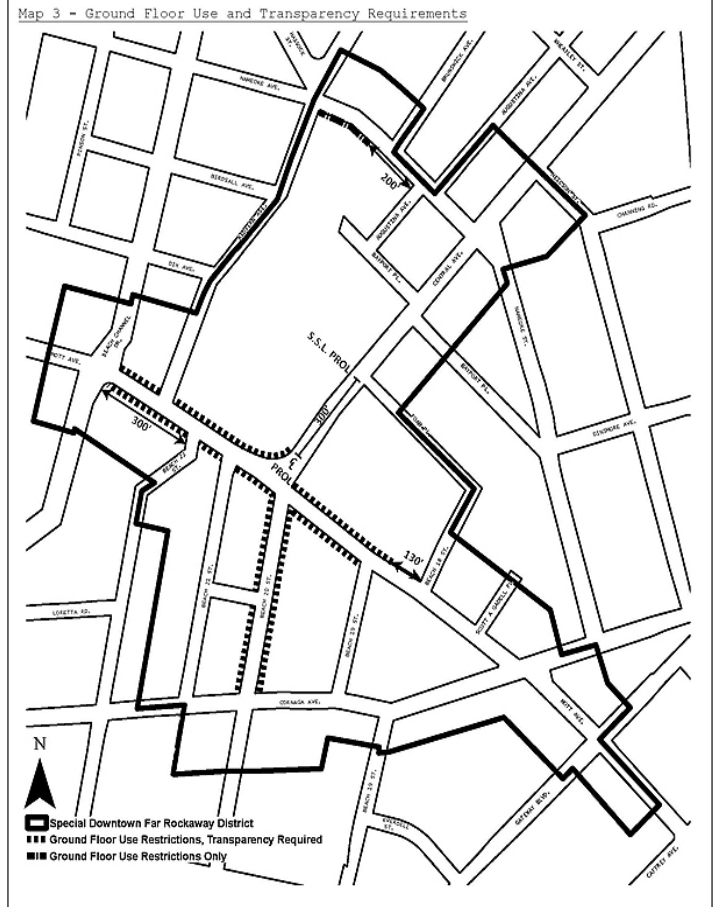
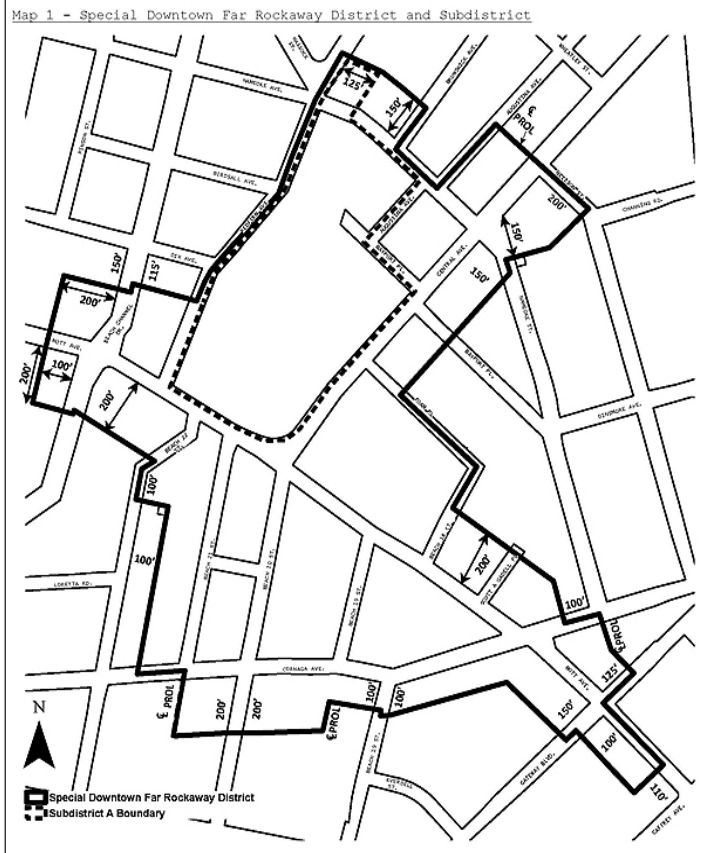
**136-52****Authorization to Modify Bulk Regulations**

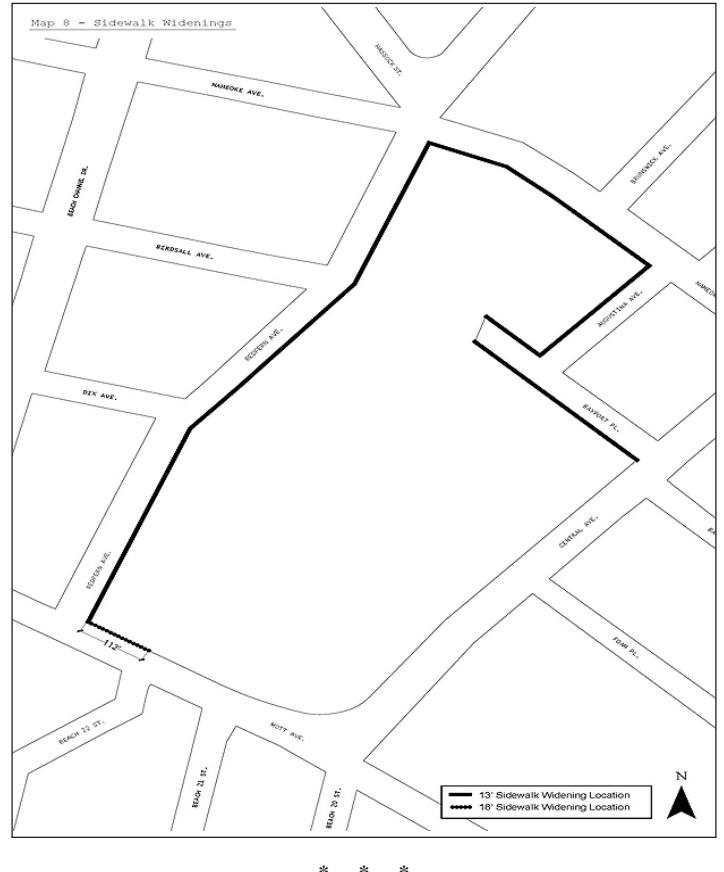
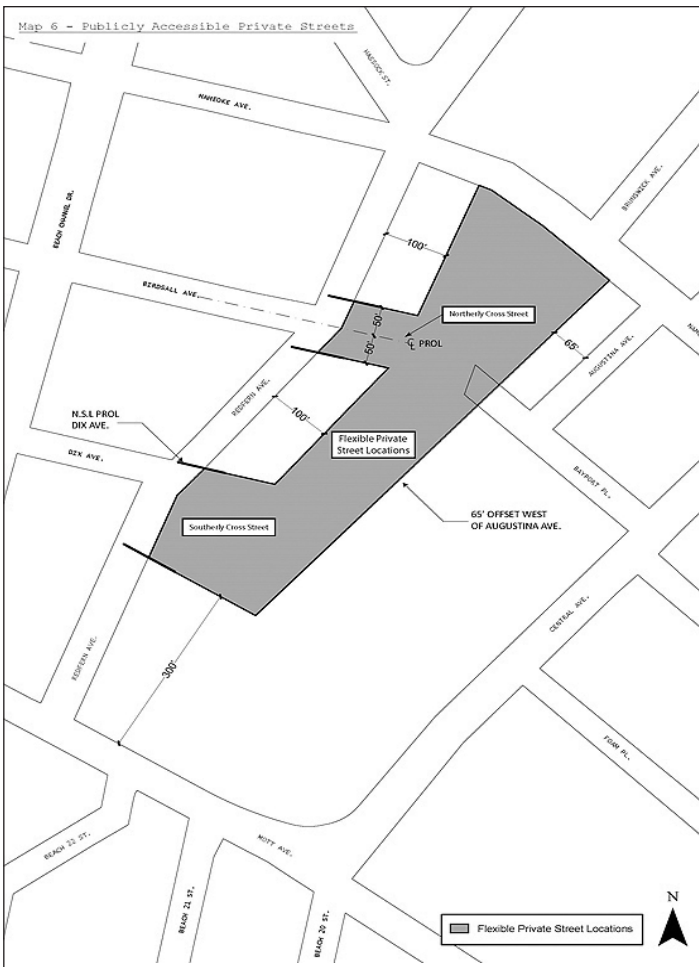
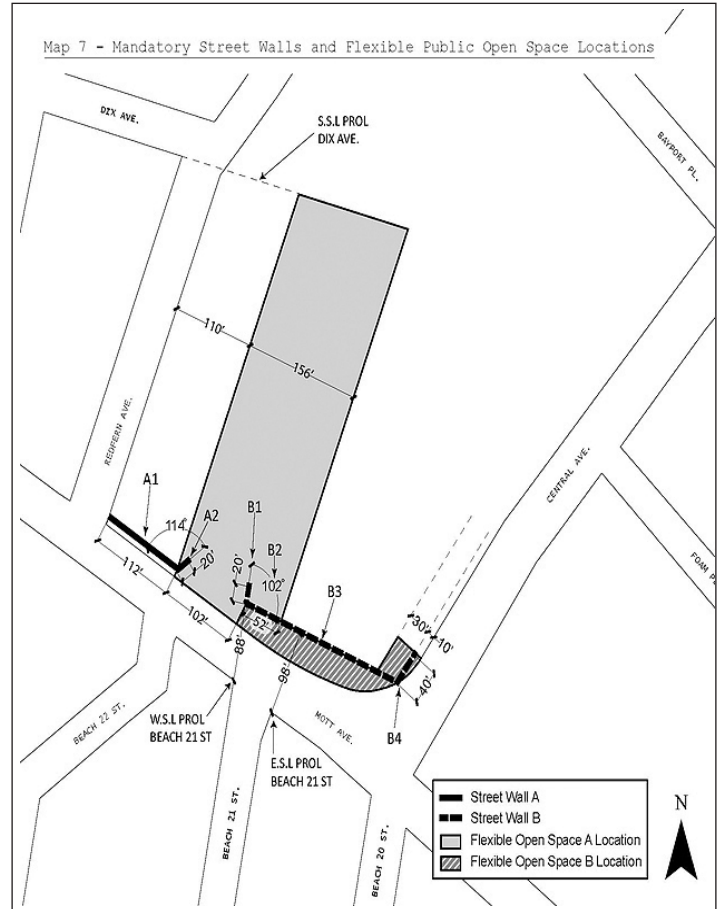
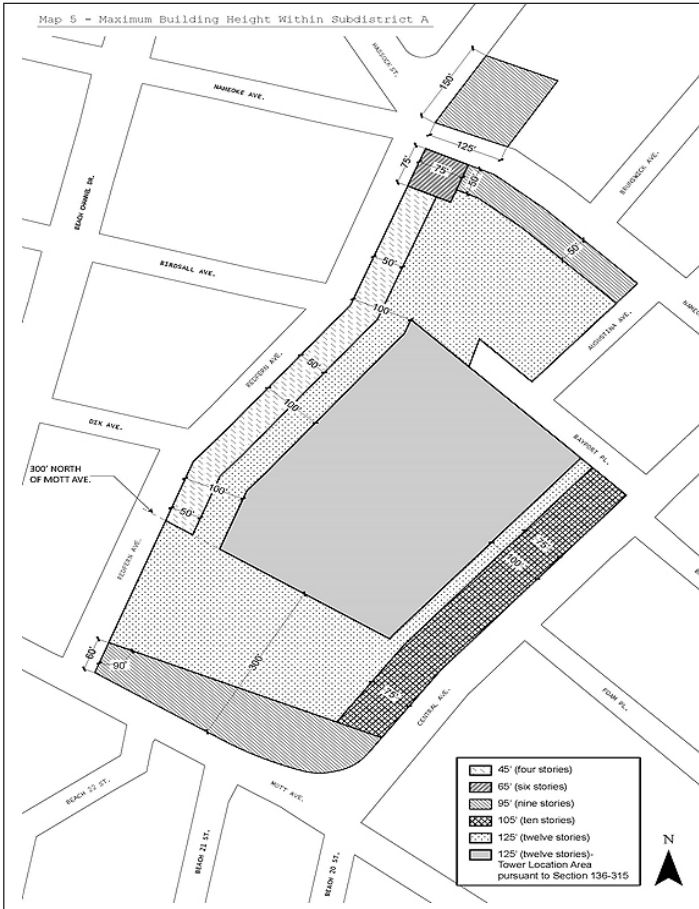
The City Planning Commission may authorize modifications of height and setback regulations, #yard# regulations, and regulations governing the minimum required distance between #buildings# and the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the maximum building heights established in Sections 136-314 (Maximum building height) and 136-315 (Maximum building height and horizontal dimension for tall buildings) shall not be modified. The Commission shall find that such modifications:

- (a) will aid in achieving the general purposes and intent of this Chapter as set forth in Section 136-00 (GENERAL PURPOSES);
- (b) will provide a better distribution of #bulk# on the #zoning lot#, resulting in a superior site plan, in which the #buildings# subject to this authorization and any associated open areas will relate harmoniously with one another and with adjacent #buildings# and open areas;
- (c) will not unduly increase the #bulk# of any #building# or unduly obstruct access of adequate light and air to the detriment of the occupants or users of #buildings# on the #block# or nearby #blocks#, or of people using the public #streets# and other public spaces; and
- (d) will not create traffic congestion in the surrounding area.

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

**Appendix**  
**Special Downtown Far Rockaway District Maps**





\* \* \*

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

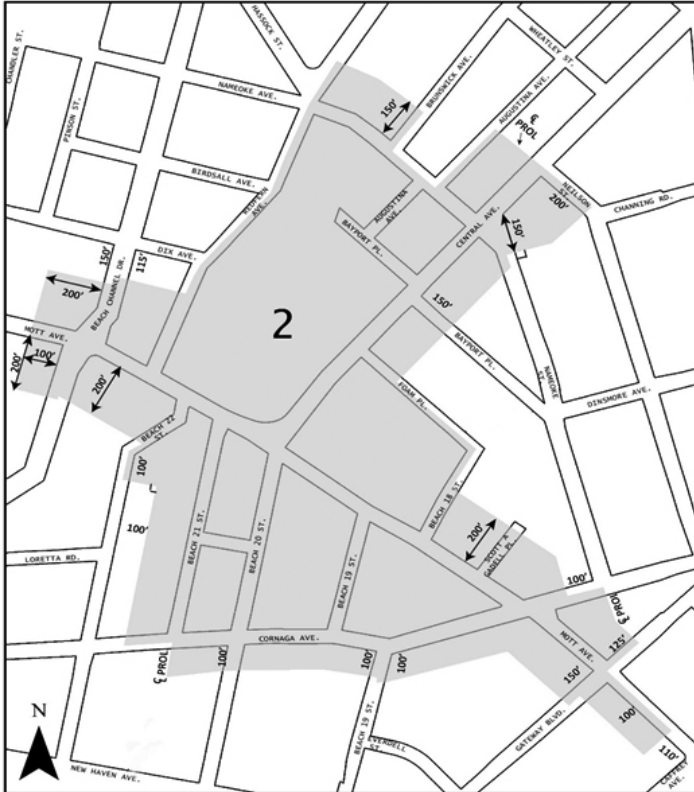
Queens \* \* \*

Queens Community District 14

In portions of the #Special Downtown Far Rockaway District# and in the R6, R6A, and R7-1 Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2 - [date of adoption]



Mandatory Inclusionary Housing area see Section 23-154(d)(3) Area 2 [date of adoption] - MIH Program Option 1 and Option 2 Portion of Community District 14, Queens

\* \* \*

DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN QUEENS CB - 14 N 170245 HGQ

Designation of the Downtown Far Rockaway Urban Renewal Area, (Block 15529, Lots 9 and 10; and Block 15537, Lots p/o 1, 5, p/o 40, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, and 130) as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal (Urban Renewal) Law of New York State.

DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN QUEENS CB - 14 C 170246 HUQ

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Downtown Far Rockaway Urban Renewal Plan, for the Downtown Far Rockaway Urban Renewal Area.

DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN QUEENS CB - 14 C 170247 HDQ

Application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-Owned property (Block 15529, Lots 9 and 10; and Block 15537, Lots p/o 1, 5, p/o 40, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, and 130), within the Downtown Far Rockaway Urban Renewal Area.

DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN QUEENS CB - 14 C 170248 PPQ

Application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of two City-Owned properties located on Beach 21st Street, south of Mott Avenue (Block 15705, Lots 59 and 69) and on the northwest corner of Augustina and Nameoke avenues (Block 15534, Lot 70), pursuant to zoning.

MANHATTAN WEST-PHASE III TEXT AMENDMENT MANHATTAN CB - 4 N 170317 ZRM

Application submitted by BOP NW, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 (Special Hudson Yards District).

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 IX SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Hudson Yards District

\* \* \*

93-70 PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES

\* \* \*

93-72 Public Access Areas at 450 West 33rd Street

\* \* \*

93-721 Design and maintenance requirements for public access areas at 450 West 33rd Street

Public access areas at 450 West 33rd Street provided, pursuant to the requirements of Section 93-72, shall comply with the applicable design reference standards set forth in paragraph (a), and the maintenance provisions of paragraph (b) of this Section.

- (a) Design reference standards
The public access areas required by paragraphs (c) and (d) of Section 93-72 (Public Access Areas at 450 West 33rd Street) shall comply with the following applicable design standards:
(1) at least two litter receptacles in such public access areas shall be provided;
(2) all open spaces within the public access areas at 450 West 33rd Street shall provide open space signage pursuant to the standards set forth in Section 37-751 (Public space signage systems); the following public signage system: in addition, a minimum of two wayfinding #signs# shall be provided;
(i) One entry plaque shall be provided in each of the following locations:
(aa) the Dyer Avenue access point to the West 31st Street Passageway;
(bb) the Tenth Avenue Podium access point to the West 31st Street Passageway; and
(cc) the #street# level entrance to the Tenth Avenue Podium.
(ii) Each entry plaque is subject to the signage standards as set forth in paragraphs (a)(1) through (a)(4) of Section 37-751 (Public space signage systems).
(iii) Each entry plaque shall be mounted on a wall, a permanent free-standing post, or on a post located within a planter, with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches. Each entry plaque shall be in a position that clearly identifies the entry into the portion of the public access areas at 450 West 33rd Street that such plaque is provided in connection with, and placed so that the entire entry plaque is obvious and directly visible, without any obstruction, along every line of sight from all paths of pedestrian access to that portion of the public access areas at 450 West 33rd Street.
(iv) A minimum of two information plaques, constructed from the same permanent materials as the entry plaque, or combined with one or more of the required entry plaques, shall be provided within the public

access areas. Information plaques shall be mounted on a wall, a permanent free-standing post, or on a post located within a planter, with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches.

- (v) The information plaque is subject to the signage standards as set forth in paragraphs (b)(1) through (b)(6) of Section 37-751, except that paragraph (b)(3) shall be modified to read: ‘in lettering three-eighths of an inch in height, the words “This public access area contains:” followed by the total linear feet of seating, the type and quantity of trees and the number of additional required amenities, such as moveable seating, that are provided in the portion of the public access area in which the entry plaque or information plaque is provided.
- (3) the minimum level of illumination shall be 1.5 horizontal foot candles (lumens per foot);
- (4) no gates, fences or other barriers shall be permitted within such public access areas; and
- (5) for the purposes of applying the #sign# regulations to #building# walls facing public access areas, such public access areas shall be considered #streets#.

(b) Maintenance

The owner(s) shall be responsible for the maintenance of all public access areas, 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.

\* \* \*

93-73

Public Access Areas on the Ninth Avenue Rail Yard

For the purposes of this Section 93-73, inclusive, the Ninth Avenue Rail Yard shall be considered the area bounded by the western #street line# of Ninth Avenue, the northern #street line# of West 31st Street, a line located 498 feet west of the western #street line# of Ninth Avenue and the southern #street line# of West 33rd Street. Such area shall include the tax lots located at Block 729, Lots 50 and 60, existing on April 29, 2014. Any #development# in such area shall provide public access areas in accordance with the provisions of this Section 93-73, inclusive.

Public access areas on the Ninth Avenue Rail Yard shall be comprised of the types of public access areas listed in this Section. Public access areas shall also include the area of the sidewalk widenings along Ninth Avenue and West 33rd Street required pursuant to Section 93-61 (Pedestrian Circulation Space). The entry plaza and the art plaza, as set forth in paragraphs (a) and (c) of this Section, respectively, shall be subject to the hours of access provisions set forth in Section 37-727. All other public access areas listed in this Section shall be accessible to the public between the hours of 6:00 A.M. and 1:00 A.M.

(a) Entry Plaza

(1) Location and minimum dimensions

A publicly accessible space, open to the sky (hereinafter referred to as the “entry plaza”), shall be located within the area bounded by the western #street line# of Ninth Avenue, the southern #street line# of West 33rd Street, a line 168 feet south of and parallel to the southern #street line# of West 33rd Street and a line 60 feet west of and parallel to the western #street line# of Ninth Avenue, as shown on Map 1 (Subdistrict B: 450 West 33rd Street and Ninth Avenue Rail Yard Public Access Area Plan) in Appendix B of this Chapter. The entry plaza shall have a minimum area of 10,080 square feet, shall have a minimum frontage along Ninth Avenue of 168 feet and shall provide a direct connection to the central plaza required pursuant to paragraph (b) of this Section. No more than 50 percent of the entry plaza area shall be covered by the permitted obstructions described in paragraph (a) of Section 37-726.

(2) Required amenities

The entry plaza shall have the following amenities:

- (i) a minimum of eight trees (or other amounts equivalent to a minimum of 32 caliper inches);
- (ii) at least 336 linear feet of seating including a minimum of 48 moveable chairs and 12 moveable tables. At least 50 percent of the seating, including movable seats, shall have backs and no more than 50 percent of the seating with backs shall be moveable seating;
- (iii) two or more planting beds which, in the aggregate, occupy an area of at least 800 square feet. No more than

- 35 percent of the linear feet of the planting beds shall have bounding walls exceeding 18 inches in height above an adjacent walking surface;
- (iv) ground floor transparency, in accordance with the provisions of paragraph (c) of Section 93-14 (Ground Floor Level Requirements), shall apply to at least 70 percent of the length of all #building# walls facing the entry plaza; and
- (v) one clear pedestrian circulation path with a minimum width of 12 feet shall be provided adjacent to the #building# facing the entry plaza and shall extend for the full length of the #building# frontage.

(b) Central Plaza

(1) Location and minimum dimensions

A publicly accessible space (hereinafter referred to as the “central plaza”), shall be located within an area bounded by the western #street line# of Ninth Avenue, a line 168 feet south of and parallel to the southern #street line# of West 33rd Street, a line 478 feet west of and parallel to the western #street line# of Ninth Avenue, a line 187-167 feet north of and parallel to the northern #street line# of West 31st Street beyond 40 feet of the western street line of Ninth Avenue, and a line 478-40 feet west of and parallel to the western #street line# of Ninth Avenue, and a line 187 feet north of and parallel to the northern #street line# of West 31st Street within 40 feet of the western street line of Ninth Avenue, as shown on Map 1 in Appendix B of this Chapter. Except as provided in paragraph (b)(3) of this Section, the central plaza shall have a minimum area of 47,800 square feet, and shall have a minimum north-south dimension as measured from the #building# walls of the #buildings# facing onto the central plaza of 100 feet. The central plaza shall be open to the sky, except:

- (i) for the area occupied by the pavilion permitted by paragraph (b)(2)(vii) of this Section.; and
- (ii) within a line 115 feet west of and parallel to the western #street line# of Ninth Avenue, a #building# may cantilever over the central plaza and required circulation paths located therein, provided such cantilever extends no greater than 10 feet over such central plaza.

(2) Required amenities

The central plaza shall contain the following features and amenities:

- (i) Landscaped area
 

A landscaped area shall be provided and shall contain a minimum of 44 trees (or other amounts equivalent to a minimum of 176 caliper inches), and planting beds which, in the aggregate, occupy an area of at least 7,500 square feet.

Within the area bounded by the western #street line# of Ninth Avenue and a line drawn 45 feet west of the western #street line# of Ninth Avenue, a minimum of 1,000 square feet of such total requirement shall be occupied by planting beds.
- (ii) Seating
 

A minimum of 725 linear feet of seating shall be provided, with 120 moveable chairs and 30 moveable tables. At least 50 percent of the required seating shall have backs.

Within the area bounded by the western #street line# of Ninth Avenue and a line drawn 45 feet west of the western #street line# of Ninth Avenue, a minimum of 50 linear feet of seating of such total requirement shall be provided of which 50 percent shall have backs.
- (iii) Event space
 

The portion of the central plaza located beyond a line drawn 295 feet west and parallel to the western #street line# of Ninth Avenue may be used for events (hereinafter referred to as the “event space”). Such event space shall have may be used for events not exceeding a maximum area of 4,500 square feet, except as set forth below for summer public events and winter public events, and may contain a temporary stage or platform and temporary seating associated with events. When such the event space is not being used for an event (general public events, summer public events, winter public events and private events), it shall contain a minimum of 192 linear feet of seating, with 96 moveable chairs and

24 moveable tables, and, during the period April 1 to November 15, a minimum of two moveable food carts within the event space or on the periphery thereof. Such tables and chairs shall be in addition to the amount required for the landscaped area in paragraph (b)(2)(ii) of this Section. When the event space is being used for an event (general public events, summer public events, winter public events and private events), the additional tables, chairs and moveable food carts may be removed.

(aa) General Public Events

At all times of the year, the event space may be used to host general public events which are open and accessible to the general public and free of admission. During such public events, the event space may contain associated temporary structures and seating.

(bb) Summer Public Events

For not more than 75 days between April 1 and November 15, the event space may be used for summer public events which are open and accessible to the general public and free of admission charge where the temporary structures and seating associated with such summer public events may extend beyond 4,500 square feet, provided that the total area used for such summer public events does not exceed an additional 2,000 square feet and is located beyond a line drawn 295 feet west of and parallel to the western #street line# of Ninth Avenue.

(cc) Winter Public Events

Between November 15 and April 1, an ice skating rink, together with associated temporary structures, may extend beyond 4,500 square feet, provided that the total area used for the ice skating rink together with associated temporary structures does not exceed an additional 2,000 square feet and is located beyond a line drawn 295 feet west of and parallel to the western #street line# of Ninth Avenue. The ice skating rink shall be open and accessible to the general public, but a fee for use of the ice skating rink may be charged, provided the combined total admission and equipment rental fees do not exceed the highest of such combined fees charged at any one rink operating in a #public park#.

(dd) Private Events

The City Planning Commission may allow the closing of the event space for up to 12 private events per year pursuant to a restrictive declaration acceptable to the City and recorded in the office of the City Register for New York County and indexed against the property.

For all events specified in this Section, temporary structures or seating associated with such an event (general public events, summer public events, winter public events and private events) permitted by this paragraph may be installed in the event space, provided the circulation paths required in paragraph (b)(2)(iv) of this Section remain unobstructed at all times.

(iv) Circulation paths

Circulation paths in the central plaza shall meet the following minimum requirements:

- (aa) pedestrian circulation paths extending the full length of the central plaza with an aggregate width of not less than 30 feet shall be provided;
- (bb) at least two of the required circulation paths with a minimum clear width of twelve feet shall be located within 20 feet of the facade of each #building# facing the central plaza;
- (cc) in addition to the circulation paths required by paragraph (b)(2)(iv)(aa) of this Section, at least two circulation paths shall be provided through the landscaped area required by paragraph (b)

(2)(i) of this Section, which connect with the circulation paths required by paragraph (b)(2)(iv)(bb) of this Section;

- (dd) all circulation paths shall be unobstructed during events held in the event space permitted by paragraph (b)(2)(iii) of this Section; and

- (ee) a clear paths, with a total minimum aggregate width of at least 20 feet shall be maintained located at the boundary between where the entry plaza, required pursuant to paragraph (a) of this Section, and the central plaza, required by paragraph (b) of this Section, intersect and at where the boundary between the art plaza, required pursuant to paragraph (c) of this Section, and the central plaza, required by paragraph (a) of this Section intersect, provided that up to eight feet of such required clear path may be located within the entry plaza and within the art plaza, respectively, and that all clear paths counted toward the aggregate minimum width required by this paragraph shall be a minimum of 7 feet, 6 inches in clear width, and be located no further than 12 feet apart from one another.

(v) Transparency

The transparency requirements of paragraph (c) of Section 93-14 (Ground Floor Level Requirements) shall apply to the ground floor level of at least 70 percent of the length of all #building# walls facing each side of the central plaza.

(vi) Retail continuity

At least 40 percent of the frontage of any #building# fronting on the central plaza shall comply with the retail continuity requirements of paragraph (a) of Section 93-14 (Ground Floor Level Requirements) and at least 50 percent of the aggregate frontage of all #buildings# fronting on the central plaza shall comply with the retail continuity requirements of paragraph (a) of Section 93-14 (Ground Floor Level Requirements). Such retail space shall have a minimum depth of 30 feet measured perpendicular to the wall adjoining the central plaza.

(vii) Pavilion

A #building# (hereinafter referred to as a "pavilion") containing #uses# listed in Use Groups 6A and 6C may be located within the central plaza, provided that such pavilion, and any seating associated with a use in the pavilion, shall be located at least ten feet west of the prolongation of the east face of the #building# fronting on the north side of the central plaza. The pavilion shall have a minimum #lot coverage# of 1,000 square feet and a maximum #lot coverage# of 3,000 square feet, with a maximum width of 40 feet parallel to Ninth Avenue. Such pavilion shall be no more than one #story# in height, except such one #story# limitation may be exceeded by portions of the pavilion allocated to mechanical equipment as well as restrooms and a food preparation kitchen occupying, in the aggregate, no more than 200 square feet area. Such pavilion shall not exceed a height limit of 25 feet, except that the permitted obstructions set forth in Section 33-42, as well as restrooms and a food preparation kitchen located above the level of the first #story# may be permitted to exceed such height limit provided that the height of such restroom and food preparation kitchen do not exceed ten feet. Seating may be provided for the #uses# in the pavilion provided that the total area occupied by the pavilion and such associated seating does not exceed a maximum #lot coverage# of 3,600 square feet and that such seating shall not count towards meeting the seating requirements set forth in paragraphs (b)(2)(ii) and (iii) of this Section. Floor space within the pavilion shall not be considered #floor area#. At least 60 percent of the exterior walls of the pavilion shall be transparent except for structural supports, provided that 100 percent of the east facing wall of the pavilion shall be transparent except for structural supports.

(3) Alternative design option

Notwithstanding the provisions of paragraph (b)(1) of this Section, the minimum north-south width of the central plaza may be reduced to no less than 80 feet for at least 50 percent of the aggregate frontage of the #buildings# fronting on the central plaza, provided that such narrowed portion begins no further than 150 feet from the western #street line# of Ninth Avenue, and further provided that the minimum size of the central plaza is not less than 41,382 square feet. The minimum height of a #building# wall fronting upon such narrowed portion shall be 45 feet, and the maximum height of such #building# wall shall not exceed 85 feet. Above a height of 85 feet, the minimum setback distance shall be 10 feet and the minimum distance between #buildings# fronting on the central plaza shall be 100 feet.

(4) Closing of event space

The City Planning Commission may allow the closing of the event space for up to 12 events per year pursuant to a restrictive declaration acceptable to the City and recorded in the office of the City Register for New York County and indexed against the property.

\* \* \*

93-731

Design and maintenance requirements for public access areas on the Ninth Avenue Rail Yard

Public access areas on the Ninth Avenue Rail Yard provided pursuant to the requirements of Section 93-73, shall comply with the applicable design reference standards set forth in paragraph (a), and the maintenance provisions of paragraph (b) of this Section.

(a) Design reference standards

- (1) seating shall meet the minimum and maximum dimensional standards set forth in paragraphs (1) through (7) of Section 37-741 (Seating), inclusive;
(2) where planting areas are provided, they shall meet the soil depth, continuous area, permeable surface and irrigation requirements of Section 37-742 (Planting and trees). Where trees are provided, they shall meet the planting standards, soil requirements and irrigation standards set forth in Section 37-742;
(3) steps shall meet the minimum dimensional standards set forth in Section 37-725 (Steps);
(4) kiosks or open air cafes shall meet the operational and service requirements listed in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes) and shall not occupy in the aggregate more than 20 percent of the public access areas required by Section 93-73. Seating provided as part of an open air cafe shall not count towards meeting the seating requirements of a public access area listed in Section 93-73;
(5) all open spaces within the public access areas on the Ninth Avenue Rail Yard shall provide open space signage pursuant to the standards set forth in Section 37-751 (Public space signage system). In addition, a minimum of two wayfinding #signs# shall be provided; the following public signage system:

- (i) One entry plaque in each of the following locations:
(aa) the entry to the Entry Plaza from West 33rd Street;
(bb) the entry to the Central Plaza from Ninth Avenue;
(cc) the entry to the Art Plaza from West 31st Street;
(dd) the sidewalk level entry to the West 31st Street Connector; and
(ee) the entry to the Dyer Avenue Platform from West 33rd Street.
(ii) Each entry plaque is subject to the signage standards as set forth in paragraph (a)(1) through (a)(4) of Section 37-751 (Public space signage systems).
(iii) Each entry plaque shall be mounted on a wall, a permanent free-standing post, or on a post located within a planter, with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches. Each entry plaque shall be in a position that clearly identifies the entry into the portion of the public access areas on the Ninth Avenue Rail Yard that such plaque

is provided in connection with, and placed so that the entire entry plaque is obvious and directly visible, without any obstruction, along every line of sight from all paths of pedestrian access to that portion of the public access areas on the Ninth Avenue Rail Yard.

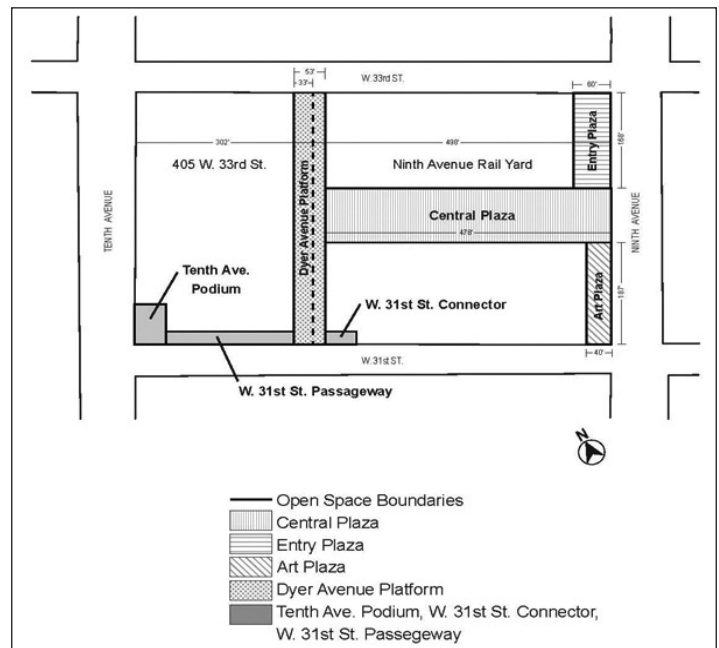
- (iv) A minimum of one information plaque, constructed from the same permanent materials as the entry plaques, or combined with one or more of the required entry plaques, shall be provided within the Art Plaza, Entry Plaza, Central Plaza and Dyer Avenue. The information plaque shall be mounted on a wall, a permanent free-standing post, or on a post located within a planter, with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches.
(v) Each information plaque is subject to the signage requirements as set forth in paragraph (b)(1) through (b)(6) of Section 37-751 except that paragraph (b)(3) shall be modified to read: 'in lettering three-eighths of an inch in height, the words "This public access area contains:" followed by the total linear feet of seating, the type and quantity of trees and the number of additional required amenities, such as moveable seating, that are provided in the portion of the public access area in which the entry plaque or information plaque is provided.
(6) where #buildings# front on to public access areas, canopies, awnings, marquees and sun control devices shall be permitted pursuant to the standards set forth in paragraph (c) of Section 37-726 (Permitted obstructions);
(7) the aggregate number of litter receptacles in such public access areas shall be 21;
(8) no gates, fences or other barriers shall be permitted within such public access areas except that protective bollards provided in connection with the development of the Ninth Avenue Rail Yard may be located within the required public access areas; and
(9) for the purposes of applying the #sign# regulations to #building# walls facing public access areas, such public access areas shall be considered #streets#.

(b) Maintenance

The owner or owners shall be responsible for the maintenance of all public access areas, 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.

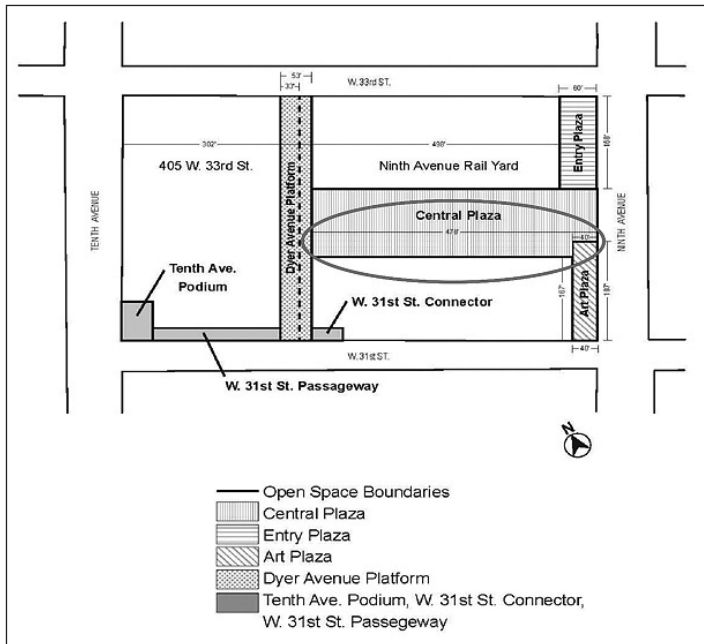
Appendix B Special Hudson Yards Subdistricts Maps

Map 1 - Subdistrict B: 450 West 33rd Street and Ninth Avenue Rail Yard Public Access area



EXISTING MAP

Map 1 – Subdistrict B: 450 West 33rd Street and Ninth Avenue Rail Yard Public Access area)



PROPOSED MAP

\* \* \*

EBENEZER PLAZA

BROOKLYN CB - 16 C 170189 ZMK

Application submitted by Brownsville Linden Plaza LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 17d:

- 1. changing from an M1-1 District to an R7A District property, bounded by New Lots Avenue, Powell Street, a line 150 feet northerly of Hegeman Avenue, Sackman Street, a line 100 feet northerly of Hegeman Avenue, Christopher Avenue, Hegeman Avenue, and Mother Gaston Boulevard;
2. changing from an M1-1 District to an R7D District property, bounded by a line 100 feet northerly of Hegeman Avenue, Sackman Street, a line 150 feet northerly of Hegeman Avenue, Powell Street, Hegeman Avenue, and Christopher Avenue;
3. establishing within a proposed R7A District a C2-4 District, bounded by New Lots Avenue, Powell Street, a line 150 feet northerly of Hegeman Avenue, Sackman Street, a line 100 feet northerly of Hegeman Avenue, Christopher Avenue, Hegeman Avenue, and Mother Gaston Boulevard; and
4. establishing within a proposed R7D District a C2-4 District, bounded by a line 100 feet northerly of Hegeman Avenue, Sackman Street, a line 150 feet northerly of Hegeman Avenue, Powell Street, Hegeman Avenue, and Christopher Avenue.

EBENEZER PLAZA

BROOKLYN CB - 16 N 170190 ZRK

Application submitted by Brownsville Linden Plaza, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Housing Designated Areas

\* \* \*

Brooklyn

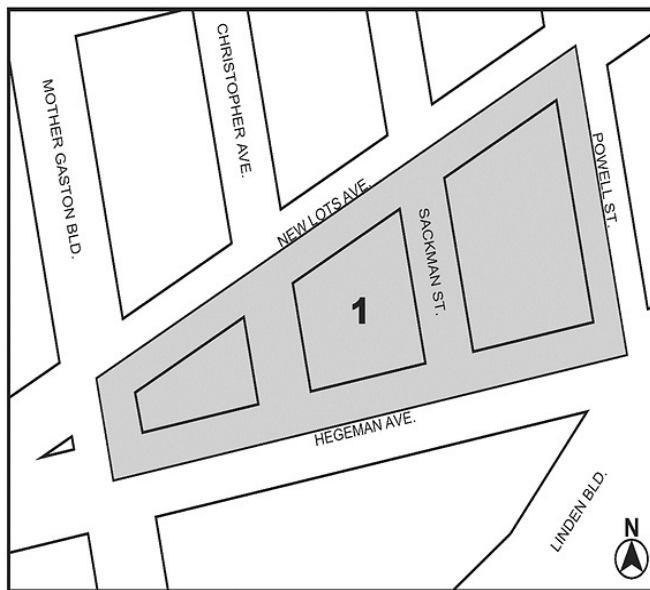
\* \* \*

Brooklyn Community District 16

\* \* \*

In the R7A and R7D Districts within the area shown on the following Map 2: Map 2 – [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 16, Brooklyn

\* \* \*

34TH STREET HELIPORT

MANHATTAN CB - 6 C 170158 ZSM

Application submitted by the NYC Department of Small Business Services and the NYC Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 74-66 of the Zoning Resolution, to allow a heliport on property generally located between the U.S. Pierhead Line of the East River and the north-bound service road of the Franklin D. Roosevelt Drive, south of East 34th Street, (Block 962, part of Lot 50) in an M2-3 District.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Committee Room, City Hall, New York City, NY 10007, commencing at 11:00 A.M. on Thursday, July 27, 2017:

MANHATTAN DISTRICT 11 GARAGE AND LOT CLEANING UNIT

MANHATTAN CB - 11 C 170269 PCM

Application submitted by Department of Sanitation, the Department of Housing Preservation and Development and Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection acquisition of property located at 207/217 East 127th Street (Block 1792, Lots 5 and part of 28) to facilitate the relocation of Department of Sanitation Manhattan 11 District Garage and Lot Cleaning Unit Headquarters.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matter in the Committee Room, City Hall, New York City, NY 10007, commencing at 1:00 P.M. on Thursday, July 27, 2017:

POLYCLINIC APARTMENTS

MANHATTAN CB - 4 20185031 HAM

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Article XI of the Private Housing Finance Law, for approval of a new real property tax exemption for property, located at Block 1041, Lots 6 and 11, Borough of Manhattan, Community District 4, Council District 3.

Accessibility questions: Land Use Division - (212) 482-5154, by: Monday, July 24, 2017, 3:00 P.M.





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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Chambers, City Hall, New York City, NY 10007, commencing at 9:30 A.M. on Thursday, July 27, 2017:

MANHATTAN CB - 2 462 BROADWAY C 170192 ZSM

Application submitted by 462BDWY LAND, L.P., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 (retail uses) on portions of the ground floor and cellar, of an existing 6-story building on property, located at 462 Broadway (Block 473, Lot 1), in an M1-5B District, within the SoHo Cast-Iron Historic District.

MANHATTAN CB - 2 462 BROADWAY C 170193 ZSM

Application submitted by 462BDWY LAND, L.P., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-922 of the Zoning Resolution, to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, 2nd floor and 3rd floor, of an existing 6-story building on property, located at 462 Broadway (Block 473, Lot 1), in an M1-5B District, within the SoHo Cast-Iron Historic District.

Accessibility questions: Land Use Division - (212) 482-5154, by: Tuesday, July 25, 2017, 3:00 P.M.



jy21-27

CITY PLANNING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the following matters to be held at Silberman School of Social Work at Hunter College, 2180 Third Avenue, New York, NY, 10035, on Wednesday, August 9, 2017, at 10:00 A.M.

BOROUGH OF THE BRONX No. 1 WESTCHESTER AVENUE BRIDGE

CDs 10, 11 C 160253 MMX

IN THE MATTER OF an application, submitted by The New York City Department of Transportation, Division of Bridges, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the modification of legal grades on Westchester Avenue between Waters Place and Hutchinson River Parkway East Service Road, in accordance with Map No. 13139 dated March 2, 2017 and signed by the Borough President.

Nos. 2 & 3 SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION No. 2

CD 1 C 170413 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 the amendment of the Zoning Map, Section No. 6a:

- 1. eliminating a Special Mixed Use District (MX-1) from property bounded by Park Avenue and its southwesterly centerline prolongation, East 135th Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line; and
2. establishing a Special Harlem River Waterfront District (HRW) bounded by Park Avenue and its southwesterly centerline prolongation, East 135th Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017.

No. 3

CD 1 N 170414 ZRX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York,

relating to Article VIII, Chapter 7, and related Sections, to modify the text of the Special Harlem River Waterfront District.

Matter underlined is new, to be added; Matter struck out is to be deleted; Matter within # # is defined in Section 12-10, 62-11, 64-11 and/or 87-01; \* \* \* indicates where unchanged text appears in the Zoning Resolution

ARTICLE I GENERAL PROVISIONS

Chapter 4 Sidewalk Cafe Regulations

\* \* \*

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

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

\* \* \*

Table with 3 columns: District Name, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#

City Island District No Yes

Harlem River Waterfront District No Yes

\* \* \*

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

\* \* \*

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

\* \* \*

23-011 Quality Housing Program

\* \* \*

R6 R7 R8 R9 R10

(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:

- (1) Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments);
(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 Grand Concourse Preservation District#;
#Special Harlem River Waterfront District#;
#Special Limited Commercial District#;

\* \* \*

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 Special Regulations Applying in the Waterfront Area

\* \* \*

62-90 WATERFRONT ACCESS PLANS

\* \* \*

62-92  
Borough of The Bronx

The following Waterfront Access Plans are hereby established within the Borough of The Bronx. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

BX-1: Harlem River, in the #Special Harlem River Waterfront District#, as set forth in Section 87-6070 (HARLEM RIVER WATERFRONT ACCESS PLAN).

\* \* \*

[NOTE: Section titles and provisions in the following Chapter may reflect the proposed text amendment, Lower Concourse North Rezoning (ULURP No. N 170312 ZRX, certified 3/20/2017).]

ARTICLE VIII  
SPECIAL PURPOSE DISTRICTS

Chapter 7  
Special Harlem River Waterfront District

87-00  
GENERAL PURPOSES

The "Special Harlem River Waterfront 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:

\* \* \*

- (f) provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (g) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (h) encourage investment in mixed residential and industrial neighborhoods by permitting expansion and new development of a wide variety of uses in a manner that will safeguard the health and safety of people using the area; and
- (i) promote the most desirable use of land and building development in accordance with the District Plan for the Harlem River waterfront and thus conserve the value of land and buildings and thereby protect City tax revenues.

87-01  
Definitions

For purposes of this Chapter, matter in italics is defined in Sections 12-10, 62-11 or 64-11, or within this Section.

[NOTE: The definition of "ground floor level," moved from 87-10 (SPECIAL USE REGULATIONS) and amended]

Ground floor level

As used in this Section, The "ground floor level" shall mean the finished floor level of a the first #story# that is within five feet of an adjacent public sidewalk or any other #publicly accessible open area#, or the finished floor level of the #lowest occupiable floor# pursuant to the provisions of Section 64-21 (Ground Floor Use), whichever is lower.

Parcel 1 building line

\* \* \*

[NOTE: The following terms are already defined in Section 62-11 (Definitions)]

Shore public walkway

A "shore public walkway" is a linear public access area running alongside the shore or water edges of a #platform#, as defined in Section 62-11, on a #waterfront zoning lot#.

Supplemental public access area

A "supplemental public access area" is a public access area provided on a #waterfront zoning lot#, in addition to other required public access areas, in order to fulfill the required #waterfront public access area# requirements.

A #supplemental public access area# shall not include a #shore public walkway# or an #upland connection#.

Upland connection

An "upland connection" is a pedestrian way which provides a public access route from a #shore public walkway# to a public sidewalk within an open and accessible #street#, public mapped parkland or other accessible public place.

Visual corridor

A "visual corridor" is a public #street# or tract of land within a #block#

that provides a direct and unobstructed view to the water from a vantage point within a public #street#, public mapped parkland or other public place.

Waterfront block or waterfront zoning lot

A "waterfront block" or "waterfront zoning lot" is a #block# or #zoning lot# in the #waterfront area# having a boundary at grade coincident with or seaward of the #shoreline#. For the purposes of this Chapter:

- (a) a #block# within the #waterfront area# shall include the land within a #street# that is not improved or open to the public, and such #street# shall not form the boundary of a #block#;
- (b) a #block# within the #waterfront area# that abuts public mapped parkland along the waterfront shall be deemed to be part of a #waterfront block#; and
- (c) a #zoning lot# shall include the land within any #street# that is not improved or open to the public and which is in the same ownership as that of any contiguous land.

Any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not abut public mapped parkland along the waterfront, shall be deemed outside of the #waterfront block#.

Waterfront public access area

A "waterfront public access area" is the portion of a #zoning lot# improved for public access. It may include any of the following: a #shore public walkway#, #upland connection#, #supplemental public access area# or, as defined in Section 62-11, a public access area on a #pier# or #floating structure#.

87-02  
General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Harlem River Waterfront District#, the regulations of the #Special Harlem River Waterfront District# shall apply. 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, except as specifically modified in this Chapter. However, 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 Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

[NOTE: The Article VI, Chapter 4 applicability provision, moved to Section 87-043]

87-03  
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Harlem River Waterfront District# Plan as set forth in the Appendix to this Chapter. The plan area has been divided into two Subdistricts comprised of parcels that consisting of tax blocks and lots as established on June 30, 2009, as follows:

Core Subdistrict - tax blocks and lots existing on June 30, 2009

- Parcel 1: Block 2349, Lot 112
- Parcel 2: Block 2349, Lot 100 (that portion not mapped as parkland\* in accordance with Alteration Map No. 13124, dated January 29, 2009, in the Office of the Bronx Borough President)
- Parcel 3: Block 2349, Lots 46, 47, 146
- Parcel 4: Block 2349, Lot 38
- Parcel 5: Block 2349, Lots 15, 20
- Parcel 6: Block 2349, Lots 3, 4
- Parcel 7: Block 2323, Lot 43
- Parcel 8: Block 2323, Lot 28
- Parcel 9: Block 2323, Lots 5, 13, 18

[NOTE: The following North Subdistrict provisions are currently under review as part of Lower Concourse North Rezoning, N 1700312 ZRX, certified 3/20/2017]

[North Subdistrict - tax blocks and lots existing on [date of adoption]]

- Parcel 10: Block 2539, Lot 1, portion of Lots 2, 3  
Block 2356, Lots 2, 72 and tentative Lot 102  
(existing on [date of adoption])

South Subdistrict - tax blocks and lots existing on [date of adoption]

- Parcel 11: Block 2319, Lot 55

Parcel 12: Block 2319, Lot 60

Parcel 13: Block 2319, Lots 37 and 155

Parcel 14: Block 2319, Lot 98

Parcel 15: Block 2319, Lot 99

Parcel 16: Block 2319, Lots 100 and 108

Parcel 17: Block 2319, Lot 109

Parcel 18: Block 2319, Lot 112

Parcel 19: Block 2319, Lot 2

Parcel 20: Block 2316, Lots 1 and 35

Parcel 21: Block 2319, Lot 200

The District Plan includes the following maps:

- Map 1. (Special Harlem River Waterfront District, Subdistricts and Parcels)
- Map 2. (Designated Non-residential Use Locations)
- Map 3. (Waterfront Access Plan: Public Access Elements)
- Map 4. (Waterfront Access Plan: Designated Visual Corridors)

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\*— in accordance with Alteration Map No. 13124, dated January 29, 2009, in the Office of the Bronx Borough President

**87-04**  
*Applicability of Article VI, Chapter 2 District Regulations*

[NOTE: Existing provisions, moved to 87-042 and modified]

**87-041**  
*Applicability of the Quality Housing Program*

In the #Special Harlem River Waterfront District#, #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**87-042**  
*Applicability of Article VI, Chapter 2*

[NOTE: Existing provisions, moved from Section 87-04 and modified.]

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply in all #waterfront areas#, except as modified by the provisions of this Chapter.

[NOTE: Existing provisions, moved from Section 87-65 and modified.]

For the purpose of applying the provisions of Article VI, Chapter 2, Parcels 1, 2, 3 and 4 within the Core Subdistrict, and any parcels having a boundary within 40 feet of a #shoreline# within the South Subdistrict, as shown on Map 1 (Special Harlem River Waterfront District, Subdistricts and Parcels) in the Appendix to this Chapter, shall be considered #waterfront zoning lots#, notwithstanding the mapping of any #streets# on such parcels after June 30, 2009 for the Core Subdistrict, and after [date of adoption] for the South Subdistrict.

**87-043**  
*Applicability of Article VI, Chapter 4*

[NOTE: Existing provisions, moved from Section 87-02 and modified]

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 Hazard Areas), the provisions of Article VI, Chapter 4, shall control, except as modified by the provisions of this Chapter.

**84-044**  
*Applicability of Article XII, Chapter 3*

Within the South Subdistrict, for M1 Districts mapped with a Residence District#, the provisions of Article XII, Chapter 3 (Special Mixed Use District) for #waterfront blocks# shall apply, except as modified in this Chapter. In the event of a conflict between the provisions of Article XII, Chapter 3 and this Chapter, the provisions of this Chapter shall control.

**87-045**  
*Applicability of Inclusionary Housing Program*

[NOTE: Existing Inclusionary Housing applicability provision, moved from Section 87-20 and modified.]

For the purposes of applying the Inclusionary Housing Program set forth in Section 23-90 (INCLUSIONARY HOUSING), the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, shall be an #Inclusionary Housing designated area#.

**87-05**

*Modification of Use and Bulk Regulations for Parcels Containing Newly Mapped Streets*

In the event that #streets# are mapped on Parcels 1, 2, 3 and 4 in the Core Subdistrict after June 30, 2009, and on any Parcel in the South Subdistrict after [date of adoption], as shown on Map 1 in the Appendix to this Chapter, after June 30, 2009, the area within such #streets# may continue to be considered part of the #zoning lot# for the purposes of applying all #use# and #bulk# #floor area# regulations of this Zoning Resolution.

**87-10**

*SPECIAL USE REGULATIONS*

The #use# regulations of the underlying districts or of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) are modified in Sections 87-11 through 87-24 by the provisions of this Section, inclusive.

As used in this Section, "ground floor level" shall mean the finished floor level of a #story# that is within five feet of an adjacent public sidewalk or any other #publicly accessible open area#.

[NOTE: the definition of "ground floor level" moved to 87-01 and amended.]

**87-11**

*Vehicle Storage Establishments  
Use Regulations within the Core Subdistrict*

[NOTE: Existing Section 87-11 provisions, moved to Section 87-111]

The special #use# provisions of this Section, inclusive, shall apply to #zoning lots# within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

**87-111**

*Vehicle storage establishments*

[NOTE: Existing provisions, moved from Section 87-11 and cross-references are updated]

Commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps as listed in Use Group 16C shall be a permitted #use# on Parcel 5, as shown on Map 1 in the Appendix to this Chapter, provided that:

- such #use# is the primary #use# on the parcel;
- no more than 10,000 square feet of #floor area# shall be provided on Parcel 5; and
- a #shore public walkway# is provided as set forth in paragraph (a) of Section 87-6171 (Special Public Access Provisions by Parcel).

The streetscape provisions of Section 87-1341, inclusive, the maximum width of establishment provisions of Section 87-23 and the special height and setback regulations of Section 87-3032, inclusive, shall not apply to such #use#. In lieu thereof, the applicable height and setback provisions of Article VI, Chapter 2 shall apply.

**87-112**

*Location of Commercial Space*

[NOTE: Existing provisions, moved from Section 87-12]

The provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #residential uses# on the same #story# as a #commercial use#, provided no access exists between such #uses# at any level containing #residences# and provided any #commercial uses# are not located directly over any #residential use#. However, such #commercial uses# may be located over a #residential use# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

**87-12**

*Location of Commercial Space  
Use Regulations in the North Subdistrict*

[NOTE: Existing provisions, moved to Section 87-112]

[NOTE: This section would contain special use provisions proposed by Lower Concourse North Rezoning]

**87-13**

*Streetscape Regulations*

[NOTE: Existing provisions, moved to Section 87-40]

**87-14**

*Location of Underground Uses*

Notwithstanding the provisions of Section 62-332 (Rear yards and waterfront yards), underground #uses#, such as parking garages, shall not be allowed in #waterfront yards#.

87-20  
SPECIAL FLOOR AREA REGULATIONS

The applicable #floor area# regulations of the underlying districts, of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), or of Article XII, Chapter 3 (Special Mixed Use District), are modified by the provisions of this Section, inclusive.

[NOTE: The following provisions, moved to Section 87-045]

The #Special Harlem River Waterfront District# shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified within the Special District.

87-21  
*Special Residential Floor Area Regulations –  
Floor Area Regulations in the Core Subdistrict*

[NOTE: Existing provisions, moved to Section 87-211]

The provisions of this Section, inclusive, shall apply to #developments# and #enlargements# within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

87-211  
Special Floor Area Regulations

[NOTE: Existing floor area ratio (FAR) provisions for mixed buildings, moved from Section 87-21 and amended]

The base maximum #floor area ratio# for any #zoning lots# containing only #residences residential uses#, or #residential uses# and #community facility# or #commercial uses# shall be 3.0. Such base maximum #floor area ratio# may be increased to a maximum of 4.0 through the provision of #affordable housing# pursuant to the provisions for #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING) paragraph (b) of Section 23-154 (Inclusionary Housing). The maximum #floor area ratio# for #affordable independent residences for seniors# shall be 4.0, except that the height and setback regulations of Sections 23-951 (Height and setback for compensated developments in Inclusionary Housing designated areas) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

[NOTE: the above height and setback applicability provisions, moved to Section 87-30]

87-212  
Special floor area requirement for certain commercial uses

[NOTE: Existing special floor area provisions, moved from Section 87-22]

- (a) For each square foot of #commercial floor area# in a #building# occupied by the #uses# listed in paragraph (a)(1) of this Section, an equal or greater amount of #residential#, #community facility# or #commercial floor area# shall be provided from #uses# listed in paragraph (a)(2) of this Section.

\* \* \*

87-213  
Location of building entrances

[NOTE: Existing provisions, moved from 87-24]

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, the main front entrance of at least one #building# on each Parcel, as the term "main front entrance" is used in the New York City Fire Code, Section 502.1 (FRONTAGE SPACE), or its successor, shall be located facing the #shore public walkway#. Such main front entrance of a #building# shall be:

- (a) on Parcel 1, located no less than 120 feet from 149th Street;
- (b) (a) on Parcel 2, located no less than 95 feet from a mapped parkland; and
- (c) (b) on Parcels 3 and 4, located no less than 45 feet from an #upland connection#.

87-22  
*Special Retail Floor Area Requirement*

[NOTE: Existing provisions moved to Section 87-212]

87-23  
*Maximum Width of Establishments*

[NOTE: Existing requirements for commercial and community facility would be eliminated and be replaced with provisions of Section 87-40]

On Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, the width of any ground floor level #commercial# or #community facility# establishments facing a #shore public walkway# or #upland connection#, shall be limited to 60 feet for each #street wall# facing such #shore public walkway# or #upland connection#.

87-24  
*Location of Building Entrances*

[NOTE: Existing 87-24 provisions, moved to 87-213]

87-30  
SPECIAL HEIGHT AND SETBACK AND OTHER BULK REGULATIONS

The underlying height and setback regulations shall not apply. In lieu thereof, the special height and setback regulations of this Section, inclusive, shall apply. For the purposes of applying such regulations:

In the #Special Harlem River Waterfront District#, the provisions of Section 87-32 (Special Height and Setback Regulations in the Core Subdistrict), inclusive, shall apply to the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

In the Core Subdistrict, the underlying height and setback regulations shall apply, except as modified by the provisions of this Section, inclusive. The height and setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

In the South Subdistrict, as shown on Map 1, the height and setback and other bulk regulations of Article XII, Chapter 3 (Special Mixed Use District) applicable to M1 Districts mapped with an R8 District in #waterfront blocks# shall apply.

The height of all #buildings or other structures# shall be measured from the #base plane#.

[NOTE: Lower Concourse North text amendment also contains applicability language]

[The following paragraph (a) provisions moved to Section 87-32, and (b) re-located above.]

- (a) a #shore public walkway#, mapped parkland, an #upland connection# or fire apparatus access road, as required by the New York City Fire Code, shall be considered a #street# and its boundary shall be considered a #street line#. However, the following shall not be considered #streets# for the purposes of applying the #street wall# location provisions of paragraph (a) of Section 87-32:
  - (1) Exterior Street; and
  - (2) that portion of any other #street#, mapped parkland, #upland connection# or fire apparatus access road that is located east of the #Parcel 1 building line#; and
- (b) the height of all #buildings or other structures# shall be measured from the #base plane#.

87-31  
*Permitted Obstructions*

In the Core Subdistrict, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

87-32  
*Street Wall Location and Building Base  
Special Height and Setback Regulations in the Core Subdistrict*

In the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter for #developments# and #enlargements#, the provisions of this Section, inclusive, shall apply.

[Following #street line# provisions moved from 87-30 and modified]

For the purposes of applying the special height and setback regulations of this Section, inclusive, and the underlying height and setback, distance between #legally required windows# and #lot lines#, and #court# regulations, as applicable, a #shore public walkway#, mapped parkland, #supplemental public access area#, #upland connection#, or fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), shall be considered a #street# and its boundary shall be considered a #street line#, except that:

- (a) for Parcel 1, the westerly #street line# of Exterior Street shall be the #Parcel 1 building line#;
- (b) for Parcel 1, the #street line# of East 149th Street shall be the southernmost boundary of or any easement area existing on [date of adoption], any fire apparatus access road or any private road; and
- (c) for all other parcels with frontage along Exterior Street, the #street line# of such #street# shall be the westerly boundary of Exterior Street or the Major Deegan Expressway, whichever is closest to the #shoreline#.

[NOTE: Lower Concourse North text amendment proposed temporary language to apply existing rules to Core Subdistrict]

[NOTE: Existing 87-32 provisions moved to 87-321 and 87-322 and modified]

(a) Street wall location

The street wall of a building shall be located within five feet of the street line and extend along the entire frontage of the zoning lot, except that:

- (1) ground floor level recesses up to three feet deep shall be permitted for access to building entrances;
- (2) to allow for corner articulation, the street wall may be located anywhere within an area bounded by intersecting street lines and lines 15 feet from and parallel to such street lines;
- (3) for buildings that are required to locate at least one main front entrance facing a shore public walkway, pursuant to Section 87-24 (Location of Building Entrances), no portion of the street wall containing such entrance shall be closer to the shore public walkway than the main front entrance; and
- (4) no portion of a building facing a shore public walkway, except on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, shall exceed a width of 300 feet.

However, on Parcel 1, in order to accommodate a sewer easement located within an area bounded by the eastern boundary of the shore public walkway, East 149th Street, a line 120 feet south of and parallel to East 149th Street and a line 120 feet east of and parallel to the shore public walkway, no street wall shall be required along that portion of East 149th Street and any fire apparatus access road within such easement area. Such area not developed as a fire apparatus access road and open to the sky shall be at least 35 percent planted and shall not be used for parking or loading. Furthermore, in the event such area contains a driveway, it shall be screened from the shore public walkway and East 149th Street, except for curb cuts and pedestrian paths, with densely planted evergreen shrubs maintained at a height of three feet.

(b) Minimum and maximum base heights

The street wall shall rise without setback to a minimum base height of six stories or 60 feet, or the height of the building, whichever is less, and a maximum base height of eight stories or 85 feet, whichever is less, before a setback is required.

However, on Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, for street walls facing a shore public walkway, the minimum base height shall be 20 feet and the maximum base height shall be four stories or 40 feet, whichever is less, before a setback is required. Any portion of a building or other structure that does not exceed such maximum base heights shall hereinafter be referred to as a "building base."

All portions of buildings or other structures that exceed the maximum base heights set forth in this paragraph, (b), shall be set back from the street wall at least ten feet along a shore public walkway, mapped parkland and Exterior Street, and at least 15 feet along an upland connection.

For buildings that exceed a height of eight stories or 85 feet, except on Parcels 5, 6, 7 and 9, as shown on Map 1 in the Appendix to this Chapter, not more than 40 percent of the aggregate width of street walls facing a shore public walkway shall rise without setback to at least a height of six stories or 60 feet, whichever is less, and at least 40 percent of the aggregate width of street walls facing a shore public walkway shall rise without setback to at least a height of eight stories or 85 feet, whichever is less.

Above the level of the second story, up to 30 percent of the aggregate width of street walls may be recessed, provided no recesses are located within 15 feet of an adjacent building or within 30 feet of the intersection of two street lines, except where corner articulation is provided as set forth in paragraph (a) (1) of this Section.

(c) Transition heights

All street walls, except on Parcels 5 and 6, may rise to a maximum transition height of 115 feet, provided that, except on Parcel 7, not more than 60 percent of the aggregate width of street walls facing a shore public walkway exceeds a height of 85 feet. On Parcels 5 and 6, a street wall may rise to a maximum transition height of 85 feet, without limitation.

All portions of buildings that exceed the transition heights set forth in this paragraph, (c), shall comply with the tower provisions of Section 87-33.

87-321

Street wall location

[Existing provisions, moved from 87-32 (a), and modified]

In the Core Subdistrict, the following street wall location rules shall apply.

(a) Parcels 1, 2, 3 and 4

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, for frontages along the shore public walkway, supplemental public access areas, upland connections, mapped parkland or visual corridors, as shown on Map 2, at least 70 percent of the aggregate width of street walls of a building shall be located within eight feet of the street line. For frontages beyond 50 feet of the shore public walkway, such street wall shall rise to at least the minimum base height specified in Section 87-322 (Base heights and transition heights), or the height of the building, whichever is less. Along all frontages, up to 30 percent of the aggregate width of street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than 10 feet along any street, or deeper than 15 feet along shore public walkway, are located within an outer court.

Along other frontages, no street wall location provisions shall apply.

(b) Parcels 5, 6, 7, 8 and 9

On Parcels 5, 6, 7, 8 and 9, as shown on Map 1, for frontages along visual corridors, or upland connections, as shown on Map 2, at least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and shall rise to at least the minimum base height specified in Section 87-322, or the height of the building, whichever is less. Up to 30 percent of the aggregate width of street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than 10 feet along any street, or deeper than 15 feet along shore public walkway, are located within an outer court.

Along other frontages, no street wall location provisions shall apply.

87-322

Base heights and transition heights

[Existing provisions, moved from paragraph (a) of Section 87-32, and modified]

In the Core Subdistrict, the following base heights, required setbacks and maximum transition heights shall apply. Towers are permitted above the maximum heights set forth in this Section only in accordance with Section 87-323 (Tower provisions).

(a) Base heights

(1) Within 50 feet of the shore public walkway

For street walls fronting on, or within 50 feet of, the shore public walkway, the maximum base height shall be 85 feet, except that:

(i) on Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, for street walls fronting on a shore public walkway, at least 30 percent of the aggregate width of street walls fronting on the shore public walkway, or a contiguous street wall width of 60 feet, whichever is greater, shall not exceed a maximum height of 45 feet. In addition to being applied along the shore public walkway, such lowered street wall may be applied along intersecting streets within 100 feet of the shore public walkway; and

(ii) on Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, such maximum base height shall be 45 feet.

(2) Beyond 50 feet of the shore public walkway

Along all other frontages, beyond 50 feet of the shore public walkway, the street wall shall rise without setback to a minimum base height of 60 feet, or the height of the building, whichever is less, and may rise to a maximum base height of 105 feet.

(b) Required setbacks

Above such maximum base height, street walls shall be set back a minimum of 30 feet from the street line along the shore public walkway on Parcel 1, 15 feet from such street line on any other parcels, and a minimum of 10 feet from the street line along all other streets. Along all streets, such set back shall have a minimum depth of seven feet from any portion of the street wall below such maximum base height. However, the depth of such setback may include the depth of recesses or outer courts provided that the aggregate width of such portion of a street wall with a reduced setback shall not exceed 30 percent of the street wall.

In addition, on Parcels 1, 2, 3 and 4, in locations where the maximum base height is limited to 45 feet, street walls above

such maximum base height shall be set back a minimum of 30 feet from the #street line#, and a minimum of seven feet from any portion of the #street wall# below such height.

Dormers provided in accordance with paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts) shall be permitted obstructions in all setback areas, except along the #shore public walkway#. Such dormers shall not exceed the maximum transition height set forth in paragraph (c) of this Section.

(c) Maximum transition heights

For #street walls# fronting on, or within 50 feet of, the #shore public walkway#, #street walls# above a required setback may rise to a maximum transition height of 125 feet and, along all other frontages, #street walls# above a required setback may rise to a maximum transition height of 155 feet. Such transition heights may only be exceeded where towers are provided in accordance with the provisions of Section 87-323 (Tower provisions).

87-323

Tower provisions

[Existing provisions, moved from 87-33, and modified]

A #building or other structure# may exceed the applicable maximum heights set forth in Section 87-322 (Base heights and transition heights) only in accordance with the tower provisions of this Section.

(a) Maximum number of towers

For #zoning lots# with less than 100,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted. The minimum separation between any two towers on the same #zoning lot# shall be 60 feet.

(b) Setbacks

All towers shall comply with the applicable setback provisions set forth in paragraph (b) of Section 87-322, except that on Parcel 1, towers shall be set back from the #shore public walkway# a minimum of 30 feet.

The dormer provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts) shall not apply to the tower portion of a #building#. In lieu thereof, up to 50 percent of the width of the #street wall# of a tower shall be permitted to encroach into a required setback area, except in setback areas along the #shore public walkway#.

(c) Maximum tower size

Each #story# of a tower shall not exceed a gross area of 10,000 square feet, except that any encroachment into a setback area provided in accordance with paragraph (b) of this Section need not be included in such gross area.

(d) Maximum tower width

On Parcels 1, 3, 4 and 7, as shown on Map 1 in the Appendix to this Chapter, the maximum width of any #story# of a tower facing the #shoreline# shall not exceed 130 feet, and on Parcel 2, the maximum width of any #story# of a tower facing mapped parkland shall not exceed 100 feet.

(e) Maximum height of towers

For #zoning lots# with 100,000 square feet or less of #lot area#, the maximum height of a tower shall be 300 feet, and for #zoning lots# with more than 100,000 square feet of #lot area# the maximum height of a tower shall be 400 feet.

However, for #zoning lots# with two towers, such maximum tower height of 400 feet shall apply to only one tower and a maximum tower height of 260 feet shall apply to the second tower. There shall be a height differential of at least 40 feet between any two #towers# on a #zoning lot#.

(f) Tower top articulation

The uppermost three #stories# of a tower, or as many #stories# as are located entirely above a height of 300 feet, whichever is less, shall have a #lot coverage# not exceeding 90 percent of the #lot coverage# of the #story# immediately below such #stories#.

87-33

Towers

Special Height and Setback and Other Bulk Regulations in the North Subdistrict]

[NOTE: Lower Concourse North text amendment is adding height and setback provisions for the North Subdistrict]

[Existing text moved to 87-323 and modified]

All #stories# of a #building# located partially or wholly above the applicable transition height set forth in paragraph (c) of Section 87-32 shall be considered a "tower" and shall comply with the provisions of

this Section. For #zoning lots# with less than 130,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted.

(a) Maximum tower height

For #zoning lots# with 100,000 square feet of #lot area# or less, the maximum height of a #building# shall be 300 feet. The maximum height of #buildings# on #zoning lots# with more than 100,000 square feet of #lot area# shall be 400 feet. For #zoning lots# with two towers, however, such maximum #building# height of 400 feet shall apply to not more than one tower and a maximum #building# height of 260 feet shall apply to the second tower. There shall be a height differential of at least 40 feet between towers.

(b) Location rules for #zoning lots# adjacent to mapped parkland

Where a tower is provided on a #zoning lot# adjacent to mapped parkland, such tower or portion thereof shall be located within 85 feet of such mapped parkland, and if two towers are provided on such #zoning lot#, the second tower or portion thereof shall be located either within 120 feet of East 149th Street or within 45 feet of an #upland connection#. Where two towers are provided on a #zoning lot# adjacent to mapped parkland, the shorter of the towers shall be located nearer the mapped parkland.

(c) Maximum tower size

The outermost walls of each #story# located entirely above the applicable transition height shall be inscribed within a rectangle. The maximum length of any side of such rectangle shall be 135 feet. Each #story# of a tower located entirely above the applicable transition height shall not exceed a gross area of 8,800 square feet.

(d) Tower top articulation

All #buildings# that exceed a height of 200 feet shall provide articulation in accordance with at least one of following provisions:

(1) Setbacks on each tower face

(i) For #buildings# less than 260 feet in height, the highest three #stories#, or as many #stories# as are located entirely above a height of 200 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#;

(ii) For #buildings# 260 feet or more in height, the highest four #stories#, or as many #stories# as are located entirely above a height of 260 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#.

Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, (d)(1), each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

(2) Three setbacks facing Harlem River

The upper #stories# of a tower shall provide setbacks with a minimum depth of 15 feet measured from the west-facing wall of the #story# immediately below. Such setbacks shall be provided at the level of three different #stories#, or as many #stories# as are located entirely above a height of 230 feet, whichever is less. The lowest level at which such setbacks may be provided is 230 feet, and the highest #story# shall be located entirely within the eastern half of the tower.

\* \* \*

87-40

SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND SIDEWALKS  
SPECIAL REGULATIONS FOR GROUND FLOOR LEVEL

[NOTE: All existing Sections 87-40, 87-41 and 87-42 provisions, moved to Section 87-50]

[NOTE: Existing provisions, moved from Section 87-13 and modified]

The provisions set forth in this Section, inclusive, shall apply to #ground floor levels# of #developments# and #ground floor level enlargements# within the #Special Harlem River Waterfront District#, as applicable.

87-41

*Fire Apparatus Access Roads  
Streetscape Requirements in the Core and South Subdistricts*

[NOTE: Existing 87-41 provisions, moved to 87-62]

In the Core and South Subdistricts, as shown on Map 1 in the Appendix to this Chapter, for #developments# and #ground floor level enlargements#, the provisions of this Section, inclusive, shall apply.

For the purposes of applying the special streetscape regulations of this Section, inclusive, a #shore public walkway#, mapped parkland, #supplemental public access area#, #upland connection# or a fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), shall be considered a #street# and its boundary shall be considered a #street line#.

87-411

*Ground floor uses*

[NOTE: Existing provisions, moved from Section 87-13 and modified]

All #ground floor level uses# facing a #shore public walkway#, mapped parkland or an #upland connection# shall comply with the minimum depth requirements of 37-32 (Ground Floor Depth Requirements for Certain Uses). For the purposes of applying such provisions, #shore public walkways#, mapped parkland or an #upland connection# shall be considered designated retail #streets#. Lobbies and entrances shall comply with the provisions for Type 1 lobbies set forth in Section 37-33 (Maximum Width of Certain Uses). The level of the finished ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent public sidewalk or other publicly accessible area.

For #buildings# on Parcels 1 through 6, as shown on Map 1 in the Appendix to this Chapter, that face a #shore public walkway#, mapped parkland or #upland connection#, not less than 20 percent of the ground floor level #floor area# of such portions of #buildings# shall consist of #uses# from Use Groups 6A, 6C, 6F, 8A, 8B and 10A, as set forth in Article III, Chapter 2.

Within the Core and South Subdistricts, as shown on Map 1 in the Appendix to this Chapter, the following shall apply:

(a) Minimum amount of required #ground floor level floor area#

At least 50 percent of the width of the #ground floor level street wall# of a #building# shall be occupied by #floor area#, and on Parcels 1 and 2, as shown on Map 1, the entire width of the #ground floor level street wall# facing a #shore public walkway# or a mapped parkland, shall be occupied by #floor area#. Such #floor area# shall be allocated to any permitted #use#, except #group parking facilities#.

(b) Required non-residential uses# in certain locations

The #ground floor level street wall# within 50 feet of the intersection of two #streets# at locations designated on Map 2, shall be occupied exclusively by non-residential floor area#. In addition, on Parcels 3 and 4, at least 50 feet of additional #ground floor level street wall# facing the #shore public walkway# shall be occupied exclusively by non-residential floor area#, at the locations designated on Map 2. #Group parking facilities#, including entrances and exits thereto, shall not be permitted within such locations.

Non-residential floor area# required pursuant to this paragraph may satisfy #ground floor level floor area# required pursuant to paragraph (a) of this Section.

All #ground floor level floor area# required pursuant to this Section shall extend to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses). For the purposes of applying such provisions, all #streets# shall be considered designated retail streets.

87-412

*Transparency requirements in the Core and South Subdistricts*

[NOTE: Existing provisions, moved from 87-13 (b)]

Any #building# wall containing #ground floor level commercial# or #community facility uses# that faces a #shore public walkway#, mapped parkland or #upland connection#, shall be glazed in accordance with the transparency requirements set forth in Section 37-34 (Minimum Transparency Requirements). For the purposes of applying such provisions, #shore public walkways#, mapped parkland or an #upland connection# shall be considered designated retail streets.

In the Core and South Subdistricts, for non-residential uses# located at the #ground floor level# shall be subject to the following requirements, any portion of a #ground floor level street wall# that is

subject to the #floor area# requirements of paragraph (b) of Section 87-411 (Ground floor uses), shall be glazed in accordance with the transparency requirements for designated retail streets set forth in Section 37-34 (Minimum Transparency Requirements), except that:

- (a) in the South Subdistrict, where the #ground floor level street wall# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the length of such #ground floor level street wall# may be exempt from such transparency requirements, provided that any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or screening in accordance with the provisions of paragraphs (a) or (e) of Section 87-415 (Special streetscape provisions for certain blank walls) for at least 75 percent of such blank wall; and
- (b) in #flood zones#, for #buildings# utilizing the provisions of paragraph (a) of Section 64-21 (Ground Floor Use), where no transparent materials or #building# entrances or exits are provided on the #ground floor level street wall# below a height of four feet above the level of the adjoining sidewalk for a continuous width of at least 25 feet, visual mitigation elements shall be provided in accordance with Section 87-415 for such blank wall.

For the purposes of applying the provisions of Section 37-34, locations subject to the provisions of paragraph (b) of Section 87-411 shall be considered designated retail streets.

87-413

*Parking wrap and screening requirements in the Core and South Subdistricts*

The following provisions shall apply to any #group parking facility# in the Core and South Subdistricts:

[NOTE: Existing provisions, moved from paragraphs (c) through (e) of 87-50]

(c) Location requirements for parking facilities

No parking facility, open or enclosed, shall front upon or be visible from:

- (1) a #shore public walkway#, except as provided for in paragraph (e) of this Section for Parcel 5;
- (2) any #upland connection# or mapped parkland, or portion thereof, that is located west of the #Parcel 1 building line#.

(d)(a) Design requirements for enclosed off-street #group parking facilities#

All enclosed off-street #group parking facilities# shall be located either entirely below the level of any #street# an adjacent sidewalk or open area accessible to the public upon which such facility fronts any other adjacent pedestrian area required to be accessible to the public or, when located above grade, shall comply with the following: in compliance with the following provisions:

- (1) The provisions of this paragraph, (d)(1), shall apply to facilities facing a #shore public walkway#, an #upland connection#, mapped parkland, or the northern #street line# of 138th Street:

At every level above grade, off-street parking facilities shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). For the purposes of applying such provisions, #shore public walkways#, an #upland connection# or mapped parkland and East 138th Street shall be considered designated retail streets. All such parking facilities shall be exempt from the definition of #floor area#.

On Parcel 6, as shown on Map 1 in the Appendix to this Chapter, the ground floor of a #building# within 60 feet of the intersection of Exterior Street and East 138th Street shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 so that no portion of a parking facility is visible from such portion of Exterior Street or East 138th Street.

- (2) The provisions of this paragraph, (d)(2), shall apply to facilities not facing a #shore public walkway#, or that portion of an #upland connection# or mapped parkland located west of the #Parcel 1 building line#, or the northern #street line# of East 138th Street:

Such facilities shall be screened in accordance with the provisions set forth in paragraphs (b)(1) through (b)(3) of Section 37-35.

- (1) #Group parking facilities# on the #ground floor level# within 30 feet of #street walls# subject to the provisions of Section 87-411 (Ground floor uses) shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening

Requirements. For the purpose of applying such provisions, #street walls# subject to the provisions of Section 87-411 shall be considered designated retail streets.

- (2) #Group parking facilities# along all other frontages shall either be wrapped by #floor area#, or screened in accordance with the provisions of paragraph (e) of Section 87-415. In addition, any continuous stretch of screening that exceeds 25 feet in width shall provide planting in accordance with the provisions of paragraph (a) of Section 87-415 (Special streetscape provisions for certain blank walls) along 50 percent of such screened frontage.

(e)(c) Open parking areas

Open parking areas shall be permitted only in the following locations:

- (1) on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, a parking lot shall be permitted east of the #Parcel 1 building line#;
- (2) on Parcel 5, as shown on Map 1, a parking lot shall be permitted anywhere within the Parcel only if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel;
- (3) on Parcel 6, a parking lot shall be permitted within 130 feet of the southern boundary of the parcel with East 138th Street; and
- (4) on all parcels, open, unscreened, in tandem (one behind the other), #accessory# off-street parking spaces shall be permitted on private roads, including fire apparatus access roads provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), provided that all parking spaces comply with the Department of Transportation standards for on-street parking.

For such open parking lots, the provisions of Section 28-43 (Location of Accessory Parking) shall not apply. In addition, on Parcel 1, for parking lots located east of the #Parcel 1 building line#, or on Parcel 5, for parking lots used solely as a commercial or public utility vehicle storage #use# as listed in Use Group 16C, the provisions of Sections 37-90 (PARKING LOTS) and 62-655 (Planting and trees) shall be modified to permit fencing, excluding chain link fencing, in lieu of all planting requirements, provided that the surface area of such fencing is not more than 50 percent opaque and provided that the height does not exceed six feet. The provisions of Sections 37-90 and 62-555 shall not apply to any parking lots provided within private roads, including fire apparatus access roads provided pursuant to the provisions of Section 87-62.

**[ORIGINAL PROVISIONS]**

The requirements of Section 37-90 (PARKING LOTS) and screening requirements for open parking lots of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), are modified as set forth in this paragraph, (e):

For the purposes of applying the requirements of Section 37-90, a fire apparatus access road shall be considered a #street#.

On Parcel 1, for parking lots or portions thereof located east of the #Parcel 1 building line#, no landscaping shall be required. Such parking lots shall be screened from #streets# and any other publicly accessible areas by ornamental fencing, excluding chain-link fencing, with a surface area at least 50 percent open and not more than four feet in height. However, along that portion of Exterior Street located between East 149th Street and a sewer easement, a seven foot wide strip, densely planted with evergreen shrubs maintained at a height of three feet shall be provided.

On Parcel 5, as shown on Map 1 in the Appendix to this Chapter, if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel, the screening requirements applicable to open parking lots set forth in Article VI, Chapter 2, shall not apply. In lieu thereof, such open parking lot shall be screened from the adjacent #shore public walkway# and #upland connection# with a wall or fence, other than a chain link fence, not more than 50 percent opaque, and at least five feet in height, but not more than six feet in height.

**87-414**

**Special provisions applicable within the flood zone**

In the Core and South Subdistricts, the provisions of Section 64-336 (Alternative height measurement in Commercial and Manufacturing Districts) shall be modified so that where the #flood-resistant construction elevation# is between four feet and 12 feet above #curb level#, #building# height may be measured from a reference plane 12 feet above #curb level#, and any minimum base height requirements may be measured from #curb level#. The requirements of Section 64-

642 (Transparency requirements for buildings utilizing alternative height measurement) shall apply to #buildings# utilizing these alternative height measurement provisions.

**87-415**

**Special streetscape provisions for certain blank walls**

The provisions of this Section shall apply to a #ground floor level building# frontage, or any portion thereof, facing a #street#, #shore public walkway#, #upland connection#, or fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), where no transparent materials or entrances or exits are provided on the #ground floor level# below a height of four feet above the level of the adjoining sidewalk, or grade, as applicable, for a continuous width of at least 25 feet. For the purpose of this Section, such a #building# wall, or portion thereof, shall be referred to as a "blank wall" and visual mitigation elements shall be provided in accordance with this Section.

At least 50 percent of the linear footage of any blank wall on a #ground floor level building# frontage shall be treated by one or more of the following visual mitigation elements. Where a #building# wall fronts upon a #street#, such visual mitigation elements shall be provided on the #zoning lot#, except that the depth of an area containing such elements within the #zoning lot# need not be greater than three feet, when measured perpendicular to the #street line#. Where a blank wall exceeds a #street wall# width of 50 feet, at least 25 percent of such #street wall# width shall be planted in accordance with the provisions of paragraph (a) of this Section, and where a blank wall exceeds a height of 10 feet, as measured from the level of the adjoining grade, for a width of more than 25 feet, at least 50 percent of such #street wall# width shall provide wall treatments in accordance with the provisions of paragraph (e) of this Section.

The maximum width of a portion of the #ground floor level# blank wall without visual mitigation elements shall not exceed 10 feet. However, such blank wall limitation shall not include portions of #street walls# occupied by entrances or exits to #accessory# off-street parking facilities and #public parking garages#, where permitted, entryways to required loading berths, where permitted, or doors accessing emergency egress stairwells and passageways.

**Visual mitigation elements:**

- (a) **Planting**  
Any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.
- (b) **Benches**  
Fixed benches with or without seatbacks shall be provided in front of the #street wall#. Unobstructed access shall be provided between such benches and an adjoining sidewalk or required circulation paths. Each linear foot of bench, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Any individual bench shall have a width of at least five feet, and no more than 20 feet of benches may be used to fulfill such requirement per 50 feet of frontage.
- (c) **Bicycle racks**  
Bicycle racks, sufficient to accommodate at least two bicycles, shall be provided in front of the #street wall#, and oriented so that the bicycles are placed parallel to the #street wall#. Each bicycle rack so provided shall satisfy five linear feet of frontage mitigation requirement. No more than three bicycle racks may be used to fulfill such requirement per 50 feet of frontage.
- (d) **Tables and chairs**  
Fixed tables and chairs shall be provided in front of the #street wall#. Each table shall have a minimum diameter of two feet, and have a minimum of two chairs associated with it. Each table and chair set so provided shall satisfy five linear feet of frontage mitigation requirement.
- (e) **Wall treatment**  
Wall treatment, in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.



87-50  
SPECIAL PARKING REGULATIONS

[NOTE: Existing provisions, moved to 87-51]

The applicable parking and loading regulations of underlying districts or of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, except as modified by the provisions of this Section, inclusive.

87-51

**Curb Cut Restrictions**  
**Special Parking Regulations in the Core Subdistrict**

[NOTE: Existing provisions, moved from 87-50; existing 87-51 provisions moved to 87-52]

The following provisions shall apply to all parking facilities in the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter:

(a) Use of parking facilities

All ~~accessory~~ off-street parking spaces may be made available for public use; any such space, however, shall be made available to the occupant of a ~~residence~~ to which it is ~~accessory~~ within 30 days after written request therefore is made to the landlord.

(b)(a) Off-site parking

The off-site parking location provisions of Sections 36-42 and 36-43 shall not apply. In lieu thereof, all permitted or required ~~accessory~~ off-street parking spaces may be provided on any ~~zoning lot~~ other than the same ~~zoning lot~~ to which such spaces are ~~accessory~~, provided the lot to be used for parking is within the ~~Special Harlem River Waterfront District~~ Core Subdistrict.

[NOTE: Existing text in paragraphs (c) through (e) of 87-51 moved to Section 87-412]

(f)(b) Roof parking

Any roof, or portion thereof, of a facility containing that covers off-street parking spaces, ~~not otherwise covered by a building~~, that ~~and is larger than 400 square feet in surface area~~, shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent ~~dwelling unit~~ and the remaining roof area shall be accessible for the recreational use of the occupants of the ~~building~~ in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area.

(e)(c) Open parking lots

Open parking lots shall be permitted only in the following locations:

- (1) on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, a parking lot shall be permitted east of the Parcel 1 building line;
- (2) on Parcel 5, as shown on Map 1, a parking lot shall be permitted anywhere within the Parcel only if a commercial or public utility vehicle storage use, as listed in Use Group 16C, is developed or enlarged as the primary use on the parcel;
- (3) on Parcel 6, along the southern boundary of the Parcel with East 138th Street, provided that such parking lot is south of any building on the Parcel and east of the shore public walkway; and
- (4) on all Parcels, open, unscreened, tandem (one behind the other), accessory off-street parking spaces shall be permitted on fire apparatus access roads provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), provided that all parking spaces comply with Department of Transportation standards for on-street parking.

For such open parking lots, the provisions of Section 28-43 (Location of Accessory Parking) shall not apply, and, on Parcels 1 and 5, the provisions of Sections 37-90 (PARKING LOTS) and 62-655 (Planting and trees) shall be modified to permit fencing, excluding chain link fencing, in lieu of all planting requirements, provided that the surface area of such fencing in not more than 50 percent opaque and provided that the height does not exceed six feet. The provisions of Sections 37-90 and 62-655 shall not apply to fire apparatus access roads provided pursuant to the provisions of Section 87-62.

**[ORIGINAL PROVISIONS]**

The requirements of Section 37-90 (PARKING LOTS) and screening requirements for open parking lots of Article VI,

Chapter 2 (Special Regulations Applying in the Waterfront Area), are modified as set forth in this paragraph, (e):

For the purposes of applying the requirements of Section 37-90, a fire apparatus access road shall be considered a ~~street~~.

On Parcel 1, for parking lots or portions thereof located east of the Parcel 1 building line, no landscaping shall be required. Such parking lots shall be screened from ~~streets~~ and any other publicly accessible areas by ornamental fencing, excluding chain link fencing, with a surface area at least 50 percent open and not more than four feet in height. However, along that portion of Exterior Street located between East 149th Street and a sewer easement, a seven foot wide strip, densely planted with evergreen shrubs maintained at a height of three feet shall be provided.

On Parcel 5, as shown on Map 1 in the Appendix to this Chapter, if a commercial or public utility vehicle storage ~~use~~, as listed in Use Group 16C, is ~~developed~~ or ~~enlarged~~ as the primary ~~use~~ on the parcel, the screening requirements applicable to open parking lots set forth in Article VI, Chapter 2, shall not apply. In lieu thereof, such open parking lot shall be screened from the adjacent ~~shore public walkway~~ and ~~upland connection~~ with a wall or fence, other than a chain link fence, not more than 50 percent opaque, and at least five feet in height, but not more than six feet in height.

87-52

**Curb Cut Restrictions**

[EXISTING PROVISIONS MOVED FROM 87-51]

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, no curb cuts shall be provided facing a ~~shore public walkway~~, and further, on Parcels 1 and 2, no curb cuts shall be provided facing a mapped parkland.

87-60

**HARLEM RIVER WATERFRONT ACCESS PLAN**  
**SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND SIDEWALKS**

The following provisions shall apply in the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

87-61

**Special Public Access Provisions**  
**Sidewalks**

[NOTE: Existing 87-61 provisions moved to 87-71]

[NOTE: Existing provisions, moved from 87-42 and modified]

In the event that Parcel 1, as shown on Map 1 in the Appendix to this Chapter, is ~~developed~~ with ~~mixed use buildings~~, as defined in Section 123-11, sidewalks shall be provided on Parcel 1, as follows:

- (a) Sidewalks with a ~~depth width~~ of at least 15 feet, measured perpendicular to the curb of a ~~street~~, shall be provided along the entire Exterior Street and East 149th Street frontage of a ~~zoning lot~~. In locations where the width of the sidewalk within the ~~street~~ is less than 15 feet, a sidewalk widening shall be provided on the ~~zoning lot~~ so such that the combined width of the sidewalk within the ~~street~~ and the sidewalk widening equals at least 15 feet. However, existing ~~buildings~~ to remain on the ~~zoning lot~~ need not be removed in order to comply with this requirement.
- (b) A 22 foot wide walkway shall extend east of and along the Parcel 1 building line, linking East 149th Street and mapped parkland, or a fire apparatus access road if such a road is provided adjacent to mapped parkland. ~~In the event that a parking lot is provided east of such walkway, the easternmost seven feet of such walkway shall be densely planted with evergreen shrubs maintained at a maximum height of three feet above the adjoining walkway. Such walkway and planting strip may be interrupted to allow vehicular or pedestrian access.~~
- (c) Any driveway located east of the Parcel 1 building line that extends along a sewer easement and intersects Exterior Street shall have curbs and sidewalks with a minimum width of 13 feet along each curb, which may be interrupted to allow for vehicular access to a parking lot.

All sidewalks and sidewalk widenings shall be constructed or improved to Department of Transportation standards, shall ~~connect at grade to be at the same level as the adjoining public sidewalks~~, and shall be accessible to the public at all times, except when required to be closed for repairs.

87-62

**Certification to Waive Supplemental Public Access Area Requirement**  
**Fire Apparatus Access Roads**

[NOTE: Existing provisions, moved from Section 87-41 and modified]

Within the Core and South Subdistricts, for Parcels 1, 2, 3, 4 and 11, where a fire apparatus access road is provided as required by New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor, the Chairperson of the City Planning Commission shall certify, in conjunction with a certification application filed pursuant to paragraph (c) of Section 62-811, the following:

- (a) the road shall be constructed to minimum Department of Transportation standards for public #streets#, including sidewalks, curbs and curb drops, lighting, signage, materials, and crosswalk, and shall meet the requirements set forth in the New York City Fire Code;
- (b) for Parcels 2, 3, or 4, the contiguity provisions of paragraph (a) of Section 87-64 shall be met, except that where no connection for vehicular travel lanes terminating at the opposite side of a shared #lot line# exist at the time of construction, the provisions of paragraph (b) of such section may be utilized as an interim alternative;
- (c) a restrictive declaration shall be executed in accordance with the provisions of Section 87-66; and
- (d) street trees shall be planted pursuant to the requirements of Section 26-41 along such fire apparatus access road as if it were a #street#.

However, the requirements of this Section shall not apply to: fire apparatus access roads on Parcels 1 and 3 that are provided pursuant to the provisions of paragraph (b)(3) of Section 87-71 (Special Public Access Provisions); and to a fire apparatus access road on Parcel 11 located in the required #upland connection# within the prolongation of East 134th Street.

#### [ORIGINAL PROVISIONS]

Where a fire apparatus access road is provided as required by the New York City Fire Code, such road shall comply with the following requirements:

- (a) the width of a paved road bed shall be 34 feet, constructed to minimum Department of Transportation standards for public #streets#, including curbs and curb drops;
- (b) curbs shall be provided along each side of the entire length of such road;
- (c) a minimum 13 foot paved sidewalk shall be provided adjacent to and along the entire length of the required curb;
- (d) for the purposes of making the #street# tree requirements of Section 26-41 applicable to fire apparatus access roads, a fire apparatus access road shall be considered a #street#; and
- (e) all such roads shall be constructed with lighting, signage, materials and crosswalks to minimum Department of Transportation standards for public #streets#.

#### 87-63

#### **Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways Contiguity of Fire Apparatus Access Road with Adjacent Zoning Lots on Parcels 2, 3 and 4**

[NOTE: Existing provisions, moved to paragraph (b) of this Section]

On Parcels 2, 3 and 4, in addition to the certification provisions of Section 87-62 (Fire Apparatus Access Roads), a fire apparatus access road shall be provided in accordance with the provisions of this Section.

#### (a) Bi-Directional Road

[NOTE: Existing provisions, moved from Section 87-66 (Connection with Adjacent Zoning Lots) and modified]

On each of Parcels 2, 3 and 4, and only among such Parcels, a connection for bi-directional vehicular travel lanes to an adjacent #zoning lot line# shall be provided. When complete, such fire apparatus access road shall provide bi-directional contiguous vehicular access from the northerly #upland connection# of Parcel 2 along the mapped parkland, along the #shore public walkway# of Parcels 2, 3 and 4, and within the southerly #upland connection# of Parcel 4.

Any connection of fire apparatus access roads across a shared #zoning lot line# must meet the grade of, and maintain the street width of, the existing adjacent fire apparatus access road. Such fire apparatus access road shall extend along the entire #shore public walkway# of the #zoning lot#, from #lot line# to #lot line#. A connection need not be opened unless and until such declaration of restrictions, in accordance with Section 87-64, has been recorded against the adjacent #zoning lot#.

#### (b) Interim fire apparatus turnaround

[NOTE: Existing provisions of Section 87-63, modified]

When bi-directional vehicular travel lanes are constructed that terminate at a #lot line# and do not continue on the adjacent

#zoning lot# at the time of their construction, an interim dead-end fire apparatus access road turnaround may be constructed as an alternative to the provisions of paragraph (a) of this Section, in accordance with the following provisions.

An applicant utilizing the provisions of this paragraph shall construct a fire apparatus access road that extends along the entire #upland connection# and #shore public walkway# of the #zoning lot#, from #lot line# to #lot line#, and shall provide an "approved turnaround area," constructed as part of a "dead-end fire apparatus access road," as those terms are defined in the New York City Fire Code, Section 503.2.9 (Dead-end turnarounds), or its successor.

Such turnaround area shall be constructed to dimensions no greater than required under the New York City Fire Code, Section 503.2.9 (Dead-end turnarounds), or its successor, and shall be located at the end of the fire apparatus access road, abutting the adjacent #lot line#. Such turnaround area may extend into the designated #shore public walkway, but at no point may such turnaround area extend into the associated circulation path. Sidewalks shall not be required adjacent to the turnaround area. The portion of the turnaround area that lies within a #shore public walkway# shall remain clear of obstacles, shall be composed of permeable materials to the extent permissible by the Fire Commissioner and shall meet all applicable requirements set forth in the New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor. In addition, the roadbed material of a fire apparatus access road leading to a turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. The remaining portions of the turnaround shall be paved with distinct materials to facilitate pedestrian usage.

At the time of certification pursuant to Section 87-62, the site plan shall demonstrate a suitable design for the dead-end fire apparatus access road that demonstrates both the approved turnaround area and the repurposed turnaround area outside of the roadbed upon the issuance of a notice of substantial compliance for the adjacent #zoning lot#. In addition, a conceptual site plan shall demonstrate that the proposed site plan and grading plan for required contiguous access pursuant to the provisions of paragraph (a) of this Section is compatible with future #development# on the adjoining #zoning lot#. Such site plans shall be included as an exhibit to the declaration of restrictions recorded pursuant to Section 87-64.

Repurposing a turnaround area and providing contiguous access in accordance with an approved conceptual site plan shall not necessitate a certification pursuant to Section 62-811, provided that there are no further modifications to an approved #waterfront public access area#.

#### **[BELOW: Original provisions of Section 87-66 (Connection with Adjacent Zoning Lots)]**

The following provisions apply to #developments#, #enlargements#, alterations or changes of #use#, pursuing certification, pursuant to either Section 87-62 (Certification to Waive Supplemental Public Access Area Requirement) or 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways):

On each of Parcels 2, 3 and 4, and only among Parcels 2, 3 and 4, a #development#, #enlargement#, alteration or change of #use#, shall provide a connection for bi-directional vehicular travel at an adjacent #zoning lot line# if such adjacent #zoning lot# has previously constructed a connection that terminates at the shared #lot line#. Any connection of fire apparatus access roads across a shared #zoning lot line# must meet the grade of, and maintain the street width of, the existing adjacent private street. In addition to such physical shared #lot line# connection, a #private road# declaration shall be provided pursuant to the provisions of Section 87-64. A connection need not be opened unless and until such declaration of restrictions, in accordance with Section 87-64, has been recorded against the adjacent #zoning lot#.

When no connection for vehicular travel terminating at the opposite side of a shared #lot line# exists, a dead-end fire apparatus access road turnaround may be constructed, pursuant to Section 87-63, which may extend into the designated #shore public walkway#. Such certification is also contingent upon providing a declaration of restrictions, in accordance with Section 87-64.

#### **[BELOW: Original provisions of Section 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways)]**

On Parcels 2, 3 and 4, a dead-end fire apparatus access road turnaround, as defined in the New York City Fire Code, Section 503.2.5 (Dead-ends) may, by certification, extend into the designated #shore public walkway#, provided that:

- (a) a declaration of restrictions has been provided, pursuant to Section 87-64;

- (b) a fire apparatus access road abutting the shared #zoning lot line# between the #development#, #enlargement#, alteration or change of #use# seeking certification under this Section and Parcels 2, 3 or 4 does not exist; and
- (c) the fire apparatus access road serves as a segment of a bi-directional loop road along the #shore public walkway#, providing a connection to Exterior Street at the northeast corner of Parcel 2 and a connection to Exterior Street at the southeast corner of Parcel 4.

Such turnaround shall have a diameter of 70 feet and be located at the end of the fire apparatus access road, abutting the adjacent #lot line#. At no point may the turnaround extend into the #shore public walkway# for a distance greater than 23 feet. Sidewalks shall not be required adjacent to the turnaround. The portion of the turnaround that lies within a #shore public walkway# shall remain clear of obstacles, shall be composed of permeable materials, and shall meet all applicable requirements set forth in the New York City Fire Code Section 503.1.1 (Fire apparatus access roads), or its successor. In addition, the roadbed material of a fire apparatus access road leading to a vehicular turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. The remaining portions of the turnaround shall be paved with distinct materials to facilitate pedestrian usage. In addition, the level of the area within the turnaround shall be raised to be flush with the level of adjoining sidewalks.

#### 87-64

#### Declaration of Restrictions

[NOTE: Existing provisions, modified]

For any fire apparatus access road proposed for certification pursuant to Sections 87-62 (Fire Apparatus Access Roads), a declaration of restrictions shall be provided to guarantee the construction, improvement, operation, maintenance and repair of such road, and any sidewalk adjacent to such road, to guarantee that such road, and any sidewalk adjacent to such road, remains open, unobstructed and accessible to all members of the public, except as necessary to avoid public dedication, and to ensure compliance with all applicable provisions. Such declaration of restrictions shall be prepared in a form acceptable to the Department of City Planning, shall be filed and duly recorded in the Borough Office of the Register of the City of New York and indexed against the property. Filing and recording of the declaration of restrictions shall be a precondition for the Chairperson's certification under Sections 87-62 and 87-63, where applicable.

For certifications proposed pursuant to Section 87-6362 on Parcels 2, 3 or 4, where #developments# or #enlargements# on such parcels utilize the allowance for interim fire access turnaround, in accordance with paragraph (b) of Section 87-63 (Cross Access Connection with Adjacent Zoning Lots on Parcels 2, 3 and 4), any declaration of restrictions shall include that, at the time of the issuance of the notice of substantial compliance for the adjacent #development#, or #enlargement# pursuant to this Section, the #zoning lot# containing a previously-constructed fire apparatus access road turnaround area shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

- (a) repurposing the fire apparatus access road turnaround area pursuant to the requirements set forth in paragraph (b) of Section 87-63;
- (b) extending all required sidewalks that had remained short of the #lot line# to the shared #lot line# to connect to the required adjacent sidewalks and enable unobstructed pedestrian movement across parcels;
- (c) complying with all applicable waterfront rules, #street# regulations and the New York City Fire Code; and
- (d) providing a connection with the adjacent #zoning lot# pursuant to Section 87-63.

#### [BELOW: Original provisions of Section 87-64 (Declaration of Restrictions)]

For any fire apparatus access road proposed for certification pursuant to Sections 87-62 or 87-63, a declaration of restrictions shall be provided to guarantee the construction, improvement, operation, maintenance and repair of such road, to guarantee that such road remains open, unobstructed and accessible to all members of the public, except as necessary to avoid public dedication, and to ensure compliance with all applicable provisions. Such declaration of restrictions shall be prepared in a form acceptable to the Department of City Planning, shall be filed and duly recorded in the Borough Office of the Register of the City of New York and indexed against the property. Filing and recording of the declaration of restrictions shall be a precondition for the Chairperson's certification under Sections 87-62 and 87-63, where applicable.

For certifications proposed pursuant to Section 87-63, at the time a declaration of restrictions has been provided by the adjacent #development#, #enlargement#, alteration or change of #use#,

pursuant to this Section, permitting vehicular connection between #zoning lots#, the #zoning lot# containing a previously-constructed fire apparatus access turnaround shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

- (a) deconstructing the fire apparatus access road turnaround;
- (b) re-landscaping the area that had extended into the #shore public walkway#, so as to create the conditions of the immediately surrounding #shore public walkway#, which may include any combination of tree planting, laying sod, removing pavers, or any other required landscaping action;
- (c) extending all required sidewalks that had remained short of the #lot line# to the shared #lot line# to connect to the required adjacent sidewalks and enable pedestrian movement across parcels; and
- (d) complying with all applicable waterfront rules, #street# regulations and the New York City Fire Code.

#### 87-70

#### HARLEM RIVER WATERFRONT ACCESS PLAN

[NOTE: Existing waterfront access plan provisions, moved from Section 87-60]

Map 23 (Waterfront Access Plan: Public Access Elements) in the Appendix to this Chapter shows the boundaries of the area comprising the Harlem River Waterfront Access Plan and the location of where certain features are mandated or permitted by the Plan.

#### 87-71

#### Special Public Access Provisions

[NOTE: Existing provisions, moved from 87-61]

The provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) shall apply to #developments#, #enlargements#, alterations or changes of #use#, as follows modified in this Section: For the purpose of applying the provisions of this Section, "development" shall be as defined in Section 62-11, that require #waterfront public access areas#. To "develop" shall mean to create such #development#.

- (a) #Shore public walkways#

- (1) The #shore public walkway# shall be provided in the location designated on Map 3 (Waterfront Access Plan: Public Access Elements) and constructed at an elevation of two feet above not lower than the highest level of the train track bed of the Oak Point Rail Link, except that:
  - (i) on Parcels 6 and 7, no such elevation requirement shall apply;
  - (ii) on Parcel 5, if commercial or public utility vehicle storage, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the #zoning lots#, such the elevation requirement shall not apply. However, for any other #use#, such the elevation requirement shall only apply along the westernmost section of the #shore public walkway# to a depth of 40 feet.
  - (iii) on all #zoning lots#, a #shore public walkway# shall be required to meet the grade of an existing adjacent #street#, which may include deviating from such elevation requirement where necessary.
- (2) An approved turnaround area in a dead-end fire apparatus access road turnaround area, as defined in the New York City Fire Code, Section 503.2.95 (Dead-end turnarounds), or its successor, may, by certification extend into a designated #shore public walkway# pursuant to paragraph (b) of Section 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround Area in Shore Public Walkways Contiguity of Fire Apparatus Access Road with Adjacent Zoning Lots on Parcels 2, 3 and 4).
- (3) In the event that a portion of a #waterfront zoning lot# is within 40 feet of the #shoreline# yet does not abut the #shoreline# because of an intervening #zoning lot#, a #shore public walkway# shall be provided on such upland portion. The width of the #shore public walkway# on such portion shall be 40 feet measured from the #shoreline# of the intervening #zoning lot# and shall include the width of the intervening #zoning lot#. The portion of such #shore public walkway# located upland of the intervening #zoning lot# shall be improved with a circulation path at least ten feet wide, and any required planted screening buffer shall have a width of at least four feet.
- (4) On Parcel 5, if a commercial or public utility vehicle storage #use# is #developed# or #enlarged# as the primary #use# on the parcel, the #shore public walkway# requirements set forth in Section 62-62 shall apply, except that:
  - (i) the required width of the #shore public walkway# may

be reduced to a minimum of 20 feet along the northern edge of the inlet and may be reduced to a minimum of 30 feet along the eastern edge of the inlet;

- (ii) the circulation path required in paragraph (a)(1) of Section 62-62 shall be modified to a minimum width of 10 feet along the northern and eastern edge of the inlet; and
- (iii) the screening provisions of paragraph (c)(2) of Section 62-62 shall not apply. In lieu thereof, a planted screening buffer with a width of four feet shall be provided. Such planted buffer shall consist of densely planted shrubs or multi-stemmed screening plants, with at least 50 percent being evergreen species. Shrubs shall have a height of at least four feet at the time of planting; and,
- (iv) in the event that the #upland connection# on Parcel 6 has not been provided, a ten foot wide pedestrian walkway between the #shore public walkway# and Exterior Street shall be provided on Parcel 5 adjacent to such #upland connection# location.

(b) #Upland connections#

#Upland connections# shall be located on Parcels 1, 3, 4, 5 and 6 and 11, as designated on Map 23 in the Appendix to this Chapter.

The applicable provisions of Sections 62-50, inclusive, are modified, as follows:

- (1) On Parcel 1, for an #upland connection# required along the northern boundary of a mapped park, the additional open area requirement of paragraph (a)(2) of Section 62-561 (Types of upland connections) shall not apply;
- (2) Parcel 3 may provide the #upland connection# at either of the two optional locations indicated on Map 2. Parcel 3 shall provide an #upland connection# at the designated location shown on Map 3. In addition, such #upland connection# shall be provided as specified below:
  - (i) On Parcel 3, an #upland connection# is required at the designated location as shown on Map 3. The additional area requirements of paragraph (a)(2) of Section 62-561 shall not apply;
  - (ii) In the event that Parcel 3 is developed with Parcels 2 or 4, an #upland connection# shall be provided within the flexible location zone shown on Map 3. The additional area requirements of paragraph (a)(2) of Section 62-561 shall apply.
- (3) On Parcels 1 and 3, if a Type 1 #upland connection# is provided, and a fire apparatus access road is required pursuant to the New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor, the design requirements of 62-64 shall be modified as follows:
  - (i) the required circulation path may be used to allow such fire apparatus access road, and its minimum width shall be in accordance with all applicable requirements of the Fire Code;
  - (ii) such circulation path shall be paved with distinct materials, not including asphalt, to facilitate pedestrian usage; and
  - (ii) the minimum planting area requirements shall be reduced to 15 percent;
- (4) The required width for an #upland connection# on Parcel 6 is reduced to 12 feet. Such #upland connection# shall be subject only to the applicable pedestrian path provisions.

(c) #Supplemental public access areas#

#Supplemental public access areas#, pursuant to this Plan, shall be provided on Parcels 1, and 2 and 11, as indicated on Map 23 in the Appendix to this Chapter, except that: However, the requirement may be waived by certification by the Chairperson of the City Planning Commission as set forth in Section 87-62 (Certification to Waive Supplemental Public Access Area Requirement).

(1) such requirement may be waived for Parcels 1 and 2 by the Chairperson of the City Planning Commission, in conjunction with a certification pursuant to paragraph (c) of Section 62-811 (Waterfront public access and visual corridors), where the site plan includes a vehicular connection through the #zoning lot#, provided that:

(i) such vehicular connection complies with the requirements of Section 87- 62 (Fire Apparatus Access Roads) and, for Parcel 2, the requirements of Section 87-63 (Contiguity of Fire Apparatus Access Road With Adjacent Zoning Lots on Parcels 2, 3 and 4); and

(ii) such vehicular connection, either:

(a) on Parcel 1, provides access between East 149th Street and Exterior Street, serving all #buildings# along the #shore public walkway# and mapped parkland; or

(b) on Parcel 2, provides a bi-directional connection between Exterior Street at its intersection with East 144th Street and the southernmost #lot line# of Parcel 2.

(2) for Parcel 11, at the location designated as "Supplemental Public Access Area (Shore Public Walkway Location)" on Map 3, a #supplemental public access area# shall be provided at a minimum width of 40 feet as indicated on Map 3, and the design and dimensional requirements for #shore public walkway# as set forth in Sections 62-50, inclusive, and 62-60, inclusive, shall apply.

(d) #Visual Corridors#

#Visual corridors# shall be located within Parcels 1 and 4, 9, 11, 12 and 13, and mapped parkland, as indicated on Map 24 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter. For all required #visual corridors#, the provisions of Section 62-512 (Dimension of visual corridors) shall be modified to allow the lowest level of a #visual corridor#, at its seaward points, to be measure to a height two feet above #base flood elevation# or a height equal to the Oak Point Rail Link train track bed elevation, whichever is higher.

The Oak Point Rail Link shall be a permitted obstruction for #visual corridors#.

**87-72**

**Applicability of Waterfront Regulations**

[NOTE: Existing provisions, moved from Section 87-65]

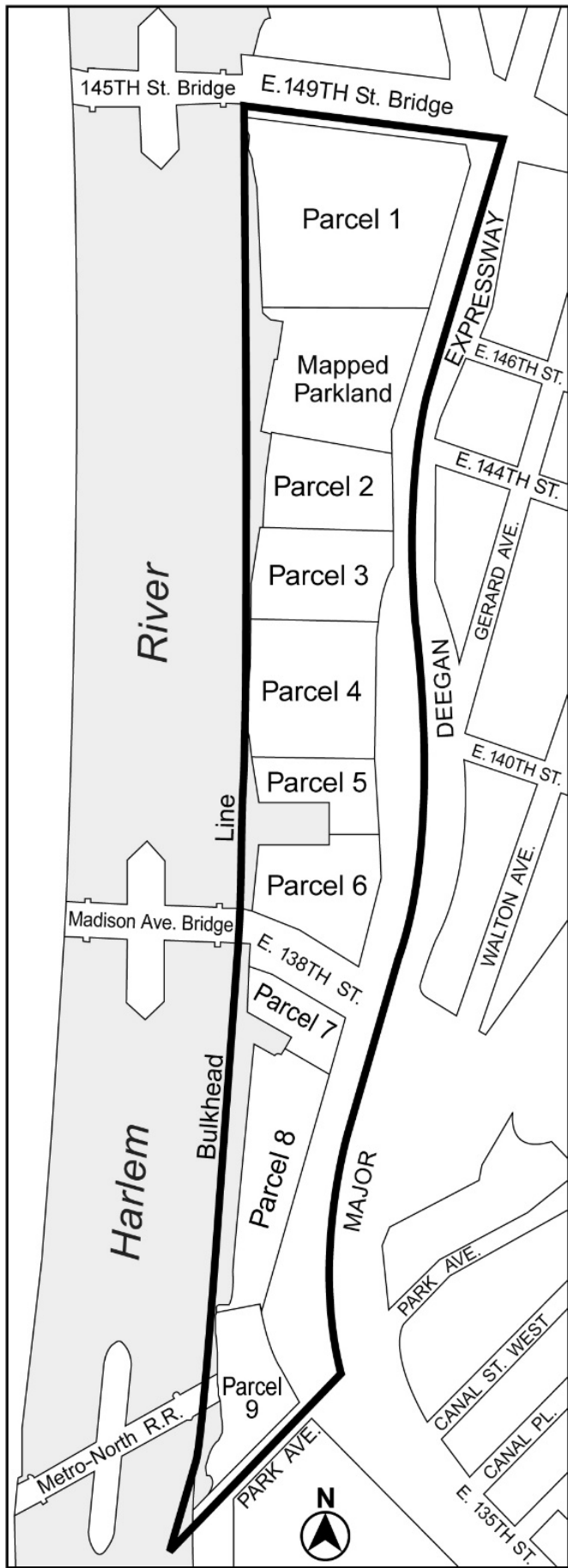
In the event that #streets# are mapped within a #zoning lot# on Parcels 1, 2, 3 and or 4 after June 30, 2009, or on Parcel 11 after [date of adoption], the area within such #streets# may continue to be considered part of the #zoning lot# for the purposes of applying all waterfront regulations of the Zoning Resolution.

Appendix

Special Harlem River Waterfront District Plan

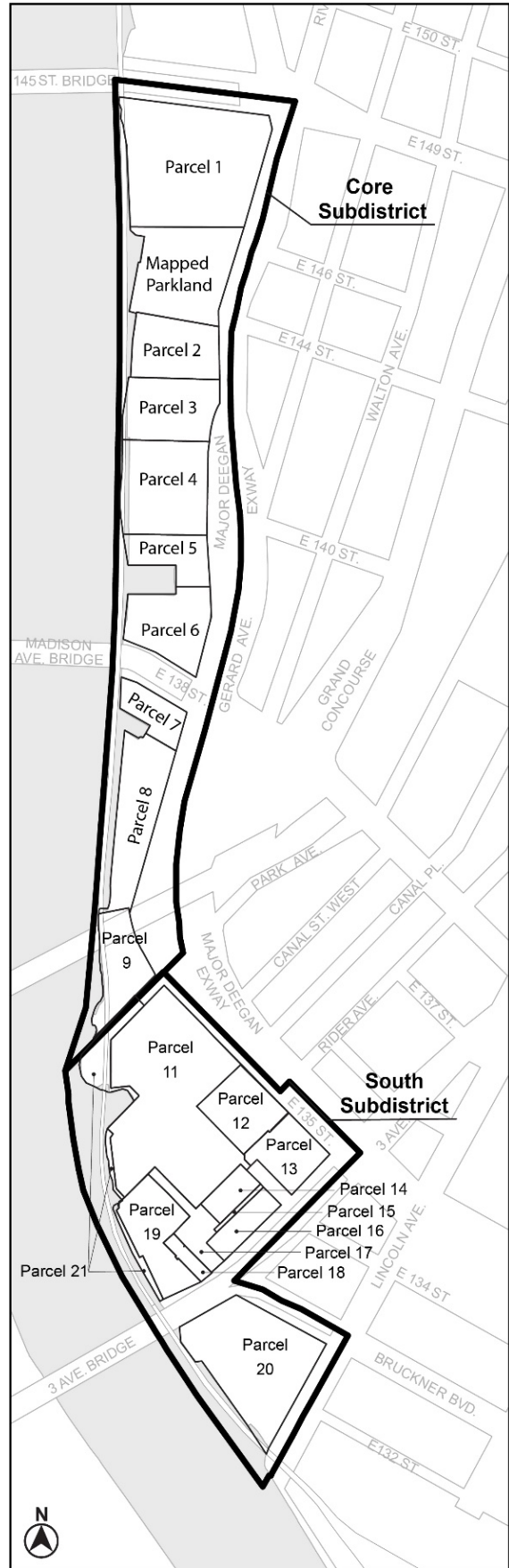
Map 1. Special Harlem River Waterfront District, Subdistricts and Parcels

[EXISTING MAP]



Special Harlem River Waterfront District

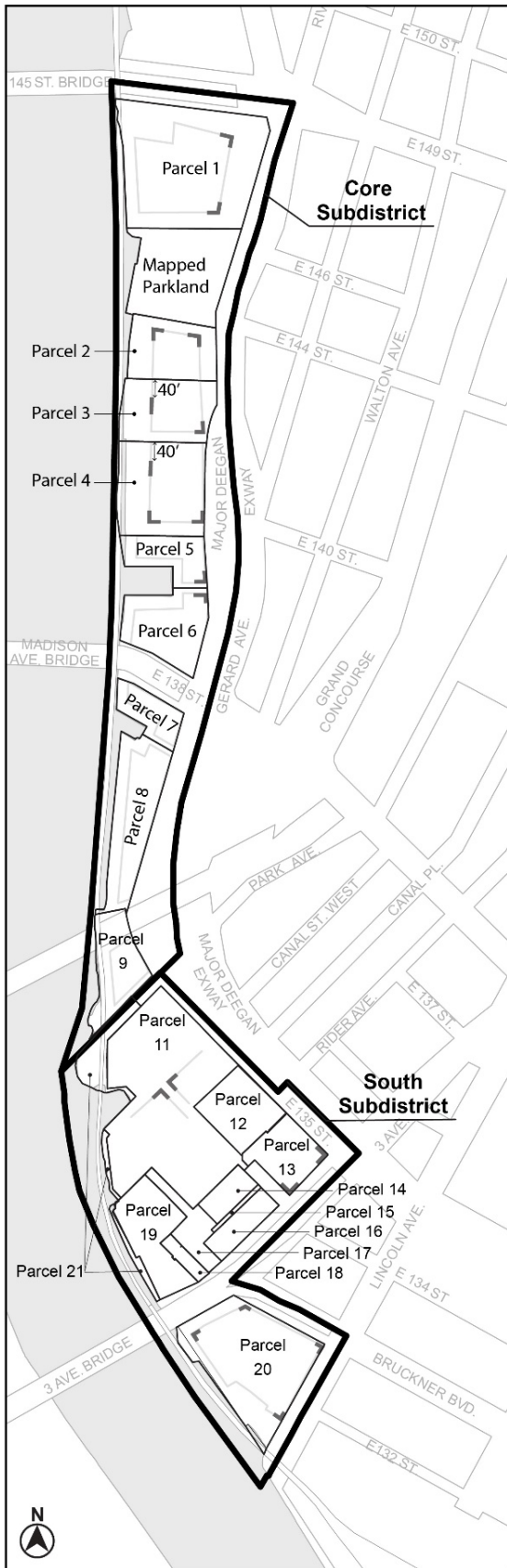
[PROPOSED MAP]



 Special Harlem River Waterfront District  
 Parcel Line

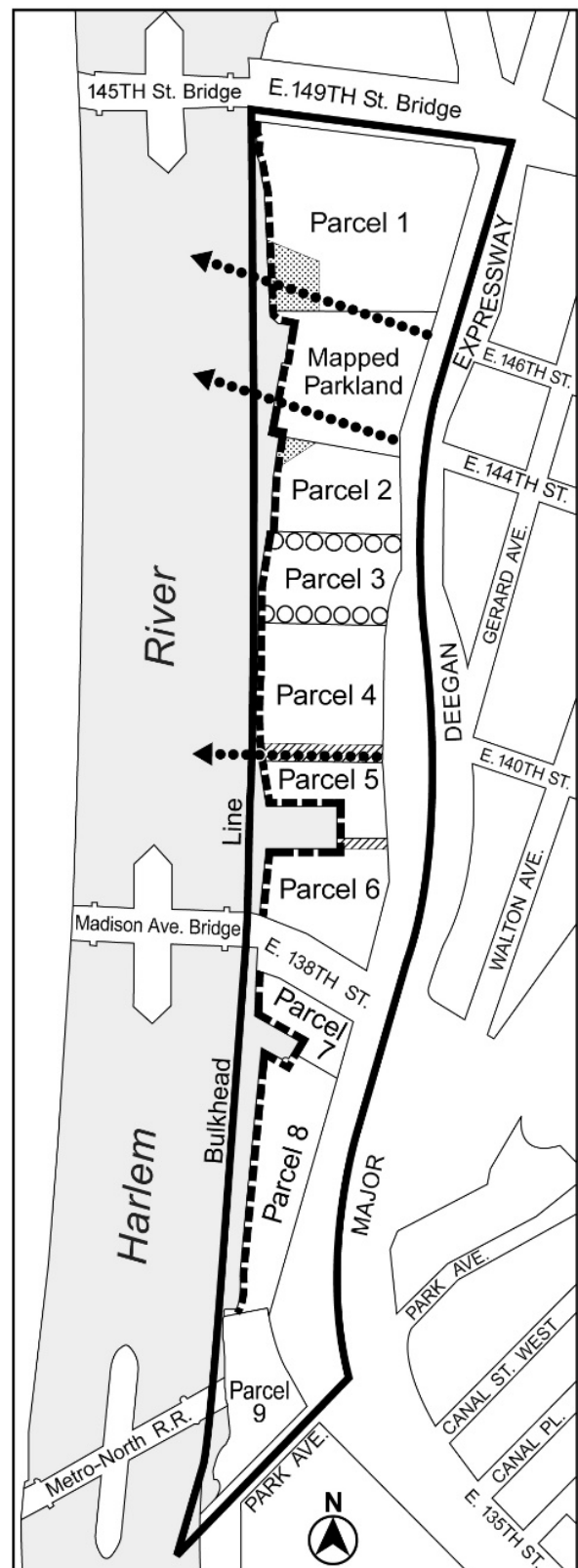
Map 2. Designated Non-residential Use Locations

[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line
- ▣** Active Use Required

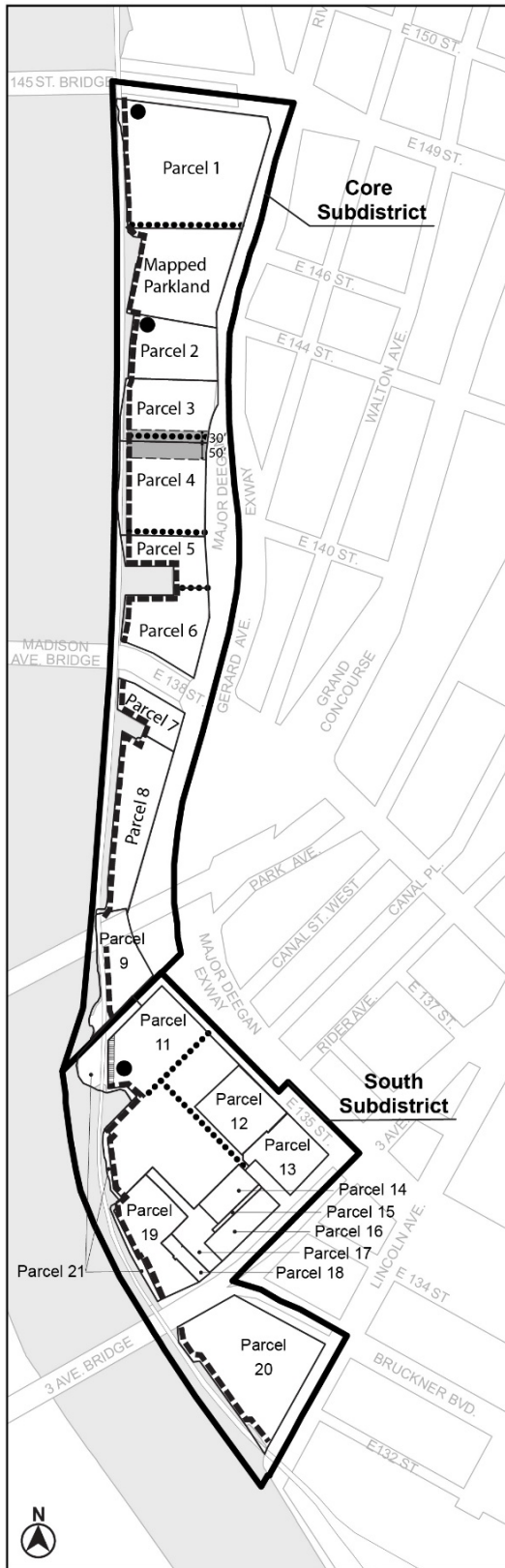
[EXISTING MAP]



- Special Harlem River Waterfront District
- - -** Shore Public Walkway/ Waterfront Yard
- ◀●●●** Visual Corridor (Designated Location)
- Upland Connection (Variable Location)
- ▨** Upland Connection (Designated Location)
- ▨** Supplemental Public Access Area (Designated Location)

Map 3. Waterfront Access Plan: Public Access Elements

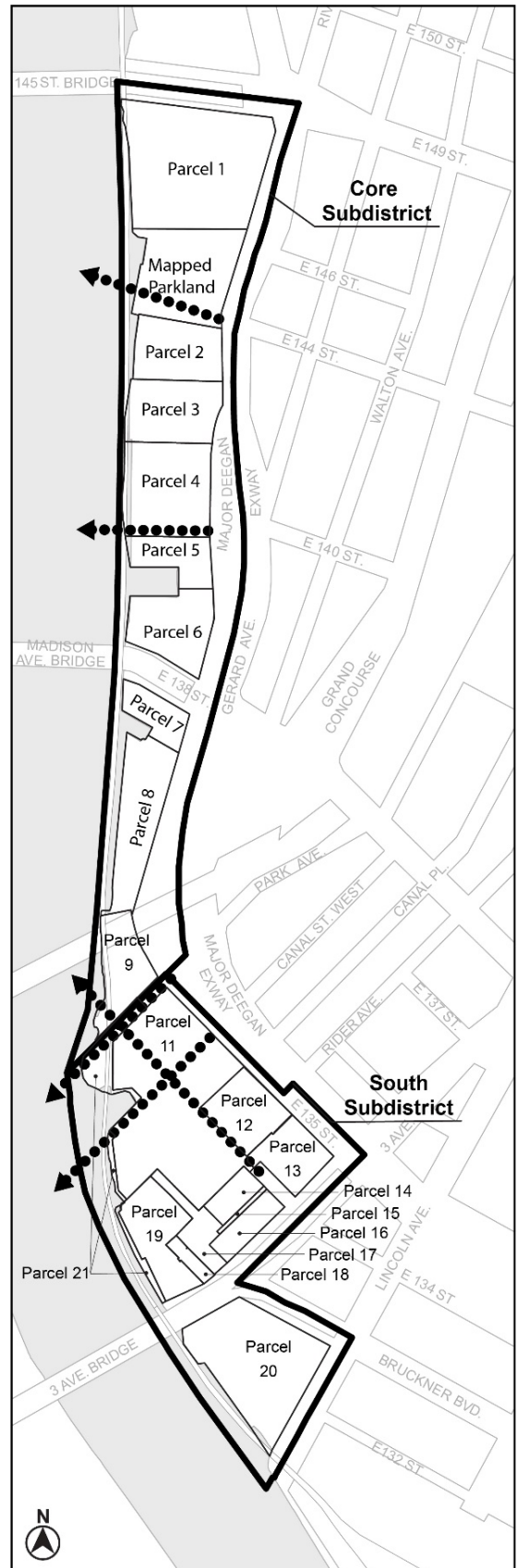
[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line
- - - Shore Public Walkway
- ▨ Supplemental Public Access Area (SPW Location)
- Supplemental Public Access Area (Designated Location)
- ▨ Upland Connection (Within Flexible Location Zone)
- ..... Upland Connection (Designated Location)

Map 4. Waterfront Access Plan: Visual Corridors

[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line
- ◀●●● Visual Corridor (Designated Location)

\* \* \*

**BOROUGH OF BROOKLYN**  
**No. 4**

**ALBANY NEIGHBORHOOD SENIOR CENTER**

**CD 8** **C 150382 PQQ**  
**IN THE MATTER OF** an application submitted by the Department for Aging and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 196 Albany Avenue (Block 1230, Lot 44) for continued use as a senior citizen center.

**No. 5**  
**930 FLUSHING AVENUE**

**CD 4** **C 170352 PQQ**  
**IN THE MATTER OF** an application submitted by the Office of Emergency Management and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the acquisition of property, located at 930 Flushing Avenue (Block 3140, Lot 1) for use as a warehouse.

**BOROUGH OF QUEENS**  
**No. 6**  
**ALL MY CHILDREN DAY CARE CENTER**

**CD 12** **C 150395 PQQ**  
**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property, located at 117-16 Sutphin Boulevard (Block 12022, Lot 20) for continued use as a child care center.

**Nos. 7 & 8**  
**NORTHEASTERN TOWERS ANNEX REZONING**  
**No. 7**

**CD 12** **C 170336 ZMQ**  
**IN THE MATTER OF** an application submitted by Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, by changing from an R3X District to an R6 District property, bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426.

**No. 8**  
**N 170337 ZRQ**

**CD 12**  
**IN THE MATTER OF** an application submitted by Northeastern Towers Annex LP pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

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

\* \* \*

**QUEENS**

\* \* \*

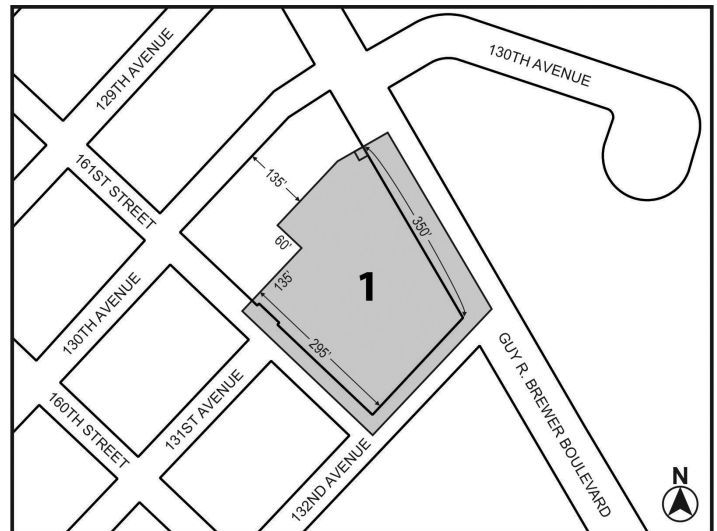
**Queens Community District 12**


\* \* \*

In the R6 District within the area shown on the following Map 2:

Map 2 – (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 12, Queens

\* \* \*  
**BOROUGH OF MANHATTAN**

**No. 9**  
**EAST RIVER FIFTIES-SUTTON PLACE TEXT AMENDMENT**  
**CD 6** **N 170282 ZRM**

**IN THE MATTER OF** an application submitted by the East River Fifties Alliance, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts), Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), and establishing a new Inclusionary Housing Designated Area in Appendix F, within an area generally bounded by East 58th Street and East 59th Street to the north, the East River and Franklin D. Roosevelt Drive to the east, midblock between East 51st Street and East 52nd Street to the south, and 100 feet east of First Avenue to the west.

Matter underlined is new, to be added;  
Matter ~~struck out~~ is old, to be deleted;  
Matter within # # is defined in Sections 12-10 and/or 23-911;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE II - RESIDENCE DISTRICT REGULATIONS**

**Chapter 3 - Residential Bulk Regulations in Residence Districts**

\* \* \*

**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# 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.

\* \* \*

(c) Special provisions for specified #Inclusionary Housing designated areas#

\* \* \*

(4) Provisions for specified R10 Districts within Community District 6 in the Borough of Manhattan



In Community District 6 in the Borough of Manhattan, the area bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street shall be an #Inclusionary Housing designated area#. For all R10 Districts within such #Inclusionary Housing designated area#, the provisions of paragraph (b) of this Section shall not apply. In lieu thereof, the base #residential floor area ratio# shall be 10.0. Such base #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to a maximum #residential floor area ratio# of 12.0.

\* \* \*

23-60 HEIGHT AND SETBACK REGULATIONS

23-61 Applicability

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, height and setback regulations for a #building or other structure# shall be as set forth in Section 23-60, inclusive.

\* \* \*

Special height and setback provisions are set forth in Sections 23-67 (Special Height and Setback Provisions for Certain Areas) for #zoning lots# adjoining a #public park#, as well as for certain areas in Community Districts 4, 6, 7 and 9 in the Borough of Manhattan. Additional provisions are set forth in Sections 23-68 (Special Provisions for Zoning Lots Divided by District Boundaries) and 23-69 (Special Height Limitations).

\* \* \*

23-67 Special Height and Setback Provisions for Certain Areas

\* \* \*

23-675 Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, all #buildings# containing #residences# shall be #developed# or #enlarged# pursuant to the #bulk# regulations for #Quality Housing buildings#, and the following height and setback modifications shall apply:

- (a) The maximum #building# height shall be 235 feet for #zoning lots# or portions thereof within 100 feet of a #wide street# and 210 feet for #zoning lots# or portions thereof on a #narrow street# beyond 100 feet of a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#.
(b) However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the maximum #building# height shall be increased to 260 feet.
(c) For #buildings# on lots that are equal to or greater than 80 feet in width, facade articulation of no less than three feet in depth, measured from the #street wall#, by five feet in width shall be required for each #building segment# at no more than thirty-foot intervals.

\* \* \*

23-90 INCLUSIONARY HOUSING

\* \* \*

23-932 R10 Districts

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions of paragraph (b) of Section 23-154 (Inclusionary Housing) and in all R10 Districts located in #Mandatory Inclusionary Housing areas#, pursuant to the provisions of paragraph (d) of such Section. Special rules for certain R10 Districts in Community District 6 in the Borough of Manhattan are set forth in paragraph (c) of Section 23-154. The Inclusionary Housing Program shall apply in all other R10 Districts, subject to the provisions of paragraph (a) of Section 23-154, as applicable.

\* \* \*

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

\* \* \*

24-10 FLOOR AREA AND LOT COVERAGE REGULATIONS

\* \* \*

24-16 Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In R1 through R5 Districts, and in R6 through R10 Districts without a letter suffix, the provisions of this Section shall apply to any #zoning lot# containing #community facility# and #residential uses#.

24-161 Maximum floor area ratio for zoning lots containing community facility and residential uses

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6 R7-2 R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1, and in R6 Districts without a letter suffix in Community District 1, Brooklyn, and certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #community facility# and #residential uses# shall be the base #floor area ratio# set forth in Section 23-154 (Inclusionary Housing) for the applicable district. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in such Section only through the provision of #affordable income housing# pursuant to Section 23-90 (INCLUSIONARY HOUSING).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

\* \* \*

24-56 Special Height and Setback Provisions for Certain Areas

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- (a) For Zoning Lots Directly Adjoining Public Parks

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 24-52 (Maximum Height of Walls and Required Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

- (b) Community District 7, Manhattan

Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, shall comply with the requirements of Section 23-672 (Special height and setback regulations in R10 Districts within Community District 7, in the Borough of Manhattan).

- (c) Community District 9, Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of Section 23-674 (Special height and setback regulations for certain sites in Community District 9, in the Borough of Manhattan).

- (d) Community District 6, Manhattan

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin

D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, #developments# or #enlargements# shall be subject to the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan).

\* \* \*

ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

\* \* \*

35-31 Maximum Floor Area Ratio C1 C2 C3 C4 C5 C6

In the districts indicated, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# subject to the provisions of this Chapter.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

Notwithstanding the provisions for R10 Districts in Community District 7 in the Borough of Manhattan set forth in Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas), in C4-7 Districts within Community District 7 in the Borough of Manhattan, the maximum #residential floor area ratio# may be increased pursuant to the provisions of Sections 23-154 and 23-90 (INCLUSIONARY HOUSING).

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1 and R6 Districts without a letter suffix in Community District 1, Brooklyn, and except within certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be the base #floor area ratio# set forth in Section 23-154 for the applicable district. However, in #Inclusionary Housing designated areas# mapped within C4-7, C5-4, C6-3D and C6-4 Districts, the maximum base #floor area ratio# for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be either the base #floor area ratio# set forth in Section 23-154 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, or the maximum #floor area ratio# for #commercial uses# in such district, whichever is lesser.

The maximum base #floor area ratio# in #Inclusionary Housing designated areas# may be increased to the maximum #floor area ratio# set forth in Section 23-154 only through the provision of #affordable housing# pursuant to Section 23-90, inclusive.

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin Delano Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Section 33-12, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

Where #floor area# in a #building# is shared by multiple #uses#, the #floor area# for such shared portion shall be attributed to each #use# proportionately, based on the percentage each #use# occupies of the total #floor area# of the #zoning lot# less any shared #floor area#.

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

\* \* \*

35-65 Height and Setback Requirements for Quality Housing Buildings

C1 C2 C4 C5 C6

In the districts indicated, the #street wall# location provisions of Sections 35-651 and the height and setback provisions of Section 35-652, shall apply to #Quality Housing buildings#. In certain districts, the heights set forth in Section 35-652 may be increased pursuant to either the provisions of Section 35-653 (Tower regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable. Additional provisions are set forth in Section 35-655. The height of all #buildings or other structures# shall be measured from the #base plane#.

In all such districts, the permitted obstructions provisions of Section 33-42 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction pursuant to paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing Designated Area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan) shall apply.

\* \* \*

APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

Table with 4 columns: Zoning Map, Community District, Maps of Inclusionary Housing Designated Areas, Maps of Mandatory Inclusionary Housing Areas. Lists various zoning maps and their corresponding community districts and designated area maps.

\* \* \*

MANHATTAN

\* \* \*

Manhattan Community District 6

\* \* \*

In the R10 District within the area shown on the following Map 2:

Map 2 – [date of adoption]



Portion of Community District 6, Manhattan

\* \* \*

**BOROUGH OF BROOKLYN**  
**No. 10**

**CD 2** **N 180016 PXX**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at, 1 Pierrepont Plaza (Block 239, Lot 1) (Fire Department of New York offices).

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

**BOROUGH OF THE BRONX**  
**No. 11**

**CD 10** **N 180015 PXX**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at, 2500 Halsey Street (Block 3852, Lot 1) (Taxi & Limousine Commission offices)

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

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



☛ jy26-a9

**NOTICE IS HEREBY GIVEN** that a resolution has been adopted by the City Planning Commission, scheduling a public hearing on the following matter, to be held at Spector Hall, 22 Reade Street, New York, NY, on Wednesday, July 26, 2017, at 10:00 A.M.

**BOROUGH OF QUEENS**

**No. 1**

**135-01 35<sup>TH</sup> AVENUE REZONING**

**CD 7** **C 170180(A) ZMQ**

**IN THE MATTER OF** an application submitted by Stemmax Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property, bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 12, 2017, and subject to the conditions of CEQR Declaration E-424.

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



jy12-26

**NOTICE IS HEREBY GIVEN** that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the following matters, to be held at Spector Hall, 22 Reade Street, New York, NY, on Wednesday, July 26, 2017, at 10:00 A.M.

**BOROUGH OF THE BRONX**

**No. 1**

**1675 WESTCHESTER AVENUE REZONING**

**CD 9** **C 170377 ZMX**

**IN THE MATTER OF** an application submitted by 1675 JV Associates LLC, pursuant to Section 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 3d:

- changing from an R6 District to an R8A District property, bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and
- establishing within the proposed R8A District, a C2-4 District, bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

as shown on a diagram (for illustrative purposes only), dated May 22, 2017, and subject to the conditions of CEQR Declaration E-425.

**No. 2**

**CD 9** **C 170378 ZRX**

**IN THE MATTER OF** an application submitted by 1675 JV Associates, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of The Bronx, Community District 9.

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

\* \* \*

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

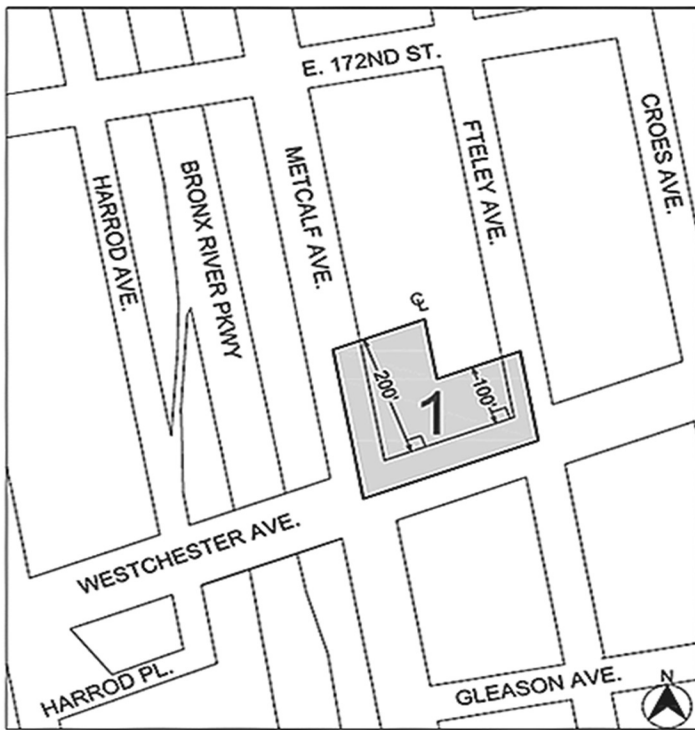
\* \* \*

**THE BRONX**

\* \* \*

**The Bronx Community District 9**  
**In the R8A District within the area shown on the following Map 1:**  
Map 1 – [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing area *see* Section 23-154(d)(3) Area 1 [date of adoption] – MIH Program Option 2

Portion of Community District 9, The Bronx

\* \* \*

**BOROUGH OF MANHATTAN**  
**No. 3**  
**SOHO TOWER**

**CD 2** **C 170382 ZSM**  
**IN THE MATTER OF** an application submitted by Broome Property Owner JV, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 42 spaces on portions of the ground floor, third floor and the fourth floor of a proposed mixed use building on property, located at 100 Varick Street (Block 477, Lots 35, 42, 44, 46, 71-76 and 1001-1005), in an M1-6 District, within Special Hudson Square District.

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

**No. 4**

**EAST RIVER FIFTIES-SUTTON PLACE TEXT AMENDMENT**  
**CD 6** **N 170282 ZRM**

**IN THE MATTER OF** an application submitted by the East River Fifties Alliance, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts), Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), and establishing a new Inclusionary Housing Designated Area in Appendix F, within an area generally bounded by East 58th Street and East 59th Street to the north, the East River and Franklin D. Roosevelt Drive to the east, midblock between East 51st Street and East 52nd Street to the south, and 100 feet east of First Avenue to the west.

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is old, to be deleted;  
 Matter within # # is defined in Sections 12-10 and/or 23-911;  
 \* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE II - RESIDENCE DISTRICT REGULATIONS**

**Chapter 3 - Residential Bulk Regulations in Residence Districts**

\* \* \*

**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# 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.

\* \* \*

(c) Special provisions for specified #Inclusionary Housing designated areas#

\* \* \*

(4) Provisions for specified R10 Districts within Community District 6 in the Borough of Manhattan

In Community District 6, in the Borough of Manhattan, the area bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street shall be an #Inclusionary Housing designated area#. For all R10 Districts within such #Inclusionary Housing designated area#, the provisions of paragraph (b) of this Section shall not apply. In lieu thereof, the base #residential floor area ratio# shall be 10.0. Such base #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to a maximum #residential floor area ratio# of 12.0.

\* \* \*

**23-60**

**HEIGHT AND SETBACK REGULATIONS**

**23-61**

**Applicability**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, height and setback regulations for a #building or other structure# shall be as set forth in Section 23-60, inclusive.

\* \* \*

Special height and setback provisions are set forth in Sections 23-67 (Special Height and Setback Provisions for Certain Areas) for #zoning lots# adjoining a #public park#, as well as for certain areas in Community Districts 4, 6, 7 and 9 in the Borough of Manhattan. Additional provisions are set forth in Sections 23-68 (Special Provisions for Zoning Lots Divided by District Boundaries) and 23-69 (Special Height Limitations).

\* \* \*

**23-67**

**Special Height and Setback Provisions for Certain Areas**

\* \* \*

**23-675**

**Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan**

In Community District 6, in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, all #buildings# containing #residences# shall be #developed# or #enlarged#, pursuant to the #bulk# regulations for #Quality Housing buildings#, and the following height and setback modifications shall apply:

(a) The maximum #building# height shall be 235 feet for #zoning lots# or portions thereof within 100 feet of a #wide street# and 210 feet for #zoning lots# or portions thereof on a #narrow street# beyond 100 feet of a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#.

(b) However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing#, pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors#, pursuant to Section 23-155 (Affordable independent residences for seniors), the maximum #building# height shall be increased to 260 feet.

(c) For #buildings# on lots that are equal to or greater than 80 feet in width, facade articulation of no less than three feet in depth,

measured from the #street wall#, by five feet in width shall be required for each #building segment# at no more than thirty-foot intervals.

\* \* \*

23-90 INCLUSIONARY HOUSING

\* \* \*

23-932 R10 Districts

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions of paragraph (b) of Section 23-154 (Inclusionary Housing) and in all R10 Districts located in #Mandatory Inclusionary Housing areas#, pursuant to the provisions of paragraph (d) of such Section. Special rules for certain R10 Districts in Community District 6 in the Borough of Manhattan are set forth in paragraph (c) of Section 23-154. The Inclusionary Housing Program shall apply in all other R10 Districts, subject to the provisions of paragraph (a) of Section 23-154, as applicable.

\* \* \*

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

\* \* \*

24-10 FLOOR AREA AND LOT COVERAGE REGULATIONS

\* \* \*

24-16 Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In R1 through R5 Districts, and in R6 through R10 Districts without a letter suffix, the provisions of this Section shall apply to any #zoning lot# containing #community facility# and #residential uses#.

24-161 Maximum floor area ratio for zoning lots containing community facility and residential uses

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6 R7-2 R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1, and in R6 Districts without a letter suffix in Community District 1, Brooklyn, and certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #community facility# and #residential uses# shall be the base #floor area ratio# set forth in Section 23-154 (Inclusionary Housing) for the applicable district. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in such Section only through the provision of #affordable income housing#, pursuant to Section 23-90 (INCLUSIONARY HOUSING).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing#, pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors#, pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

\* \* \*

24-56 Special Height and Setback Provisions for Certain Areas

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) For Zoning Lots Directly Adjoining Public Parks

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 24-52 (Maximum Height of Walls and Required Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

(b) Community District 7, Manhattan

Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, shall comply with the requirements of Section 23-672 (Special height and setback regulations in R10 Districts within Community District 7, in the Borough of Manhattan).

(c) Community District 9, Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged#, pursuant to the #residential bulk# regulations of Section 23-674 (Special height and setback regulations for certain sites in Community District 9, in the Borough of Manhattan).

(d) Community District 6, Manhattan

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, #developments# or #enlargements# shall be subject to the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan).

\* \* \*

ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

\* \* \*

35-31 Maximum Floor Area Ratio

C1 C2 C3 C4 C5 C6

In the districts indicated, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# subject to the provisions of this Chapter.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

Notwithstanding the provisions for R10 Districts in Community District 7 in the Borough of Manhattan set forth in Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas), in C4-7 Districts within Community District 7 in the Borough of Manhattan, the maximum #residential floor area ratio# may be increased, pursuant to the provisions of Sections 23-154 and 23-90 (INCLUSIONARY HOUSING).

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1 and R6 Districts without a letter suffix in Community District 1, Brooklyn, and except within certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be the base #floor area ratio# set forth in Section 23-154 for the applicable district.

However, in #Inclusionary Housing designated areas# mapped within C4-7, C5-4, C6-3D and C6-4 Districts, the maximum base #floor area ratio# for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be either the base #floor area ratio# set forth in Section 23-154 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, or the maximum #floor area ratio# for #commercial uses# in such district, whichever is lesser.

The maximum base #floor area ratio# in #Inclusionary Housing designated areas# may be increased to the maximum #floor area ratio# set forth in Section 23-154 only through the provision of #affordable housing#, pursuant to Section 23-90, inclusive.

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin Delano Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Section 33-12, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing#, pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors#, pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

Where #floor area# in a #building# is shared by multiple #uses#, the #floor area# for such shared portion shall be attributed to each #use# proportionately, based on the percentage each #use# occupies of the total #floor area# of the #zoning lot# less any shared #floor area#.

A non-residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

\* \* \*

**35-65 Height and Setback Requirements for Quality Housing Buildings**

C1 C2 C4 C5 C6

In the districts indicated, the #street wall# location provisions of Sections 35-651 and the height and setback provisions of Section 35-652, shall apply to #Quality Housing buildings#. In certain districts, the heights set forth in Section 35-652 may be increased, pursuant to either the provisions of Section 35-653 (Tower regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable. Additional provisions are set forth in Section 35-655. The height of all #buildings or other structures# shall be measured from the #base plane#.

In all such districts, the permitted obstructions provisions of Section 33-42 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction, pursuant to paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing Designated Area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan) shall apply.

\* \* \*

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

\* \* \*

Zoning Map	Community District	Map of Inclusionary Housing Designated Areas	Map of Mandatory Inclusionary Housing Areas
1d	Bronx CD 7	Map 1	
3b	Bronx CD 4	Map 1	
3c	Bronx CD 6	Maps 1 - 3	
3c	Bronx CD 7	Map 1	
3d	Bronx CD 3	Map 1	
3d	Bronx CD 6	Maps 2 - 5	
5d	Manhattan CD 7	Map 1	
6a	Manhattan CD 9	Map 1, Map 2	
6a	Manhattan CD 10	Map 1	
6a	Manhattan CD 11	Map 1	
6a	Bronx CD 1	Map 1	Map 3
6a	Bronx CD 4	Map 1	
6b	Manhattan CD 10	Map 1	
6b	Manhattan CD 11	Map 1	
6b	Manhattan CD 4	Map 1	
6c	Manhattan CD 4	Map 2	
6c	Manhattan CD 7	Map 2	
6d	Manhattan CD 4	Map 3, Map 4	
6d	Manhattan CD 5	Map 1	
6d	Manhattan CD 6	Map 1, Map 2	
6d	Queens CD 2	Map 3	
9a	Queens CD 1	Map 1	
9b	Queens CD 1	Map 2	
9b	Queens CD 2	Map 1	
9d	Queens CD 2	Map 1, Map 2	
10a	Queens CD 7		Map 1
12a	Manhattan CD 1	Map 1	
12a	Manhattan CD 2	Map 1	
12c	Manhattan CD 3	Map 1	
12c	Brooklyn CD 1	Map 1, Map 2	
12d	Brooklyn CD 1	Map 2, Map 3	
12d	Brooklyn CD 2	Map 1, Map 4	
12d	Brooklyn CD 3	Map 3	
13a	Brooklyn CD 1	Map 1, Map 2	
13b	Brooklyn CD 1	Map 2, Map 4	
13b	Brooklyn CD 3	Maps 3 - 5	
13b	Brooklyn CD 4	Map 1	
14d	Queens CD 8	Map 1	
14d	Queens CD 12	Map 1	
16a	Brooklyn CD 7	Map 2	
16c	Brooklyn CD 2	Maps 1 - 3	
16c	Brooklyn CD 3	Map 1	
16c	Brooklyn CD 6	Map 1	
16c	Brooklyn CD 8	Map 1	
16d	Brooklyn CD 7	Map 1	

\* \* \*

**MANHATTAN**

\* \* \*

**Manhattan Community District 6**

\* \* \*

In the R10 District within the area shown on the following Map 2: Map 2 - [date of adoption]



Portion of Community District 6, Manhattan

\* \* \*

**BOROUGH OF QUEENS**

**Nos. 5 & 6**

**135-01 35TH AVENUE REZONING No. 5**

**CD 7**

**C 170180 ZMQ**

**IN THE MATTER OF** an application submitted by Stemmax Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 10a:

- changing from an M1-1 District to an R7A District, property bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street; and
- establishing within the proposed R7A District a C2-3 District, bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street;

as shown on a diagram (for illustrative purposes only), dated May 8, 2017, and subject to the conditions of CEQR Declaration E-424.

**No. 6**

**N 170181 ZRQ**

**CD 7**  
**IN THE MATTER OF** an application submitted by Stemmax Realty Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**QUEENS**

\* \* \*

**Queens Community District 7**

\* \* \*

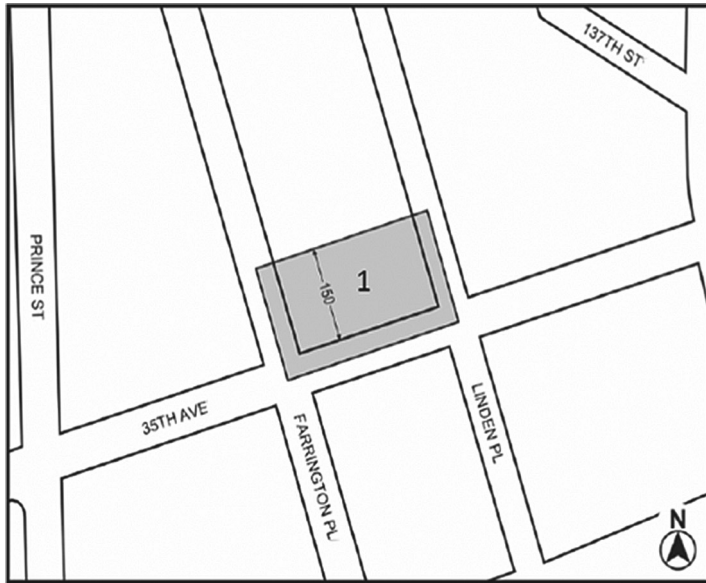
In the R7A and R7X Districts within the areas shown on the following

Maps 1 and 2:

\* \* \*

Map 2 – (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 7, Queens

\* \* \*

**No. 7  
ENGINE 268-LADDER 127 FIREHOUSE**

**CD 14** **C 170351 PCQ**  
**IN THE MATTER OF** an application submitted by the New York City Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection acquisition of property, located at 116-11 Beach Channel Drive (Block 16198, Lot 1) for use as a firehouse.

**BOROUGH OF STATEN ISLAND**  
**Nos. 8 & 9**  
**SOUTH AVENUE RETAIL DEVELOPMENT**  
**No. 8**

**CD 1** **C 160174 ZSR**  
**IN THE MATTER OF** an application submitted by Josif A LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) greater than 10,000 square feet within a proposed multi-building commercial development with a total floor area of approximately 219,377 square feet on property, located at 534 South Avenue (Block 1707, Lots 1 and 5), in an M1-1 District.

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

**No. 9**

**CD 1** **C 150359 MMR**  
**IN THE MATTER OF** an application, submitted by Josif A LLC, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the establishment of North Morrow Street (formally Morrow Street) from Forest Avenue to a point 437 feet south; and
- the elimination, discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north; and
- the elimination of Albany Avenue between Goethals Road North and Amador Street; and
- the elimination of Amador Street between Morrow Street and South Avenue; and
- the elimination of Garrick Street between Goethals Road North and Wemple Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4243 dated December 5, 2016, and signed by the Borough President.

**NOTICE**

**On Wednesday, July 26th, 2017, at 10:00 A.M., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the South Avenue Retail Development project. The development site is located at 534 South Avenue (Block 1707, Lots 1 and 5) in the Mariners Harbor neighborhood of Staten Island Community District 1. The discretionary actions proposed by the applicant, Josif A LLC, would facilitate a proposal to develop a retail establishment of 219,377 zoning square feet (or approximately 226,000 gross square feet) of Use Group (UG) 6, UG 10A, and UG 16 uses, and 838 required accessory parking spaces. The proposed actions include a zoning special permit to allow retail establishments with UG 6 and UG 10A uses in excess of 10,000 zsf in an M1-1 district. The proposed actions also include amendments to the City Map to eliminate portions of Garrick Street, Amador Street, Albany Avenue and Morrow Street, and establish a new section of Morrow Street. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 7, 2017.**

**This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP030R.**

**BOROUGH OF BROOKLYN**  
**Nos. 10 & 11**  
**PFIZER SITES REZONING**  
**No. 10**

**CD 1** **C 150278 ZMK**  
**IN THE MATTER OF** an application submitted by Harrison Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M3-1 District to an R7A District property, bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. changing from an M3-1 District to an R7D District property, bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, and a line 265 feet southwesterly of Harrison Avenue;
3. changing from an M3-1 District to an R8A District property, bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;
4. establishing within the proposed R7A District, a C2-4 District, bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
5. establishing within the proposed R7D District, a C2-4 District, bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, and a line 200 feet southwesterly of Harrison Avenue; and
6. establishing within the proposed R8A District, a C2-4 District, bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-427.

**No. 11**

**CD 1** **N 150277 ZRK**  
**IN THE MATTER OF** an application submitted by Harrison Realty LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

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

\* \* \*

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

BROOKLYN

\* \* \*

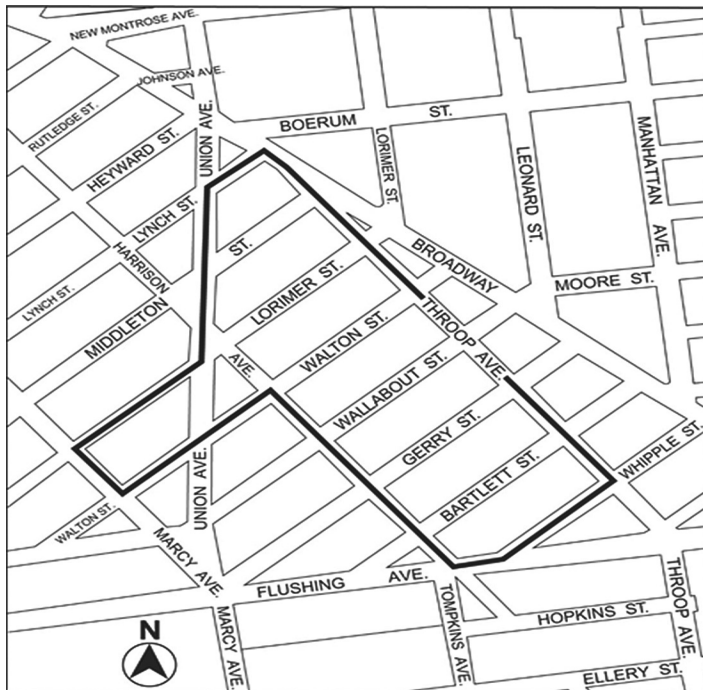
Brooklyn Community District 1

In Waterfront Access Plan BK-1, and in the R6, R6A, R6B, R7-3, R7A, R7D, and R8 and R8A Districts within the areas shown on the following Maps 1, 2, 3 and 4:

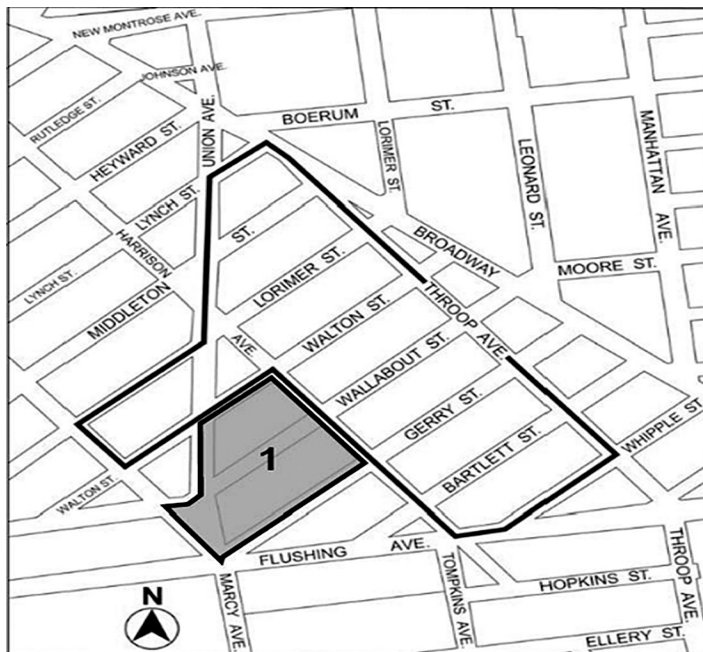
\* \* \*

Map 4. [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Inclusionary Housing designated area



Mandatory Inclusionary Housing Project Area see Section 23-154(d)(3) Area 1 (date of adoption) - MIH Program Option 1

Portion of Community District 1, Brooklyn

\* \* \*

NOTICE

On Wednesday, July 26th, 2017, at 10:00 A.M., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Pfizer Sites Rezoning project. The project site consists of two blocks in the South Williamsburg neighborhood of Brooklyn Community District 1. The project site is bounded by Walton Street to the north, Harrison Avenue to the east, Gerry Street to the south and Union Avenue to the west (Block 2249, Lots 23, 37, 41 and 122; Block 2265, Lot 14). The proposed actions would facilitate a proposal by the applicant, Harrison Realty LLC, to construct a 1.7 million gross square foot (gsf) mixed use development consisting of eight buildings and two publicly accessible open space amenities. The development would provide a total of 1,146 dwelling units, of which 287 units would be affordable; 64,807 gsf of local retail space; 404 accessory parking spaces and 26,000 square feet of publicly accessible open space. The proposed actions include a zoning map amendment from an M3-1 zoning district to R7A/C2-4, R7D, R7D/C2-4 and R8A/C2-4 zoning districts. The proposed actions also include a zoning text amendment to Appendix F to establish the project site as a Mandatory Inclusionary Housing Area. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 7, 2017.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 15DCP117K.

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



jl12-26

CONSUMER AFFAIRS

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the New York City Department of Consumer Affairs will hold a Public Hearing on Wednesday, August 2, 2017, at 2:00 P.M., at 42 Broadway, 5th Floor, in the Borough of Manhattan, on the following petitions for sidewalk café revocable consent:

- 1) Brown Sugar Bar and Restaurant Inc  
5060 Broadway in the Borough of Manhattan  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 2) 3713 Riverdale Rest Corp.  
3713 Riverdale Avenue in the Borough of Bronx  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 3) Juquila Kitchen and Bar, Corp  
3810 99th Street in the Borough of Queens  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)

Accessibility questions: Johanna Hernandez, (212) 436-0177, jhernandez@dca.nyc.gov, by: Wednesday, August 2, 2017, 12:00 P.M.



jl26

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, August 8, 2017, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**37-42 79th Street - Jackson Heights Historic District**

**LPC-19-2345** - Block 1289 - Lot 27 - **Zoning:** R5

**CERTIFICATE OF APPROPRIATENESS**

An Anglo-American style Garden Home, designed by Benjamin Dreisler Jr. and built in 1926-27. Application is to install a fence.

**309 St. Paul's Avenue - St. Paul's Avenue-Stapleton Heights Historic District**

**LPC-19-12768** - Block 517 - Lot 30 - **Zoning:** R3X

**CERTIFICATE OF APPROPRIATENESS**

A school building that is part of the Trinity Lutheran Church complex designed by Charles A. Duncker, built c. 196. Application is to construct a barrier-free access ramp with railing.

**1100 Grand Concourse - Grand Concourse Historic District**

**LPC-19-6401** - Block 2462 - Lot 33 - **Zoning:** R8

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style apartment building, designed by Gronenberg and Leuchtag and built in 1927-28. Application is to reconstruct walls and planters and install lighting.

**4637 Grosvenor Avenue - Fieldston Historic District**

**LPC-19-4624** - Block 5822 - Lot 2750 - **Zoning:** R1-2

**CERTIFICATE OF APPROPRIATENESS**

A Dutch Colonial Revival style house built in 1920, designed by Edgar & Verna Cook Salomonsky. Application is to add an attic story to an existing one-story wing; and alter an existing opening on the front façade.

**107 Columbia Heights - Brooklyn Heights Historic District**

**LPC-19-13474** - Block 224 - Lot 5 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

An apartment house built in 1959. Application is to construct bulkheads, install rooftop mechanical equipment, screens, railings and trellises; modify and create masonry openings; modify and replace windows, entrance infill, and a canopy; modify the courtyard design; and relocate a curb cut.

**124 Columbia Heights - Brooklyn Heights Historic District**

**LPC-19-10368** - Block 208 - Lot 106 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Federal style building built c. 1930; a Moderne style building built in 1949; and a remnant of a late-19th/early-20th century building. Application is to construct rooftop and rear additions; modify masonry openings; install windows, doors, louvers, a canopy, mechanical equipment, and rooftop railings; and create a curb cut.

**119 Congress Street - Cobble Hill Historic District**

**LPC-19-6410** - Block 295 - Lot 35 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse, designed by Thomas Wheeler and built in 1852-55. Application is to enlarge an existing rear yard addition.

**536 1st Street - Park Slope Historic District**

**LPC-19-10514** - Block 1077 - Lot 13 - **Zoning:** 16D

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style rowhouse built in 1909. Application is to construct a rooftop addition.

**575 Vanderbilt Avenue - Prospect Heights Historic District**

**LPC-19-13327** - Block 1130 - Lot 5 - **Zoning:** R7A

**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style store and flats building built c. 1912-1922, with an alteration to the ground floor by John J. Tricario in 1948. Application is to install a barrier-free access ramp.

**120 Stratford Road - Prospect Park South Historic District**

**LPC-19-11341** - Block 5112 - Lot 19 - **Zoning:** R1-2

**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house built c. 1910, altered in 1929 and 1952. Application is to alter the façades and roofs, construct a porch, and install solar paneled roof shingles.

**271 Church Street - Tribeca East Historic District**

**LPC-19-11483** - Block 175 - Lot 7504 - **Zoning:** C6-2A

**CERTIFICATE OF APPROPRIATENESS**

An Art Deco style office building designed by Cross and Cross and built in 1930-1931. Application is to install ground floor infill and signage.

**45 Bond Street - NoHo Historic District Extension**

**LPC-19-4257** - Block 529 - Lot 31 - **Zoning:** M1-5B

**CERTIFICATE OF APPROPRIATENESS**

A store and loft building designed by Adolph Giobbe and built in 1912-13 and later altered. Application is to replace storefront infill and windows.

**41 Greenwich Avenue - Greenwich Village Historic District**

**LPC-19-12296** - Block 612 - Lot 64 - **Zoning:** C1-6

**CERTIFICATE OF APPROPRIATENESS**

A late Greek Revival style house built in 1848-49 and later altered. Application is to reconstruct the brick façade and replace the cornice.

**379-381 West Broadway - SoHo-Cast Iron Historic District**

**LPC-19-10616** - Block 487 - Lot 10 - **Zoning:** M1-5A

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style factory building, designed by J.B. Snook and built in 1867. Application is to install a barrier-free access lift.

**1-3 Little West 12th Street - Gansevoort Market Historic District**

**LPC-19-8887** - Block 628 - Lot 1 - **Zoning:** M1-5

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style store and loft building, designed by Peter J. Zabriskie and built in 1887 and a vernacular style warehouse designed by John G. Michel and built in 1918-19. Application is to replace storefront infill.

**308 West 4th Street - Greenwich Village Historic District**

**LPC-19-12020** - Block 624 - Lot 51 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in c. 1847. Application is to modify openings at the front and rear facades, replace infill, and excavate the rear yard.

**278 West 11th Street - Greenwich Village Historic District**

**LPC-19-11404** - Block 622 - Lot 38 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style house built in 1853 and later altered. Application is to replace windows; the entry door and ironwork; construct rooftop and rear yard additions; and excavate the rear yard.

**104 East 10th Street - St. Mark's Historic District Extension**

**LPC-18-3643** - Block 465 - Lot 109 - **Zoning:** R8B C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse built in 1879. Application is to construct a rooftop addition.

**32 2nd Avenue - East Village/Lower East Side Historic District**

**LPC-18-0720** - Block 443 - Lot 8 - **Zoning:** C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style courthouse designed by Alfred Hopkins and built in 1917-19. Application is to construct rooftop and side yard additions, and install signage.

**72 West 69th Street - Upper West Side/Central Park West Historic District**

**LPC-19-13481** - Block 1121 - Lot 62 - **Zoning:** C1-8A R8B

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance/Romanesque Revival style flats building designed by Gilbert A. Schellenger and built in 1892-93. Application is to install a barrier-free access lift.

**124 West 88th Street - Upper West Side/Central Park West Historic District**

**LPC-19-13281** - Block 1218 - Lot 41 - **Zoning:** R7-2

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse originally built in 1886-87 and altered in 1962 by Ifill and Johnson. Application is to modify masonry openings at the front and rear facades, replace infill, and alter the areaway.

• jy26-a8

**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, August 8, 2017, at 9:30 A.M.**, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

ITEMS FOR PUBLIC HEARING

Item No. 1

LP-2593

**OLD SAINT JAMES EPISCOPAL CHURCH (OLD SAINT JAMES PARISH HALL)**

**86-02 Broadway, Elmhurst, Queens**

*Landmark Site:* Borough of Queens Tax Map Block 1549, Lot 1 in part.

• jy26-a8

TRANSPORTATION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held, at 55 Water Street, 9th Floor, Room 945, commencing at 2:00 P.M., on Wednesday, July 26, 2017. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor South West, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing 11 Madison Avenue LLC to continue to maintain and use eight (8) light poles, together with electrical conduits on the north sidewalk of East 24th Street and on the south sidewalk of East 25th Street, between Madison Avenue and Park Avenue South, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1612

For the period July 1, 2017 to June 30, 2027 - \$1,200/per annum the maintenance of a security deposit in the sum of \$16,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#2 IN THE MATTER OF a proposed revocable consent authorizing 75 Ludlow Street Condominium to continue to maintain and use snow melting conduits in the west sidewalk of Ludlow Street, south of Broome Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1993

- For the period July 1, 2017 to June 30, 2018 - \$6,598
For the period July 1, 2018 to June 30, 2019 - \$6,746
For the period July 1, 2019 to June 30, 2020 - \$6,894
For the period July 1, 2020 to June 30, 2021 - \$7,042
For the period July 1, 2021 to June 30, 2022 - \$7,190
For the period July 1, 2022 to June 30, 2023 - \$7,338
For the period July 1, 2023 to June 30, 2024 - \$7,486
For the period July 1, 2024 to June 30, 2025 - \$7,634
For the period July 1, 2025 to June 30, 2026 - \$7,782
For the period July 1, 2026 to June 30, 2027 - \$7,930

the maintenance of a security deposit in the sum of \$8,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#3 IN THE MATTER OF a proposed revocable consent authorizing New York University to continue to maintain and use conduits under, across and along West Houston Street, Cedar Street, East 25th Street, East 26th Street, Greene Street, and cables in the existing facilities of the Empire City Subway Company (Limited) in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #436

- For the period July 1, 2017 to June 30, 2018 - \$113,895
For the period July 1, 2018 to June 30, 2019 - \$116,446
For the period July 1, 2019 to June 30, 2020 - \$118,997
For the period July 1, 2020 to June 30, 2021 - \$121,548
For the period July 1, 2021 to June 30, 2022 - \$124,099
For the period July 1, 2022 to June 30, 2023 - \$126,650
For the period July 1, 2023 to June 30, 2024 - \$129,201
For the period July 1, 2024 to June 30, 2025 - \$131,752
For the period July 1, 2025 to June 30, 2026 - \$134,303
For the period July 1, 2026 to June 30, 2027 - \$136,854

the maintenance of a security deposit in the sum of \$137,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#4 IN THE MATTER OF a proposed revocable consent authorizing New York University to continue to maintain and use pipes and conduits under and across West 3rd Street, west of Mercer Street, under and across West 3rd Street, west of Mercer Street, under and across West 3rd Street, east of MacDougal Street and under and across Bleecker Street, west of Greene Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #899

- For the period July 1, 2017 to June 30, 2018 - \$42,027
For the period July 1, 2018 to June 30, 2019 - \$42,968
For the period July 1, 2019 to June 30, 2020 - \$43,909

- For the period July 1, 2020 to June 30, 2021 - \$44,850
For the period July 1, 2021 to June 30, 2022 - \$45,791
For the period July 1, 2022 to June 30, 2023 - \$46,732
For the period July 1, 2023 to June 30, 2024 - \$47,673
For the period July 1, 2024 to June 30, 2025 - \$48,614
For the period July 1, 2025 to June 30, 2026 - \$49,555
For the period July 1, 2026 to June 30, 2027 - \$50,496

the maintenance of a security deposit in the sum of \$50,500 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#5 IN THE MATTER OF a proposed revocable consent authorizing New York University to continue to maintain and use conduits in First Avenue, north of East 30th Street, East 30th Street, east of First Avenue; First Avenue, south of East 25th Street; First Avenue, south of East 24th Street and cables in the existing facilities of the Empire City Subway Company (Limited) in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1307

- For the period July 1, 2017 to June 30, 2018 - \$44,868
For the period July 1, 2018 to June 30, 2019 - \$45,873
For the period July 1, 2019 to June 30, 2020 - \$46,878
For the period July 1, 2020 to June 30, 2021 - \$47,883
For the period July 1, 2021 to June 30, 2022 - \$48,888
For the period July 1, 2022 to June 30, 2023 - \$49,893
For the period July 1, 2023 to June 30, 2024 - \$50,898
For the period July 1, 2024 to June 30, 2025 - \$51,903
For the period July 1, 2025 to June 30, 2026 - \$52,908
For the period July 1, 2026 to June 30, 2027 - \$53,913

the maintenance of a security deposit in the sum of \$54,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#6 IN THE MATTER OF a proposed revocable consent authorizing New York University to continue to maintain and use four (4) lampposts, together with electrical conduits on and in the north sidewalk of Washington Square North, between Fifth Avenue and University Place, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1558

For the period July 1, 2017 to June 30, 2027 - \$600/per annum

the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#7 IN THE MATTER OF a proposed revocable consent authorizing New York University to continue to maintain and use a conduit under and across MacDougal Street, south of Washington Square South, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1593

- For the period July 1, 2017 to June 30, 2018 - \$2,934
For the period July 1, 2018 to June 30, 2019 - \$3,000
For the period July 1, 2019 to June 30, 2020 - \$3,066
For the period July 1, 2020 to June 30, 2021 - \$3,132
For the period July 1, 2021 to June 30, 2022 - \$3,198
For the period July 1, 2022 to June 30, 2023 - \$3,264
For the period July 1, 2023 to June 30, 2024 - \$3,330
For the period July 1, 2024 to June 30, 2025 - \$3,396
For the period July 1, 2025 to June 30, 2026 - \$3,462
For the period July 1, 2026 to June 30, 2027 - \$3,528

the maintenance of a security deposit in the sum of \$3,600 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#8 IN THE MATTER OF a proposed revocable consent authorizing New York University to continue to maintain and use a conduit under and across Broadway, south of Waverly Place, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1606

- For the period July 1, 2017 to June 30, 2018 - \$5,845
For the period July 1, 2018 to June 30, 2019 - \$5,976
For the period July 1, 2019 to June 30, 2020 - \$6,107
For the period July 1, 2020 to June 30, 2021 - \$6,238
For the period July 1, 2021 to June 30, 2022 - \$6,369
For the period July 1, 2022 to June 30, 2023 - \$6,500
For the period July 1, 2023 to June 30, 2024 - \$6,631
For the period July 1, 2024 to June 30, 2025 - \$6,762
For the period July 1, 2025 to June 30, 2026 - \$6,893
For the period July 1, 2026 to June 30, 2027 - \$7,024

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#9 IN THE MATTER OF** a proposed revocable consent authorizing New York University to continue to maintain and use a conduit under, across and along East 12th Street, between Third and Fourth Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2008**

- For the period July 1, 2017 to June 30, 2018 - \$6,632
- For the period July 1, 2018 to June 30, 2019 - \$6,781
- For the period July 1, 2019 to June 30, 2020 - \$6,930
- For the period July 1, 2020 to June 30, 2021 - \$7,079
- For the period July 1, 2021 to June 30, 2022 - \$7,228
- For the period July 1, 2022 to June 30, 2023 - \$7,377
- For the period July 1, 2023 to June 30, 2024 - \$7,526
- For the period July 1, 2024 to June 30, 2025 - \$7,675
- For the period July 1, 2025 to June 30, 2026 - \$7,824
- For the period July 1, 2026 to June 30, 2027 - \$7,973

the maintenance of a security deposit in the sum of \$8,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#10 IN THE MATTER OF** a proposed revocable consent authorizing Stanley K. Peck to construct, maintain and use a stoop, fenced-in area, together with steps on the north sidewalk of Gates Avenue, between Cambridge Place and St. James Place, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2400**

From the Approval Date to the Expiration Date - \$25/per annum

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing The Duane Park Building Condominium to continue to maintain and use a ramp, together with stairs on the north sidewalk of Duane Street, east of Hudson Street,, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2017**

For the period July 1, 2017 to June 30, 2027 - \$25/per annum

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**jy6-26**

# PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### SALE

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

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

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

**o11-m29**

## OFFICE OF CITYWIDE PROCUREMENT

### NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>.

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

**j3-d29**

## POLICE

### NOTICE

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

The following listed property is in the custody of the Property Clerk Division without claimants: Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

Items are recovered, lost, abandoned property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

### INQUIRIES

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

### FOR MOTOR VEHICLES (All Boroughs):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

### FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

**j3-d29**

# PROCUREMENT

*"Compete To Win" More Contracts!*

*Thanks to a new City initiative - "Compete To Win" - the NYC Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and women-owned businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and*

NYC Teaming services, the City will be able to help even more small businesses than before.

● Win More Contracts at nyc.gov/competetowin

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

HHS ACCELERATOR

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 prequalification application using the City’s Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are 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, organizational capacity, and relevant service experience.
● Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed at http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

Participating NYC Agencies

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

- Administration for Children’s Services (ACS)
Department for the Aging (DFTA)
Department of Consumer Affairs (DCA)
Department of Corrections (DOC)
Department of Health and Mental Hygiene (DOHMH)
Department of Homeless Services (DHS)
Department of Probation (DOP)
Department of Small Business Services (SBS)
Department of Youth and Community Development (DYCD)
Housing and Preservation Department (HPD)
Human Resources Administration (HRA)
Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit www.nyc.gov/hhsaccelerator

CHIEF MEDICAL EXAMINER

PROCUREMENT

■ INTENT TO AWARD

Goods

HAMILTON ROBOTICS “STAR” INSTRUMENTS CUSTOMIZED ACCESSORIES, CONSUMABLES AND UPGRADES. - Sole Source - Available only from a single source - PIN#81618R0106 - Due 7-27-17 at 3:00 P.M.

The Office of Chief Medical Examiner (OCME) intends to enter into a sole source contract with Hamilton Robotics, 4970 Energy Way, Reno, NV 89502, to provide “STAR” instruments customized accessories, consumables and upgrades.

Any other vendor who is capable of providing these items to the NYC OCME may express their interest in doing so by writing to Mai

Mikhaeil, Office of Chief Medical Examiner, 421 East 26th Street, 10th Floor, New York, NY 10016.

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. Chief Medical Examiner, 421 East 26th Street, 10th Floor, New York, NY 10016. Mai Mikhaeil (212) 323-1704; Fax: (212) 323-1790; mmikhaeil@ocme.nyc.gov

jy20-26

CITYWIDE ADMINISTRATIVE SERVICES

■ AWARD

Goods

NYS CONTR FOR UMBRELLA IT PURCHASES- PCS AND MONITORS-HPD - Intergovernmental Purchase - Other - PIN# 8571700389 - AMT: \$140,090.00 - TO: Staples Contract and Commercial Inc Staples Business Advantage, 500 Staples Drive; Framingham, MA 01702.

OGS PM 20860

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: (518) 474-6717.

☛ jy26

■ SOLICITATION

Goods

TOILET PAPER DISPENSER - Competitive Sealed Bids - PIN#8571700180 - Due 8-21-17 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site at www.nyc.gov/cityrecord. Enrollment is free. Vendor may also request the bid by contacting Vendor Relations via email at dcasdmssbids@dcas.nyc.gov, by telephone (212) 386-0044 or by fax at (212) 669-7585.

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.

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Michelle McCoy (212) 386-0469; Fax: (212) 313-3177; mmccoy@dcas.nyc.gov

☛ jy26

CORRECTION

BUDGET

■ AWARD

Construction Related Services

ON-CALL AS NECESSARY REPAIRS/DIAGNOSTIC SERVICES PREVENTIVE MAINTENANCE AND REPLACEMENT OF MECHANICAL EQUIPMENT AND SYSTEMS - Renewal - PIN# 072201435SSD - AMT: \$1,577,589.83 - TO: Tamco Mechanical, Inc., 54 Richards Street, Brooklyn, NY 11231.

This is for the continuation of service from the original contract. This renewal will be for one year. July 1, 2017 to June 30, 2018.

☛ jy26

DESIGN AND CONSTRUCTION

CONTRACTS

■ AWARD

Construction / Construction Services

REI SERVICES FOR THE CONSTRUCTION OF SANITARY AND STORM SEWERS, WATER MAINS AND APPURTENANCES IN RAMBLE ROAD AREA, ETC., BOROUGH OF STATEN ISLAND - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 8502016SE0037P - AMT: \$5,968,400.00 - TO: TRC Engineers, Inc., 1430 Broadway, 10th Floor, New York, NY 10018.

☛ jy26

**ECONOMIC DEVELOPMENT CORPORATION****CONTRACTS**

## ■ SOLICITATION

*Goods and Services*

**ENGINEERING, DESIGN, AND RELATED CONSULTANT SERVICES FOR EAST MIDTOWN GREENWAY EAST 53RD-61ST STREET** - Request for Proposals - PIN# 33610002 - Due 8-23-17 at 4:00 P.M.

The New York City Economic Development Corporation (NYCEDC), acting on behalf of New York City and in partnership with the New York City Department of Parks and Recreation (NYCDPR) and the New York City Department of Transportation (NYCDOT), requests proposals for engineering and landscape architectural design services for preparing all analyses, surveys, designs, permit applications and related documents for the development of a portion of the East Midtown Waterfront Project, the East Midtown Greenway – 53rd to 61st Streets along the East River in Manhattan, NY. The design of East Midtown Greenway will consist of repurposing existing caissons, and design of a new structure to support a pedestrian esplanade, landscaping, construction of walkways, waterfront fencing/railings, lighting, utility improvements, and structures for the connection of a new esplanade to the Andrew Haswell Green Park and a pedestrian bridge at East 54th Street.

NYCEDC plans to select a consultant on the basis of factors stated in the RFP which include, but are not limited to: the quality of the proposal, experience of key staff identified in the proposal, experience and quality of any subcontractors proposed, demonstrated successful experience in performing services similar to those encompassed in the RFP and the proposed fee.

It is the policy of NYCEDC to comply with all Federal, State and City laws and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, age, disability, marital status and other protected category and to take affirmative action in working with contracting parties to ensure certified Minority and Women-Owned Business Enterprises (MWBEs) share in the economic opportunities generated by NYCEDC's projects and initiatives. Please refer to the Equal Employment and Affirmative Compliance for Non-Construction Contracts Addendum in the RFP.

This project has Minority and Women Owned Business Enterprise ("M/WBE") participation goals, and all respondents will be required to submit an M/WBE Sub-Contractors Participation Plan with their response. To learn more about NYCEDC's M/WBE program, visit <http://www.nycdec.com/opportunitymwbe>. For the list of companies who have been certified with the Empire State Development's Division of Minority and Women Business Development as M/WBE, please go to the <http://www.esd.ny.gov/MWBE/directorySearch.html>.

NYCEDC established the Kick Start Loan programs for Minority, Women and Disadvantaged Business Enterprise (M/W/DBE) interested in working on NYCEDC projects. Kick Start Loans facilitates financing for short-term mobilization needs such as insurance, payroll, supplies and equipment. Bidders, sub-contractors and sub-consultants are strongly encouraged to visit the NYCEDC website at, [www.nycdec.com/opportunitymwbe](http://www.nycdec.com/opportunitymwbe) to learn more about the program.

An optional Pre-Proposal, session will be held Wednesday, August 2, 2017, at 1:00 P.M., at NYCEDC. Those who wish to attend should RSVP by email to [EastMidtownODR@edc.nyc](mailto:EastMidtownODR@edc.nyc) on or before August 1, 2017.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 5:00 P.M. on Wednesday, August 9, 2017. Questions regarding the subject matter of this RFP should be directed to [EastMidtownODR@edc.nyc](mailto:EastMidtownODR@edc.nyc). Answers to all questions will be posted by Wednesday, August 16, 2017, to [www.nycdec.com/RFP](http://www.nycdec.com/RFP). Please submit five (5) hardcopies and one digital copy on USB or CD.

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.

*Economic Development Corporation, 110 William Street, 4th Floor, New York, NY 10038. Maryann Catalano (212) 312-3969; Fax: (212) 312-3918; [eastmidtownodr@edc.nyc](mailto:eastmidtownodr@edc.nyc)*

Accessibility questions: Equal Access Office at [equalaccess@edc.nyc](mailto:equalaccess@edc.nyc) or (212) 312-6602, by: Tuesday, August 1, 2017, 5:00 P.M.



☛ jy26

**EDUCATION****CONTRACTS AND PURCHASING**

## ■ SOLICITATION

*Goods and Services*

**REQUIREMENTS CONTRACT FOR INSPECTION, SAMPLING, TESTING AND ANALYSIS OF LEAD BASED PAINT** - Competitive Sealed Bids - PIN# B3130040 - Due 9-27-17 at 4:00 P.M.

To download, please go to <http://schools.nyc.gov/Offices/DCP/Vendor/RequestsforBids/Default.htm>. If you cannot download, send an email to [vendor hotline@schools.nyc.gov](mailto:vendor hotline@schools.nyc.gov) with the RFB number and title in the subject line.

For all questions related to this RFB, please email [krodrig7@schools.nyc.gov](mailto:krodrig7@schools.nyc.gov) with the RFB number and title in the subject line of your email.

Description: The Contractor shall provide all labor, material and supervision required and necessary for lead based paint inspection, hazard assessment, XRF testing, sampling. Lead based paint abatement project management, Dust (wipes) samples, and clearance certifications.

There will be a Pre-Bid Conference on Thursday, August 17, 2017, at 10:00 A.M., at 65 Court Street, 12th Floor, Conference Room 1201, Brooklyn, NY 11201.

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

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.

*Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov)*



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**ENVIRONMENTAL PROTECTION****AGENCY CHIEF CONTRACTING OFFICE**

## ■ AWARD

*Construction / Construction Services*

**COGENERATION AND ELECTRIFICATION, NORTH RIVER WWTP, MANHATTAN** - Competitive Sealed Bids/Pre-Qualified List - Specifications cannot be made sufficiently definite - PIN# 82617B0010001 - AMT: \$177,211,000.00 - TO: Yonkers Contracting Company, Inc., 969 Midland Avenue, Yonkers, NY 10704. NR-38

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**WASTEWATER TREATMENT**

## ■ AWARD

*Construction Related Services*

**HVAC JOB ORDER CONTRACT FOR EAST REGION, QNS, BKLYN** - Competitive Sealed Bids - PIN# 82617B0040001 - AMT: \$1,000,000.00 - TO: ACME Industrial, Inc., 326-328 Front Street, Staten Island, NY 10304. JOC-17-E1H

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**HEALTH AND MENTAL HYGIENE**

## ■ AWARD

*Human Services / Client Services*

**CHILDREN YOUTH AND FAMILIES MH SERVICES** - Required/ Authorized Source - Other - PIN# 12AO010201R2X00 - AMT: \$1,823,391.00 - TO: Astor Services for Children and Families, 6339 Mill Road, Rhinebeck, NY 12572.

- **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 15AZ004201R1X00 - AMT: \$3,539,226.00 - TO: Bowery Residents Committee, Inc., 131 West 25 Street, New York, NY 10001.
- **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 18AZ004301R0X00 - AMT: \$1,359,810.00 - TO: Catholic Charities Neighborhood Services, 191 Joralemon Street, Brooklyn, NY 11201.
- **MENTAL HYGIENE SERVICES** - Request for Proposals - PIN# 08PO076330R2X00 - AMT: \$2,606,715.00 - TO: Center for Urban Community Services, Inc., 198 East 121 Street, New York, NY 10035.
- **INFANT MORTALITY REDUCTION ENHANCEMENT SERVICES** - BP/City Council Discretionary - PIN# 16DP052601R0X00 - AMT: \$125,840.00 - TO: Choices in Childbirth, Inc., 601 West 26th Street-Suite 325-346, New York, NY 10001.
- **MENTAL HYGIENE SERVICES** - Request for Proposals - PIN# 08PO076365R1X00 - AMT: \$2,510,883.00 - TO: Community Counseling and Mediation Services, Inc., 1 Hoyt Street, 7th Floor, Brooklyn, NY 11201.
- **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 15AZ002701R1X00 - AMT: \$1,455,735.00 - TO: Community Counseling and Mediation Services, Inc., 1 Hoyt Street, 7th Floor, Brooklyn, NY 11202.
- **DEVELOPMENTAL DISABILITY SERVICES** - Required/Authorized Source - Other - PIN# 18MR003401R0X00 - AMT: \$201,777.00 - TO: Eden 11 School for Autistic Children, Inc., 150 Granite Avenue, Staten Island, NY 10303.
- **MENTAL HYGIENE SERVICES** - Request for Proposals - PIN# 08PO076334R2X00 - AMT: \$662,727.00 - TO: Housing Works, Inc., 57 Willoughby Street, Brooklyn, NY 11201.
- **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 15AZ001801R1X00 - AMT: \$1,263,747.00 - TO: Jewish Child Care Association of New York, 858 East 29th Street, Brooklyn, NY 11210.
- **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 18AZ006301R0X00 - AMT: \$609,831.00 - TO: Palladia, Inc., 305 7th Avenue, New York, NY 10017.
- **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 18AZ003701R0X00 - AMT: \$482,013.00 - TO: Project Hospitality, Inc., 100 Park Avenue, New York, NY 10017.
- **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 15AZ004401R1X00 - AMT: \$5,942,979.00 - TO: Weston United Community Renewal, Inc., 290 Lenox Avenue, New York, NY 10027.
- **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 18AZ06901R0X00 - AMT: \$3,241,545.00 - TO: Center for Urban Community Services, Inc., 198 East 121 Street, New York, NY 10035.

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**AGENCY CHIEF CONTRACTING OFFICER**

■ INTENT TO AWARD

*Goods*

**PURCHASE OF MISEQ AND NEXTERA EQUIPMENT, ASSAY KITS AND REAGENTS** - Sole Source - Available only from a single source - PIN# 18LB011101R0X00 - Due 8-2-17 at 10:00 A.M.

DOHMH intends to enter into a Sole Source contract with Illumina, Inc., for the purchase of the MiSeq and Nextera assay kits, reagents and equipment. The purpose of these instruments and kits are for the Public Health Laboratory's clinical and environmental testing for the detection of foodborne pathogens, waterborne pathogens, drug- resistance emerging bacteria and mosquito transmissible viruses. Research has concluded that these testing kits provide the most specific results relating to the whole genome sequencing of viral and bacterial organisms. DOHMH has made the determination that Illumina Inc. is a sole supplier, as they are the manufacturer of the MiSeq and Nextera testing kits that are required to procure this Sole Source contract.

Any vendor who believes they can also provide these goods are welcome to submit an expression of interest via email no later than 8/2/2017, by 10:00 A.M. All questions and concerns regarding this sole source should also be submitted via email.

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

*Health and Mental Hygiene, 42-09 28th Street, 17th Floor, Long Island City, NY 11101. Brianna Nedd (347) 396-6799; Fax: (347) 396-6760; bnedd@health.nyc.gov*

jy20-26

**HOUSING AUTHORITY**

**SUPPLY MANAGEMENT**

■ SOLICITATION

*Construction Related Services*

**SMD ASPHALT PAVEMENT REPAIRS-VARIOUS DEVELOPMENTS LOCATED IN THE BOROUGH OF BROOKLYN** - Competitive Sealed Bids - PIN# 65643 - Due 8-24-17 at 10:00 A.M.

The asphalt pavement repairs and related work must consist of the following: Resurfacing of walks, roads, parking and play areas, Repairing of sitting and play areas, Repairing of Development walkway, Elimination of potholes and bulges on roads and parking lots, Adjusting frames and covers of existing drainage and other surface structures, Stone Screenings, Leveling Courses and Painting Lines.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the "Doing Business with NYCHA", using the link: <http://www.nyc.gov/nycbusiness>. Once on that page, please scroll down to mid page, on the left hand column, select "Selling to NYCHA", click into "Getting Started: Register or Log-in" link. If you have supplied goods or services to NYCHA in the past and you have your log-in credentials, click "Returning iSupplier Users" and "Log-In Here" If you do not have your log-in credentials, select "Request a Log-In ID." Upon access, select "Sourcing Supplier" then "Sourcing Homepage", reference applicable RFQ number per solicitation.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request.

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

*Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Mimose Julien (212) 306-8141; Fax: (212) 306-5109; mimose.julien@nycha.nyc.gov*

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**HUMAN RESOURCES ADMINISTRATION**

**CONTRACTS**

■ AWARD

*Services (other than human services)*

**JANITORIAL SERVICES AT 109 EAST 16TH STREET, NEW YORK, NY** - Required Method (including Preferred Source) - PIN# 17QSEGS01901 - AMT: \$3,648,741.12 - TO: New York State Industries for The Disabled Inc (NYSID), 11 Columbia Circle Drive, Albany, NY 12203. EPIN: 09616M0009001

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**PARKS AND RECREATION**

■ INTENT TO AWARD

*Construction Related Services*

**DESIGN, CONSTRUCTION AND CONSTRUCTION SUPERVISION SERVICES** - Sole Source - Available only from a single source - PIN# 8462012C000DC1R - Due 8-3-17 at 4:30 P.M.

Department of Parks and Recreation ("DPR"), Capital Projects division, intends to renew the Sole Source contract with Wildlife Conservation Society, a not-for-profit organization, to provide Design, Construction and Construction Supervision Services for the Construction or Reconstruction of Exhibits at the Wildlife Conservation Centers in the Boroughs of the Bronx, Queens, Manhattan and Brooklyn.

Any firms that would like to express their interest in providing similar projects in the future may do so. All expressions of interest must be in writing to the address listed here and received by August 3, 2017. You may join the City Bidders list by filling out the "NYC-FMS Vendor

Enrollment Application” available on-line at “NYC.gov/selltonyc” and in hard copy by calling the Vendor Enrollment Center (212) 857-1680.

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

*Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Grace Fields-Mitchell (718) 760-6687; Fax: (718) 760-6885; grace.fields-mitchell@parks.nyc.gov*

jy24-28

■ VENDOR LIST

*Construction / Construction Services*

**PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION - NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION (“DPR”) AND/OR “PARKS”) PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS**

DPR is seeking to evaluate and pre-qualify a list of general contractors (a “PQL”) exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract (“General Construction”).

By establishing contractor’s qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construction its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business Enterprise (M/WBE)\*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE\*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

\*Firms that are in the process of becoming a New York City-Certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained online at: <http://a856-internet.nyc.gov/nycvendronline/home.asap>; or <http://www.nycgovparks.org/opportunities/business>.

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

*Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; dmwbe.capital@parks.nyc.gov*

j3-d29

**CONTRACTS**

■ SOLICITATION

*Construction Related Services*

**RECONSTRUCTION OF SIDEWALKS IN STATEN ISLAND** - Competitive Sealed Bids - PIN#84617B0077R - Due 8-21-17 at 3:00 P.M.

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

*Parks and Recreation, 24 West 61st Street, 3rd Floor, New York, NY 10023. Michael Sciaraffo (212) 830-7817; michael.sciaraffo@parks.nyc.gov*

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*Construction / Construction Services*

**RECONSTRUCTION OF OGDEN PLIMPTON PLAYGROUND** - Competitive Sealed Bids - PIN#84617B0171 - Due 8-17-17 at 10:30 A.M. Located at Plimpton Avenue between West 170th Street and Edward L. Grant Highway, Borough of the Bronx. Contract X287-116M.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013. Bid Security: Bid Deposit in the amount of 5 percent of Bid Amount or Bid Bond in the amount of 10 percent of Bid Amount. The cost estimate range: \$1,000,000.00 to \$3,000,000.00.

**RECONSTRUCTION OF THE PLAYGROUND IN ST. MARY’S PARK** - Competitive Sealed Bids - PIN#84617B0170 - Due 8-17-17 at 10:30 A.M.

Located along St. Ann’s Avenue between East 146th and East 148th Streets in St. Mary’s Park, Borough of the Bronx. Contract X045-215MA. This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013. This contract is subject to Apprenticeship Program Requirements.

Bid Security: Bid Deposit in the amount of 5 percent of Bid Amount or Bid Bond in the amount of 10 percent of Bid Amount. The cost estimate range: \$1,000,000.00 to \$3,000,000.00.

To request the Plan Holder’s List, please call the Blue Print Room at (718) 760-6576.

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

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

*Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows-Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6855; susana.hersh@parks.nyc.gov*

• jy26

**NEW YORK CITY POLICE PENSION FUND**

■ AWARD

*Services (other than human services)*

**ORACLE DATABASE ADMINISTRATIVE SERVICES** - Request for Proposals - PIN#2561714ORADMIN - AMT: \$135,000.00 - TO: New York Global Consultants Inc., 626 RXR Plaza, 6th Floor, Uniondale, NY 11556.

**DOCUMENT CONVERSION SERVICES** - Request for Proposals - PIN#2561711DCPAMF - AMT: \$644,348.00 - TO: Imagework Technologies Corporation Inc, 170 Hamilton Avenue, White Plains, NY 10601.

• jy26

**SMALL BUSINESS SERVICES**

**PROCUREMENT**

■ VENDOR LIST

*Services (other than human services)*

**REQUEST FOR INFORMATION: MICRO/ SMALL BUSINESS DEVELOPMENT ORGANIZATIONS DATA TOOLS AND SERVICES FOR EVALUATION AND BENCHMARKING**

The NYC Department of Small Business Services (“SBS”) is seeking information and comments for review and consideration related to existing entities that have developed an evaluation and benchmarking tool to help micro and small business development organizations collect data on client outcomes in a credible, standardized, and affordable manner.

This Request for Information (“RFI”) is being issued with the intent to explore the number of entities in the US microenterprise industry

("Industry") collecting standard, high quality data that allows organizations in the field to compare and benchmark against peer micro and small business development organizations and small business development industries as a whole. SBS is looking to identify entities that in addition to data tools also offer access to a database on the scale, effectiveness, and outcomes of US microenterprise development organizations (MDOs).

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, 110 William Street, 7th Floor, New York, NY 10038. Jean Paul Venegas (212) 618-8840; Fax: (212) 618-8867; jvenegas@sbs.nyc.gov.

jy21-27

TRANSPORTATION

LEGAL AFFAIRS/ROADWAY REPAIR AND MAINTENANCE

AWARD

Services (other than human services)

MEDIAN LANDSCAPING MAINTENANCE - Competitive Sealed Bids - PIN#84117BXAD044 - AMT: \$955,856.00 - TO: U Arias Corp., 65 Locust Street, Manhasset, NY 11030.

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SPECIAL MATERIALS

CITY PLANNING

NOTICE

PUBLIC COMMENT PERIOD AND PUBLIC HEARING DATE FOR THE PROPOSED 2017 CONSOLIDATED PLAN ONE-YEAR ACTION PLAN

TO ALL INTERESTED AGENCIES, COMMUNITY BOARDS, GROUPS, AND PERSONS:

The Department of City Planning (DCP) is announcing the public comment period, and the date for a public hearing on the 2017 Proposed Consolidated Plan One-Year Action Plan. This document is the City of New York's annual application to the United States Department of Housing and Urban Development (HUD) for the four Office of Community Planning and Development formula entitlement grant program funds: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

For 2017 HUD has announced that the City is expected to receive approximately \$261,293,000 from the four HUD formula grant programs; \$150,294,862 for CDBG, \$53,258,298 for HOME, \$44,197,111 for HOPWA, and \$13,542,650 for ESG, respectively.

The 2017 Proposed Consolidated Plan One-Year Action Plan consists of three volumes: Executive Summary; One-Year Action Plan; and, Appendices.

To obtain your comments on the City's use of these Federal funds, two events have been scheduled which are:

A public comment period which will begin July 25, 2017 and extend for 14 days ending August 7, 2017; and

A public hearing on Friday, August 4, 2017, which will begin approximately at 2:00 P.M., in Spector Hall, 22 Reade Street, Manhattan. The public hearing will be followed by a question and answer session with City agency representatives in attendance.

The 2017 Proposed Consolidated Plan is tentatively scheduled to be released on July 25, 2017. It should be noted that the Proposed Action Plan's public comment period has been shortened to 14 days from its Federally-required 30 days. The late announcement of the formula grants award by the Federal government has necessitated HUD waiving this requirement in order to provide them sufficient time to completely

review (and approve) a locality's submitted Proposed Action Plan before the end of the 2017 Federal Fiscal Year (September 30, 2017).

To obtain a copy of the Proposed Plan, please visit the Department of City Planning Bookstore, 120 Broadway, 31st Floor, New York, NY 10271 (Monday, Tuesday: 9:30 A.M. - 11:30 A.M.; Wednesday: 1:00 P.M. - 3:00 P.M.).

In addition, copies of the document can be obtained at the following Department of City Planning offices:

- Bronx Office 1 Fordham Plaza, 5th Floor, (718) 220-8500 Bronx, NY 10458
Brooklyn Office 16 Court Street, 7th Floor, (718) 643-7550 Brooklyn, NY 11241
Queens Office 120-55 Queens Boulevard, (718) 286-3170 Room 201, Queens, NY 11424
Staten Island Office 130 Stuyvesant Place, 6th Floor, (718) 556-7240 Staten Island, NY 10301

Also, the Proposed Action Plan will be made available for downloading through the internet via the Department's website at, www.nyc.gov/planning.

Furthermore, copies of the proposed Plan will be available for review at the main public library in each of the five boroughs. Please call (212) 720-3337 for information on the closest library.

Any questions on the content or substance of the 2017 Proposed Consolidated Plan One-Year Action Plan may be directed to:

New York City Consolidated Plan Coordinator Charles V. Sorrentino Department of City Planning (212) 720-3337

CDBG John Leonard Office of Management and Budget (212) 788-6177

HOME Kelly Anne Johnstone Housing Preservation and Development (212) 863-5769

ESG Martha Kenton Department of Homeless Services (929) 221-6183

HOPWA John Rojas Department of Health and Mental Hygiene (347) 396-7428

Written comments on the 2017 Proposed Consolidated Plan One-Year Action Plan should be sent by close of business, August 7, 2017, to Charles V. Sorrentino, at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Email: Con-PlanNYC@planning.nyc.gov.

Accessibility questions: Charles V. Sorrentino, (212) 720-3337, csorren@planning.nyc.gov, by: Tuesday, August 1, 2017, 2:00 P.M.



jy18-31

CHANGES IN PERSONNEL

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Includes names like MICHAEL, YESENIA, JOVANNY, VISLEY, ANTHONY, AIESHA, DENISE, STEVEN, REYNALDO, PATRICK, BOBBI, JUAN, JOSE.



DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as COSTA ANTONINO, COUSINO EDUARDO, COX TYRONE, etc.

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as DIRICO NICHOLAS, DIXON CHRISTIN, DIXON MICHAEL, etc.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as EVAN-CINTRON ELSA, EVANS ERION, FABIAN CARLA, etc.

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as FERNANDEZ CAROLINA, FERNANDEZ GABRIEL, FERNANDEZ JENNIFER, etc.

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as GIL KEVIN, GIULIANO MARK, GIUSETTI MICHAEL, etc.

GUERRIER	JONATHAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GUERRIER	LUXON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GUERRINI	MICHAEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GUERVIL	MONNERO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GUEVARA	KEVIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GUEVARA	WILLIAM	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GUIDICE	ANTHONY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GURIAND	JACQUES	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GUTIERREZ	BRYAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
GUY	TIFFANY N	70410	\$43042.0000	APPOINTED	NO	06/22/17	072
GUZMAN	TIFFANY J	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HAFFENDEN	PHILLISH	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HALL	ASHANTI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HALL	CHATIKA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HALL	CONRAD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HAMILTON	LAMONT	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HAMILTON	TIARA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HANCHARD	KIMBERLY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HAND	IMARI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
HANSEN	SHAUN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HARRIS	KEENAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HARRIS	TIARA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HARRISON	SIMMONS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HARTY	VENESSA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HASNAIN	SAIED	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HASPIL	NICHOLAS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HATCHETT	KENNEDEA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HAUGHTON	DAMIAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HAYNES	EVA L	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HAYNES	HASHIM O	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HEADDEN	ROBERT	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HENDERSON	ALLEN M	10232	\$15.0000	APPOINTED	YES	06/05/17	072
HENDERSON	JASON C	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HENDERSON	LAWRENCE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HENEGAN	DENEQUA Q	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HERNANDEZ	DANNY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HERNANDEZ	JOSE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HERNANDEZ	ORLANDO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HERNANDEZ	SANTIAGO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HERON	MICHELLE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HERRING	TYRELL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HERRON	LAMARD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HEYWARD	PATINA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HIDALGO	WILFREDO D	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HIGGINS	COREY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HIGHTOWETR	EMITT	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HIJAZI	MOHAMAD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HILL	SABLE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HILLIARD	TAMELLE T	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HINES	CALVIN I	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HINTON	RASHAD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HIRALDO	EDUARDO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HIRALDO	JORGE L	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HODGE	AKIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HODGE	JUSTIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HODGES	CORNELIU E	90210	\$37406.0000	APPOINTED	YES	06/11/17	072
HOLGUIN	JEFFREY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HONG	LIU	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HOPE	TIFFANI A	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HOQUE	SAJEDUL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HOSEN	AKRAM	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HOSEN	MD AMIR	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HOSSAIN	MD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HOSSAIN	MD B	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HUANG	GUO AN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HUGHES	SHAUNA C	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HUSAIN	MOHAMMED	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HUSBANDS	AARON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HUSSAIN	AYID	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
HUTNIK	ROBERT	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
IMBERT	MILHYA Z	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
INGENITO	ROBERT	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
INGRAM	JOSHUA A	81801	\$32221.0000	APPOINTED	YES	06/18/17	072
IP	WING CHU	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
IQBAL	OSAMA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
IRIZARRY	MATTHEW	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
ISHMAEL	CRYSTAL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
ISLAM	FAKRUL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
ISLAM	MD S	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
IYER	PRASAD V	10232	\$20.0000	APPOINTED	YES	06/05/17	072
JACKSON-ALKINS	MONIQUE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JACOBS	BRANDON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JACOBSON KESSLE	EVE M	10033	\$117875.0000	INCREASE	YES	10/30/16	072
JACQUET	THALINE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JAEN	JOANN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JALLOH	AGIBU	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JAMES	KAYLA I	10232	\$20.0000	APPOINTED	YES	06/05/17	072
JAMES	SASHA M	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JAMES JR.	DONALD D	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JARVIS	NICOLE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JAWAD	ETHAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JEAN	FANES	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

JEANTY	JIMMY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JEFFREY	JAMEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JEMERSON-OLIVER	ROBERT	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JENIS	NIKKI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JEREZ	HIANKA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JEROME	ANNIE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JT	CHARLES	70410	\$43042.0000	RESIGNED	NO	06/07/17	072
JIMENEZ	ELVIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JIMINLIAN	LEONEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JIMNEZ	BARBARA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOHNSON	CHRISTIA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOHNSON	LLOYD B	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOHNSON	MICHAEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOHNSON	SHAKEMA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOHNSON	SHALAH	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOHNSON	SHERAE C	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOHNSON	THOMAS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JONES	CRYSTAL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JONES	SHANTELL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JONES	SHEANNA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JORDAN	TY-SHAUN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOSEPH	ADIR	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOSEPH	BEEHOLVE W	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOSEPH	LE'S SHELL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOSEPH	LIA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOSEPH	RICKY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOSEPH-PAULINE	JASON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JOY	ANOOP	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
JUBEL	MOHAMMED	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
JUNE	JOQWELL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KALLI	CARMIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KASTRTI	VALON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KAZAKOV	DEYAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KAZEM	ADEOLABI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KELLMAN	GREGORY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KELLY	FRANCIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KENDALL	JARVIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KENOL	SANDRA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KERSSELLIUS	KENNETH	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KEYS	LUTHER O	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KHALIL	MD I	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KHAN	BEBE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KHAN	MOHAMMED	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KHAN	MOZAHIDU	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KHAN	SADIQUL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KHAN	SHAFIQUR	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KHARMAJ	ABDESSAM	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KING	FELICIA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KING	VINCENET	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KIRK	KIERAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KIRKMAN	STEVEN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KNOTT	BRETT	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KOKUSH	VLADYSLA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
KONE	MARISSA O	70410	\$43042.0000	APPOINTED	NO	06	

LI	ALEXIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LI	ERIC	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LI	JIAN TON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LI	JOHNNY X	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LIGHTNER	KARINA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LIKOUA	JEAN VIC G	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LINDSAY-JORDAN	SEAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LISENA	GIANPAOL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LITTLE	JESSICA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LITTLEFIELD	CRAIG	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LIU	ZHI HUI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LLOVERA	ROLANDO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LLUBERES	JESUS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LODGE	SAREETA C	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LOGAN	JAY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LOPEZ	BENJAMIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LOPEZ	EDWIN	70410	\$43042.0000	RESIGNED	NO	04/09/17	072
LOPEZ	OSCAR	70410	\$43042.0000	RESIGNED	NO	06/15/17	072
LOPEZ	RICHELIE S	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LOPEZ	STEVEN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LORA	MONICA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LOUIS	LINDA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LOUISSAINT	DAPHNEE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LUCAS	NICOLE N	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LUGO	MICHAEL A	10232	\$15.0000	APPOINTED	YES	06/05/17	072
LUNA	V N	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
LUQUIS	JULIA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MAERKLE	KEVIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MAERKLE	ROBERT	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MAGDITS	MICHELLE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MAHMUD	MOHAMAD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MAIO	NICHOLAS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MAJOR	TYRELL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MALDONADO	SAMANTHA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MANISCALO	JAMES	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MANNAN	MOHAMMED A	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MANUEL	FILANCE	70410	\$43042.0000	RESIGNED	NO	06/07/17	072
MARC JR	PHILIPPE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MARCELLE	DEXTER	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

TITLE	
NAME	NUM
MARINES	JOSE 70410
MARKIV	HALYNA 70410
MARMOLEJOS	JESSICA 70410
MARRERO	ALBERT 70410
MARTINEZ	CRISTY L 70410
MARTINEZ	ERICK 70410
MARTINEZ	JESUS 70410
MARTINEZ	MICHAEL 70410
MARTINEZ	TEODORA 70410
MARZEN	ROBERT J 60948
MARZOCCHI	THOMAS 70410
MASON	AMY 70410
MATRORELLA	GABRIEL 70410
MATTSSON	KYLE 70410
MAURY	JOSE 70410
MAYARD	WLADIMYR 70410
MAYO	LASHAH 70410
MAYORGA	SERGIO 70410
MCCABE	EBONY S 70410
MCCLELLAND	DESHAUN 70410
MCCLURE	STEPHANI 70410
MCCOY	COURTNEY 70410
MCCUE-VIVIANI	JULIANNE 70410
MCDONALD	LACRETIA L 70410
MCFARLAND	BRITTANE 70410
MCFIELD-RAMBERT	KEANDY 70410
MCGRATH	MICHAEL J 70410
MCLAUGHLIN	VERONICA 70410
MCLEOD	HILBERT 70410
MCMILLAN	ANDY J 70410
MCMILLIAN	FREDERIC 70410
MCNEIL	SONIA 70410
MCPHERSON	NICKITA 70410
MEARS	RAVEN N 70410
MEDAL	YESSSENIA 70410
MEDEROS	DAGOBERT 70410
MEDINA	FRANK 70410
MEDINA	JOHN 70410
MEDINA	JUAN J 70410
MEDINA	ROBERT 70410
MEEKINS	ENDIA E 70410
MEJIA	LUIS 70410
MELENCIANO	RAFAEL 70410
MELITA	MICHAEL 70410
MELO	JONATHAN 70410
MENA	YOHANMI 70410
MENDEZ	DIOMOND 70410
MENDOZA	ROBERT 70410
MENESES	SERGIO 70410
MERCER	LAKOYA 70410
MERZ	WILLIAM 70410

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

TITLE	
NAME	NUM
MESSINA	GAETANO 70410
MESSING	MICHAEL 70410

MIDDLETON	SHADAY V	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MILLER	GARICK	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MILLER	JAMILA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MILLER	OSHANE D	90210	\$37406.0000	APPOINTED	YES	06/11/17	072
MIN	CHEN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MINCHALA	CATTERIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MITCHELL	EILEEN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MITCHELL	SHANTAL A	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOHAMED	AHMAD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOHAMED	MAHMOUD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOHAN	JEREMY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOHSIN	KAREEM	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOISE	WESLEY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOKRZYCKI	LUKASZ	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOLINA	BRANDON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOLINA	KEVIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOLINA	LOUIS	60793	\$169950.0000	RESIGNED	YES	06/18/17	072
MONDELLI	FRANK	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MONDESIR	CLAUDINE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MONTALVO	GABRIEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MONTANEZ	CRISTIAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MONTANEZ JR	SANTO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MONTERO	AMELIA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MONTIQUE	MELISA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOON	DEREK	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOONSAMMY	JASON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOORE	IRMA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOORE	TALITHA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MORALES	JOMAILY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MORALES	LESLIE A	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MORALES	LUIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MORALES	MITCHELL M	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MORALES	YIRIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MORAN	EDITH	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOREA	DANIEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MORGAN-DAVIDSON	MARSHA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MOTA	MARIBEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MUGHAL	JAMES A	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MUHAMMAD	SHAKIRA N	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MULLINGS	CHRISTOP	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MUNIZ	JOSE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MUNOZ	YORKI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MURCIA	ERIC	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MURRIA	LUIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MUSTACCHIA	TINA M	70410	\$43042.0000	APPOINTED	YES	06/18/17	072
MUSTAFA	GULAM	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
MYKYTA	IVANNA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
NARDACCII	PETER	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
NASAR	MUHAMMAD	70410	\$55910.0000	RESIGNED	NO	06/09/17	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

TITLE	
NAME	NUM
NASH	GARRIAN 70410
NASIRUDDIN	MD 70410
NAZAROV	SERGEY 70410
NEDD	KEANE 70410
NELMS	JOHNNY 70410
MEMORIN	LUCLIA 70410
NESSBITT	SAMUEL J 70410
NEWENLE	SHANE 70410
NEWMAN	ANTHONY A 70410
NEWTON	DANTE J 70410
NICOLOSI	ELIZABET 70410
NKWEYA	DYLEX 70410
NORTON	GERARD 70410
NOWORTHY	ROBERT 70410
NUNEZ	IVAN 70410
NUNEZ	JONATHAN 70410
NWADI	CHUKWUMA B 70410
O GRADY	MICHAEL 70410
O'CONNELL	DANIEL V 7048D
O'DONNELL	RYAN 70410
O'KANE	ALEX 70410
OBADIARU	LANCE 70410
OBRIEN	DYLAN 70410
OLATUNJI	OLANREWA 70410
OLAYOKUN	IDRIS 70410
OLOWE	TERITOPE 70410
OMER	ISMAELL 70410
ONEIL MOORER	DOMINIQUE 70410
ONODY	TORIN 70410
O'REILLY	ERIC 70410
ORTEGA	ELIZABET 70410
ORTIZ	ALEJANDR 70410
ORTIZ	ALONIS 70410
ORTIZ	BRYAN 70410
ORTIZ-TORRES	NICHOLAS 70410
OSMAN	LEONARD 70410
OTHEMAN	ELYAN 70410
PABELLON	ANGEL M 70410
PACE	ANTHONY 70410
PACHECO	LIZVETTE 90235
PAGAN	JONATHAN 70410
PAGAN	JONATHAN 70410
PALATTY	MATHEW 70410
PALMER	SHAQUAYA 70410
PAN	EMMA 70410
PARDEDES	JONATHAN 70410
PARISELLA	LOREN 70410
PARISI	LOUIS 70410

PARKER	MOLENAUX	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PARMAR	JAY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PASCUAL	SAMUEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
PAULINO	KATHERIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PAULINO	LEANDRO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PAULINO	ROSALYNN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PAYAMPS	BEETHOVE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PAYAMPS	NATHALIE	10232	\$15.0000	APPOINTED	YES	06/12/17	072
PEART	SHAKIYLA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEDROSA	EDUARDO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEDUTO	CHRISTIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PELLOT	LILLA	L 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PELOSO	JOHN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PENA	CHRISTIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PENA	JOHAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PENA	ROSELIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PENA SOSA	FILSA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PENARRIETA	CAREN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PENNANT	KASEEM	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PERALTA	FRANK	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEREZ	EDWIN	E 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEREZ	GENESIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEREZ	JEOVANI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEREZ	NAJAHANA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEREZ	OSCAR	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEREZ	RAFAEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEREZ	RAY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PEREZ	VERONICA	56058	\$61800.0000	RESIGNED	YES	06/19/17	072
PERRY	XZAVIER	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PERSAUD	KEVIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PERSAUD	KIMBERLY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PERSUAD	NARENDRA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PERTUZ	ELLISON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PETERS	VALEKA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PETERSON	AL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PETTIT-COMPERE	EMMANUEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PHILLIPS JR	MICHAEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PHINAZEE	UNIQUE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PIERRE	ANTOINE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PIERRE	DARNELL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PIERRE	NATGGELA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PIERRE LOUIS	TERREL	O 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PIERRE-FRANCOIS	DMITRY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PIERRE-LOUIS	JOHN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PIMENTEL	IRELIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PIZZO	JOSEPH	R 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PLATTS	RAYMOND	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PODGORNOV	OLEKSI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
POINT DU JOUR	JIMMY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
POITIER	TIFFANY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
POLANCO	CHRISTIA	70410	\$43042.0000	RESIGNED	NO	05/19/17	072
POLLIDOR	MACKSON	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
POLLARD	DANAYA	M 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
POORAN	GARY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 06/30/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
POPO	AVERNEIL	I 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PORTER	BRANDI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
POWELL	JOHN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
POWER	SHANE	N 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PRATT	WILLIAM	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PRAWL	CHRISTOP	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PUELLO	GIANNA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PUGLISI	JOHN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PUJOLS VASQUEZ	NATHALY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PURKAOSTA	SUBIN	D 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
PURNELL	RICKY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
QUASHIE SMITH	TYRIQUE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
QUEZADA	FRANKLIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
QUINLAN	MARIO	L 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
QUINONES	XAVIER	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
QUIROZ	MICHAEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAGHUMANAN	DAVID	C 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAGLAND	JALAVIA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAHAT	SAKIB	A 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAHMAN	ANISAH	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAHMAN	KHANDAKE	M 70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAM	TEJ	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMBALI	CHETRAM	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMBERT	TRAVIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMDEHALL	CALVIN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMIREZ	ALAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMIREZ	JOHANNY	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMONES	DEBIA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMOS	ALBERTO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMOS	JACOB	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMOS	LISA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMROOP	JONATHAN	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMRUP	ASHA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAMSAROOP	TRAVIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAVELO	CYNTHIA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RAZZAK	MOHAMMED	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REALLEGENO	ALEXIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REESE	IMANI	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

REEVES	NICHOLAS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REGALADO	CHANIPELL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REGIS	DIANA	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REID	NICOLE	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REID	ROMARIO	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REID	RONALD	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
RENTUS	STEVENS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REPALONE	PHILLIP	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REYES	ALEXIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REYES	ARJENIS	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REYES	JOHNATHA R	70410	\$43042.0000	APPOINTED	NO	06/18/17	072
REYES	MIGUEL	70410	\$43042.0000	APPOINTED	NO	06/18/17	072

LATE NOTICE

HUMAN RESOURCES ADMINISTRATION

CONTRACTS

■ INTENT TO AWARD

Human Services/Client Services

**RESPITE BEDS FOR SINGLE ADULTS** - Negotiated Acquisition - Other - PIN#07109P0014CNVN003 - Due 7-27-17 at 2:00 P.M.

\*For Informational Purposes Only\*

Department of Homeless Services intends to enter into a Negotiated Acquisition Extension with Camba, Inc.

Contract Amount: \$421,471.00, EPIN: 07109P0014CNVN003, Term: 7/1/2017 - 6/30/2018.

Camba, Inc. will continue to provide shelter services for eligible homeless adults, at 2402 Atlantic Avenue, Brooklyn, NY, under this Negotiated Acquisition Extension.

● **SERVICES TO HOMELESS SINGLE YOUTHS** - Negotiated Acquisition - Other - PIN#07106R0043CNVN002 - Due 7-27-17 at 2:00 P.M.

\*For Informational Purposes Only\*

DHS intends to enter into a Negotiated Acquisition Extension with the following vendor:

Under 21 Covenant House New York City - \$424,742, EPIN: 07106R0043CNVN002, Term: 7/1/2016 - 6/30/2018.

Under 21 Covenant House New York City will continue to provide shelter services, at 460 West 41st Street, New York, NY 10036.

Vendors interested in responding to this or other future solicitations for these types of services should contact the New York City Vendor Enrollment Center at (212) 857-1680 or at [www.nyc.gov/selltendor](http://www.nyc.gov/selltendor).

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

Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Paul Romain (929) 221-5555; [romainp@hra.nyc.gov](mailto:romainp@hra.nyc.gov)

• jy26

NYC HEALTH + HOSPITALS

SUPPLY CHAIN SERVICES

■ SOLICITATION

Goods

**BEHAVIORAL HEALTH DOOR PROJECT** - Competitive Sealed Bids - PIN#038-0001 - Due 8-1-17 at 5:00 P.M.

New York City Health and Hospitals is looking to purchase over 700 doors for its psychiatric wards for multiple facilities across the NY metro area. Installation will be performed by each facility. This is a correction plan to address a Join Commission concern regarding suicide prevention, so order fulfillment and follow through is urgent.

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

NYC Health + Hospitals, 160 Water Street, New York, NY 10038. Joseph Varghese (646) 458-6576; [varghesj5@nychhc.org](mailto:varghesj5@nychhc.org)

• jy26