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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOARD MEETINGS

NOTICE OF MEETINGS

City Planning Commission

Meets in Spector Hall, 22 Reade Street, New York, New York 10007, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, New York 10007, at 1:30 P.M.

Contract Awards Public Hearing

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, weekly, on Thursday, commencing 10:00 A.M., and other days, times and location as warranted.

Design Commission

Meets in City Hall, Third Floor, Manhattan, New York 10007 on the second Monday of the month, except August. For changes in the schedule, copies of monthly agendas, or additional information, please call (212) 788-3071 or visit our web site at nyc.gov/artcommission

Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

Board of Elections

32 Broadway, 7th Floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner.

Environmental Control Board

Meets at 40 Rector Street, OATH Lecture Room, 14th Floor, New York, NY 10006 at 9:15 A.M., once a month at the call of the Chairman.

Board of Health

Meets in Room 330, 125 Worth Street, Manhattan, New York 10013, at 10:00 A.M., at the call of the Chairman.

Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, New York 10007, at call of the Chairman.

Board of Higher Education

Meets at 535 East 80th Street, Manhattan, New York 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

Citywide Administrative Services

Division Of Citywide Personnel Services will hold hearings as needed in Room 2203, 2 Washington Street, New York, N.Y. 10004.

Commission on Human Rights

Meets on 10th floor in the Commission's Central Office, 40 Rector Street, New York, New York 10006, on the fourth Wednesday of each month, at 8:00 A.M.

In Rem Foreclosure Release Board

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

Franchise And Concession Review Committee

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Wednesdays, commencing 2:30 P.M., and other days, times and location as warranted.

Real Property Acquisition And Disposition

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, bi-weekly, on Wednesdays, commencing 10:00 A.M., and other days, times and location as warranted.

Landmarks Preservation Commission

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at www.nyc.gov/landmarks.

Employees' Retirement System

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, New York 11201, at 9:30 A.M., on the third Thursday of each month, at the call of the Chairman.

Housing Authority

Board Meetings take place every other Wednesday at 10:00 A.M. in the Board Room on the 12th Floor of 250 Broadway, New York, New York (unless otherwise noted). For Board Meeting dates and times, please visit NYCHA's Website at nyc.gov/nycha or contact the Office of the Secretary at (212) 306-6088. Copies of the Calendar are available on NYCHA's Website or can be picked up at the Office of the Secretary at 250 Broadway, 12th Floor, New York, New York, no earlier than 3:00 P.M. on the Friday before the upcoming Wednesday Board Meeting. Copies of the Disposition are also available on NYCHA's Website or can be picked up at the Office of the Secretary no earlier than 3:00 P.M. on the Thursday after the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's Website to the extent practicable at a reasonable time before the meeting.

These meetings are open to the public. Pre-registration at least 45 minutes before the scheduled Board Meeting is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first. Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Secretary at (212) 306-6088 no later than five business days before the Board Meeting.

For additional information, please visit NYCHA's Website or contact (212) 306-6088.

Parole Commission

Meets at its office, 100 Centre Street, Manhattan, New York 10013, on Thursday, at 10:30 A.M.

Board of Revision of Awards

Meets in Room 603, Municipal Building, Manhattan, New York 10007, at the call of the Chairman.

Board of Standards and Appeals

Meets at 40 Rector Street, 6th Floor, Hearing Room "E" on Tuesdays at 10:00 A.M. Review Sessions begin at 9:30 A.M. and are customarily held on Mondays preceding a Tuesday public hearing in the BSA conference room on the 9th Floor of 40 Rector Street. For changes in the schedule, or additional information, please call the Application Desk at (212) 513-4670 or consult the bulletin board at the Board's Offices, at 40 Rector Street, 9th Floor.

Tax Commission

Meets in Room 936, Municipal Building, Manhattan, New York 10007, each month at the call of the President.

BRONX BOROUGH PRESIDENT

PUBLIC HEARINGS

A PUBLIC HEARING IS BEING CALLED by the President of the Borough of the Bronx, Honorable Ruben Diaz Jr. The hearing will be held on Thursday, September 15, 2011 at 10:00 A.M. in the office of the Borough President, 851 Grand Concourse, Room 206, the Bronx, New York 10451 on the following items:

CD 6-ULURP APPLICATION NO: C 110366 HAX-IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of a portion of a sidewalk adjacent to property located at 1087 East Tremont Avenue, (Block 3141, p/o Lot 1) as an Urban Development Action Area; and
 - b) an Urban Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

for use as an emergency access for the adjacent community facility.

CD 6-ULURP APPLICATION NO: C 110365 HAX-IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development; (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at East 179th Street and Boston Road (Block 3140, p/o Lot 32) as Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of an 8-story building with approximately 65 dwelling units of supportive housing.

ANYONE WISHING TO SPEAK MAY REGISTER AT THE HEARING. PLEASE DIRECT ANY QUESTIONS CONCERNING THESE MATTERS TO THE BOROUGH PRESIDENT'S OFFICE, (718) 590-6124.

s8-14

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 Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 9:30 A.M. on Thursday, September 15, 2011:

CAFÉ CONDESA

MANHATTAN CB - 2

20115790 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 183 Condechi Associates, LLC, d/b/a Café Condesa, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 183 West 10th Street.

M1-6D/WEST 28TH STREET REZONING

MANHATTAN CB - 5

C 100063 ZMM

Application submitted by 249 W 28th Street Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of Zoning Map Section No. 8d, by changing an M1-5 District to an M1-6D District property bounded by West 30th Street, a line 100 feet westerly of Fashion Avenue (7th Avenue), West 28th Street and a line 100 feet easterly of Eight Avenue, as shown on a diagram (for illustrative purposes only), dated April 25, 2011, and subject to the conditions of CEQR Declaration E-276.

M1-6D/WEST 28TH STREET REZONING
MANHATTAN CB - 5 C 100064 ZSM
 Application submitted by 249 W 28th Street Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended Public Parking Garage with a maximum capacity of 325 spaces on portions of the ground floor, cellar level and sub-cellar level of a proposed mixed-use development on property located at 241-251 West 28th Street a.k.a. 240-250 West 29th Street (Block 778, Lots 13, 16, 18 & 66), in an M1-6D District.

BROOKLYN BAY CENTER
BROOKLYN CB - 11 C 110047 ZMK
 Application submitted by Thor Shore Parkway Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 28a and 28c, changing from an M3-1 District to an M1-1 District property bounded by Leif Ericson Drive, a line 210 feet northwesterly of Bay 38th Street and its southwesterly prolongation, the U.S. Pierhead Line, and a line 525 feet northwesterly of Bay 38th Street and its southwesterly prolongation, as shown on a diagram (for illustrative purposes only) dated March 14, 2011 and subject to the conditions of CEQR declaration E-280.

BROOKLYN BAY CENTER
BROOKLYN CB - 11 C 110048 ZSK
 Application submitted by Thor Shore Parkway Developers, 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) with no limitation on floor area per establishment within a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

BROOKLYN BAY CENTER
BROOKLYN CB - 11 C 110049 ZSK
 Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-341 (Developments on land and platforms), in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

BROOKLYN BAY CENTER
BROOKLYN CB - 11 C 110050 ZSK
 Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the height requirements of Section 42-543 (Height of signs), in connection with a proposed commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

BROOKLYN BAY CENTER
BROOKLYN CB - 11 C 110051 ZSK
 Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 690 spaces within a proposed 3-story parking garage and to permit some of such spaces to be located on the roof of such public parking garage, in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

BROOKLYN BAY CENTER
BROOKLYN CB - 11 N 110052 ZAK
 Application submitted by Thor Shore Parkway Developers, LLC, for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the design and area requirements of Section 62-56 (Requirements for Upland Connections); in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway, (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

M1-6D/WEST 28TH STREET REZONING
CITYWIDE N 110285 ZRY
 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 to create a new zoning district, M1-6D, and to modify related Sections pertaining to the establishment of the new district; and to modify Appendix F to facilitate a new Inclusionary Housing designated area.

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

Article 1
General Provisions

Chapter 1
Title, Establishment of Controls and Interpretation of Regulations

11-122
Districts established

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

* * *
 Manufacturing Districts
 * * *
 M1-6 Light Manufacturing District (High Performance)
M1-6D Light Manufacturing District (High Performance)
 M1-6M Light Manufacturing District (High Performance)

Chapter 5
Residential Conversion of Existing Non-Residential Buildings

15-012
Applicability within C6-1G, C6-2G, M1-5A, ~~or~~ M1-5B or M1-6D Districts

#Conversions# in #buildings#, or portions thereof, in C6-1G or C6-2G Districts shall be permitted only by special permit pursuant to Section 74-782 (Residential conversion within C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts).

Except as specifically set forth in Sections 15-013 and 15-026, the provisions of this Chapter are not applicable in M1-5A or M1-5B Districts.

In M1-6D Districts, the conversion to #dwelling units# of non-#residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph (b), except as superseded or modified by the provisions of Section 42-481 (Residential uses).

Article II
Residence District Regulations

Chapter 3
Bulk Regulations for Residential Buildings in Residence Districts

23-90
INCLUSIONARY HOUSING

23-954
Additional requirements for compensated developments

- (a) Height and setback in #Inclusionary Housing designated areas#
 - (1) In #Inclusionary Housing designated areas#, except within:
 - (i) #Special Mixed Use Districts#;
 - (ii) R10 Districts without a letter suffix; and
 - (iii) #large-scale general developments# in C4-7 Districts within the boundaries of Manhattan Community District 7, subject to the provisions of a restrictive declaration; ;
- (2) In #Inclusionary Housing designated areas# within #Special Mixed Use Districts#, the #compensated development# must comply with the provisions of paragraphs (a) or (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations), as applicable. However, where the #Residence District# designation is an R6 District without a letter suffix, the #compensated development# must comply with the height and setback regulations of Section 23-633, regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

Article IV
Manufacturing District Regulations

Chapter 1
Statement of Legislative Intent

41-10
PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS

41-11
M1 Light Manufacturing Districts (High Performance)

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. ~~New residential development is~~ New residences are excluded from these districts, except for:

- (a) joint living-work quarters for artists in M1-5A and M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts; ~~and~~
- (c) dwelling units in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, where authorized by the City Planning Commission, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development; and
- (d) dwelling units in M1-6D Districts.

Chapter 2
Use Regulations

42-02
Residential Use

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the #use# regulations governing M1 Districts shall apply, except that #residential uses# may be permitted by authorization of the City Planning Commission in accordance with the provisions of Section 42-47 (Residential Uses in M1-1D through M1-5D Districts), subject to the regulations of Sections 43-61 (Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts) and 44-28 (Parking Regulations for Residential Uses in M1-1D through M1-5D Districts).

In the M1-1 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in Community District 12 in the Borough of Queens, the #use# regulations of an M1 District shall apply, except that #residential use# is allowed subject to the #bulk# regulations of Section 43- 01 (Applicability of this Chapter) and the #accessory# off-street parking regulations of Section 44-024 (Applicability of regulations in an M1-1 District in Community District 12 in the Borough of Queens).

In M1-6D Districts, #residences# shall be permitted in accordance with the #use# regulations set forth in Section 42-48, the #bulk# regulations set forth in Section 43-62, and the parking regulations applicable in C6-4 Districts as set forth in Article III, Chapter 6, and as modified, pursuant to Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens).

42-10
USES PERMITTED AS-OF-RIGHT

42-131
M1-5A and M1-5B Districts

M1-5A M1-5B

The regulations governing M1 Districts shall apply in M1-5A and M1-5B Districts except where the special #use# regulations set forth in Section 42-14, paragraph D (Special Uses in M1-5A and M1-5B Districts) provide otherwise.

42-133
Provisions for dwelling units in certain M1-5 or M1-6 Districts

- (a) In M1-5 and M1-6 Districts, except for M1-6D Districts, located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street, and Eighth Avenue, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980 shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983.

Such #dwelling units# shall comply with the requirements of Sections 15-026 or 15-22, where applicable and with Section 15-23. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

- (b) In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:

- (1) #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on May 18, 1981 shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling unit#; ~~and~~
- (2) in any #building# for which an alteration application for #conversion# of #floor area# used for non-#residential use# to #dwelling units# or for an #extension# or minor #enlargement# of existing #residential use#, was filed prior to May

18, 1981, #dwelling units# shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to #convert# to #dwelling units# or #extend# or #enlarge# existing #residential use# pursuant to the provisions of this subsection shall expire one year from July 23, 1981, unless a temporary or permanent certificate of occupancy has been issued; and

- (3) in M1-6D Districts, #residential use# shall be permitted as-of-right subject to the supplemental #use# regulations set forth in Section 42-48 (Supplemental Use Regulations in M1-6D Districts).

42-40 SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES

42-47 Residential Uses in M1-1D through M1-5D Districts

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, new #residences# or #enlargements# of existing #residences# may be permitted by authorization of the City Planning Commission provided the #zoning lot# existing on June 20, 1988, meets the criteria of paragraph (a), (b), or (c) of this Section.

42-48 Supplemental Use Regulations in M1-6D Districts

All permitted #uses# in M1-6D Districts, as set forth in Section 42-10 (USES PERMITTED AS-OF-RIGHT), shall comply with the provisions set forth in this Section, inclusive.

42-481 Residential use

#Residential use# shall be permitted in M1-6D Districts only in accordance with the provisions of this Section. For the purposes of this Section, a "qualifying #building#" shall be any #building# that existed on April 25, 2011, and which contained at least 40,000 square feet of #floor area# on such date.

- (a) Residential use as-of-right

#Residential use# shall be permitted as-of-right on any #zoning lot# that, on April 25, 2011, was not occupied by a qualifying #building#. Such absence of a qualifying #building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.

- (b) Residential use by certification

#Residential use# shall be permitted on a #zoning lot# that, on April 25, 2011, was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot# will contain at least the amount of non-#residential floor area# that existed within qualifying #buildings# on the zoning lot on April 25, 2011, provided that:

- (1) preservation of non-#residential floor area# within existing non-qualifying #buildings# on the #zoning lot# shall not be counted toward meeting the requirements of this certification; and
(2) #floor area# from #community facility uses# with sleeping accommodations shall not be counted toward meeting the requirements of this certification.

However, non-#residential floor area# converted to #residential# vertical circulation and lobby space need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to provide the amount of non-#residential floor area# that existed within qualifying #buildings# on April 25, 2011, on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from non-#residential# to #residential#, or for a new #building# containing #residences#.

42-482 Community facility uses

The #community facility use# regulations applicable in M1 Districts shall not apply in M1-6D Districts. In lieu thereof, all #community facility uses# listed in Use Groups 3 and 4 shall be permitted, except that #community facilities# with sleeping accommodations shall only be permitted in accordance with paragraphs (a) or (b) of this Section, as applicable.

For the purposes of this Section, a "qualifying #building#" shall be any #building# that existed on April 25, 2011, and which contained at least 40,000 square feet of #floor area# on such date.

- (a) #Community facilities# with sleeping accommodations shall be permitted as-of-right on any #zoning lot#

that, on April 25, 2011, was not occupied by a qualifying #building#. Such absence of a qualifying #building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.

- (b) #Community facilities# with sleeping accommodations shall be permitted on a #zoning lot# that, on April 25, 2011, was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot# will contain at least the amount of non-#residential floor area# that existed within qualifying #buildings# on the zoning lot on April 25, 2011, provided that:

- (1) preservation of non-#residential floor area# within existing non-qualifying #buildings# on the #zoning lot# shall not be counted toward meeting the requirements of this certification; and
(2) #floor area# from #community facility uses# with sleeping accommodations shall not be counted toward meeting the requirements of this certification.

However, non-#residential floor area# converted to vertical circulation and lobby space associated with a #community facility# with sleeping accommodations need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to provide the amount of non-#residential floor area# that existed within qualifying #buildings# on April 25, 2011, on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from non-#residential# to #community facility# with sleeping accommodations, or for a new #building# containing a #community facility# with sleeping accommodations.

- (c) On #narrow streets#, ground floor #community facility uses# shall be subject to the streetscape provisions set forth in Section 42-485 (Streetscape Provisions).

42-483 Commercial uses

The #commercial use# regulations applicable in M1 Districts shall apply in M1-6D Districts, except:

- (a) #Transient hotels# shall be allowed, except that #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 42-481, shall only be allowed upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal has been met for the area in which such #transient hotel# is located, as set forth in this paragraph, (a), or where such residential development goal has not been met, by special permit pursuant to Section 74-802 (In M1-6D Districts).

The residential development goal shall be met when at least 865 #dwelling units#, permitted pursuant to the provisions of Section 42-481 (Residential use), on #zoning lots# located within an area bounded by West 28th Street, West 30th Street, a line 100 feet west of Seventh Avenue, and a line 100 feet east of Eighth Avenue, have received temporary or final certificates of occupancy subsequent to [date of enactment].

- (b) Food stores, including supermarkets, grocery stores, and delicatessen stores, shall not be limited as to size of establishment.

- (c) On #narrow streets#, ground floor #commercial uses# shall be subject to special streetscape provisions, as set forth in Section 42-485 (Streetscape Provisions).

- (d) All #uses# listed in Use Group 10 shall be permitted without limitation, except as provided for in paragraph (c) of this Section.

42-484 Manufacturing uses

In M1-6D Districts, the #manufacturing use# regulations applicable in #Special Mixed Use Districts#, as set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive, shall apply.

42-485 Streetscape Provisions

On #narrow streets#, for #zoning lots# with #street# frontage of 50 feet or more, ground floor #uses# limited to Use Groups 6A, 6C, 7B, 8A, 8B, 9A, 10A, 12A and 12B shall have a depth of at least 30 feet from the #street wall# and shall extend along a minimum of 50 percent of the width of the #street# frontage of the #zoning lot#. The remainder of the #street# frontage of the #zoning lot# may be occupied by any permitted #uses#, lobbies, or entrances to parking spaces, except that lobbies shall be limited to a total width of 40 feet. No minimum 30 foot depth requirement shall apply where a reduction in such depth is necessary in order to accommodate a #residential# lobby or vertical circulation core.

Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor, provided they are located beyond 30 feet of the #street wall#.

For any #development# or #enlargement# that includes a ground floor #street wall#, each ground floor #street wall# occupied by #uses# listed in Use Groups 1 through 15, not including #dwelling units#, shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors. Such transparency shall occupy at least 50 percent of the surface area of that portion of the ground floor #street wall# located between a height of two feet and 12 feet, or the height of the ground floor ceiling, whichever is higher, above the level of the adjoining sidewalk. The lowest point of any such required transparency shall not be higher than four feet above the level of the adjoining sidewalk, with the exception of transom windows, and the minimum width of any such required transparency shall be two feet. In addition, the maximum width of a portion of the ground floor level #street wall# without transparency shall not exceed ten feet. However, the transparency requirements of this Section shall not apply to that portion of the ground floor level #street wall# occupied by an entrance to a parking facility.

42-50 SIGN REGULATIONS

42-59 Sign Regulations in M1-6D Districts

In M1-6D Districts, #signs# are permitted subject to the signage regulations applicable in C6-4 Districts, as set forth in Section 32-60 (Sign Regulations), inclusive.

Chapter 3 Bulk Regulations

43-01 Applicability of this Chapter

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the #bulk# regulations governing M1 Districts shall apply to #community facility#, #commercial# and #manufacturing uses#, and the regulations of Section 43-61 (Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts) shall apply to #residential uses# authorized pursuant to Section 42-47 (Residential Uses in M1-1D through M1-5D Districts). M1-6D Districts shall be subject to the #bulk# regulations set forth in Section 43-62 (Bulk Regulations in M1-6D Districts).

43-12 Maximum Floor Area Ratio

M1 M2 M3

In all districts, as indicated, for any #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in the following table, except as otherwise provided in the following Sections:

- Section 43-121 (Expansion of existing manufacturing buildings)
Section 43-122 (Maximum floor area ratio for community facility buildings)
Section 43-13 (Floor Area Bonus for Public Plazas)
Section 43-14 (Floor Area Bonus for Arcades)
Section 43-15 (Existing Public Amenities for which Floor Area Bonuses Have Been Received)
Section 43-16 (Special Provisions for Zoning Lots Divided by District Boundaries)

Section 43-61 (Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts)

Section 43-62 (Bulk Regulations in M1-6D Districts)

Any given #lot area# shall be counted only once in determining the #floor area ratio#.

Table with 2 columns: #Floor Area Ratio#, Districts. Rows include 1.00 (M1-1), 2.00 (M1-2 M1-4 M2-1 M2-3 M3), 5.00 (M1-3 M1-5 M2-2 M2-4), 10.00 (M1-6)

For #zoning lots# containing both #community facility use# and #manufacturing# or #commercial use#, the total #floor area# used for #manufacturing# or #commercial use# shall not exceed the amount permitted in the preceding table or by the bonus provisions in Sections 43-13 or 43-14.

Notwithstanding any other provisions of this Resolution, the maximum #floor area ratio# in an M1-6 District shall not exceed 12.0.

43-122 Maximum floor area ratio for community facilities M1

In the districts indicated, for any #community facility use# on a #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in the following table:

Maximum Permitted #Floor Area Ratio#	Districts
2.40	M1-1
4.80	M1-2
6.50	M1-3 M1-4 M1-5
10.00	M1-6

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, for any #zoning lot# containing both #residential use# and #community facility use#, the total #floor area# used for #residential use# shall not exceed the amount permitted in Section 43-61 (Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts).

**43-13
Floor Area Bonus for Public Plazas**

M1-6

In the district indicated, **except for M1-6D Districts**, for each square foot of #public plaza# provided on a #zoning lot#, in accordance with the provisions of Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by six square feet.

**43-14
Floor Area Bonus for Arcades**

M1-6

In the district indicated, **except for M1-6D Districts**, for each square foot of #arcade# provided on a #zoning lot#, the total #floor area# permitted on the #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by three square feet. However, the provisions of this Section shall not apply to #zoning lots# that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan.

**43-43
Maximum Height of Front Wall and Required Front Setbacks**

M1 M2 M3

In all districts, as indicated, if the front wall or any other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# as set forth in the following table, the height of such front wall or other portion of a #building or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above #curb level# set forth in the following table. Above such maximum height and beyond the #initial setback distance#, the #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table.

The regulations of this Section shall apply except as otherwise provided in Sections 43-42 (Permitted Obstructions), 43-44 (Alternate Front Setbacks) or 43-45 (Tower Regulations). In M1-1 Districts, for #community facility buildings# the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above the #street line# shall be 35 feet, and in M1-4 Districts, for #community facility buildings#, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

For #zoning lots# in M1-6 Districts that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan, the following #streetwall# regulations shall apply to #street# frontages not occupied by a #public plaza#. The #street wall# of a #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to a minimum height of 125 feet or the height of the #building#, whichever is less, and a maximum height of 150 feet. Above a height of 150 feet, no portion of a #building# may penetrate a #sky exposure plane# except for towers, pursuant to Section 43-45 (Tower Regulations). The #sky exposure plane# shall begin at a height of 150 feet above the #street line# and rise over the #zoning lot# at a slope of 5.6 feet of vertical distance for each foot of horizontal distance on a #wide street#, and at a slope of 2.7 feet of vertical distance for each foot of horizontal distance on a #narrow street#. The provisions of Section 43-44 (Alternate Front Setbacks) shall not apply. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent #building# and within 30 feet of the intersection of two #street lines#.

**43-61
Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts**

The following regulations shall apply to any #development# or #enlargement# authorized pursuant to Section 42-47 (Residential Uses in M1-1D through M1-5D Districts):

- (a) The total amount of #residential floor area# permitted on any #zoning lot# shall not exceed a #floor area ratio# of 1.65.

On #zoning lots# containing both #residential use# and #community facility#, #manufacturing# or

#commercial use#, the maximum #floor area# shall be the maximum #floor area# permitted for either the #commercial# or #manufacturing use# as set forth in Sections 43-12 (Maximum Floor Area Ratio) through 43-14 (Floor Area Bonus for Arcades), or the #community facility use# as set forth in Section 43-122 (Maximum floor area ratio for community facility buildings), or the #residential use# as set forth in this Section, whichever permits the greatest amount of #floor area#.

On #zoning lots# containing both #residential use# and #manufacturing# or #commercial use#, the total #floor area# used for #manufacturing# or #commercial use# shall not exceed the amount permitted by Sections 43-12 through 43-14.

- (b) The maximum number of #dwelling units# shall equal the total #residential floor area# provided on the #zoning lot# divided by 675. Fractions equal to or greater than three quarters resulting from this calculation shall be considered to be one #dwelling unit#.
- (c) The maximum #building# height above #curb level# shall be 32 feet.
- (d) No such #development# or #enlargement# shall be permitted within 30 feet of the #rear lot line#.
- (e) The maximum distance from the #street line# to the #street wall# of such #development# shall be ten feet, unless modified by the Commission pursuant to Section 44-28 (Parking Regulations for Residential Uses in M1-1D through M1-5D Districts).
- (f) No #side yards# shall be required. However, if any open area extending along a #side lot line# is provided at any level it shall have a width of not less than eight feet. However, #enlargements# of #single-family# or #two-family residences# existing as of June 20, 1988, shall be exempt from this requirement, provided such #enlarged building# does not exceed a height of two #stories#.

**43-62
Bulk Regulations in M1-6D Districts**

**43-621
Floor area regulations in M1-6D Districts**

- (a) The maximum #floor area# ratio for #zoning lots# shall be 10.0, and no #floor area# bonuses shall apply, except as set forth in paragraph (b) of this Section.
- (b) In #Inclusionary Housing designated areas#

For M1-6D Districts mapped within an #Inclusionary Housing designated area#, the provisions of Section 23-90 (INCLUSIONARY HOUSING) applicable to R10 Districts without a letter suffix shall apply, as modified in this Section.

- (1) For #zoning lots# that do not contain #residences#, the maximum #floor area ratio# shall be 10.0.
- (2) The maximum base #floor area ratio# for #zoning lots# containing #residences# shall be 9.0 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, provided that such base #floor area ratio# does not exceed 10.0. Such #floor area ratio# may be increased to a maximum of 12.0 only through the provision of #lower income housing#, pursuant to Section 23-90 (INCLUSIONARY HOUSING), inclusive.

**43-622
Maximum lot coverage in M1-6D Districts**

Any #story# of a #building# containing #dwelling units# shall not exceed a maximum #lot coverage# of 70 percent for #interior# or #through lots# and 100 percent for #corner lots#. However, where any such level contains parking spaces or non-#residential uses#, such level shall be exempt from #lot coverage# regulations.

**43-623
Density in M1-6D Districts**

The provisions of 35-40 (APPLICABILITY OF DENSITY REGULATIONS TO MIXED BUILDINGS) shall apply. The applicable factor shall be 790.

**43-624
Height and setback in M1-6D Districts**
In M1-6D Districts, the height and setback provisions of this Section shall apply to all #buildings#.

- (a) **Rooftop regulations**
 - (1) **Permitted obstructions**
The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum height limit or #sky exposure plane#, provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a

figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, on #narrow streets#, a maximum base height or #sky exposure plane# may be penetrated, as follows:

- (i) **Structural columns**
Structural columns may penetrate a maximum height limit or #sky exposure plane#, provided that such columns are one story or less in height, have a #street wall# no greater than 30 inches in width, and are spaced not less than 15 feet on center.
- (ii) **Dormers**
 - (a) On any #street# frontage, the aggregate width of all dormers at the maximum base height shall not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all such dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

- (b) The aggregate width of dormers at the maximum base height facing the #rear yard line# or #rear yard equivalent# shall not exceed 60 percent of the length of wall of the #building# facing a #rear yard line# at the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all such rear dormers shall be decreased by one percent of the width of the #building# wall facing the #rear lot line#, at the level of the highest #story# entirely below the maximum base height.

Where two rear setbacks are provided as set forth in paragraph (b)(3)(ii) of this Section, the aggregate width of rear dormers, measured separately within each setback, shall not exceed 60 percent of the length of #building# wall facing a #rear yard line# at the highest #story# entirely below each rear setback. For each foot of height that a dormer is above the level of a setback, the aggregate width of dormers within such setback shall be decreased by one percent of the width of the highest #story# entirely below such setback.

In the case of a #through lot# on which a #rear yard equivalent# is provided, the requirements of this Section shall apply as if such #rear yard equivalent# were two adjoining #rear yards#.

- (2) **Screening requirements for mechanical equipment**

For all #developments# and #enlargements#, and #conversions# of #nonresidential buildings# to #residences#, all mechanical equipment located on any roof of a #building or other structure# shall be fully screened on all sides. However, no such screening requirements shall apply to water tanks.

- (b) **Height and setback**

- (1) **#Street wall# location**
The #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in paragraph (b)(2) of this Section. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#.
Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent

#building# and within 30 feet of the intersection of two #street lines#.

(2) **Base height**
On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and a maximum base height of 150 feet.

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 85 feet and a maximum base height of 125 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may apply along a #narrow street# to a distance of 100 feet from a #wide street#.

(3) **Required setbacks and maximum #building# heights**

(i) **Along #wide streets#**

The provisions of this paragraph, (b)(3)(i), shall apply to #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#. The portion of such #building# above a height of 150 feet shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. The maximum height of such #buildings# shall be 290 feet. In addition, the gross area of each of either the highest two or three #stories# of such #building# shall not exceed 80 percent of the gross area of the #story# directly below such highest two or three #stories#.

(ii) **Along #narrow streets#**

The provisions of this paragraph, (b)(3)(ii), shall apply to #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet of a #wide street#. No portion of such #building# or other structure# shall penetrate a #sky exposure plane# which begins at a height of 125 feet above the #narrow street line# and rises over the #zoning lot# with a slope of four feet of vertical distance for every foot of horizontal distance. The maximum height of such #buildings# shall be 210 feet. However, any portion of such #building# or other structure# that is located beyond 15 feet of the #street line# may penetrate such #sky exposure plane#, provided such portion does not exceed a height of 210 feet. In addition, the gross area of each of the top two #stories# of a #building# may not be greater than 80 percent of the gross area of the #story# directly below such top two #stories#.

In addition, for #buildings# containing #residences#, no portion of such #building# exceeding a height of 125 feet shall be nearer to a #rear yard line# than ten feet. Alternatively, a pair of setbacks may be provided in accordance with the following:

- (a) a setback of five feet from the #rear yard line# shall be provided between a height of 85 feet and 125 feet; and
- (b) a setback of ten feet from the #rear yard line# shall be provided between a height of 125 and 165 feet.

However the heights of such setbacks shall be vertically equidistant from a height of 125 feet.

In the case of a #through lot# on which a #rear yard equivalent# is provided, the requirements of this Section shall apply as if such #rear yard equivalent# were two adjoining #rear yards#.

(4) **Maximum length of #building# wall**

The maximum length of any #story# located entirely above a height of 150 feet shall not exceed 150 feet. Such length shall be measured in plan view by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a level of 150 feet.

**43-625
Courts in M1-6D Districts**

Residential portions of #buildings# shall be subject to the court provisions applicable in R10 Districts as set forth in Section 23-80 (Court Regulations, Minimum Distance between Windows and Walls or Lot Lines and Open Area Requirements), inclusive.

**Chapter 4
Accessory Off-Street Parking and Loading Regulations**

**44-022
Applicability of regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens**

Special regulations governing permitted or required #accessory# off-street parking are set forth in Article I, Chapter 3.

**44-023
Applicability of regulations in M1-1D through M1-5D Districts**

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the parking regulations governing M1 Districts shall apply to #manufacturing#, #commercial# or #community facility uses#, and the regulations of Section 44-28 (Parking Regulations for Residential Uses in M1-1D through M1-5D Districts) shall apply to #residential uses# authorized pursuant to Section 42-47 (Residential Uses in M1-1D through M1-5D Districts).

**44-024
Applicability of regulations in M1-6D Districts**

In M1-6D Districts, the parking regulations governing M1 Districts shall apply to #commercial# and #manufacturing uses#. For #residential# and #community facility uses#, the parking regulations applicable in C6-4 Districts as set forth in Article III, Chapter 6, shall apply.

In addition, parking regulations shall be modified by Article 1, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens), as applicable.

**44-024 44-025
Applicability of regulations in an M1-1 District in Community District 12 in the Borough of Queens**

In the M1-1 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in Community District 12 in the Borough of Queens, the #accessory# off-street parking regulations of an M1 District shall apply, except that the #accessory# off-street parking regulations for an R5 District set forth in Article II, Chapter 5, shall apply to #residential uses#.

**44-28
Parking Regulations for Residential Uses in M1-1D through M1-5D Districts**

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the regulations of this Section shall apply to #residential uses# authorized pursuant to Section 42-47 (Residential Uses in M1-1D through M1-5D Districts).

**52-46
Conforming and Non-conforming Residential Uses in M1-1D through M1-5D Districts**

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, a #building# containing conforming or #non-conforming residential uses# may be #enlarged# and the #residential uses extended# thereby, provided that no non-#residential uses# exist above the level of the first #story# ceiling.

Such #enlargement# is subject to all of the following regulations:

- (1) There shall be no increase in the number of #dwelling units# in the #building# beyond the lawful number in existence on December 21, 1989.
- (2) The total amount of #residential floor area# in the #building# shall not exceed 500 square feet additional to the #residential floor area# in existence on December 21, 1989, or a #floor area ratio# of 1.65, whichever is less.
- (3) No #residential enlargement# shall be permitted within 30 feet of the #rear lot line#.
- (4) No #enlarged# portion shall exceed a height of 32 feet above #curb level#.
- (5) No #side yards# shall be required. However, if any open area extending along a #side lot line# is provided at any level it shall have a width of not less than eight feet. However, #enlargements# of #single-family# or #two-family residences# existing as of June 20, 1988 shall be exempt from this requirement, provided such #enlarged building# does not exceed a height of two #stories#.

#Enlargements# in excess of those permitted above, and

#enlargements# that create additional #dwelling units# may be permitted by authorization of the City Planning Commission, pursuant to the regulations of Sections 42-47 (Residential Uses in M1-1D through M1-5D Districts) and 42-48 (Supplemental Use Regulations in M1-6D Districts).

**52-50
DAMAGE OR DESTRUCTION**

**52-53
Buildings or Other Structures in All Districts**

**52-531
Permitted reconstruction or continued use**

In all districts, if any #building#, except a #building# subject to the provisions of Section 52-54 (Buildings Designed for Residential Use in Residence Districts), or of Section 52-56 (Multiple Dwellings in M1-D Districts), which is substantially occupied by a #non-conforming use# is damaged or destroyed by any means, including any demolition as set forth in Sections 52-50 et seq., to the extent of 50 percent or more of its total #floor area#, such #building# may either:

For the purposes of this Section, any #single-family# or #two family residence# located within an M1-1D, M1-2D, M1-3D, M1-4D, or M1-5D or M1-6D District and existing on June 20, 1988 shall be a conforming #use#.

**52-56
Multiple Dwellings in M1-1D through M1-5D Districts**

In the case of damage or destruction of less than 75 percent of the total #floor area# of a #nonconforming building# containing three or more #dwelling units# in an M1-1D, M1-2D, M1-3D, M1-4D or M1-5D District, such #building# may be repaired or reconstructed, and its #residential use# continued, subject to the following regulations:

- (a) there shall be no increase in the number of #dwelling units# in the #building# beyond the lawful number in existence prior to such damage and destruction; and
- (b) there shall be no increase to the pre-existing amount of #floor area# except as expressly provided in Section 52-46 (Conforming and Non-conforming Residential Uses in M1-D Districts).

#Enlargements# in excess of those permitted above, and #enlargements# that create additional #dwelling units# may be permitted by authorization of the City Planning Commission pursuant to the regulations of Section 42-47 (Residential Uses in M1-1D through M1-5D Districts).

**52-62
Buildings Containing Residences in M1-1D through M1-5D Districts**

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, vacant #floor area# in a #building# originally designed as #dwelling units# or #rooming units# may be occupied by a #residential use# provided that the requirements of either paragraph (a) or (b) are met.

**74-80
Transient Hotels**

**74-80 74-801
Transient Hotels In R10H Districts**

In R10H Districts, the City Planning Commission may permit #transient hotels#. Where a #building# in existence on December 15, 1961, is located on a #zoning lot#, a substantial portion of which is located in an R10H District and the remainder in a #Commercial District#, the Commission may also permit the #conversion# of specified #floor area# within such #building# from #residential use# to #transient hotel use# without regard to the #floor area#, supplementary #use# or density regulations otherwise applicable in the #Commercial District#. The Commission may also allow any subsequent #conversion# of such specified #floor area# to and from #residential# or #transient hotel use# to occur without further Commission approval, subject to the conditions of the special permit.

**74-802
In M1-6D Districts**

In M1-6D Districts, in areas that have not met the residential development goal set forth in paragraph (a) of Section 42-483 (Commercial uses), the City Planning Commission may permit #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with Section 42-481 (Residential use), provided the Commission finds that:

- (a) sufficient development sites are available in the area to meet the residential development goal; or
- (b) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# resulting from a #development# or #enlargement# is consistent with such character of the surrounding area.

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

the surrounding area.

APPENDIX F: Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Table of Inclusionary Housing Designated Areas by Zoning Map

Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas
1d	Bronx CD 7	Map 1
3b	Bronx CD 4	Map 1
3c	Bronx CD 6	Map 1, Map 2, Map 3
3c	Bronx CD 7	Map 1
3d	Bronx CD 6	Map 2, Map 3, Map 4
5d	Manhattan CD 7	Map 1
6a	Manhattan CD 9	Map 1
6a	Manhattan CD 10	Map 1
6a	Manhattan CD 11	Map 1
6a	Bronx CD 1	Map 1
6a	Bronx CD 4	Map 1
6b	Manhattan CD 10	Map 1
6b	Manhattan CD 11	Map 1
8b	Manhattan CD 4	Map 1
8c	Manhattan CD 4	Map 2
8c	Manhattan CD 7	Map 2
8d	Manhattan C 4	Map 3, Map 4
8d	Manhattan CD 5	Map 1
8d	Manhattan CD 6	Map 1
8d	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
12a	Manhattan CD 1	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
13a	Brooklyn CD 1	Map 1, Map 2
13b	Brooklyn CD 1	Map 2, Map 4
14d	Queens CD 8	Map 1
14d	Queens CD 12	Map 1
16b	Brooklyn CD 7	Map 2
16c	Brooklyn CD 2	Map 1, Map 2, Map 3
16c	Brooklyn CD 3	Map 1
16c	Brooklyn CD 6	Map 1
16d	Brooklyn CD 7	Map 1
16d	Brooklyn CD 14	Map 2
17a	Brooklyn CD 3	Map 1, Map 2
17b	Brooklyn CD 14	Map 2
22a	Brooklyn CD 7	Map 2
22c	Brooklyn CD 7	Map 2
22c	Brooklyn CD 14	Map 1, Map 2, Map 3
23a	Brooklyn CD 14	Map 2
28d	Brooklyn CD 13	Map 1

Manhattan, Community District 5

In the M1-6D Districts within the areas shown on the following Map 1:
Map 1



Map _____. Portion of Community District 5, Manhattan

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 11:00 A.M. on Thursday, September 15, 2011.

FIISK-HARKNESS HOUSE

MANHATTAN CB - 5 20125001 HKM (N 120006 HKM)
Designation (List No. 444/LP-2406) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Fisk-Harkness House, located at 12 East 53rd Street (Block 1288, Lot 63), as an historic landmark.

HARDENBROOK SOMARINDYCK HOUSE

MANHATTAN CB - 2 20125002 HKM (N 120005 HKM)
Designation (List No. 444/LP-2439) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Hardenbrook Somarindyck House, located at 135 Bowery (Block 423, Lot 4), as an historic landmark.

154 WEST 14TH STREET BUILDING

MANHATTAN CB - 2 20125003 HKM (N 120004 HKM)
Designation (List No. 444/LP-2419) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 154 West 14th Street Building, (Block 609, Lot 7), as an historic landmark.

CROWN HEIGHTS NORTH II HISTORIC DISTRICT

BROOKLYN CB - 8 20125004 HHK (N 120007 HKK)
Designation (List No. 444/LP- 2361) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Crown Heights North II Historic District, as an historic district. The district boundaries are: bounded by a line beginning at the northwest corner of Block 1213 Lot 72 (1109 Bergen Street), extending southerly across Bergen Street to its southern curblin, westerly along the southern curblin of Bergen Street to a point formed by its intersection with a line extending northerly from the western property line of 1100 Bergen Street, southerly along said property line, easterly along the southern property lines of 1100 to 1108 Bergen Street, southerly along a portion of the western property line of 1110 Bergen Street (aka 715 St. Mark's Avenue, Block 1220, Lot 19) to a point formed by its intersection with a line extending westerly from the southwest corner of the northern building on Lot 19, easterly along said line, the southern building line of the northern building on Lot 19, and a line extending easterly to the western property line of 1120 Bergen Street, southerly along a portion of the western property line of 1120 Bergen Street, easterly along the southern property line of 1120 Bergen Street, southerly along a portion of the western property line of 1130 Bergen Street and the western property line of 731 St. Mark's Avenue (aka 731-751 St. Mark's Avenue and 150 New York Avenue) and across St. Mark's Avenue to the southern curblin of St. Mark's Avenue, westerly along the southern curblin of St. Mark's Avenue to a point formed by its intersection with a line extending northerly from the western property line of 744 St. Mark's Avenue (aka 744-748 St. Mark's Avenue), southerly along the western property line of 744 St. Mark's Avenue (aka 744-748 St. Mark's Avenue), westerly along the northern property lines of 837 to 833 Prospect Place, northerly along the eastern property line of 827 Prospect Place, westerly along the northern property lines of 827 and 825 Prospect Place, northerly along eastern property line of 821-823 Prospect Place, westerly along the northern property line of 821-823 Prospect Place, southerly along the western property line of 821-823 Prospect Place, westerly along the northern property line of 819 Prospect Place and part of the northern property line of 817 Prospect Place, northerly along part of the eastern property line of 817 Prospect Place, westerly along part of the northern property line of 817 Prospect Place, westerly along the northern property line of 815 Prospect Place, southerly along the western property line of 815 Prospect Place, westerly along the northern property line of 809 Prospect Place, northerly along the eastern property line of 805 Prospect Place, westerly along the northern property lines of 805 and 801 Prospect Place, southerly along the western property line of 801 Prospect Place, southerly across Prospect Place to the southern curblin of Prospect Place, westerly along the southern curblin of Prospect Place to the eastern curblin of Nostrand Avenue, southerly along the eastern curblin of Nostrand Avenue to the northern curblin of Sterling Place, easterly along the northern curblin of Sterling Place to a point formed by its intersection with a line extending northerly from the western property line of 860 Sterling Place, southerly across Sterling Place and along the western property line of 860 Sterling Place, easterly along the southern property lines of 860 to 868 Sterling Place, southerly along the western property line of 857 St. John's Place, westerly along the northern property line of 853 St. John's Place, southerly along the western property line of 853 St. John's Place to its intersection with the northern curblin of St. John's Place, easterly along the northern curblin of St. John's Place to a point formed by its intersection with a line extending northerly from the western property line of 856 St. John's Place, southerly across St. John's Place and along the western property lines of 856 St. John's Place and 799 Lincoln Place, westerly along the northern property lines of 797 to 787 Lincoln Place (aka 767B-775 Nostrand Avenue) to the eastern curblin of Nostrand Avenue, southerly along the eastern curblin of Nostrand Avenue, southerly across Lincoln Place, southerly along the eastern curblin of Nostrand Avenue to the northern curblin of Eastern Parkway, easterly along the northern curblin of Eastern Parkway, easterly across New York Avenue to a point formed by its intersection with a line extending southerly from the eastern property line of 299 New York Avenue (aka 619 Eastern Parkway), northerly along the eastern property lines of 299 (aka 619 Eastern Parkway) to 291 New York Avenue, easterly along the southern property lines of 884 to 932 Lincoln Place, southerly along the western property line of 276 Brooklyn Avenue, easterly along the southern property line of 276 Brooklyn Avenue to the western curblin of Brooklyn Avenue, northerly along the western curblin of Brooklyn Avenue across Lincoln Place, St. John's Place, Sterling Place, and Park Place to a point formed by its intersection with a line extending easterly from the northern property line of 186 Brooklyn Avenue, westerly along the northern property line of 186 Brooklyn Avenue, southerly along the western property line of 186 Brooklyn Avenue, westerly along the northern property lines of 979 and 975 Park Place, northerly along the eastern property line of 963-973 Park Place and 940 Prospect Place, northerly across Prospect Place to the northern curblin of Prospect Place, westerly along the northern curblin of Prospect Place to a point formed by its intersection with a line extending southerly from the eastern property line of 895-905 Prospect

Place (aka 800-810 St. Mark's Avenue), northerly along part of the eastern property line of 895-905 Prospect Place (aka 800-810 St. Mark's Avenue), easterly along part of the southern property line of 895-905 Prospect Place (aka 800-810 St. Mark's Avenue), northerly along part of the eastern property line of 895-905 Prospect Place (aka 800-810 St. Mark's Avenue), northerly across St. Mark's Avenue to the northern curblin of St. Mark's Avenue, westerly along the northern curblin of St. Mark's Avenue to a point formed by its intersection with a line extending southerly from the eastern property line of 777-785 St. Mark's Avenue (aka 1180 Bergen Street), northerly along the eastern property line of 777-785 St. Mark's Avenue (aka 1180 Bergen Street) to the southern curblin of Bergen Street, westerly along the southern curblin of Bergen Street to the eastern curblin of New York Avenue, northerly along the eastern curblin of New York Avenue to a point formed by its intersection with a line extending easterly from the northern property line of 110 New York Avenue (aka 110-120 New York Avenue and aka 1145-1155 Bergen Street), westerly across New York Avenue, westerly along the northern property line of 110 New York Avenue (aka 110-120 New York Avenue and aka 1145-1155 Bergen Street), westerly along the northern property lines of 1141 to 1131 Bergen Street, southerly along the western property line of 1131 Bergen Street, westerly along the northern property lines of 1127 to 1121 Bergen Street, northerly along the eastern property line of 1119 Bergen Street, westerly along the northern property line of 1119 Bergen Street, southerly along the western property line of 1119 Bergen Street, westerly along the northern property lines of 1117 to 1109 Bergen Street, to the point of beginning.

WALLABOUT HISTORIC DISTRICT

BROOKLYN CB - 2 20125021 HKK (N 120022 HKK)

Designation (List No. 445/LP-2445) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Wallabout Historic District, as an historic landmark. The district boundaries are: bounded by a line beginning at the intersection of the eastern curblin of Vanderbilt Avenue and a line extending easterly from the southern property line of 132 Vanderbilt Avenue, continuing westerly along said line across the roadbed of Vanderbilt Avenue and along the southern property line of 132 Vanderbilt Avenue, northerly along the western property lines of 132 through 128 Vanderbilt Avenues, easterly along a portion of the northern property line of 128 Vanderbilt Avenue, northerly along the western property lines of 126 through 124 Vanderbilt Avenue, westerly along a portion of the southern property line of 118-122 Vanderbilt Avenue, northerly along the western property lines of 118-122 through 74 Vanderbilt Avenue, easterly along the northern property line of 74 Vanderbilt Avenue and continuing across the roadbed to the eastern curblin of Vanderbilt Avenue, northerly along said curblin to a point formed by its intersection with a line extending westerly from the northern property line of 69 Vanderbilt Avenue (aka 216 Park Avenue), easterly along said line and the northern property line of 69 Vanderbilt Avenue, southerly along the eastern property lines of 69 through 71 Vanderbilt Avenue, westerly along a portion of the southern property line of 71 Vanderbilt Avenue, southerly along the eastern property lines of 73 through 83 Vanderbilt Avenue, easterly along a portion of the northern property line of 85 Vanderbilt Avenue and the northern property line of interior lot 132, southerly along the eastern property lines of interior lots 132 through 128, westerly along the southern property lines of interior lot 128 and 93 Vanderbilt Avenue to the eastern curblin of Vanderbilt Avenue, southerly along said curblin to a point formed by its intersection with a line extending westerly from the northern property line of 117 Vanderbilt Avenue, easterly along said line and the northern property line of 117 Vanderbilt Avenue, southerly along the eastern property lines of 117 through 125 Vanderbilt Avenue, easterly along a portion of the northern property line of 127 Vanderbilt Avenue, southerly along the eastern property lines of 127 through 141 Vanderbilt Avenue, easterly along a portion of the northern property line of 143 Vanderbilt Avenue, southerly along the eastern property lines of 143 through 145 Vanderbilt Avenue, westerly along the southern property line of 145 Vanderbilt Avenue to the eastern curblin of Vanderbilt Avenue, northerly along said curblin to the point of the beginning.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 1:00 P.M. on Thursday, September 15, 2011:

ROCKAWAY FIREHOUSE

QUEENS CB - 14 C 110272 HAQ

Application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 58-03 Rockaway Beach Boulevard (Block 15926 Lot 44, p/o Lot 100 and p/o Lot 200) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of a portion of such property (Block 15926, p/o Lot 100 and p/o Lot 200) to a developer to be selected by HPD;

to facilitate the rehabilitation of an existing two-story building for community facility use and accessory outdoor activity space in the Borough of Queens, Community District 14.

Proposal subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

- Find that the present status of the listed areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
- Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
- Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
- Approve the project as Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
- Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law for Non-ULURP Number 20125065 HAK.

NO.	ADDRESS	BLOCK/ LOT	BORO	COMMUNITY PROGRAM	BOARD
0125065 HAK	386 Miller Avenue	3742/41	Brooklyn	Asset Control Area	05
	2406 Pacific Street	1444/15			16

s9-15

CITY PLANNING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission Scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, September 21, 2011 at 10:00 A.M.

**BOROUGH OF BROOKLYN
Nos. 1 & 2**

**SPECIAL 4TH AVENUE ENHANCED COMMERCIAL DISTRICT
No. 1**

CDs 2, 6 & 7 **C 110386 ZMK**
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 16c & 16d, by establishing a Special Fourth Avenue Enhanced Commercial District (EC) bounded by a line midway between Atlantic Avenue and Pacific Street, 4th Avenue, Pacific Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, the northeasterly boundary line of James J. Byrne Memorial Park and Playground, a line 100 feet southeasterly of 4th Avenue, 24th Street, 4th Avenue, Prospect Avenue, a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, Douglass Street, and a line 100 feet northwesterly of 4th Avenue, Borough of Brooklyn, Community Districts 2, 6 and 7, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

No. 2

CD 2, 6, 7 **N 110387 ZRK**
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 I, Chapters I, II and IV, and Article XIII, Chapter 2, to establish the Special Fourth Avenue Enhanced Commercial District.

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

**Article I: General Provisions
Chapter 1
Title, Establishment of Controls and Interpretation of Regulations**

**11-12
Establishment of Districts**

**11-122
Districts established**

**Special Purpose Districts
Establishment of the Special 125th Street District**

Establishment of the Special Fourth Avenue Enhanced Commercial District

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

Chapter 2 - Construction of Language and Definitions

**12-10
Definitions**

Special 125th Street District

Special Fourth Avenue Enhanced Commercial District

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

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).

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
----------	-----------------------------	-------------------------------

<u>Fourth Avenue Enhanced Commercial District</u>	No	Yes
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Mixed Use District-8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District*	Yes	Yes
Sheepshead Bay District	No	Yes

* #Sidewalk cafes# are not allowed on Ocean Parkway

Article XIII: Special Purpose Districts

**Chapter 2
Special Fourth Avenue Enhanced Commercial District**

ALL TEXT IN ARTICLE XIII, CHAPTER 2 IS NEW

**132-00
GENERAL PURPOSES**

The #Special Fourth Avenue Enhanced Commercial District#, in the Borough of Brooklyn, 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:

- to enhance the character of the area by ensuring that ground floor space within buildings is occupied by establishments that promote a lively and engaging pedestrian experience along Fourth Avenue;
- to limit the number of curb cuts along Fourth Avenue in order to minimize conflicts between vehicles and pedestrians; and
- to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

**132-01
Definitions**

Ground floor level

For the purposes of this Chapter, "ground floor level" shall mean a #building's# lowest #story# located within 30 feet of the Fourth Avenue #street wall# of the #building#.

**132-10
GENERAL PROVISIONS**

The provisions of this Chapter shall apply to all #buildings# with Fourth Avenue #street# frontage.

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.

**132-20
SPECIAL USE REGULATIONS**

The special #use# regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to certain #uses#, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.

The following shall be exempt from the #use# provisions of this Section:

- #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and
- any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

**132-21
Special Ground Floor Level Use Requirements in Commercial Districts**

In #Commercial Districts#, the following #use# provisions shall apply to the #ground floor level# of a #building#. In addition to these provisions, permitted #uses# shall comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), and 132-40 (SPECIAL PARKING REGULATIONS).

REGULATIONS).

- Mandatory #commercial uses# for a portion of the #ground floor level#

Mandatory #commercial use# regulations shall apply to an area of a #building's ground floor level# defined by an aggregate width equal to at least 50 percent of a #building's# Fourth Avenue #street wall# and a depth equal to at least 30 feet, as measured from the Fourth Avenue #street wall#. Such an area on the #ground floor level# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, or 9A.

- Remaining portion of #ground floor level#

The remaining portion of the #ground floor level# shall be occupied by any non-#residential use# permitted by the underlying district regulations, except that:

- #residential# lobbies, and an associated vertical circulation core shall be permitted in such remaining area, provided that the #street wall# width of such lobbies shall not exceed 25 feet, as measured along the Fourth Avenue #street line#. In addition, the 30 foot depth requirement for #commercial uses# pursuant to paragraph (a) of this Section
- may be encroached upon where necessary to accommodate a vertical circulation core associated with such #residential# lobby; and
- off-street parking spaces and entrances to such spaces shall comply with the provisions of Section 132-40 (SPECIAL PARKING REGULATIONS).

- Location of #ground floor level#

The finished floor of the #ground floor level# shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent Fourth Avenue public sidewalk.

**132-22
Special Ground Floor Level Use Requirements in Residence Districts**

In #Residence Districts#, all #uses# permitted by the underlying district regulations are permitted on the #ground floor level#, provided such #uses# comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), where applicable, and 132-40 (SPECIAL PARKING REGULATIONS).

**132-30
SPECIAL TRANSPARENCY REGULATIONS**

The special transparency regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to portions of #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to transparent materials, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.

The following shall be exempt from the transparency provisions of this Section:

- #buildings# located in #Residence Districts# where the #ground floor level# of such #buildings# contains #dwelling units# or #rooming units#; and
- #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and
- any #community facility building# used exclusively for either a #school# or a house of worship.

**132-31
Special Ground Floor Level Transparency Requirements**

The #ground floor level street wall# shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such #ground floor level street wall# between a height of two feet, and 12 feet, or the height of the ground floor ceiling, whichever is higher as measured from the adjoining sidewalk. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the #curb level#, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers. In addition, the maximum width of a portion of the #ground floor level street wall# without transparency shall not exceed ten feet.

However, where an entrance to an off-street parking facility is permitted on Fourth Avenue in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements), the transparency requirements of this Section shall not apply to the portion of the #ground floor level street wall# occupied by such entrance.

**132-40
SPECIAL PARKING REGULATIONS**

The provisions of this Section shall apply to all #buildings# with Fourth Avenue #street# frontage.

132-41**Special Location of Parking Spaces Requirements**

All off-street parking spaces shall be located within a #completely enclosed building#.

Enclosed, off-street parking spaces shall be permitted on the ground floor of a #building# only where they are located beyond 30 feet of such #building's# Fourth Avenue #street wall#. Entrances to such spaces along Fourth Avenue shall be permitted only where a curb cut is allowed in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements).

132-42**Special Curb Cut Requirements**

For #zoning lots# with frontage along Fourth Avenue and another #street#, curb cuts accessing off-street parking spaces shall not be permitted along Fourth Avenue. Curb cuts accessing off-street parking spaces shall be permitted on Fourth Avenue only where such curb cut is located on a #zoning lot# that:

- (a) is an #interior lot# fronting along Fourth Avenue;
- (b) existed on (date of adoption);
- (c) has a width of at least 60 feet, as measured along the Fourth Avenue #street line#; and
- (d) has a #lot area# of at least 5,700 square feet.

YVETTE V. GRUEL, Calendar Officer

**City Planning Commission
22 Reade Street, Room 2E
New York, New York 10007
Telephone (212) 720-3370**

s6-21

COMMUNITY BOARDS**■ PUBLIC HEARINGS**

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

BOROUGH OF STATEN ISLAND

COMMUNITY BOARD NO. 01 - Thursday, September 13, 2011, 7:30 P.M., All Saints Episcopal Church, 2329 Victory Boulevard, Staten Island, NY

BSA# 74-11-BZ

Board of Standards and Appeals application for a variance to re-establish and permit office use (Use Group 6b) for an existing 1-story community facility located at 1058 Forest Avenue in an R3-2 zoning district.

s7-13

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 08 - Monday, September 12, 2011, 7:30 P.M., Community Board 8 Office, 197-15 Hillside Avenue, Hollis, NY

BSA# 117-11-BZ

The Mary Louis Academy / 86-50 Edgerton Boulevard This application is filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York, as amended to request a variance to permit the construction of a new athletic center building accessory to the existing Use Group 3 school, located within R1-2 and R5 zoning district.

s7-12

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, September 12, 2011 at 7:30 P.M., M.S. 158, 46-35 Oceania Avenue, Bayside, NY

BSA# 252-71-BZ

An application has been submitted to the NYC Board of Standards and Appeals Special Order Calendar to extend the term of a previously granted variance at 190-18 Northern Boulevard for a period of ten (10) years.

BSA# 624-68-BZ

An application to the NYC Board of Standards and Appeals to extend the term of a previously granted variance which expires on December 11, 2011, for a period of ten (10) years at 181-05 Horace Harding Expressway, Queens.

s6-12

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 01 - Wednesday, September 14, 2011 at 6:30 P.M., Swinging 60's Senior Citizen Center, 211 Ainslie Street (c/o Manhattan Avenue), Brooklyn, NY

Brooklyn Community Board 1 Public Hearing meeting on the Budget (persons wishing to speak will have 2 minutes).

s8-14

ENVIRONMENTAL CONTROL BOARD**■ MEETING****OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS / ENVIRONMENTAL CONTROL BOARD**

The next meeting will take place on Thursday, September 22, 2011 at 40 Rector Street, OATH Lecture Room, 14th Floor, New York, NY 10006 at 9:15 A.M. at the call of the Chairman.

s12-14

FRANCHISE AND CONCESSION REVIEW COMMITTEE**■ MEETING****-NOTICE OF CANCELLATION-**

PUBLIC NOTICE IS HEREBY GIVEN THAT the Franchise and Concession Review Committee will hold a Public Meeting on Wednesday, September 14, 2011 at 2:30 P.M. at 22 Reade Street, Spector Hall, Borough of Manhattan, has been cancelled.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING. TDD users should call Verizon relay service.

s8-14

LANDMARKS PRESERVATION COMMISSION**■ PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **September 20, 2011 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

BINDING REPORT

BOROUGH OF QUEENS 12-3238 - Block 5917, lot 1-Buildings 129, 305, 306, 307, 308, 310, 312, 314, 315, 316, 317, 318 and 413 – Fort Totten Historic District
A Utilitarian style torpedo storehouse with Colonial Revival style details built in 1871-79, a Colonial Revival style officer's house built in 1905-10 and 1933, a Queen Anne style laboratory built in 1882-83 and converted to housing in 1910 and a neo-Georgian style YMCA building built in 1926-27. Application is to replace the slate roofs.
Community District 11.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-1799 - Block 195, lot 7-396 Broadway - Tribeca East Historic District A Renaissance Revival-style office building designed by William H. Birkmire and built in 1899. Application is to construct rooftop addition, install storefront infill, and alter the facade. Zoned C6-2A.
Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4394 - Block 175, lot 8-88 Franklin Street - Tribeca East Historic District
A neo-Grec style store and loft building designed by Isaac W. How and William P. Draper, and built in 1881-83. Application is to construct a rooftop addition. Zoned C6-2A.
Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-4750 - Block 214, lot 6-407-411 Greenwich Street - Tribeca West Historic District
A utilitarian store and loft building with Italianate style elements, designed by John M. Forster, and built in 1867. Application is to construct rooftop additions and to install new storefront infill. Zoned C6-2A. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-0136 - Block 591, lot 51-61 Grove Street, aka 76 Christopher Street - Greenwich Village Historic District
An apartment building designed by Franklin Baylies and built on 1890. Application is to legalize installation of storefront infill in non-compliance with COFA 03-1720.
Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2891 - Block 631, lot 37-711 Greenwich Street - Greenwich Village Historic District
A warehouse built in 1945. Application is to install a barrier-free access ramp. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-6138 - Block 590, lot 33-5 Cornelia Street - Greenwich Village Historic District Extension II
A Colonial Revival style tenement building designed by George Keister and built in 1890. Application is to construct a rear yard addition. Zoned R6.
Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-1669 - Block 591, lot 45-327 Bleeker Street - Greenwich Village Historic District
A building originally constructed as two-story house in 1832-33, and altered in the 19th and 20th centuries. Application is to alter the facade, install storefront infill, replace windows, install rooftop mechanical equipment, and relocate sidewalk pavers. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-3229 - Block 510, lot 45-295 Lafayette Street - Puck Building- Individual Landmark
A Romanesque Revival style commercial building designed by Albert Wagner and built in 1885-86. Application is to

construct rooftop additions. Zoned C6-3.

Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-8515 - Block 530, lot 5-678 Broadway - NoHo Historic District
A Renaissance Revival style store and warehouse building designed by D. & J. Jardine and constructed in 1874-75. Application is to remove vault lights and bluestone paving, and install a new sidewalk. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-3076 - Block 530, lot 7506-344 Bowery - NoHo Historic District Extension
A Renaissance Revival style store and loft building designed by Frank Wennemer and built in 1892-93. Application is to install storefront infill. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2892 - Block 544, lot 38-38-50 Cooper Square - NoHo Historic District
A row of Italianate style dwellings altered by Fritz Nathan in 1960. Application is to alter the front facade, install storefront infill, install a marquee, and relocate an existing flagpole. Zoned M1-5B. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2826 - Block 482, lot 16-72 Spring Street, aka 65-73 Crosby Street - SoHo-Cast Iron Historic District Extension
A loft building designed by Charles I. Berg and building in 1907-08. Application is to install storefront infill.
Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-3192 - Block 511, lot 15-598 Broadway, aka 132 Crosby Street - SoHo-Cast Iron Historic District
A mercantile building designed by Robert Maynicke and built in 1897-1898. Application is to install a painted wall sign.
Zoned M1-5B. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2485 - Block 644, lot 43-22 Little West 12th Street - Gansevoort Mark Historic District
A neo-Georgian stable building designed by John M. Baker, and built in 1908-09. Application is to establish a master plan governing the installation of painted wall signs. Zoned M1-5.
Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2103 - Block 1381, lot 48-34 East 67th Street - Upper East Side Historic District
A rowhouse built in 1877-78, and altered in the neo-French Classic style in 1910 by S.E. Gage. Application is to install a flagpole and artwork. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-1730 Block 1407, lot 26-155 East 72nd Street - Upper East Side Historic District Extension
A Renaissance Revival and Colonial Revival style apartment building, constructed in 1920s. Application is to replace windows. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-1213 - Block 1492, lot 6-3 East 80th Street - Metropolitan Museum Historic District
A French Beaux-Arts style residence designed by Welch, Smith, and Provot and built in 1898-99. Application is to legalize the installation of areaway fence, windows, and security grilles in non-compliance with COFA 98-6801.
Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-3568 - Block 253, lot 17-265 Hicks Street - Brooklyn Heights Historic District
An Anglo-Italianate style house built in 1861-1879. Application is to construct a rooftop addition, install a balcony and alter openings. Zoned R6-LH1.
Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2562 - Block 219, lot 14-46 Willow Street - Brooklyn Heights Historic District
A Greek Revival-style house built in 1841. Application is to construct dormers, alter window openings, and construct a new balcony and deck. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2814 - Block 267, lot 18-31 Sidney Place - Brooklyn Heights Historic District
A Greek Revival style brick rowhouse built in 1846. Application is to construct a new stoop and barrier-free access ramp. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2526 - Block 1959, lot 19-405 Clermont Avenue - Fort Greene Historic District
An Italianate style rowhouse built c.1869. Application is to legalize the installation of entrance doors and stoop railings without Landmarks Preservation Commission permits.
Community District 3.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 11-5039 - Block 42, lot 11-231 Front Street - Vinegar Hill Historic District
An Early 20th century Commercial style factory building, designed by William B. Tubby, and built in 1908. Application is to alter the façade, rebuild entrance stairs, and install a canopy. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2898 - Block 1067, lot 37-878 President Street - Park Slope Historic District
A late Romanesque Revival style rowhouse with Queen Anne details designed by Albert E. White and built in 1889. Application is to demolish a rear yard addition, and construct rooftop additions. Community District 6.

s7-20

■ PUBLIC MEETING

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York that on **Tuesday, September 13, 2011**, there will be a Public Meeting of the Landmarks Preservation Commission in the Public Hearing Chamber at 1 Centre Street, 9th Floor North, Borough of Manhattan, City of New York. For information about the Public Meeting agenda, please contact the Public Information Officer at (212) 669-7817.

s8-12

MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

■ NOTICE

NOTICE OF PUBLIC SCOPING

The Office of the Deputy Mayor for Economic Development

Draft Scope of Work for a Generic Environmental Impact Statement Seward Park Mixed-Use Development Project

NOTICE IS HEREBY GIVEN THAT a public scoping meeting consisting of two sessions will be held on Tuesday, October 11, 2011, at the University Settlement House located at 184 Eldridge Street, 2nd Floor, at the corner of Rivington Street, New York, NY. The daytime session will be held from 3:00 P.M. to 5:30 P.M. and the evening session will begin at 6:30 P.M. The purpose of the scoping meeting is to provide the public with the opportunity to comment on the draft scope of work for a Generic Environmental Impact Statement (GEIS) for the proposed Seward Park Mixed-Use Development Project. Written comments on the draft scope may be submitted at the meeting or may be submitted to the contact person at the address below until 5:00 P.M. Friday, October 21, 2011.

Directing that a Generic Environmental Impact Statement be prepared, an Environmental Assessment Statement, Positive Declaration, and draft Scope of Work were issued by the Office of the Deputy Mayor for Economic Development on September 7, 2011 and are available for review from the contact person listed below and on the websites of the New York City Economic Development Corporation and the Mayor's Office of Environmental Coordination: www.nycfedc.com and www.nyc.gov/oc, respectively.

The proposed project would allow for the implementation of a mixed-use development on the project site, which would include up to 1.5 million square feet of mixed-use residential and commercial development with approximately 60% of the floor area allocated to residential use and approximately 40% allocated to non-residential use (i.e., retail, other commercial, and community facility). The proposed development would also allow for approximately 350 parking spaces.

The project site is comprised of ten City-owned parcels situated directly to the west of the Williamsburg Bridge approach in the Lower East Side neighborhood of Manhattan. Sites 1 through 6 lie directly to the south of Delancey Street between Ludlow and Ridge Streets, while Sites 7 to 10 lie on Essex Street between Delancey and Stanton Streets, within the area of the Lower East Side Rezoning adopted in 2008. The project site consists of the following: Block 346, Lot 40; Block 347, Lot 71; Block 352, Lots 1 and 28; Block 353, Lot 44; Block 354, Lots 1 and 12; Block 409, Lot 56; Block 410, Lot 38.

The proposed mixed-use development project would require multiple City approvals. The discretionary actions required for the proposed project potentially include: (1) disposition of Sites 1-6 and 8-10 by the City of New York for the purpose of subsequent development; (2) disposition of a project site or sites as Urban Development Action Areas and approval of the proposed project(s) as a UDAAP(s); (3) special permit from the City Planning Commission (CPC) pursuant to Section 74-74 of the Zoning Resolution (ZR) of the City of New York for a Large-Scale General Development (LSGD), applicable to Sites 1-6; (4) special permit from CPC pursuant to Section 74-743 for bulk modifications within a LSGD; (5) special permit from CPC pursuant to Section 74-745 for location of accessory parking spaces and loading berths within a LSGD; (6) mapping of the demapped section of Suffolk Street between Grand and Delancey Streets and the demapped section of Broome Street between Norfolk and Clinton Streets as new streets through the project site; (7) demapping of sections of Delancey Street between Norfolk and Clinton Streets and of Clinton Street between Delancey and Grand Streets, which were previously mapped to widen Delancey and Clinton Streets, thereby making the mapped street widths consistent within the project site; (8) zoning map amendment for a C2-5 commercial overlay on Sites 3, 4, 5, and 6; (9) zoning text amendment to modify commercial uses for the C2-5 zoning within the boundaries of this LSGD; (10) special permits from CPC pursuant to ZR Sections 13-562 and 74-52 for public parking facilities; and (11) Mayoral and Borough Board approval of the business terms with the developer or developers to be selected pursuant to a Request for Proposals, pursuant to New York Charter Section 384(b)(4).

Please advise the NYC Economic Development Corporation at (212) 312-3710 if a translator, sign language interpreter, assistive listening system or any other accommodation will be required to facilitate your participation in this public meeting.

CEQR Number: 11DME012M

Lead Agency: Office of the Deputy Mayor for Economic Development
Robert R. Kulikowski, Ph.D.
Assistant to the Mayor
253 Broadway - 14th Floor
New York, NY 10007

Sponsoring Agency: New York City Economic Development Corporation

Contact: Attn: Marilyn Lee, Assistant Vice-President
110 William Street
New York, New York 10038
mlee@nycfedc.com

SEQR/CEQR Classification: Type I

Location of Action: The project site is comprised of ten City-owned parcels in the Lower East Side neighborhood of Manhattan: Block 346, Lot 40; Block 347, Lot 71; Block 352, Lots 1 and 28; Block 353, Lot 44; Block 354, Lots 1 and 12; Block 409, Lot 56; Block 410, Lot 38. The project site is situated directly to the west of the Williamsburg Bridge approach: Sites 1 through 6 lie directly to the south of Delancey Street between Ludlow and Ridge Streets, while Sites 7 to 10 lie on Essex Street between Delancey and Stanton Streets. Sites 1 and 2 are located within a C6-1 zoning district; Sites 3, 4, 5 and 6 are located within an R8 zoning district; Sites 7 is located within a C4-4 zoning district; Sites 8 and 10 are located within a C4-4A; and Site 9 is located partially within a C4-4A zoning district and partially within a C6-2A zoning district.

This Notice of a Public Scoping Meeting has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQR)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

s9-13

TAXI AND LIMOUSINE COMMISSION

■ MEETING

NOTICE OF COMMISSION MEETING

THE NEW YORK CITY TAXI AND LIMOUSINE COMMISSION will hold a Commission Meeting on Thursday, September 15, 2011 at 10:00 A.M., at the offices of the New York City Taxi and Limousine Commission, located at 33 Beaver Street, 19th Floor, New York, New York.

If you need a reasonable accommodations of a disability to participate in the Meeting, you may contact the Office of Legal Affairs. Please contact the Office of Legal Affairs if you need open captioning service. You must contact us by telephone at (212) 676-1135 or email at tlcrules@tlc.nyc.gov by Friday, September 9, 2011.

The TLC meeting facility is also wheelchair accessible.

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TRANSPORTATION

■ PUBLIC HEARINGS

COMMUTER VAN SERVICE AUTHORITY

NOTICE IS HEREBY GIVEN THAT the Department of Transportation is conducting a public hearing on the expansion of vehicles of a Van Authority in the Boroughs of Queens, Brooklyn and Manhattan. The van company requesting expansion is Flushing Van Service, Inc. The address is 401 Broadway, Suite 213, New York, New York 10013. The applicant currently utilizes 19 vans daily to provide service 18 hours a day.

There will be a public hearing held on Thursday, October 6, 2011 at the Queens Borough Hall, 120-55 Queens Blvd., Room 213, Part 1, Kew Gardens, New York 11424 from 2:00 P.M. - 4:00 P.M., on Tuesday, October 11 at the Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201 in the Borough President's Conference Room, 1st Floor from 2:00 P.M. - 4:00 P.M. and on Thursday, October 13, 2011 at the Manhattan Borough President's Office, One Centre, Street, 19th Floor South, New York, NY 10007 from 2:00 P.M. - 4:00 P.M. so that you may have an opportunity to voice your position on this application. In addition, written comments in support or in opposition to this application may be sent to Ms. Dorothy Szorc at the New York City Department of Transportation, Division of Planning and Sustainability, 55 Water Street, 9th Floor, NY 10041 no later than October 13, 2011. Any written comments received after this date may not be considered. Those opposing the application must clearly specify why the proposed service will not meet present and/or future public convenience and necessity.

s8-14

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

MUNICIPAL SUPPLY SERVICES

■ SALE BY AUCTION

PUBLIC AUCTION SALE NUMBER 12001-D

NOTICE IS HEREBY GIVEN of a public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on Wednesday, September 14, 2011 (SALE NUMBER 12001-D). Viewing is on auction day only from 8:30 A.M. until 9:00 A.M. The auction begins at 9:00 A.M.

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

A listing of vehicles to be offered for sale in the next auction can be viewed on our website, on the Friday prior to the sale date at:

<http://www.nyc.gov/autoauction> or
<http://www.nyc.gov/autoauctions>

Terms and Conditions of Sale can also be viewed at this site.

For further information, please call (718) 417-2155 or (718) 625-1313.

a24-s14

POLICE

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

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

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

INQUIRIES

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

FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

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

j1-d31

PROCUREMENT

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

ADMINISTRATION FOR CHILDREN'S SERVICES

■ SOLICITATIONS

Human / Client Services

NON-SECURE DETENTION GROUP HOMES – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 06811N0004 – DUE 05-31-13 AT 2:00 P.M. – The Administration for Children's Services, Division of Youth and Family Justice is soliciting applications from organizations interested in operating non-secure detention group homes in New York City. This is an open-ended solicitation; applications will be accepted on a rolling basis until 2:00 P.M. on 5/31/13.

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.
*Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038.
Patricia Chabla (212) 341-3505; Fax: (212) 341-3625;
patricia.chabla@dca.state.ny.us*

j1-n14

CITY UNIVERSITY

■ SOLICITATIONS

Goods & Services

MAINTENANCE OF A.B. DICK EQUIPMENT – Sole Source – Available only from a single source - PIN# 2962008 – DUE 09-29-11 AT 2:30 P.M. – Kingsborough Community

College intends to enter into a negotiated acquisition with Presstek Inc. for preventive maintenance and repair of A.B. Dick Digital Silverplate Maker, Scanmaster, and Offset Presses (2 and 4 color).
Requirements: Prospective vendors shall have Factory Trained and Authorized Technicians with at least 1 year of training and experience.

If you are interested in providing these services and meet all the foregoing requirements, then please submit in writing either by email or fax, both (a) your expression of interest; and (b) statements and copies of relevant documents showing that you meet the requirements no later than September 29, 2011, 2:30 P.M. Initial Term of Contract: One (1) year with four (4) one-year renewals.

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.
Kingsborough Community College, 2001 Oriental Boulevard, Room A207K, Brooklyn, NY 11235.
Robin Sutherland (718) 368-4649; Fax: (718) 368-5611;
RSutherland@kbcc.cuny.edu

s8-14

Services (Other Than Human Services)

REAL ESTATE REPRESENTATIVE SERVICES – Request for Proposals – PIN# RE001-11 – DUE 10-06-11 AT 12:00 P.M. – Bid documents can be downloaded at www.cuny.edu/construction/solicitations on September 12, 2011 at 12:00 noon.
Minority-owned Business Enterprise subcontracting goal: 9 percent; Women-owned Business Entity subcontracting goal: 6 percent.

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.
CUNY Office of Facility Planning, Construction, and Management, 555 West 57th Street, 11th Floor, New York, NY 10019. Michael Feeney (212) 541-0465; Fax: (212) 541-0168; michael.feeney@mail.cuny.edu

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CITYWIDE ADMINISTRATIVE SERVICES

MUNICIPAL SUPPLY SERVICES

SOLICITATIONS

Goods

HALAL MEATS AND POULTRY FOR DOC – Competitive Sealed Bids – PIN# 8571200080 – DUE 10-04-11 AT 10:00 A.M.

● **MEATS AND POULTRY “GENERAL POPULATION” FOR DOC** – Competitive Sealed Bids – PIN# 8571200079 – DUE 10-04-11 AT 10:00 A.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007.
Anna Wong (212) 669-8610; Fax: (212) 669-7603;
dcasdmssbids@dcas.nyc.gov

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VENDOR LISTS

Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION – In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- A. Collection Truck Bodies
- B. Collection Truck Cab Chassis
- C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509.

j5-d31

DESIGN & CONSTRUCTION

CONTRACT

SOLICITATIONS

Construction / Construction Services

NEW ZEREGA EMS STATION, THE BRONX – Competitive Sealed Bids – PIN# 85011B0136 – DUE 11-01-11 AT 2:00 P.M. – PROJECT NO: F175SOUND/DDC PIN: 8502011F10002C. There will be an optional pre-bid conference on Wednesday, October 5, 2011 at 10:00 A.M. at the New Zerega EMS Station located at 501 Zerega Avenue, Bronx, NY 10473.

Special Experience requirements. Bid documents are available at: <http://www.nyc.gov/ddc>

This Bid Solicitation includes M/WBE participation goals for subcontracted work. For the M/WBE goals, please visit our website at www.ddc.nyc.gov/buildnyc see “Bid Opportunities.” For more information about M/WBE certification, please call 311 or go to www.nyc.gov/getcertified.

Bidders are hereby advised that this contract is subject to the Project Labor Agreement (“PLA”) entered into between the City and the Building and Construction Trades Council of Greater New York (“BCTC”) affiliated Local Unions. Refer to Volume 2 of the Bid Documents for further information.

This contract is part of a Multi-Agency Pilot Program in which the City’s Standard Construction Contract provisions

concerning Delay Damages have been revised altering the allocation of the risk of projects delays, to allow contractors appropriate compensation for certain delays that are reasonably considered to be the City’s responsibility.
Vendor Source ID#: 75455.

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. Bid documents deposit - \$35.00 per set. Company check or money order. No cash accepted. Late bids will not be accepted.
Department of Design and Construction,
30-30 Thomson Avenue, 1st Floor, Long Island City, NY 11101. Ben Perrone (718) 391-2614; Fax: (718) 391-2615.

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ENVIRONMENTAL PROTECTION

SOLICITATIONS

Services (Other Than Human Services)

TRANSPORTATION AND DISPOSAL SERVICES FOR NYC – Competitive Sealed Bids – PIN# 826121294BIO – DUE 10-12-11 AT 11:30 A.M. – Project No. 1294-BIO: Document Fee \$100.00. There will be a pre-bid conference on 9/22/11 at 10:00 A.M. at 96-05 Horace Harding Expressway, 2nd Floor, Elmhurst, NY 11373. For technical questions please contact the Project Manager, Alexander Frenzel, (718) 595-5126.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Environmental Protection,
59-17 Junction Blvd., 17th Floor, Flushing, NY 11373.
Bid Room (718) 595-3265; ghall@dep.nyc.gov

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AGENCY CHIEF CONTRACTING OFFICER

SOLICITATIONS

Services (Other Than Human Services)

OPERATION, MAINTENANCE, AND MANAGEMENT OF THE CATSKILL/DELAWARE ULTRAVIOLET LIGHT WATER DISINFECTION FACILITY – Request for Qualifications – PIN# 82612CATDLUV – DUE 10-20-11 AT 3:00 P.M. – The DEP’s intent in developing this PQL is to establish a list of competent and experienced firms (“Pre-Qualified Respondents”) for a subsequent procurement to provide the contract services of the Managed Assets, consistent with the overall policies, goals and requirements of the City of New York (the “City”).

A “Pre-Qualified Respondent” will have the qualifications, experience and capability, financial and otherwise, to operate the Cat/Del facility in accordance with the standards established by DEP. The DEP will select only highly qualified firms with substantial expertise and experience operating facilities that are of a generally comparable scale, both operationally and in terms of financial management.

It is anticipated that the private operator will be responsible for providing full operations, maintenance and management services of the Managed Assets, including supplying up to 2,020 million gallons per day (“MGD”) of treated drinking water to the City. Should the DEP undertake certain infrastructure improvements, Facility capacity may be increased to 2,150 MGD, and the private operator will be responsible for supply up to 2,150 MGD per day.

See City Record Online for RFQ documentation.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Environmental Protection,
59-17 Junction Blvd., 17th Floor, Flushing, NY 11373.
Mary Pazan (718) 595-3925; Fax: (718) 595-3278;
mpazan@dep.nyc.gov

s8-14

WATER SUPPLY & QUALITY

SOLICITATIONS

Construction Related Services

RECONSTRUCTION OF THE CROTON DAM GATEHOUSE NO. 1, UPSTATE NEW YORK – Competitive Sealed Bids – PIN# 82612WS00007 – DUE 10-12-11 AT 11:30 A.M. – Contract CRO-504: Document Fee: \$80.00. There will be a pre-bid conference on 9/18/11 at 10:30 A.M. at 465 Columbus Avenue, 2nd Floor, Valhalla, N.Y. Questions must be submitted by 10/3/2011. Project Manager, Jose Nieves, (914) 742-2827. Please be advised, this contract is subject to Local Law 129 M/WBE requirements.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Environmental Protection,
59-17 Junction Boulevard, 17th Floor, Elmhurst, New York 11373. Greg Hall (718) 595-3236; gregh@dep.nyc.gov

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HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-4018.

j1-d31

SOLICITATIONS

Goods & Services

PREVENTIVE MAINTENANCE FOR BOILER SERVICE; NON MEDICAL EQUIPMENT – Competitive Sealed Bids – PIN# 22212002A-REBID – DUE 09-19-11 AT 3:00 P.M. – There will be no bids mailed out after 9/15/2011.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Lincoln Hospital Center, 234 East 149th Street, Bronx, NY 10451. John Dixon (718) 579-5988; Fax: (718) 579-4647;
john.dixon@nychhc.org

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HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

SOLICITATIONS

Human / Client Services

NEW YORK/NY III SUPPORTED HOUSING CONGREGATE – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 81608PO076300ROX00-R – DUE 09-18-12 AT 4:00 P.M. – The Department is issuing a RFP to establish 3,000 units of citywide supportive housing in newly constructed or rehabilitated single-site buildings for various homeless populations pursuant to the New York III Supported Housing agreement. The subject RFP will be open-ended and proposals will be accepted on an on-going basis. The RFP is available on-line at <http://www.nyc.gov/html/doh/html/acco/acco-rfp-nynycongregate-20070117-form.shtml>. A pre-proposal conference was held on March 6, 2007 at 2:00 P.M. at 125 Worth Street, 2nd Floor Auditorium, New York, N.Y. Any questions regarding this RFP must be sent in writing in advance to Contracting Officer at the above address or e-mailed to the above address. All proposals must be hand delivered at the Agency Chief Contracting Officer, Gotham Center, CN#30A, 42-09 28th Street, 17th Floor, Queens, NY 11101-4132, no later than September 18, 2012.

As a minimum qualification requirement for (1) the serious and persistent mentally ill populations, the proposer must be incorporated as a not-for-profit organization, and (2) for the young adult populations, the proposer must document site control and identify the source of the capital funding and being used to construct or renovate the building.

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, ACCO, Gotham Center, CN#30A, 42-09 28th Street, 17th Floor, Queens, NY 11101-4132.
Huguette Beauport (347) 396-6633; hbeauport@health.nyc.gov

a6-s17

HUMAN RESOURCES ADMINISTRATION

CONTRACT MANAGEMENT

AWARDS

Services (Other Than Human Services)

CONSULTANT SERVICES TO SUPPORT THE COLLATERAL ENGINE PROJECT IN HRA – Intergovernmental Purchase – Judgment required in evaluating proposals - PIN# 069113103045 – AMT: \$730,800.00 – TO: Information Builders, Inc., 2 Penn Plaza, 26th Floor, New York, NY 10121-2898. The contract term is 1/1/11 - 12/31/13 and the E-PIN number is 0961100064001.

s12

CONTRACTS

AWARDS

Services (Other Than Human Services)

MAINTENANCE OF FIRE ALARM SYSTEMS AT VARIOUS LOCATIONS - CITYWIDE – Competitive Sealed Bids – PIN# 069-11-310-0019 – AMT: \$153,483.00 – TO: High Rise Protection Corp. d/b/a High Rise Fire and Security, 144 21st Street, Brooklyn, NY 11232.

s12

AGENCY PUBLIC HEARINGS ON CONTRACT AWARDS

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor’s Office of Contract Services, Public Hearings Unit, 533 Broadway, 9th Floor, New York, N.Y. 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay services.

ADMINISTRATION FOR CHILDREN’S SERVICES

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Wednesday, September 21, 2011 at Administration for Children’s Services, 150 William Street, 9th Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER of two proposed contracts between the Administration for Children's Services of the City of New York and the contractors listed below, for the provision of Extraordinary Needs Foster Care Services. The term of the contract will be from approximately July 1, 2011 to June 30, 2012.

CONTRACTOR/ADDRESS

1) Ferncliff Manor for the Retarded, Inc. 1154 Saw Mill River Road, Yonkers, New York 10710

E-PIN 06807N0012CNVN001 Amount \$696,390

2) Woods Services, Inc. P.O. Box 36, Route 413, Langhorne, Pennsylvania 19047

E-PIN 06807N0007CNVN001 Amount \$803,005

The proposed contractors have been selected by means of a Negotiated Acquisition Extension Process, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

A copy of the draft contract is available for public inspection at the New York City Administration for Children's Services, Office of Procurement, Child Welfare Services, 150 William Street, 9th Floor, Borough of Manhattan, on business days from Monday, September 12, 2011 through Wednesday, September 21, 2011, exclusive of holidays, between the hours of 10:00 A.M. and 4:00 P.M. Please contact Dale Oliver of the Office of Child Welfare Services Contracts at (212) 341-3502 to arrange a visitation.

SPECIAL MATERIALS

HOUSING PRESERVATION & DEVELOPMENT

NOTICE

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

Notice Date: September 9, 2011

To: Occupants, Former Occupants, and Other Interested Parties

Table with columns: Property, Address, Application #, Inquiry Period. Lists properties like 125 Chambers Street, 141 East 39th Street, etc.

Table with columns: Address, Date, Duration. Lists addresses like 73 West 71st Street, 226 West 135th Street, etc.

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at CONH Unit, 100 Gold Street, 3rd Floor, New York, NY 10038 by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period.

s9-16

CHANGES IN PERSONNEL

Table with columns: NAME, HRA/DEPT OF SOCIAL SERVICES FOR PERIOD ENDING 08/05/11, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for various departments.

Table with columns: NAME, DEPT. OF HOMELESS SERVICES FOR PERIOD ENDING 08/05/11, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the Department of Homeless Services.

Table with columns: NAME, DEPARTMENT OF CORRECTION FOR PERIOD ENDING 08/05/11, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the Department of Correction.

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

s12

LATE NOTICE

HOUSING PRESERVATION & DEVELOPMENT

VENDOR LISTS

Construction / Construction Services

REQUEST FOR QUALIFICATIONS - The City of New York ("City") Department of Housing Preservation and Development ("HPD") is seeking to evaluate and pre-qualify general contractors to perform moderate rehabilitation, substantial rehabilitation, and new construction of affordable housing ("Projects").

HPD is issuing this Request for Qualifications ("RFQ") in order to assess the capability, capacity, and integrity of firms that submit responses ("Applicants") to work as general contractors on Projects of varying sizes. HPD may conduct interviews with potentially eligible Applicants.

HPD will make a list of Qualified General Contractors ("List") available to developers/sponsors of HPD/HDC - assisted Projects. A developer/sponsor will not be obligated to select a Qualified General Contractor from the List.

HPD will hold a pre-submission conference for potential Applicants on October 14, 2011 at 10:00 A.M. at 100 Gold Street, Room 8-P6, 8th Floor, New York, NY 10038. Potential Applicants are not required to attend the conference in order to apply for inclusion on the List.

Application documents will be available as of September 12, 2011 at HPD, 100 Gold Street, Room 7-A3, New York, NY 10038. Application documents may also be obtained on-line at http://a856internet.nyc.gov/nycvondoronline/home.html

Applications received by October 24, 2011 will be considered by HPD for inclusion on the initial List. After the first round of Applicant reviews, applications will be accepted on a rolling basis and the List will be updated quarterly.

For more information, Applicants should contact Mr. Ira Chinsky, Director of Procurement and Administration for the Division of Construction Services, at (212) 863-7486 or via email at chinskyi@hpd.nyc.gov

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 Preservation and Development, 100 Gold Street, Room 7A3, New York, NY 10038. Ira Chinsky (212) 863-7486; Fax: (212) 863-7656; chinskyi@hpd.nyc.gov

s12-16

READER'S GUIDE

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

NOTICE TO ALL NEW YORK CITY CONTRACTORS

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

CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

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

VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at www.nyc.gov/selltonyc. To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit www.nyc.gov/html/sbs/nycbiz and click on Summary of Services, followed by Selling to Government.

PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit www.nyc.gov/selltonyc.

NON-MAYORAL ENTITIES

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

PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit www.nyc.gov/mocs.

ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

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

PROMPT PAYMENT

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

PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at www.nyc.gov/selltonyc

COMMON ABBREVIATIONS USED IN THE CR

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

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

KEY TO METHODS OF SOURCE SELECTION

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

CSB	Competitive Sealed Bidding including multi-step <i>Special Case Solicitations/Summary of Circumstances:</i>
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	
CP/PQ/4	CSB or CSP from Pre-qualified Vendor List/Advance qualification screening needed
DP	Demonstration Project
SS	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition <i>For ongoing construction project only:</i>
NA/8	Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors

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

HOW TO READ CR PROCUREMENT NOTICES

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

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

SAMPLE NOTICE:

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

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

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

NYPD, Contract Administration Unit, 51 Chambers Street, Room 310, New York, NY 10007. Manuel Cruz (646) 610-5225.

☛ m27-30

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