



# THE CITY RECORD

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## TABLE OF CONTENTS

### PUBLIC HEARINGS AND MEETINGS

City Planning Commission . . . . .	4847
Housing Authority . . . . .	4879
Landmarks Preservation Commission . . . . .	4879
Office of the Mayor . . . . .	4881

### PROPERTY DISPOSITION

Citywide Administrative Services . . . . .	4881
Housing Preservation and Development . . . . .	4881

### PROCUREMENT

Administration for Children's Services . . . . .	4881
Administration . . . . .	4881
Comptroller . . . . .	4882
Information Technology . . . . .	4882
District Attorney - New York County . . . . .	4882

<i>Procurement and Contract</i>	
Management . . . . .	4882
Health and Mental Hygiene . . . . .	4883
Housing Authority . . . . .	4883
Procurement . . . . .	4883
Housing Preservation and Development . . . . .	4883
ONS/DTR Operations . . . . .	4883
Human Resources Administration . . . . .	4883
Law Department . . . . .	4884
Parks and Recreation . . . . .	4884
Revenue and Concessions . . . . .	4884
School Construction Authority . . . . .	4885
Contract Services . . . . .	4885
<b>AGENCY RULES</b>	
Environmental Protection . . . . .	4885
<b>SPECIAL MATERIALS</b>	
Mayor's Office of Environmental	
Coordination . . . . .	4889

## THE CITY RECORD

**BILL DE BLASIO**

Mayor

**LISETTE CAMILO**

Commissioner, Department of Citywide  
Administrative Services

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Editor, The City Record

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## PUBLIC HEARINGS AND MEETINGS

See Also: *Procurement; Agency Rules*

### CITY PLANNING COMMISSION

#### ■ PUBLIC HEARINGS

In light of the Governor's announcement on June 24, 2021, of the end of the State-Declared State of Emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the City Planning Commission, will hold a public hearing accessible both in person and remotely.

The public hearing will be held on Thursday, July 29, 2021, starting at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate remotely, via the teleconferencing application Zoom, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-special-public-meeting/295196/1>.

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

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

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

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

Written comments will also be accepted until 11:59 P.M., one week before the date of vote. Such written testimony may be submitted, at the hearing, or through the CPC Comments form that is accessible through the above webpage.

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

**BOROUGH OF MANHATTAN**  
**Nos. 1, 2 & 3**  
**NEW YORK BLOOD CENTER**  
**No. 1**

**CD 8** **C 210351 ZMM**  
**IN THE MATTER OF** an application submitted by New York Blood Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 8c:

1. changing from an R8B District to a C2-7 District property, bounded by East 67<sup>th</sup> Street, a line 325 feet easterly of Second Avenue, East 66<sup>th</sup> Street and a line 100 feet easterly of Second Avenue; and
2. changing from a C1-9 District to a C2-8 District property, bounded by East 67<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 66<sup>th</sup> Street, Second Avenue, East 66<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only), dated April 19, 2021, and subject to the conditions of CEQR Declaration E-612.

**No. 2**

**CD 8** **N 210352 ZRM**  
**IN THE MATTER OF** an application submitted by New York Blood Center, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4, for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE III**  
**COMMERCIAL DISTRICT REGULATIONS**

**Chapter 2**  
**Use Regulations**

\* \* \*

**32-30**  
**USES PERMITTED BY SPECIAL PERMIT**

**32-32**  
**By the City Planning Commission**

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4, or as otherwise indicated in this Section.

\* \* \*

C1 C2 C3 C4 C5 C6 C7 C8

Railroad passenger stations

C2-7 C6

Research and development facility, scientific, in C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts

C1 C2 C3 C4 C5 C6 C7 C8

Seaplane bases

\* \* \*

**ARTICLE VII**  
**Administration**

\* \* \*

**Chapter 4**  
**Special Permits by the City Planning Commission**

**74-40**  
**USE PERMITS**

\* \* \*

**74-48**  
**Scientific Research and Development Facility**

In C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts, the City Planning Commission may permit a scientific research and development facility containing a #commercial use#, where such facility contains laboratories for medical, biotechnological, chemical or genetic research, including space for production, storage and distribution of scientific products generated through research and may modify height and setback regulations for the facility. Such facility shall conform to the performance standards applicable to M1 Districts and occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an

entire #block#. No #residential use# is to be located anywhere on a #zoning lot# containing such a facility, in conjunction with such facility, may allow the modifications set forth in paragraph (a) of this Section. For a special permit to be granted, applications shall comply with conditions in paragraph (b) and the findings of paragraph (c) of this Section. Additional requirements are set forth in paragraph (d).

a. Additional modifications

For such scientific research and development facility, the Commission may modify the following:

1. height and setback regulations; and
2. where such facility is located within C2-7 Districts:
  - i. #sign# regulations;
  - ii. #floor area ratio# regulations, up to the maximum #floor area ratio# permitted for #community facility uses# for the District; and
  - iii. #yard# regulations.

b. Conditions

As a condition for granting a special permit, such facility shall:

1. conform to the performance standards applicable to M1 Districts;
2. occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#; and
3. occupy a #zoning lot# containing no #residential use#.

c. Findings

As a condition for granting a special permit, the Commission shall find that the scientific research and development facility:

- (a)(1) will not unduly affect the essential character or impair the future use and development of the surrounding area;
- (b)(2) will be located so as to draw a minimum of vehicular traffic to and through local #streets#;
- (c)(3) provides fully enclosed storage space for all raw materials, finished products, by-products and waste materials including debris, refuse and garbage; and
- (d)(4) that the modification of such height and setback to any applicable #bulk# regulations will not unduly obstruct the access of light and air to adjoining properties or public #streets#.

5. with regard to #sign# modifications:

- i. a signage plan has been submitted showing the location, size, height, and illumination of all #signs# on the #zoning lot#;
- ii. the modifications are consistent with the amount and location of commercial life sciences laboratories that the Commission finds appropriate on the #zoning lot#; and
- iii. #illuminated signs#, if provided:
  - a. utilize an illumination type, and are located and oriented in a manner so as to minimize any negative effects on nearby residences; and
  - b. do not alter the essential character of the adjacent area.

d. Additional requirements

1. To minimize traffic congestion in the area, the Commission shall require the provision of off-street loading berths conforming to the requirements set forth in Section 36-62 (Required Accessory Off-street Loading Berths) for #commercial uses#.
2. The Commission may also require the provision of #accessory# off-street parking facilities to prevent the creation of traffic congestion caused by the curb parking of vehicles generated by such #use#. The size and location of such parking, bicycle parking, and loading facilities shall comply with the applicable provisions of Section 36-00, inclusive.
3. All applications for the grant of a special permit, pursuant to this Section shall be referred to the Commissioner of Health of the City of New York or its successor for a report and recommendations on matters relating to health, safety and general welfare of the public with regard to the proposed facility. If the report is received within 45 days from the date of referral, the Commission shall, in its determination, give due consideration to the report and its recommendations. If

such agency does not report within 45 days, the Commission may make a final determination without reference thereto.

In order to promote and protect the public health, safety and general welfare, the City Planning Commission may impose additional conditions and safeguards and more restrictive performance standards where necessary.

\* \* \*

### No. 3

#### CD 8 C 210353 ZSM

**IN THE MATTER OF** an application submitted by New York Blood Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-48\* of the Zoning Resolution as follows:

1. to allow a scientific research and development facility as a commercial use;
2. to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use;
3. to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents); and,
4. to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries);

to facilitate a proposed 16-story building on property, located at 310 East 67<sup>th</sup> Street (Block 1441, Lot 40), in a C2-7\*\* District.

\* Note: A zoning text amendment is proposed to Section 74-48 under a concurrent related application for a Zoning Text change (N 210352 ZRM).

\*\* Note: This site is proposed to be rezoned by changing an R8B District to a C2-7 District under a concurrent related application for a Zoning Map change (C 210351 ZMM).

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

### NOTICE

On Thursday, July 29, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York Blood Center (the Applicant). The Applicant is requesting a rezoning and other discretionary actions from the CPC to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) state-of-the-art laboratory building with related offices on the site of the Applicant's existing building at 310 East 67<sup>th</sup> Street, Block 1441 Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66<sup>th</sup> and East 67<sup>th</sup> Streets and First and Second Avenues. The Development Site is part of a larger Rezoning Area, which also includes Block 1441, Lots 1001-1202, and Block 1421, p/o Lot 21. To facilitate the Proposed Project the Applicant is requesting several actions from the New York City CPC: a zoning map amendment to rezone the Development Site from R8B to C2-7; designation of the Development Site for Mandatory Inclusionary Housing (MIH); and to rezone the remainder of the Rezoning Area (Block 1441, Lots 1001-1202 and the eastern 100 feet of Block 1421, p/o Lot 21) from C1-9 to C2-8. The Applicant is also requesting a zoning text amendment to Section 74-48 of the Zoning Resolution; and a special permit, pursuant to the amended Section 74-48 to modify various sections of the Zoning Resolution, as detailed below. In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation (DOT) to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

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

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP080M.

**BOROUGH OF BROOKLYN**  
Nos. 4-7

### 960 FRANKLIN AVENUE REZONING

#### No. 4

#### CD 9

#### C 200184 ZMK

**IN THE MATTER OF** an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. changing from an R6A District to an R9D District property, bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue; and
2. establishing within the proposed R9D District a C2-4 District bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, and a line 100 feet northwesterly of Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated February 1, 2021, and subject to the conditions of CEQR Declaration E-586.

#### No. 5

#### CD 9

#### N 200185 ZRK

**IN THE MATTER OF** an application submitted by Franklin Ave. Acquisition LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

### APPENDIX F

#### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

### BROOKLYN

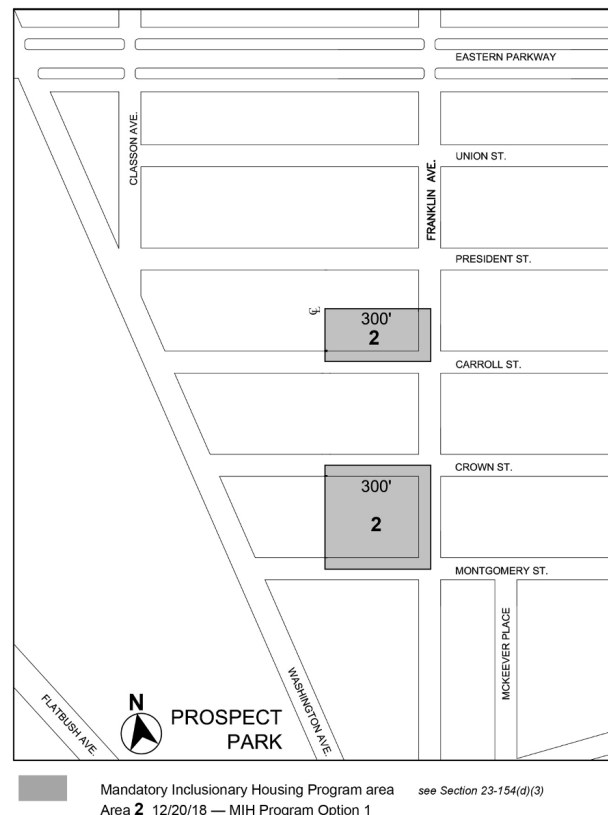
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#### Brooklyn Community District 9

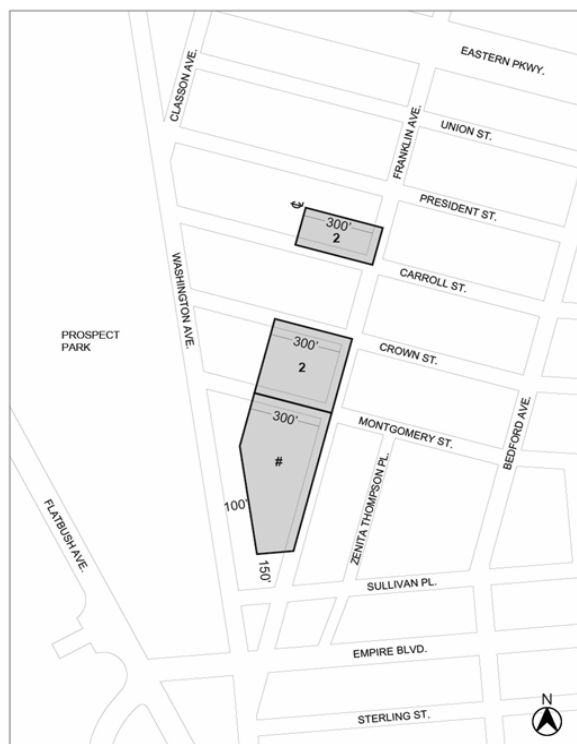
\* \* \*

Map 2 - [date of adoption]

[EXISTING MAP]



## [PROPOSED MAP]



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

Area 2 — 12/20/2018 — MIH Program Option 1

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

Portion of Community District 9, Brooklyn

\* \* \*

### No. 6

#### CD 9

#### C 200186 ZSK

**IN THE MATTER OF** an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 23-662 (Maximum Height of Buildings and Setback Regulations), and the tower coverage requirements of Section 23-663 (Tower Regulations in R9D and R10X Districts), in connection with a proposed mixed-use development, within a large-scale general development, on property, generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan

Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D\* and R9D/C2-4\* Districts.

\* Note: This site is proposed to be rezoned by changing an existing R6A District to R9D and R9D/C2-4 Districts under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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

### No. 7

#### CD 9

#### C 200187 ZSK

**IN THE MATTER OF** an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Sections 74-533 of the Zoning Resolution to reduce from 40 percent to 16 percent, the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D\* and R9D/C2-4\* Districts.

\* Note: This site is proposed to be rezoned by changing an existing R6A District to an R9 and R9/C2-4 District under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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

### NOTICE

On Thursday, July 29, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS), concerning an application by Franklin Ave. Acquisition LLC (the Applicant). The Applicant is requesting several discretionary actions that would facilitate the development of two mixed-use buildings comprising approximately 1,369,314 gross square feet (gsf) (1,151,671 (zsf) mixed-use commercial/residential development on the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue, on the eastern side of the Franklin Avenue subway shuttle right-of-way, in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The site is comprised of Brooklyn Block 1192, Lots 41, 46, 63 and 66 (the "Development Site"), while the Affected Area also includes Lot 40 and parts of Lot 1 (a portion of the MTA's Franklin Avenue subway shuttle right-of-way), Lot 77 and Lot 85 (the "Affected Area"). To facilitate the Proposed Project, the Applicant is requesting several actions from the CPC including: a zoning map amendment to rezone the Affected Area from R6A to R9D and R9D/C2-4 (within 100 feet of Franklin Avenue), a text amendment to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area, as well as a Large Scale General Development (LSGD) special permit, and special permit to waive parking.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

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

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP095K.

YVETTE V. GRUEL, Calendar Officer

City Planning Commission

120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271

Telephone (212) 720-3370



jy15-29

In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the City Planning Commission will hold a public hearing accessible both in person and remotely.

The public hearing will be held on Wednesday, July 28, 2021, starting at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate remotely via the teleconferencing application Zoom, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287259/1>.

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

877 853 5247 US Toll-free

888 788 0099 US Toll-free

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to

[AccessibilityInfo@planning.nyc.gov] or made by calling [212-720-3508].

Requests must be submitted at least five business days before the meeting.

## BOROUGH OF BROOKLYN

### Nos. 1 & 2

#### 270 NOSTRAND AVENUE REZONING

#### No. 1

CD 3

C 210151 ZMK

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

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

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

#### No. 2

CD 3

N 210152 ZRK

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

Matter underlined is new, to be added;

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

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

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

\* \* \*

## APPENDIX F

### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

## BROOKLYN

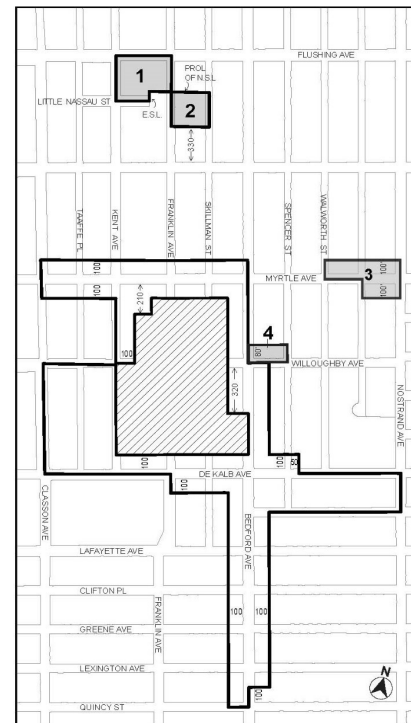
\* \* \*

### Brooklyn Community District 3

\* \* \*

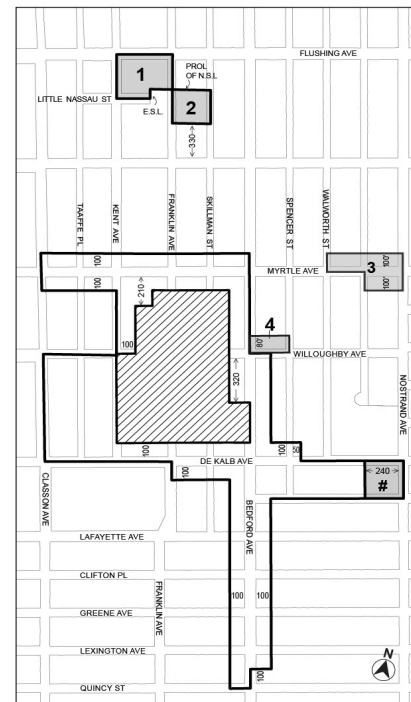
Map 3 – [date of adoption]

### [EXISTING MAP]



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

### [PROPOSED MAP]



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

Portion of Community District 3, Brooklyn

\* \* \*

**Nos. 3 & 4**  
**1776 48<sup>TH</sup> STREET REZONING**  
**No. 3**

**CD 12** **C 200296 ZMK**  
**IN THE MATTER OF** an application submitted by Mr. Yitzchok Stern pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c:

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

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

**No. 4** **N 200297 ZRK**  
**CD 12**  
**IN THE MATTER OF** an application submitted by Mr. Yitzchok Stern, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

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

\* \* \*

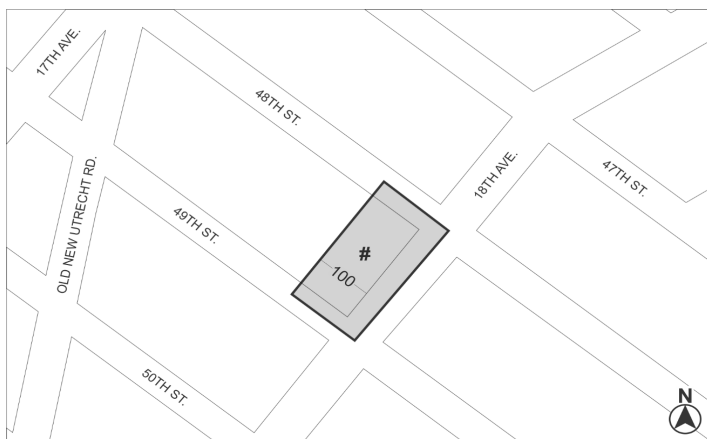
**BROOKLYN**

\* \* \*

**Brooklyn Community District 12**

\* \* \*

Map 4 – [date of adoption]



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

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

Portion of Community District 12, Brooklyn

\* \* \*

**Nos. 5-10**  
**GOWANUS NEIGHBORHOOD PLAN**  
**No. 5**

**CDs 2 & 6** **C 210177 ZMK**  
**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c and 16d:

1. eliminating from within an existing R8A District a C2-4 District bounded by:
  - a. Pacific Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, President Street, a line 150 feet southeasterly of 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, 4<sup>th</sup> Avenue, Douglass Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and
  - b. a line 210 feet northeasterly of 5<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 7<sup>th</sup> Street, 4<sup>th</sup> Avenue, 9<sup>th</sup> Street, a

line 100 feet southeasterly of 4<sup>th</sup> Avenue, 13<sup>th</sup> Street, 4<sup>th</sup> Avenue, 14<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 15<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 6<sup>th</sup> Street, and 4<sup>th</sup> Avenue;

2. eliminating a Special Enhanced Commercial District (EC-1) bounded by Pacific Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, President Street, a line 150 feet southeasterly of 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 15<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 6<sup>th</sup> Street, 4<sup>th</sup> Avenue, Douglass Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
3. changing from an R6B District to an R6A District property bounded by Carroll Street, Bond Street, 1<sup>st</sup> Street, and a line 350 feet southeasterly of Hoyt Street;
4. changing from an R6 District to an R6B District property bounded by Warren Street, Nevins Street, a line midway between Warren Street and Baltic Street, and a line 100 feet southeasterly of Bond Street;
5. changing from an R8A District to a C4-4D District property bounded by Pacific Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, President Street, a line 150 feet southeasterly of 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 15<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 6<sup>th</sup> Street, 4<sup>th</sup> Avenue, Douglass Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
6. changing from an C8-2 District to a C4-4D District property bounded by 3<sup>rd</sup> Street, 4<sup>th</sup> Avenue, 6<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
7. changing from an M1-2 District to a C4-4D District property bounded by Douglass Street, 4<sup>th</sup> Avenue, 1<sup>st</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
8. changing from an C8-2 District to an M1-4 District property bounded by 3<sup>rd</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 6<sup>th</sup> Street and 7<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 7<sup>th</sup> Street, 3<sup>rd</sup> Avenue, a line 305 feet southwesterly of 3<sup>rd</sup> Street, and a line 285 feet southeasterly of 3<sup>rd</sup> Avenue;
9. changing from an M1-1 District to an M1-4 District property bounded by:
  - a. a line midway between 4<sup>th</sup> Street and 5<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street, 5<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 390 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street; and
  - b. 3<sup>rd</sup> Street, Bond Street, 4<sup>th</sup> Street, and Hoyt Street;
10. changing from an M1-2 District to an M1-4 District property bounded by:
  - a. a line midway between Baltic Street and Butler Street, Nevins Street, Butler Street and a line 360 feet northwesterly of Nevins Street;
  - b. a line midway between Baltic Street and Butler Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between Sackett Street and Union Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Degraw Street, a line 200 feet southeasterly of 3<sup>rd</sup> Avenue, Douglass Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue; and
  - c. a line midway between Union Street and President Street, a line 180 feet northwesterly of 4<sup>th</sup> Avenue, President Street, a line 250 feet northwesterly of 4<sup>th</sup> Avenue, Carroll Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
11. changing from an M2-1 District to an M1-4 District property bounded by 3<sup>rd</sup> Street, a line 270 feet southeasterly of Bond Street, the centerline of the Gowanus Canal, and Bond Street and its southwesterly centerline prolongation;
12. changing from an M3-1 District to an M1-4 District property bounded by 4<sup>th</sup> Street, Bond Street and its southwesterly centerline prolongation, the centerline of the Gowanus Canal, a line 160 feet northwesterly of Bond Street and its southwesterly prolongation, a line 120 feet southwesterly of 4<sup>th</sup> Street, Hoyt Street, 5<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street;

13. changing from an R6 District to an M1-4/R6A District property bounded by Warren Street, a line 100 feet southeasterly of Bond Street, Baltic Street and Bond Street;
14. changing from an M1-1 District to an M1-4/R6A District property bounded by a line midway between 3<sup>rd</sup> Street and 4<sup>th</sup> Street, Hoyt Street, 4<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 4<sup>th</sup> Street distant 365 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 4<sup>th</sup> Street and the northwesterly street line of Hoyt Street;
15. changing from an M1-2 District to a M1-4/R6A District property bounded by:
  - a. a line midway between Warren Street and Baltic Street, a line 100 feet northwesterly of Nevins Street, a line midway between Baltic Street and Butler Street, a line 100 feet southeasterly of Bond Street, Douglass Street, Bond Street, Baltic Street, and a line 100 feet southeasterly of Bond Street;
  - b. a line midway between Baltic Street and Butler Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Butler Street and Douglass Street, a line 100 feet southeasterly of Nevins Street, Butler Street, a line 325 feet northwesterly of 3<sup>rd</sup> Avenue;
  - c. Baltic Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between Baltic Street and Butler Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
  - d. a line midway between Degraw Street and Sackett Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Sackett Street and Union Street, a line 100 feet southeasterly of Nevins Street, a line midway between Union Street and President Street, a line 190 feet northwesterly of 3<sup>rd</sup> Avenue, President Street, a line 100 feet southeasterly of Nevins Street, Carroll Street, Nevins Street, Sackett Street, and a line 100 feet southeasterly of Nevins Street; and
  - e. Union Street, a line 270 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between Union Street and President Street, and a line 170 feet northwesterly of 3<sup>rd</sup> Avenue;
16. changing from an M2-1 District to an M1-4/R6A District property bounded by a line midway between Butler Street and Douglass Street, a line 200 feet southeasterly of Bond Street, Douglass Street, and a line 100 feet southeasterly of Bond Street;
17. changing from an C8-2 District to an M1-4/R6B District property bounded by a line midway between 6<sup>th</sup> Street and 7<sup>th</sup> Street, a line 360 feet southeasterly of 3<sup>rd</sup> Avenue, 7<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
18. changing from an M1-1 District to an M1-4/R6B District property bounded by a line midway between 4<sup>th</sup> Street and 5<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 390 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street, 5<sup>th</sup> Street, and Smith Street;
19. changing from an M1-2 District to an M1-4/R6B District property bounded by:
  - a. a line midway between Baltic Street and Butler Street, a line 360 feet northwesterly of Nevins Street, Butler Street, and a line 100 feet southeasterly of Bond Street; and
  - b. a line midway between Union Street and President Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Carroll Street, a line 250 feet northwesterly of 4<sup>th</sup> Avenue, President Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 1<sup>st</sup> Street, 3<sup>rd</sup> Avenue, Carroll Street, a line 100 feet southeasterly of Nevins Street, President Street, and a line 190 feet northwesterly of 3<sup>rd</sup> Avenue;
20. changing from an M2-1 District to an M1-4/R6B District property bounded by:
  - a. Butler Street, a line 200 feet southeasterly of Bond Street, a line midway between Butler Street and Douglass Street, and a line 100 feet southeasterly of Bond Street; and
  - b. Carroll Street, 3<sup>rd</sup> Avenue, a line perpendicular to the northwesterly street line of 3<sup>rd</sup> Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 3<sup>rd</sup> Avenue and the southwesterly street line of Carroll Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, the northwesterly centerline prolongation of 1<sup>st</sup> Street, and a line perpendicular to the southwesterly street line of Carroll Street distant 425 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Carroll Street and the northwesterly street line of 3<sup>rd</sup> Avenue;
21. changing from an M2-1 District to an M1-4/R7-2 District property bounded by:
  - a. Douglass Street and its southeasterly centerline prolongation, the centerline of the Gowanus Canal, Degraw Street and its northwesterly centerline prolongation, Nevins Street, Carroll Street, a line perpendicular to the southwesterly street line of Carroll Street distant 425 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Carroll Street and the northwesterly street line of 3<sup>rd</sup> Avenue, the northwesterly centerline prolongation of 1<sup>st</sup> Street, the centerline of the Gowanus Canal, Carroll Street and its southeasterly centerline prolongation, and Bond Street; and
  - b. 2<sup>nd</sup> Street, a line 210 feet northwesterly of 3<sup>rd</sup> Avenue, 3<sup>rd</sup> Street and its northwesterly centerline prolongation, the centerline of the Gowanus Canal, a line 270 feet southeasterly of Bond Street and its southwesterly prolongation, 3<sup>rd</sup> Street, and Bond Street;
22. changing from an M3-1 District to an M1-4/R7-2 District property bounded by 5<sup>th</sup> Street, Hoyt Street, a line 120 feet southwesterly of 4<sup>th</sup> Street, a line 160 feet northwesterly of Bond Street and its southwesterly prolongation, the centerline of the Gowanus Canal, Huntington Street and its southeasterly prolongation, and Smith Street;
23. changing from an M1-2 District to an M1-4/R7A District property bounded by Sackett Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between Sackett Street and Union Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, President Street, a line 180 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between Union Street and President Street, a line 270 feet southeasterly of 3<sup>rd</sup> Avenue, Union Street, a line 170 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Union Street and President Street, a line 100 feet southeasterly of Nevins Street, a line midway between Sackett Street and Union Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
24. changing from an R6 District to an M1-4/R7X District property bounded by a line midway between Warren Street and Baltic Street, Nevins Street, Baltic Street, and a line 75 feet northwesterly of Nevins Street;
25. changing from an C8-2 District to an M1-4/R7X District property bounded 3<sup>rd</sup> Street, a line 285 feet southeasterly of 3<sup>rd</sup> Avenue, a line 305 feet southwesterly of 3<sup>rd</sup> Street, and 3<sup>rd</sup> Avenue;
26. changing from an M1-2 District to an M1-4/R7X District property bounded by:
  - a. a line midway between Warren Street and Baltic Street, a line 75 feet northwesterly of Nevins Street, Baltic Street, Nevins Street, a line midway between Baltic Street and Butler Street, and a line 100 feet northwesterly of Nevins Street;
  - b. Baltic Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Douglass Street, a line 200 feet southeasterly of 3<sup>rd</sup> Avenue, Degraw Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Sackett Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Degraw Street and Sackett Street, a line 100 feet southeasterly of Nevins Street, Sackett Street, Nevins Street, Butler Street, a line 100 feet southeasterly of Nevins Street, a line midway between Butler Street and Douglass Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Baltic Street and Butler Street, and a line 325 feet northwesterly of 3<sup>rd</sup> Avenue;
27. changing from an M2-1 District to an M1-4/R7X District property bounded by a line perpendicular to the northwesterly street line of 3<sup>rd</sup> Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 3<sup>rd</sup> Avenue and the southwesterly street line of Carroll Street, 3<sup>rd</sup> Avenue, 3<sup>rd</sup> Street, a line 210 feet northwesterly of 3<sup>rd</sup> Avenue, the northwesterly centerline prolongation of 1<sup>st</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, and
28. establishing a Special Gowanus Mixed Use District (G) bounded by Pacific Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, President Street, a line 150 feet southeasterly of 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 15<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 6<sup>th</sup> Street and 7<sup>th</sup> Street, a line 360 feet southeasterly of 3<sup>rd</sup> Avenue, 7<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 3<sup>rd</sup> Street and its northwesterly centerline prolongation, the centerline of the Gowanus Canal, Huntington Street and its southeasterly centerline prolongation, Smith Street, a line midway between 4<sup>th</sup> Street and 5<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street,

4<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 4<sup>th</sup> Street distant 365 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 4<sup>th</sup> Street and the northwesterly street line of Hoyt Street, a line midway between 3<sup>rd</sup> Street and 4<sup>th</sup> Street, Hoyt Street, 3<sup>rd</sup> Street, Bond Street, Warren Street, a line 100 feet southeasterly of Bond Street, a line midway between Warren Street and Baltic Street, Nevins Street, Butler Street, a line 325 feet northwesterly of 3<sup>rd</sup> Avenue, Baltic Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and excluding the areas bounded by:

- i. Butler Street, Nevins Street, Degraw Street and its northwesterly centerline prolongation, the center line of the Gowanus Canal, Douglass Street and its southeasterly centerline prolongation, and a line 200 feet southeasterly of Bond Street; and
- ii. 1<sup>st</sup> Street, 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, and 3<sup>rd</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-601.

## No. 6

### CD 2 & 6

### N 210178 ZRK

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Gowanus Mixed Use District (Article XIII, Chapter 9) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

Matter underlined is new, to be added;

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

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

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

**[NOTE: Cross-references to certain Sections and Section titles may reflect the proposed text amendments Zoning for Coastal Resiliency (ULURP No. N 210095 ZRY), which has been recently adopted by City Council, and Elevate Transit - Zoning for Accessibility (ULURP No. N 210270 ZRY), which is currently in public review.]**

## ARTICLE I GENERAL PROVISIONS

### Chapter 1

#### Title, Establishment of Controls and Interpretation of Regulations

\* \* \*

### 11-12

#### Establishment of Districts

\* \* \*

### 11-122

#### Districts established

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

\* \* \*

#### Special Purpose Districts

\* \* \*

#### Establishment of the Special Governors Island District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 4, the #Special Governors Island District# is hereby established.

#### Establishment of the Special Gowanus Mixed Use District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 9, the #Special Gowanus Mixed Use District# is hereby established.

#### Establishment of the Special Grand Concourse Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 2, the #Special Grand Concourse Preservation District# is hereby established.

\* \* \*

### Chapter 2

#### Construction of Language and Definitions

\* \* \*

### 12-10

#### DEFINITIONS

\* \* \*

Special Governors Island District

The "Special Governors Island District" is a Special Purpose District designated by the letters "GI" in which the special regulations set forth in Article XIII, Chapter 4, apply.

#### Special Gowanus Mixed Use District [date of adoption]

The "Special Gowanus Mixed Use District" is a Special Purpose District designated by the letter "G" in which special regulations set forth in Article XIII, Chapter 9, apply.

#### Special Grand Concourse Preservation District

The "Special Grand Concourse Preservation District" is a Special Purpose District designated by the letter "C" in which special regulations set forth in Article XII, Chapter 2, apply.

\* \* \*

#### Waterfront area

The "waterfront area" is the geographical area comprising all #blocks# between the pierhead line and a line 800 feet landward from the #shoreline#. Where such line intersects a #block#, the entire #block# shall be included and the #waterfront area# boundary shall coincide with the centerline of the landward boundary #street# or other #block# boundary. Notwithstanding the above, any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not #abut# a waterfront public park, shall not be included in the #waterfront area#.

[The struckout provisions of this paragraph have been moved to 139-021]

\* \* \*

For the purposes of this definition, only #blocks# along waterways that have a minimum width of 100 feet between opposite #shorelines#, with no portion downstream less than 100 feet in width, shall be included within the #waterfront area#. However, #blocks# bounding the Gowanus Canal north of Hamilton Avenue, as shown on the City Map, Dutch Kills and the portion of the Bronx River located south of the prolongation of East 172nd Street, shall be included within the #waterfront area#.

\* \* \*

### Chapter 4

#### Sidewalk Cafe Regulations

\* \* \*

### 14-44

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

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

\* \* \*

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

<sup>1</sup> #Sidewalk cafes# are not allowed on Ocean Parkway

\* \* \*

## ARTICLE II RESIDENCE DISTRICT REGULATIONS



## Chapter 3 Residential Bulk Regulations in Residence Districts

### 23-00 APPLICABILITY AND GENERAL PURPOSES

#### 23-01 Applicability of This Chapter

\* \* \*

#### 23-011 Quality Housing Program

\* \* \*

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

\* \* \*

#### (2) Special Purpose Districts

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

#Special 125th Street District#;

#Special Downtown Brooklyn District#;

#Special Downtown Far Rock away District#;

#Special Downtown Jamaica District#;

#Special East Harlem Corridors District#;

#Special Flushing Waterfront District#;

#Special Gowanus Mixed Use District#;

#Special Grand Concourse Preservation District#;

\* \* \*

## ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

### Chapter 2 Special Regulations Applying in the Waterfront Area

\* \* \*

#### 62-10 GENERAL PROVISIONS

#### 62-11 Definitions

\* \* \*

Waterfront block or waterfront zoning lot

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

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

[NOTE: The provisions of this paragraph have been moved to Section 139-021]

However, any #block# or #zoning lot# in the #waterfront area# having a boundary within or coincident with the boundaries of the Gowanus Canal, as shown on the City Map, shall be a #waterfront block# or #waterfront zoning lot#, respectively.

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

\* \* \*

#### 62-13 Applicability of District Regulations

\* \* \*

The regulations of this Chapter shall apply in the following Special Purpose Districts except as specifically modified within the Special Purpose District provisions:

#Special Flushing Waterfront District#

#Special Gowanus Mixed Use District#

#Special Inwood District#

#Special St. George District#.

\* \* \*

#### 62-90 WATERFRONT ACCESS PLANS

\* \* \*

#### 62-93 Borough of Brooklyn

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

BK-1: Greenpoint-Williamsburg, as set forth in Section 62-931

BK-2: Gowanus Canal, in the #Special Gowanus Mixed Use District#, as set forth in Section 139-50 (GOWANUS CANAL WATERFRONT ACCESS PLAN).

\* \* \*

## ARTICLE XIII SPECIAL PURPOSE DISTRICTS

### Chapter 2 Special Enhanced Commercial District

\* \* \*

#### 132-11 Special Enhanced Commercial Districts Specified

The #Special Enhanced Commercial District# is mapped in the following areas:

- #Special Enhanced Commercial District# 1

The #Special Enhanced Commercial District# 1 (EC-1) is established on November 29, 2011, on the following #designated commercial streets# as indicated on #zoning maps# 16c and 16d:

- Fourth Avenue, in the Borough of Brooklyn, generally between 24th Street and 15th Street and Pacific Street and Atlantic Avenue.

- #Special Enhanced Commercial District# 2

\* \* \*

## ARTICLE XIII SPECIAL PURPOSE DISTRICTS

### Chapter 9 Special Gowanus Mixed Use District

#### 139-00 GENERAL PURPOSES

The “Special Gowanus Mixed Use District” established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Gowanus neighborhood and the greater community. These general goals include, among others, the following specific purposes:

- to recognize and enhance the vitality and character of an existing mixed use neighborhood;
- to encourage stability and growth in the Gowanus neighborhood by permitting compatible light manufacturing and residential uses to coexist;
- to encourage investment in a mixed use neighborhood by permitting the expansion and new development of a wide variety of uses in a manner that ensures the health and safety of residents and employees;
- to improve the physical appearance of the streetscape by providing and coordinating harmonious open space, sidewalk amenities and landscaping within a consistent urban design;
- to promote and enhance visual and physical access to and around the Gowanus Canal;
- to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- to expand local employment opportunities and to promote the opportunity for workers to live in the vicinity of their work; and
- to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect the City’s tax revenues.

### **139-01** **Definitions**

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Sections 12-10 (DEFINITIONS), 37-311 (Definitions), and 62-11 (Definitions). The definition of #development# shall be as set forth in Section 12-10, except where otherwise specified.

#### **Gowanus mix uses**

“Gowanus mix uses” are #community facility#, #commercial#, and #manufacturing uses# set forth in Section 139-12 (Gowanus Mix Uses).

#### **Gowanus retail and entertainment uses**

“Gowanus retail and entertainment uses” are #community facility# and #commercial uses# set forth in Section 139-13 (Gowanus Retail and Entertainment Uses).

#### **Mixed use district**

In the #Special Gowanus Mixed Use District#, a “mixed use district” shall be any M1 District paired with a #Residence District#, as indicated on the #zoning maps#. For the purposes of applying provisions of districts adjacent to a #mixed use district#, a #mixed use district# shall be considered a #Manufacturing District#.

#### **Select community facility uses**

For the purposes of this Chapter, the following #community facility uses# shall also be considered “select community facility uses”:

#Schools#;

Houses of worship, rectories or parish houses;

Health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health; and

Non-profit, voluntary, or proprietary hospitals.

### **139-02** **General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Gowanus Mixed Use District#, the regulations of this Chapter shall apply within the #Special Gowanus Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

### **139-021** **Applicability of regulations to the Gowanus Canal**

[NOTE: Some of these provisions have been relocated here from Sections 12-10 and 62-11]

In the #Special Gowanus Mixed Use District#, all #blocks# bounding the Gowanus Canal shall be considered #waterfront blocks# within the #waterfront area#, and the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), as modified by the provisions of this Chapter, shall apply.

All #zoning lots# having a boundary within or coincident with the boundaries of the Gowanus Canal, shall be considered #waterfront zoning lots#. All portions of such a #zoning lot# shall be included as part of the #upland lot# and deemed to be #lot area#, regardless of the location of the #shoreline#.

For the purposes of this Chapter, the boundaries of the Gowanus Canal shall be as shown on the City Map, and shall include the First Street Basin.

### **139-022** **Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90 (INCLUSIONARY HOUSING), #Mandatory Inclusionary Housing areas# within the #Special Gowanus Mixed Use District# are shown on the maps in APPENDIX F (Inclusionary Housing Areas and Mandatory Inclusionary Housing Areas) of this Resolution. Such provisions are modified by the provisions of this Chapter.

### **139-023** **Applicability of the Quality Housing Program**

In the #Special Gowanus Mixed Use District#, all #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 3 (The Quality Housing Program) shall apply. Such #buildings# shall be considered #Quality Housing buildings#.

### **139-024**

### **Applicability of Article VI, Chapter 4**

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

### **135-025** **Applicability of Article VI, Chapter 6**

For #transit-adjacent sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

### **139-026** **Applicability of Article XII, Chapter 3**

In #Mixed Use Districts#, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use Districts) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

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

### **139-03** **District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Gowanus Mixed Use District# Plan. The district plan includes the following maps in the Appendices to this Chapter:

#### **Appendix A – Special Gowanus Mixed Use District**

Map 1	Subdistricts
Map 2	Subareas
Map 3	Ground Floor Use Requirements
Map 4	Sidewalk Widening Lines

#### **Appendix B – Special Gowanus Canal Waterfront Access Plan**

Map 1	Parcel Designation
Map 2	Public Access Elements
Map 3	Designated Visual Corridors

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

### **139-04** **Subdistricts**

In order to carry out the purposes and provisions of this Chapter, five subdistricts are established within the #Special Gowanus Mixed Use District#. In addition, subareas are established within Subdistricts B and D.

#### **Subdistrict A – Fourth Avenue Subdistrict**

#### **Subdistrict B – Upland Blocks Subdistrict**

Subarea B1  
Subarea B2

#### **Subdistrict C – North Canal Corridor Subdistrict**

#### **Subdistrict D – South Canal Corridor Subdistrict**

Subarea D1  
Subarea D2  
Subarea D3  
Subarea D4  
Subarea D5  
Subarea D6

#### **Subdistrict E – First Street Subdistrict**

The boundaries of the subdistricts are shown on Map 1 and the boundaries of the subareas are shown on Map 2 in Appendix A of this Chapter.

### **139-10** **SPECIAL USE REGULATIONS**

In Subdistricts A, B, C, and D the underlying #use# regulations shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying district regulations shall apply.

### **139-11** **Permitted Uses**

In all #Manufacturing Districts# and #Mixed Use Districts#, in addition to the #uses# specified in Article IV, Chapter 2 and Article XII, Chapter 3, respectively, the following #uses# shall also be permitted:

- (a) all #uses# listed in Use Group 3, as set forth in Section 22-13;
- (b) all #uses# listed in Use Group 4, as set forth in Section 22-14;

- (c) food stores, including supermarkets, grocery stores or delicatessen stores, as specified in Section 32-15 (Use Group 6), without limitation as to #floor area# per establishment;
- (d) all uses in Use Group 10A, as specified in Section 32-19;
- (e) all uses in Use Group 17B, as specified in Section 42-14; and
- (f) the manufacture of alcoholic beverages and breweries, as specified in Section 42-15 (Use Group 18), without limitation on size. Where provided, the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to such #use#.

**139-12****Gowanus Mix Uses**

For the purposes of applying the special #bulk# regulations of Section 139-212 (Gowanus mix), the following #community facility#, #commercial#, and #manufacturing uses# shall also be considered #Gowanus mix uses#:

From Use Group 3, as set forth in Section 22-13:

#schools#, colleges or universities, libraries, museums, and non-commercial art galleries, as listed in Use Group 3A;

From Use Group 4, as set forth in Section 22-14:

all #uses# in Use Group 4A, except ambulatory diagnostic and treatment health care facilities;

agriculture, including greenhouses, nurseries, and truck gardens as listed in use Group 4B;

From Use Group 6, as set forth in Section 32-15:

custom tailoring, as listed in Use Group 6A;

From Use Group 7, as set forth in Section 32-16:

all #uses# in Use Group 7B;

electric vehicle charging stations and automotive battery swapping facilities as listed in Use Group 7D;

From Use Group 8, as set forth in Section 32-17:

all #uses# listed in Use Group 8B;

From Use Group 9, as set forth in Section 32-18:

blueprinting; business schools or colleges; costume rental; medical or dental laboratories; instrument repair; printing establishments; studios, art, music, dancing or theatrical; trade schools for adults; and umbrella repair shops as listed in Use Group 9A;

photographic printing or developing as listed in Use Group 9B;

From Use Group 10, as set forth in Section 32-19:

photographic or motion picture production studios; radio or television studios;

From Use Group 11, as set forth in Section 32-20:

all #uses# listed in Use Groups 11A;

From Use Group 12, as set forth in Section 32-21:

commercial art galleries, jewelry and art metal craft shops, as listed in Use Group 12B;

From Use Group 14, as set forth in Section 32-23:

bicycle rental or repair, and boat storage, repair, and painting, as listed in Use Group 14A;

From Use Group 16, as set forth in Section 32-25:

blacksmith shops; carpentry or custom woodworking; custom furniture making; building contractor supply stores; fuel, ice, oil, coal, wood sales; household and office equipment or machinery repair shops; machinery rental or sales establishments; mirror silvering or glass cutting shops; and tool, die, and pattern making shops as listed in Use Group 16A;

From Use Group 17, as set forth in Section 42-14:

food product manufacturing, as listed in Use Group 17B; and

From Use Group 18, as set forth in Section 42-15:

breweries and alcoholic beverage manufacturing.

**139-13****Gowanus Retail and Entertainment Uses**

For the purposes of applying the basic #floor area ratio# regulations of Section 139-21, the following #community facility# and #commercial# #uses# shall also be considered #Gowanus retail and entertainment uses#:

From Use Group 3, as set forth in Section 22-13:

non-commercial art galleries;

From Use Group 6, as set forth in Section 32-15:

all #uses# listed in Use Group 6A, 6C, and 6E;

From Use Group 8, as set forth in Section 32-17:

all #uses# listed in Use Group 8A;

From Use Group 10, as set forth in Section 32-19:

all #uses# listed in Use Group 10A;

From Use Group 12, as set forth in Section 32-21:

all #uses# listed in Use Groups 12A and 12B;

From Use Group 13, as set forth in Section 32-22:

all #uses# in Use Group 13A and 13B;

From Use Group 14, as set forth in Section 32-23:

bicycle sales; candy or ice cream stores; and non-commercial clubs without restrictions on activities or facilities except for any activity or #use# listed within the definitions of #adult physical culture establishments# in Section 12-10 (DEFINITIONS).

**139-14****Supplementary Use Regulations****139-141****Location of commercial uses in mixed buildings****(a) Commercial Districts**

In #Commercial Districts#, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified, for #mixed buildings# that are #developed# or #enlarged# after [date of adoption], to permit #dwelling units# on the same #story# as a #commercial use#, provided no access exists between such #uses# at any level containing #dwelling units# and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

**(b) Mixed Use Districts**

In #Mixed Use Districts#, the provisions of paragraph (c)(2) of Section 123-31 (Provisions Regulating Location of Uses in Mixed Use Buildings) shall be modified to allow #commercial# and #manufacturing uses# to be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from such #uses# exists within the #building#.

**139-142****Enclosure of uses**

In #Manufacturing Districts#, the underlying regulations of Section 42-40 (SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply, except that all storage of materials or products shall be located within #completely enclosed buildings# regardless of distance from a #Residence District#.

**139-15****Special Sign Regulations**

In the #Special Gowanus Mixed Use District#, the underlying #sign# regulations shall apply, except that:

- (a) in #Manufacturing Districts#, the #sign# regulations of a C6-1 District, as set forth in Section 32-60, shall apply;
- (b) any #accessory signs# that are provided adjacent to a #shore public walkway# shall be governed by the provisions of Section 139-55 (Special Signage Regulations).

**139-16****Physical Culture Establishments**

In all districts, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9A #use#.

**139-17****Transient Hotels**

In all districts, the #development# of a #transient hotel#; a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more, shall be permitted only by special permit of the City Planning Commission pursuant to the provisions of this Section.

In order to permit such a #transient hotel#, the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future use or development of, the surrounding area.

Any #transient hotel# existing prior to [date of adoption] shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section, and subject to the applicable district #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, in the event a casualty damages or destroys a #transient hotel#, that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

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

### 139-20

#### SPECIAL BULK REGULATIONS

In Subdistricts A, B, C and D, the #bulk# regulations of the applicable underlying districts shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying regulations shall apply.

In Subdistrict A, the provisions of Section 34-112 (Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) and paragraph (b) of Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5, or C6 Districts) shall be modified so that, in C4-4D Districts, the applicable #Residence District# shall be an R9A District, as modified by the provisions of this Chapter.

### 139-21

#### Floor Area Regulations

Basic #floor area# regulations are established in Section 139-211. Such regulations may be modified by the provisions of this Section, inclusive.

The basic maximum #floor area ratios# may be increased for certain #zoning lots# pursuant to Sections 139-212 (Gowanus mix) and 139-213 (Special floor area provisions for transit improvements).

Special regulations for #community facility floor area# on #zoning lots# containing #schools# are set forth in Section 139-214 (Special provisions for zoning lots containing schools).

Special regulations for certain #zoning lots# are set forth in Section 139-215 (Special floor area provisions for zoning lots containing comfort stations) and 139-216 (Special provisions for street improvements).

For the purposes of applying the provisions of Section 64-322, #primary street frontages# shall be the locations designated on Map 3 in the Appendix to this Chapter.

### 139-211

#### Basic floor area regulations

The maximum #floor area# regulations for each district in the #Special Gowanus Mixed Use District# shall be as set forth in the table in this Section.

Row A establishes the maximum #residential floor area ratio# for #MIH sites# where either #affordable floor area# is provided in accordance with the provisions of paragraphs (d)(3)(i) through (d)(3)(iv) or paragraph (d)(5) of Section 23-154 (Inclusionary Housing), or where a contribution to the #affordable housing fund# is made in accordance with paragraph (d)(3)(v) of such Section. For #zoning lots# subject to the provisions of paragraph (d)(4) of Section 23-154, the maximum #floor area ratio# shall be as set forth in Section 23-153 (For Quality Housing buildings).

Row B establishes a maximum #floor area ratio# for #community facility uses#, other than #select community facility uses#. Row C sets forth the maximum #floor area ratio# for #select community facility uses# only. In addition, special regulations for #schools# are set forth in Section 139-213.

Row D establishes a maximum #floor area ratio# for #Gowanus retail and entertainment uses# only.

Row E establishes a maximum #floor area ratio# for all #commercial uses#, inclusive of #Gowanus retail and entertainment uses#.

Row F sets forth the maximum #floor area ratio# for #manufacturing# uses.

Row G establishes the maximum #floor area ratio# permitted on the #zoning lot#.

#### MAXIMUM FLOOR AREA RATIO

		C4-4D	M1-4		M1-4 / R6B	M1-4 / R6A	M1-4 / R7A	M1-4 / R7-2	M1-4 / R7X
			Subarea B1	Subarea B2					
A	Maximum #FAR# for #residential uses# for #MIH Sites#	8.5	-	-	2.2	3.6	4.6	4.4	5.6
B	Maximum #FAR# for #community facility uses#	6.5	4.0	3.0	2.0	3.0	4.0	4.0	5.0
C	Maximum #FAR# for #select community facility uses#	6.5	4.8	4.8	2.0	3.0	4.0	4.0	5.0
D	Maximum #FAR# for #Gowanus retail and entertainment uses#	3.4	2.0	2.0	2.0	2.0	2.0	2.0	2.0
E	Maximum #FAR# for #commercial uses#	3.4	4.0	3.0	2.0	3.0	3.0	3.0	4.0
F	Maximum #FAR# for #manufacturing uses#	-	4.0	3.0	2.0	3.0	3.0	3.0	4.0
G	Maximum #FAR#	8.5	4.8	4.8	2.2	3.6	4.6	4.4	5.6

**139-212**  
**Gowanus mix**

In M1 Districts paired with R7-2 or R7X Districts, the provisions of this Section may be utilized to increase the maximum #floor area ratio# set forth Section 139-211 (Basic floor area regulations).

PERMITTED INCREASE IN FLOOR AREA RATIO

		M1-4 / R7X	M1-4 / R7-2
A	Increase pursuant to paragraph (a)	0.2	0.3
B	Increase pursuant to paragraph (b)	0.2	0.3
C	Combined increase when utilizing paragraphs (a) and (b)	0.4	0.6

(a) Inclusion of non-residential uses

For #zoning lots# with #buildings# containing both #residential uses# and any non-#residential use#, the maximum #floor area ratio# may be increased by the amount listed in Row A of the table in this Section.

(b) Inclusion of #Gowanus mix uses#

For #zoning lots# with #buildings# containing both #residential uses# and #Gowanus mix uses#, the maximum #floor area ratio# may be increased by the amount listed in Row B of the table in this Section.

The provisions of both paragraphs (a) and (b) of this Section may be utilized, as applicable, so that the total maximum #floor area ratio# of the #zoning lot# is increased by the total amount listed in Row C of the table in this Section.

The amount of #floor area# allocated to such a #use# must be equal to or greater than the amount of #floor area# by which the maximum #floor area ratio# is being increased, and #floor area# provided to satisfy the requirements of one paragraph of this Section may not be utilized to satisfy the requirements of the other. However, #Gowanus mix uses# in excess of the #floor area ratio# listed in Row A may be used to satisfy the requirements of paragraph (a) above.

In addition, #floor area# provided to satisfy the requirements of Section 139-41 (Ground Floor Level Requirements) may not be utilized to satisfy the requirements of this Section.

**139-213**  
**Special floor area provisions for transit improvements**

In #Commercial Districts#, the #floor area ratios# set forth in Section 139-211 (Basic floor area regulations) may be increased by up to 20 percent, pursuant to the provisions of Section 139-46 (Certification for transit improvements). Where the #residential floor area ratio# is increased, such additional #floor area# shall be exempt from the requirements of paragraph (d) of Section 23-154.

**139-214**  
**Special floor area provisions for zoning lots containing schools**

The provisions of this Section shall apply to #zoning lots# with a #lot area# greater than 30,000 square feet, and which contain #schools# constructed in whole or in part pursuant to an agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education.

On such #zoning lots#, up to 60,000 square feet of floor space within such #school# or, in Subarea D4 up to 100,000 square feet of floor space within such #school#, shall be exempt from the definition of #floor area#.

**139-215**  
**Special floor area provisions for zoning lots containing comfort stations**

For #zoning lots# containing a comfort station provided in accordance with the provisions of paragraph (c)(2) of Section 139-51 (Area-Wide Modifications), an area equal to 200 percent of the floor space within such comfort station may be exempted from the definition of #floor area#.

**139-216**  
**Special floor area provisions for street improvements**

In Subareas D4, D5, and D6, for #zoning lots# containing mapped #streets#, where such mapped #streets# will be improved and opened to the public, the provisions of this Section may apply.

(a) Street area

The #lot area# of a #zoning lot# adjacent to newly-improved #street# may be considered to be increased by an amount equal to the area contained within the bed of such #street#, as measured from the centerline of such #street# to the #street line# adjoining the #zoning lot#.

(b) Transfer of #floor area#

#Residential floor area# may be transferred from a granting site to a receiving site located directly across the newly-improved #street#, and may exceed the maximum #floor area ratio# permitted on the receiving site, provided that:

- (1) the owners of the granting site and the receiving site shall jointly notify the Department of City Planning, in writing, of their intent to transfer #residential floor area#. Such notification shall include a site plan showing the conditions and #floor area# calculations for the granting site and the receiving site, before and after the transfer;
- (2) no building permit shall be issued by the Department of Buildings for a #building# on a receiving site containing any such transferred #residential floor area# until the Chairperson of the City Planning Commission has certified to the Department of Buildings that plans submitted to the Department of City Planning comply with the requirements of this Section; and
- (3) no certificate of occupancy shall be issued by the Department of Buildings for any portion of a #building# utilizing the transferred #residential floor area# until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #building# has been constructed in accordance with the plan certified by the Chairperson pursuant to paragraph (b)(2) of this Section.

Notices of restrictions shall be filed by the owners of the granting site and the receiving site in the Office of the Register of the City of New York, indexed against the granting site and the receiving site(s), certified copies of which shall be submitted to the Department of City Planning. Notice by the Department of City Planning of its receipt of certified copies thereof shall be a condition to issuance of a building permit for a #building# on the receiving site containing any such transferred #residential floor area#.

The transfer of #residential floor area#, once completed, shall irrevocably reduce the maximum #residential floor area# permitted on the granting site. Any #building# on a receiving site that uses the #residential floor area# so transferred shall comply with all other applicable #bulk# regulations of this Chapter.

**139-22**  
**Special Yard Regulations**

The underlying #yard# and #rear yard equivalent# regulations shall apply, as modified by the provisions of this Section, inclusive.

**139-221**  
**Permitted obstructions in required yards**

In all #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the permitted obstruction provisions of paragraph (b)(3) of Section 33-23 and paragraph (b)(1) of Section 43-23 shall be modified such that, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use# (except any #building# portion containing rooms used for living or sleeping purposes) shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

**139-222**  
**Rear yards and rear yard equivalents**

In all #Manufacturing Districts#, the provisions of 43-26 (Minimum Required Rear Yards) and 43-261 (Beyond one hundred feet of a street line) shall not apply. In lieu thereof, a #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

REQUIRED DEPTH OF REAR YARD

Height above #base plane#	Required depth
Below 65 feet	10
Above 65 feet and below 125 feet	15
Above 125 feet	20

In addition, in all #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-28 (Special Provisions for Through Lots) shall be modified such that no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

**139-223**  
**Required yards along district boundaries**

In #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-304 (Required front yards along district boundary located in a street) shall not apply.

In #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the underlying yard requirements applying along district boundaries of Sections 33-292 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots), 33-293 (Required yards along district boundary coincident with side lot line of zoning lot in a Commercial District), 43-302 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots) and 43-303 (Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District), shall be superceded by the provisions of this Section as follows:

- (a) When #side# or #rear lot lines# coincide with a #side lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level#, and at least eight feet in depth, shall be provided; and
- (b) Where #side# or #rear lot lines# coincide with the #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than 30 feet above #base plane# and at least 20 feet in depth, shall be provided.

### 139-224

#### Waterfront yards

The provisions of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be modified such that a #waterfront yard# shall be provided in accordance with the provisions of Section 62-332 (Rear yards and waterfront yards) on all #waterfront zoning lots#, as that term is defined in Section 62-11, regardless of #use#.

The depth of the #waterfront yard# shall be measured from the #zoning lot line# adjoining the Gowanus Canal, or where the provisions of paragraph (f) of Section 139-51 (Area-Wide Modifications) are utilized, from the bulkhead. The depth of the #waterfront yard# may be reduced as set forth in Section 62-332.

### 139-23

#### Special Height and Setback Regulations

The height and setback regulations of the applicable underlying districts are modified as follows:

- (a) In #Commercial Districts#, the height and setback regulations of Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS) shall apply to all #buildings#, as modified by the provisions of this Section, inclusive.
- (b) In #Mixed Use Districts#, the height and setback regulations of Section 123-60 (SPECIAL BULK REGULATIONS) shall apply, as modified by the provisions of this Section, inclusive.
- (c) In #Manufacturing Districts#, the underlying height and setback regulations of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), and 43-45 (Tower Regulations) shall not apply. In lieu thereof, minimum and maximum base heights and maximum heights for #buildings or other structures# shall be as set forth in this Section, inclusive. The other underlying regulations of Article IV, Chapter 3 (Bulk Regulations) shall apply, as modified by the provisions of this Section, inclusive.
- (d) The special #bulk# regulations applicable in the #waterfront area# of Section 62-30 (SPECIAL BULK REGULATIONS) shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall control.

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

### 139-231

#### General provisions

For the purposes of applying the applicable #bulk# regulations, the boundaries of #waterfront public access areas#, as well as #lot lines# abutting #public parks#, shall be considered #narrow street lines#.

Where a continuous sidewalk widening is provided along the entire frontage of a #zoning lot#, the interior boundary of such widening shall be considered a #street line# for the purpose of applying the height and setback regulations of this Chapter, except that where a sidewalk widening is provided pursuant to Section 139-43 (Sidewalk Widening Requirements), any setback required by this Section may be reduced by one foot for each foot by which the sidewalk is widened, provided that no setback shall be less than seven feet in depth.

Where a provision of this Chapter allows a modification to the maximum #building# height, and multiple modifications apply to a #building#, such modifications shall be applied cumulatively.

### 139-232

#### Permitted obstructions

In all districts, the underlying permitted obstruction regulations shall be modified by this Section.

- (a) Solar energy systems

The underlying permitted obstruction regulations shall be modified to permit solar energy systems as a permitted obstruction up to a #lot coverage# of 100 percent of the #lot coverage# of the roof.

- (b) Balconies

Unenclosed balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) may encroach into any required open area on the #zoning lot#. However, balconies that encroach into #waterfront public access areas# shall be regulated by the provisions of paragraph (a)(1) Section 139-51 (Area-Wide Modifications).

- (c) Dormers

Above the maximum base height, dormers shall be permitted to encroach into a required setback area, except setback areas adjoining tower portions of #buildings# and setback areas facing #waterfront public access areas#, provided that:

- (1) The aggregate width of all dormers does not exceed 50 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height;
- (2) The aggregate width of all dormers with a depth exceeding seven feet does not exceed 30 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height.

Such dormers need not decrease in width as the height above the maximum base height increases.

### 139-233

#### Special height and setback regulations in Subdistrict A

In Subdistrict A, the underlying district regulations shall be modified by the provisions of this Section.

- (a) Street wall location

The #street wall# location requirements of paragraph (b) of Section 35-651 (Street wall location) shall apply to all #buildings#.

- (b) Base heights and setback requirements

The maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable.

In addition, for all #non-residential buildings#, the provisions of paragraph (b)(1) of Section 35-652 shall be modified such that the minimum and maximum base height, maximum #building# height, and maximum number of #stories# for #Quality Housing buildings# with #qualifying ground floors# shall be as set forth in paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors).

### 139-234

#### Special height and setback regulations in Subdistrict B

In Subdistrict B, the underlying district regulations shall be modified by the provisions of this Section.

- (a) Street wall location

In #Manufacturing Districts#, 30 percent of the #street wall# shall be located within eight feet of the #street line# and shall extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower.

In #Mixed Use Districts#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court.

- (b) Minimum and maximum base heights

In all districts, #street walls# shall rise without setback to a minimum base height set forth in this paragraph (b) or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). In #Manufacturing Districts#, minimum and maximum base heights and maximum heights of #buildings or other structures# shall be as set forth in Table 1 below. In #Mixed Use Districts#, such regulations shall be as set forth in Table 2.

Table 1

**MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND  
MAXIMUM BUILDING HEIGHT – FOR M1-4 DISTRICTS  
(in feet)**

	Minimum base height	Maximum base height	Maximum #building# height
in Subarea B1	15	95	115
in Subarea B2	15	65	85

Table 2

**MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND  
MAXIMUM BUILDING HEIGHT – FOR MIXED USE DISTRICTS  
(in feet)**

	Minimum base height	Maximum base height	Maximum #building# height
M1-4/R6B	30	45	55
M1-4/R6A	40	65	85
M1-4/R7A	40	75	95
M1-4/R7X	60	105	145

However, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, and located in a #Manufacturing District#, a #building# containing non-residential uses# may exceed the maximum #building# heights established in Table 1 and 2, as applicable, by 30 feet.

(c) **Setback requirements**

At a height not lower than the minimum base height or higher than the maximum base height, a setback shall be provided which complies with the requirements of paragraph (c) of Section 23-662.

**139-235**

**Special height and setback regulations in Subdistrict C**

(a) **Street wall location**

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) **Minimum and maximum base heights**

Except as otherwise specified in this paragraph (b), #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). However, no minimum base height shall be required for #street walls# facing a #shore public walkway#.

- (1) Along Bond Street, the minimum base height shall be 30 feet, and the maximum base height shall be 55 feet. No portion of a #building# located within 65 feet of Bond Street may rise above a height of 65 feet.
- (2) Along Union Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.
- (3) Along Degraw Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.
- (4) Along all other #streets#, as well as along the Gowanus Canal, the maximum base height shall be 65 feet.

(c) **Setback requirements**

At a height not lower than the minimum base height or higher than the maximum base height, a setback with a minimum depth of 15 feet shall be provided. Such setback shall also comply with the requirements of paragraph (c) of Section 23-662.

(d) **Tower regulations**

(1) **Tower location**

Any portion of a #building# located above a height of 85 feet shall be considered a "tower". No portion of a tower may be located:

- (i) within 30 feet of the #street line# of Nevins Street;

- (ii) within 65 feet of Bond Street; or

- (iii) within 30 feet of a #waterfront yard#. However, for #zoning lots# located south of Carroll Street, no portion of a tower shall be permitted within 10 feet of the #waterfront yard# adjoining the First Street Basin.

(2) **Tower width**

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, for #zoning lots# located south of Carroll Street, the combined #street wall# width of all towers located west of the required #visual corridor# shall not exceed 150 feet.

(3) **Tower coverage**

Above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) **Tower height**

The maximum height of a tower shall be 225 feet.

(5) **Regulations for multiple towers**

Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet. The taller of the two towers shall be located north of the mid-#block# line of the #block#.

However, for #zoning lots# located south of Carroll Street, the taller of the two towers shall be located west of the required #visual corridor#. The shorter of the two towers shall be located east of the required #visual corridor#, and no less than 65 feet from Carroll Street.

**139-236**

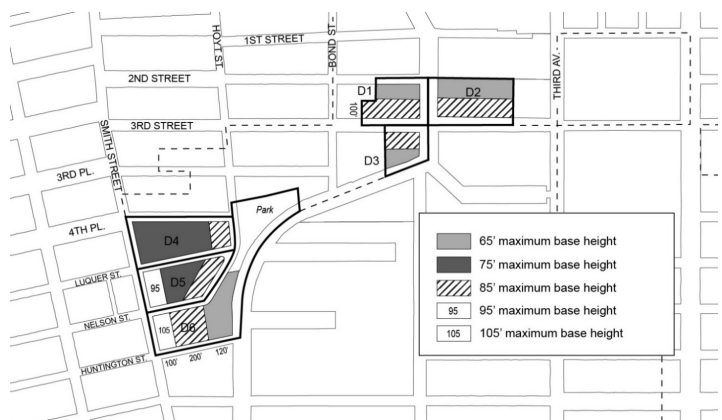
**Special height and setback regulations in Subdistrict D**

(a) **Street wall location**

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) **Minimum and maximum base heights**

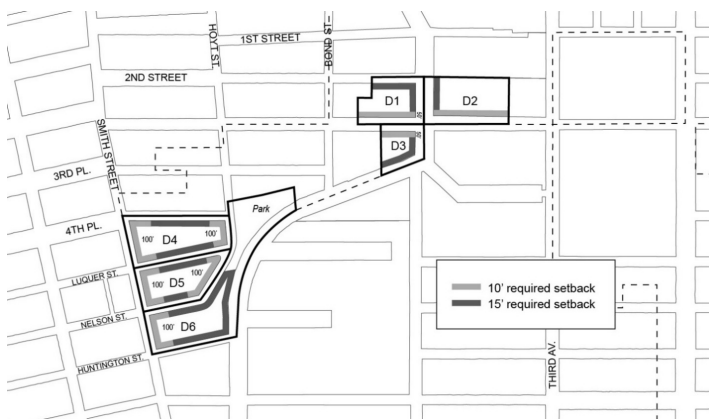
For #zoning lots# in Subareas D1 through D6, #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in the map in this paragraph (b). However, this requirement shall not apply to the #aggregate width of street walls# facing a #shore public walkway#.



(c) **Setback requirements**

At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided with a minimum depth as set forth in the map in this paragraph (c).

Such setbacks shall also comply with the provisions of paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations).



(d) **Transition heights**

Any portion of a #building# located above the setback required by paragraph (c) of this Section shall be permitted to rise to a maximum "transition height" as set forth in this paragraph (d). Any portion of a #building# located above the maximum transition height shall be considered a "tower" and shall comply with the provisions of paragraph (e) of this Section. Except as otherwise set forth in the map in this paragraph (d), such maximum transition height shall be 85 feet.



(e) **Tower regulations**

(1) **Tower location**

Any portion of a #building# located above the maximum transition height set forth in paragraph (d) shall be considered a "tower". No portion of a tower may be located:

- (i) in Subarea D4, within 150 feet of Smith Street or within 150 feet of Hoyt Street;
- (ii) in Subarea D5, within 80 feet of Smith Street or within 200 feet of Smith Street north of the mid-#block# line; or
- (iii) within 30 feet of a #waterfront yard#.

(2) **Tower width**

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, in Subarea D4, where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 170 feet.

(3) **Tower coverage**

In Subareas D1, D2, and D3, above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

In Subareas D5 and D6, the portion of any tower containing the top four #stories# of such tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) **Tower height**

Except as otherwise specified in this paragraph (e)(4), the maximum height of a tower shall be 225 feet.

- (i) In Subarea D4, towers shall be permitted to rise to a height of 285 feet.
- (ii) In Subarea D5, towers shall be permitted to rise to a height of 245 feet.
- (iii) In Subarea D6, towers shall be permitted to rise to a height of 305 feet.

(5) **Regulations for multiple towers**

- (i) In Subareas D1 and D2, no more than two towers shall be permitted on a #zoning lot#.
- (ii) In Subareas D4 and D5, no more than two towers shall be permitted in each subarea.
- (iii) In Subareas D3 and D6, no more than one tower shall be permitted in the subarea.
- (iv) Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet.

In addition, in Subarea D1, the taller of the two towers shall be located within 100 feet of Third Street.

**139-237**

**Special street wall articulation requirements**

In all subdistricts, for #street walls# with widths exceeding 200 feet, a minimum of 20 percent and no more than 50 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such recess or projection shall be considered a permitted obstruction into a required setback, and the depth of such recess or projection shall not exceed three feet.

In addition, in Subdistrict D, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing Third Street, so that above the maximum base height, dormers shall be permitted only within 75 feet of the intersection of two #streets#.

**139-238**

**Special height regulations for zoning lots containing schools**

In Subdistrict C, and in Subareas D1, D2, and D3, for #zoning lots# containing #schools# regulated by Section 139-213 (Special provisions for zoning lots containing schools), the maximum tower height specified by the regulations in this Section, inclusive, may be increased as-of-right by 40 feet. This allowance may be further modified by the provisions of Section 139-47 (Authorization for sites containing schools).

**139-30**

**SPECIAL PARKING REGULATIONS**

In Subdistricts A, B, C, and D, the underlying parking and loading regulations shall be modified by the provisions of this Section. On #waterfront blocks#, the provisions of Section 62-40 shall not apply. In Subdistrict E, the underlying regulations shall apply.

**139-31**

**Special Accessory Off-Street Parking Regulations**

**139-311**

**Reduction of parking requirements for residences**

In all districts, for the purposes of applying the provisions of Sections 36-33 and 123-72, the provisions of Section 25-23 shall be modified to require that #accessory# off-street parking spaces be provided for at least 20 percent of #residences# on a #zoning lot#.

For the purposes of applying waivers, the provisions of of Section 25-26 shall be modified so that the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces.

Notwithstanding the above, in Subarea D4, and in Subarea D5 north of the mid-#block# line, no #accessory# off-street parking spaces for #residences# shall be required.

**139-312**

**Elimination of parking requirements for non-residential uses**

In all districts, no #accessory# off-street parking spaces shall be required for #manufacturing#, #commercial#, or #community facility uses#.

**139-313**

**Off-site parking facilities**

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-51 and 36-42 (Off-site Spaces for Residences) shall be modified to allow the #zoning lot# containing required



#accessory# off-street parking spaces for #residences# to be located in any zoning district, as well as anywhere within the #Special Gowanus Mixed Use District#.

### **139-314**

#### **Joint facilities**

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-541 and 36-441 (Joint facilities) shall not apply. In lieu thereof, the provisions of this Section shall apply.

Required #accessory# off-street parking spaces may be provided in facilities designed to serve jointly two or more #buildings# or #zoning lots#, provided that the number of spaces in such joint facilities shall be not less than that required for the combined number of #dwelling units# in such #buildings# or #zoning lots#, and provided that the design and layout of such joint facilities meets the standards of adequacy set forth in regulations promulgated by the Commissioner of Buildings.

### **139-315**

#### **Use of parking facilities for car sharing vehicles**

The underlying regulations regarding the occupation of #accessory# or required off-street parking spaces by #car sharing vehicles# shall be modified so that, in all districts, the number of spaces occupied by #car sharing vehicles# shall not exceed 20 percent of all spaces in a #group parking facility#.

### **139-316**

#### **Use of parking facilities for public parking**

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

### **139-32**

#### **Special Permitted Off-Street Parking Regulations**

For portions of an #automated parking facility#, as that term is defined in Section 13-02, each tray upon which a vehicle is stored shall be considered one parking space, regardless of its size. In addition, at a height in excess of 23 feet above #curb level# each parking tray shall be considered #floor area# in an amount of 153 square feet or the size of such lifted tray, whichever is greater.

### **139-33**

#### **Special Loading Regulations**

In all districts, the loading regulations of an M1-5 District shall apply, and shall be further modified as follows:

- (a) the requirements of Section 44-50 (GENERAL PURPOSES), inclusive, shall not apply to changes of #uses#;
- (b) the provisions of Section 44-53 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements), and Sections 36-64 and 44-54 (Wholesale, Manufacturing, or Storage Uses Combined With Other Uses), shall not apply; and
- (c) the minimum length requirements for loading berths #accessory# to #commercial uses#, other than funeral establishments, set forth in Section 44-581 (Size of required loading berths) shall be increased to 37 feet.

### **139-34**

#### **Special Curb Cut Regulations**

For #zoning lots# existing on or after [date of adoption], with frontage along both a #primary street frontage# and a #secondary street frontage#, as set forth in Section 139-41 (Ground Floor Level Requirements), curb cuts accessing off-street parking spaces and loading berths shall not be permitted along the #primary street frontage#. In addition, no curb cut shall be permitted within 40 feet of a #waterfront public access area#.

Curb cuts prohibited by this Section may be authorized by the City Planning Commission provided the Commission finds that a curb cut at such a location:

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

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

### **139-40**

#### **DISTRICT PLAN ELEMENTS**

In all Subdistricts, the provisions of this Section shall apply to all #zoning lots#, as specified below.

### **139-41**

#### **Ground Floor Level Requirements**

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, the portion of a #ground floor level street# frontage considered a #primary street frontage# shall be as shown on Map 3 (Ground Floor Use Requirements) in Appendix A of this Chapter. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

- (a) Along #primary street frontages#

- (1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to #Gowanus retail and entertainment uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

- (2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32, shall be limited to non-residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33. Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35. #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34.

- (b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of paragraph (b) of Section 37-33.

- (c) For blank walls

In all districts, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions of Section 37-36 (Special Requirements for Blank Walls).

### **139-42**

#### **Street Tree Requirements**

In all districts, all #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

In addition, for #zoning lots# with over 100 feet of street frontage, wherever two required #street# tree pits will be separated by less than 25 feet, such tree pits shall be combined and designed as a single continuous tree pit.

### **139-43**

#### **Sidewalk Widening Requirements**

For #developments# along the portions of #streets# designated on Map 4 (Sidewalk Widening Lines) in Appendix A of this Chapter, a sidewalk widening shall be required, providing a total sidewalk width of:

- (a) 17 feet along Third Avenue;
- (b) 15 feet along Nevins Street; and
- (c) 13 feet along Fifth Street.

The total sidewalk width shall be measured perpendicular from the #street line#. Such sidewalk shall be improved to Department of Transportation standards and shall be provided at the same level as the adjoining public sidewalk and be accessible to the public at all times.

Awnings and canopies shall be considered permitted obstructions within a sidewalk widening provided that no structural posts or supports may be located within any portion of the sidewalk or such widening.

### 139-44

#### Bridge Connection Requirements

For all #zoning lots# abutting bridge structures supporting #streets# which cross the Gowanus Canal at Union Street, Carroll Street, and Third Street, and are subject to #waterfront public access area# requirements, such #waterfront public access area# shall be designed to provide pedestrian connection to the #street# adjacent to the terminus of the bridge structure.

The requirements of this Section may be waived where the New York City Department of Transportation determines that such a pedestrian connection to the #street# would result in a hazard to traffic safety.

### 139-45

#### Waterfront Public Access Area Requirements

For all #waterfront zoning lots#, the exemptions from #waterfront public access area# requirements listed in paragraph (a) of Section 62-52 shall not apply.

#### (a) Reduced requirement for certain manufacturing uses

For #zoning lots# with #developments#, #enlargements#, or #conversions# comprised of #predominantly# Use Group 18 #uses#, as listed in Section 42-15, the reduced design requirements of Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall apply to #waterfront public access areas#.

#### (b) Authorization for incompatible uses

For #zoning lots# comprised #predominantly# of Use Group 16, 17, or 18 #uses#, the City Planning Commission may authorize the waiver of #waterfront public access area# requirements, provided the Commission finds that:

- (1) such #uses# produce objectionable effects on its surroundings such that the #uses# are incompatible with a waterfront public access requirement; or
- (2) such #uses# have demonstrable operational requirements which would be incompatible with waterfront public access requirements; and
- (3) such waiver is the least necessary to accommodate the proposed #uses#.

Such waivers shall be in effect for as long as the proposed #use# remains on the #zoning lot#. Upon #development# of the #zoning lot# following cessation of the #use# for a period of more than two years, full compliance with #waterfront public access area# requirements, as may be modified by future approvals, is required.

### 139-46

#### Transit Improvements

[Note: the provisions of Section 139-461 will be removed upon adoption of similar provisions in Elevate Transit – Zoning for Accessibility.]

### 139-461

#### Certification for transit easements

For all #developments#, or #enlargements# involving ground floor level construction, on a #zoning lot# with a #lot area# of 5,000 square feet or greater and wholly or partially located within 50 feet of a subway station, a transit easement volume may be needed on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station, pursuant to paragraph (a) of this Section.

#### (a) Transit easement volume certification

Prior to filing any application with the Department of Buildings for an excavation permit, foundation permit, new building permit or alteration permit for a #development# or #enlargement#, the owner of the #zoning lot# shall file an application with the Metropolitan Transportation Authority (MTA) and the Chairperson of the City Planning Commission requesting a certification as to whether or not a transit easement volume is needed on the #zoning lot#.

Within 60 days of receipt of such application, the MTA and the Chairperson shall jointly certify whether or not a transit easement volume is needed on the #zoning lot#. Failure to certify within the 60-day period will release the owner from any obligation to provide a transit easement volume on such #zoning lot#.

When the MTA and the Chairperson indicate that a transit easement volume is needed, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the location and appropriate type of transit easement and

reasonable dimensions for such transit easement volume, as well as the mechanism for and the terms of the eventual conveyance.

The owner shall submit a site plan showing a proposed location of such transit easement volume that would provide access between the #street# and the adjacent subway station and be compatible with the proposed #development# or #enlargement# on the #zoning lot# for joint approval and final certification by the MTA and the Chairperson. The MTA and the Chairperson shall comment on such site plan within 45 days of its receipt and may, within such 45-day period or following its expiration, permit the granting of an excavation permit while the location and size of the transit easement volume is being finalized. Upon joint approval of a site plan by the MTA and the Chairperson, copies of such certification shall be forwarded by the Chairperson to the Department of Buildings.

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors and assigns, to design and construct the improvement, as well as other basic terms of the easement shall be executed and recorded in a form acceptable to the MTA and the Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

#### (b) Construction and maintenance

Where a transit easement volume is needed pursuant to this Section, transit access improvements within such volume shall be constructed and maintained either by the MTA or the owner of the #zoning lot# with the #development# or #enlargement#.

#### (1) Where such mass transit improvement is constructed and maintained by the owner of the #development# or #enlargement#

- (i) a transit access improvement shall be provided in accordance with standards set forth by the MTA;
- (ii) such improvement shall be accessible to the public at all times, except as otherwise approved by the MTA;
- (iii) such improvement shall include #signs# to announce accessibility to the public. Such #signs# shall be exempt from the maximum #surface area# of non-illuminated signs# permitted by Section 32-642 (Non-illuminated signs); and
- (iv) no temporary certificate of occupancy shall be granted by the Department of Buildings for the #building# until the Chairperson of the City Planning Commission, acting in consultation with the MTA, has certified that the improvement is substantially complete and usable by the public.

#### (2) Where such mass transit improvement is constructed and maintained by the MTA:

- (i) Where the construction of the improvement is not contemporaneous with the construction of the #development# or #enlargement#, any underground walls constructed along the #front lot line# adjacent to a below-grade subway station shall include a knockout panel, not less than 12 feet wide, below #curb level# down to the bottom of the easement. The actual location and size of such knockout panel shall be determined through consultation with the MTA.
- (ii) Temporary construction access shall be granted to the MTA on portions of the #zoning lot# outside of the transit easement volume, as necessary, to enable construction within and connection to the transit easement volume.
- (iii) In the event that the MTA has approved of obstructions associated with the #development# or #enlargement# within the transit easement volume, such as building columns or footings, such construction and maintenance shall exclude any such obstructions within the transit easement volume.

#### (c) Additional modifications

Where a transit easement volume is needed pursuant to paragraph (a) of this Section, the Chairperson of the City Planning Commission shall certify the following modifications in conjunction with such transit easement volume certification:

- (1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 139-23 (Special Height and Setback Regulations), inclusive, irrespective of whether such volume is incorporated into a #building#;

- (2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 139-23, inclusive, shall be increased by 10 feet;
- (3) the floor space contained within any transit easement volume needed pursuant to this Section shall be excluded from the definition of #floor area#; and
- (4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 139-41 (Ground Floor Level Requirements).

(d) Temporary use

Any easement volume needed on a #zoning lot# pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as needed by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #building# or portion of the #zoning lot# within which the easement volume is located prior to the time at which public #use# of the easement area is needed, except as otherwise specified by the MTA. A minimum notice of six months shall be given, in writing, by the MTA to the owner of the #building# or portion of the #zoning lot# to vacate the easement volume.

(e) Termination of an easement volume

In the event that the MTA and the City Planning Commission jointly notify the Department of Buildings and the owner in writing that a transit easement volume is not needed on a #zoning lot# in its final construction plans, the restrictions imposed on such #zoning lot# by the provisions of this Section shall lapse, following receipt of notification thereof by the owner, and the owner shall have the right to record an instrument reciting the consent of the MTA to the extinguishment of the easement volume.

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously needed transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously needed volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 139-41 (Ground Floor Level Requirements).

### **139-462**

#### **Certification for transit improvements**

In #Commercial Districts# with a residential equivalent of an R9 District, for #developments# on #zoning lots# that are located within 500 feet of the Union Street subway station, the Chairperson of the City Planning Commission may, by certification to the Commissioner of Buildings, allow a #development# to:

- (1) receive a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by Section 139-211 (Basic floor area regulations); and
- (2) further modify additional height permitted pursuant to paragraph (c)(2) of Section 139-461, provided the total combined modification does not exceed 30 feet;

where a major improvement to the Union Street subway station consisting of one new off-street station entrance with an accessible route for persons with physical disabilities between two levels servicing the southbound platform is provided.

Prior to issuing such a certification, the Chairperson shall be provided with a letter and legal instrument as set forth in paragraph (e) of Section 139-463. The #development# shall also be subject to the recordation and completion procedures set forth in paragraph (f) of Section 139-463.

**[Note: the provisions of Section 139-463 will be removed upon adoption of similar provisions in Elevate Transit – Zoning for Accessibility.]**

### **139-463**

#### **Authorization for transit improvements**

In #Commercial Districts# with a residential equivalent of an R9 District, for all #developments# or #enlargements# on a #zoning lot# that is wholly or partially located within 500 feet of a subway station, the City Planning Commission may authorize a #floor area# bonus not to exceed 20 percent of the basic maximum floor area ratio permitted

by Section 139-21 (Floor Area Regulations), and may modify the maximum #building height# permitted by Section 139-23 (Special Height and Setback Regulations), provided the modification does not exceed 30 feet, and street wall location requirements of Section 139-23 (Special Height and Setback Regulations) and the street wall continuity provisions of Section 139-41 (Ground Floor Level Requirements) where major improvements to adjacent subway stations are provided in accordance with the provisions of this Section.

The selection of subway station improvements shall be on a case-by-case basis and shall be subject to the approval of the Metropolitan Transportation Authority (MTA), and the City Planning Commission. All such improvements shall comply with all applicable design standards of the current station planning guidelines of MTA.

(a) Pre-application requirements

Prior to submitting an application for an authorization pursuant to this Section, the applicant shall submit a schematic or concept plan for the proposed improvement to the MTA and the Chairperson of the City Planning Commission.

(b) Requirements for application

An application for an authorization pursuant to this Section shall include a letter from MTA to the City Planning Commission containing conceptual approval of the improvement and a statement of any special considerations regarding MTA's future operation of the improvement. The applicant shall submit all information and justification sufficient to enable the City Planning Commission to:

- (1) evaluate the benefits to the City;
- (2) determine the appropriate amount of bonus #floor area#; and
- (3) where applicable, assess the advantages and disadvantages of waiving or modifying #street wall# continuity requirements.

(c) Conditions

- (1) The additional #floor area# authorized shall not exceed 20 percent of the basic maximum #floor area ratio# established in Row G of the table in Section 139-211 (Basic floor area regulations).
- (2) The amount of modification to the maximum #building height# established in Section 139-23 (Special Height and Setback Regulations) shall not exceed 20 percent of the maximum #building height#.

(d) Findings

- (1) In determining the amount of #floor area# bonus, the City Planning Commission shall consider the degree to which:
  - (i) the general accessibility and security of the subway station will be improved by the provision of new connections, additions to or reconfigurations of circulation space, including provision of escalators or elevators; and
  - (ii) significant improvements to the station's environment by increasing direct daylight access, or improvements to noise control, air quality, lighting or rider orientation and satisfactory integration of the #street# level entryway into the #development# or #enlargement# will occur.
- (2) In determining #bulk# modifications, the City Planning Commission shall find that such modifications would not unduly obstruct the light and air of neighboring properties.
- (3) In determining modifications to ground floor level requirements, the City Planning Commission shall find that the provisions of a subway improvement cannot be accommodated without modification to these requirements.
- (4) In determining modifications to #street wall# provisions, the Commission shall find that the modification will permit the proposed design to provide for access of daylight and air to the subway platform, mezzanine or concourse and that the advantages of such access outweigh the disadvantages incurred by the interruption of #street wall# and retail continuity.

(e) Procedural requirements

Prior to the granting of an authorization, the City Planning Commission shall be provided with the following:

- (1) a letter from MTA stating that the drawings and other documents submitted by the applicant have been determined by MTA to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to architectural, structural, mechanical and

electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the subway improvement in accordance with such submission is feasible; and

- (2) a legally enforceable instrument, acceptable of the Department of City Planning, running with the land and signed by the applicant and all parties in interest, other than parties in interest who have waived and subordinated their interests, containing complete drawings of the improvement and setting forth the obligations of owner and developer, their successors and assigns, to construct and provide capital maintenance for the improvement, establish a construction schedule and provide a performance bond for completion of the improvement.

(f) **Recordation and completion procedures**

Any instrument creating a transit easement on the #zoning lot# pursuant to paragraph (e)(2) of Section 139-462 shall be recorded against the #zoning lot# receiving the #floor area# bonus in the Office of the Register of the City of New York and a certified copy of the instrument shall be submitted to the City Planning Commission and MTA. The applicant shall not apply for nor accept a temporary certificate of occupancy for the bonus #floor area#, and the Department of Buildings shall not issue such a temporary certificate of occupancy, until MTA has determined that the bonused subway improvement is substantially complete which shall, for this purpose, mean open to and usable by the public.

The applicant shall not apply for or accept a permanent certificate of occupancy for the #development# or #enlargement#, nor shall the Department of Buildings issue such permanent certificate of occupancy, until the bonused subway improvement has been completed in accordance with the approved plans and such completion has been certified by MTA.

The Commission may prescribe additional appropriate conditions and safeguards to enhance the character of the surrounding area.

### 139-47

#### Authorization for sites containing schools

For #zoning lots# containing #schools# regulated by the provisions of Section 139-214 (Special provisions for zoning lots containing schools), the City Planning Commission may authorize the modification of any #bulk# regulation, including the amount of floor space exempted from the definition of #floor area# by Section 139-214, in order to better accommodate a #school# upon such #zoning lot#.

(a) **Conditions**

- (1) No modification to the maximum #building# height shall exceed 30 feet; and
- (2) No modification to the amount of floor space exempted from the definition of #floor area# shall exceed an additional 60,000 square feet of floor space.

(b) **Findings**

In determining such modifications, the Commission shall find:

- (1) such modification is the least modification required to achieve the purpose for which it is granted;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not have adverse effects upon light, air, and privacy of adjacent properties and of any existing #buildings# on the #zoning lot#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

### 139-48

#### Authorization for Large Mixed-use Sites

In Subdistrict B, for #developments# on #zoning lots# located in a #Mixed-Use District#, on a #zoning lot# greater than 40,000 square feet in #lot area#, the City Planning Commission may authorize the modification of the regulations set forth in paragraph (a) of this Section to facilitate a #development# that will result in a mix of #predominantly# non-residential uses# on the #zoning lot#, provided that the findings set forth in paragraph (b) of this Section are met.

(a) **Modifications**

The Commission may modify the following regulations:

- (1) the #use# regulations of this Chapter, limited to ground floor #use# regulations and supplemental #use# regulations;
- (2) the #bulk# regulations of this Chapter, except #floor area ratio# regulations, provided that any modifications to height

and setback regulations do not exceed the heights permitted in an M1-4 District as set forth in Section 43-43; and

- (3) the parking regulations related to the number of required #accessory# off-street parking spaces and the location and spacing of curb cuts.

(b) **Findings**

In order to grant such authorization, the Commission shall find that:

- (1) where modifying #bulk# regulations, such modifications shall result in a superior configuration of non-residential uses# within the #building# than would be feasible by applying the #Special Gowanus Mixed Use District# regulations;
- (3) where modifying ground floor #use# regulations, the advantages of an off-street loading and access outweigh the disadvantages incurred by the interruption of retail continuity; and
- (4) where modifying supplemental #use# and parking regulations, that such modifications would present a limited interruption and would not create serious vehicular traffic congestion that would adversely affect the surrounding area.

Upon completion of the #development#, the #zoning lot# shall remain occupied by #predominantly# non-residential use#. Such requirements shall be reflected in a notice of restrictions recorded against all tax lots comprising such #zoning lot#, and a copy of such notice shall be provided to the Department of Buildings.

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

### 139-50

#### GOWANUS CANAL WATERFRONT ACCESS PLAN

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

The boundaries of the area comprising the Gowanus Canal Waterfront Access Plan, and the location of certain features mandated or permitted by the Plan, are shown on the maps in Appendix B of this Chapter.

The waterfront access plan has been divided into Parcels as shown on Map 1 of Appendix B of this Chapter, consisting of tax #blocks# and lots existing on [date of referral], as follows:

Parcel 1:	Block 417, Lots 1, 10, 14, 21
Parcel 2:	Block 424, Lots 1, 20
Parcel 3:	Block 431, Lots 1, 2, 5, 6, 7, 12, 17, 43
Parcel 4:	Block 425, Lot 1
	Block 432, Lots 15, 25, 7501
Parcel 5:	Block 439, Lot 1
Parcel 6:	Block 438, Lots 1, 2, 3, 7
	Block 445, Lots 1, 7, 8, 11, 20, 50
Parcel 7:	Block 452, Lots 1, 5, 19
	Block 458, Lot 1
Parcel 8a:	Block 453, Lots 1, 21
Parcel 8b:	Block 453, Lot 26
Parcel 8c:	Block 453, Lots 30, 31, 32, 33, 35, 36, 38, 39, 41, 42, 43, 44, 44, 45, 46, 48, 49, 50, 51
Parcel 8d:	Block 453, Lot 54
Parcel 9:	Block 967, Lot 1
Parcel 10:	Block 967, Lot 24
Parcel 11:	Block 972, Lots 1, 43, 58
Parcel 12:	Block 462, Lots 1, 3, 4, 5, 6, 8, 9, 12, 14, 42, 44, 50, 51
Parcel 13:	Block 466, Lot 19
Parcel 14a:	Block 466, Lots 17, 60
Parcel 14b:	Block 466, Lot 1
Parcel 14c:	Block 466, Lot 46
Parcel 15a:	Block 471, Lot 125
Parcel 15b:	Block 471, Lot 104, 110, 114, 116
Parcel 16:	Block 471, Lots 1, 100
Parcel 17:	Block 471, Lot 200

For the purposes of this Section, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

### 139-51

#### Area-Wide Modifications

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Gowanus Canal Waterfront Access Plan by the provisions of this Section.

(a) All #waterfront public access areas#(1) Balconies

Balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) shall be permitted obstructions in #waterfront public access areas#, provided the depth of obstruction is limited to four feet, and provided they are located at or above the floor level of the third #story# above grade of the #building#.

(2) Sun control devices

Awnings and other sun control devices shall be permitted obstructions in #waterfront public access areas#. However, when located at a level higher than the first #story#, excluding a #basement#, all such devices:

- (i) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches; and
- (ii) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project.

(3) Kiosks

Where a #supplemental public access area# exceeds 15,000 square feet, a kiosk shall be a permitted obstruction in such #supplemental public access area# with an area up to 400 square feet, including roofed areas.

(b) #Shore public walkways#(1) Width of circulation paths

#Shore public walkways# shall provide a required circulation path with a minimum clear width of 10 feet. Secondary paths, where provided, shall have a minimum clear width of at least 4.5 feet.

(2) Level of circulation paths

At least 80 percent of a required circulation path shall be located at a level no less than six feet above the #shoreline#. However, up to 40 percent of such required circulation path may be provided below such level when providing access to a "get-down" located no more than two feet above the level of the #shoreline#.

(3) Access to circulation paths

The provisions of paragraph (a)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall apply, except that where a #shore public walkway# is on a #zoning lot# that is adjacent to a #zoning lot# which has not been improved with a #shore public walkway#, the portion of the circulation path that terminates at the common #zoning lot line# may be located within 40 feet of the shoreline.

In addition, for #zoning lots# adjoining #streets# containing bridge structures, the required connection of circulation paths to such a #street# may be waived by certification by the Department of Transportation, pursuant to Section 139-44 (Bridge Connection Requirements).

(4) Grading

The provisions of paragraph (d)(2) of Section 62-61 (General Provisions Applying to Waterfront Public Access Areas) shall be modified so that within five feet of the edge of any planting area, the grade level of such planting area shall be no more than 36 inches higher or lower than the adjoining level of the pedestrian circulation path.

(c) #Supplemental public access areas#(1) Lawns

The provisions of paragraph (c)(1) of Section 62-62 shall be modified such that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. The Commission may authorize use of artificial turf within a lawn pursuant to Section 62-822 (Modification of waterfront public access area and visual corridor requirements).

Where required, a lawn may be substituted for a publicly accessible field of equivalent size, which may be unplanted, and shall be suitable for active recreational use.

(2) Comfort stations

Where a publicly-accessible comfort station is provided as part of a #development#, the amount of #supplemental public access area# may be reduced by an amount equal to the size of the comfort station, provided that:

- (i) the comfort station has an entrance fronting upon a #waterfront public access area#; and
- (ii) a restrictive declaration, acceptable to the Department of City Planning and Department of Parks and Recreation, shall be executed and recorded, binding the owners, successors and assigns to provide and maintain such comfort station for the life of the #development#.

(d) Screening

Wherever a screening buffer is required to be provided, the minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #Gowanus retail and entertainment use#. Where a screening buffer is so waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

(e) #Street# treatment

For #streets#, or portions thereof, located within the Gowanus Canal Waterfront Access Plan, the portion of the #street# that is adjacent to a #shore public walkway# shall be improved as upland access, for a depth equivalent to the adjacent #shore public walkway#. This upland access area shall be designed to include, at a minimum, the following design elements:

- (1) a foot path with a minimum clear width of ten feet, providing a connection to both the sidewalk located in the #street# as well as to the adjacent #zoning lot#;
- (2) eight linear feet of seating complying with Section 62-652 (Seating) for every 30 feet of #shoreline# upon which the #street# fronts; and
- (3) planted areas, containing planting or trees complying with Section 62-655 (Planting and trees) and occupying no less than 25 percent of the continuation area.

The provisions of this paragraph (e) shall not apply to portions of #streets# which will be improved pursuant to a site plan approved prior to [date of adoption].

(f) Bulkheads

Wherever the United States Environmental Protection Agency requires the installation of a bulkhead in a location seaward of the #zoning lot line#, the area located between the #lot line# and bulkhead may be utilized for the purposes of satisfying the #waterfront public access area# requirements of the #zoning lot#. Where the provisions of this paragraph (f) are utilized, the location of the bulkhead shall be considered the #shoreline# for the purposes of providing the required #waterfront public access areas#.

**139-52  
Special Public Access Provisions**

The provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified at the following designated locations which are shown on Map 1 in Appendix B of this Chapter.

**139-521  
Parcels 4, 5, 13, 14 and 15**

On Parcels 4, 5, 13, 14 and 15, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 30 feet. The required minimum depth of a #waterfront yard# shall be 30 feet.

**139-522  
Parcel 8**

On Parcels 8a, 8b, and 8d, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 20 feet. The required minimum depth of a #waterfront yard# shall be 30 feet, except that for #waterfront yards# adjoining the First Street Basin, the minimum depth shall be 20 feet. An area equal to at least 25 percent of the area of the #shore public walkway# shall be planted, and one linear foot of seating shall be provided for every 125 feet of frontage along the Gowanus Canal.

**139-523  
Parcel 12**

On Parcel 12, where a #supplemental public access area# adjoining an #upland connection# or #street# is provided, such #supplemental public access area# shall be permitted to be provided with a maximum width to depth ratio of 3:1, and the longest side shall be permitted to adjoin the #street#.

### 139-524 Parcel 14

On Parcel 14a, a #supplemental public access area# shall be provided along the entire length of the #lot line# adjoining Parcel 13, connecting the #street# to the #shore public walkway#, and shall comply with the design reference standards applicable to a Type 1 #upland connection# set forth in Section 62-64 (Design Requirements for Upland Connections). Such #supplemental public access area# may coincide with a #visual corridor# required pursuant to Section 139-53 (Special Visual Corridor Provisions).

### 139-525 Parcel 17

On Parcel 17, the total #lot area# utilized in the calculation of required #supplemental public access area# shall include all #zoning lot# portions located within Parcel 17, including portions of a #zoning lot# located within a #street#.

### 139-53 Special Visual Corridor Provisions

The provisions of Sections 62-512 (Dimension of visual corridors) and 64-82 (Modification of Waterfront Regulations Relating to Level of Yards, Visual Corridors and the Ground Floor) shall be modified by the provisions of this Section.

The lowest level of a #visual corridor# shall be determined by establishing a plane connecting the two points along the #street lines# from which the #visual corridor# emanates at an elevation five feet above #curb level# with the two points where the prolonged #street lines# intersect the #shoreline#, stabilized natural shore, bulkhead, upland edge of a #waterfront yard# raised pursuant to the provisions of paragraph (a) of Section 62-512, or the #base plane# of a #pier# or #platform#, whichever intersection occurs first. Such plane shall then continue horizontally seaward from the line of intersection. #Visual corridors# that are not prolongations of mapped #streets# shall be determined by establishing a plane connecting an elevation five feet above #curb level# at the two points along the #lot line# from which the #visual corridor# emanates with the two points of intersection at the #shoreline#, stabilized natural shore, bulkhead, upland edge of a #waterfront yard# raised pursuant to the provisions of paragraph (a) of Section 62-512, or the #base plane# of a #pier# or #platform#, whichever intersection occurs first.

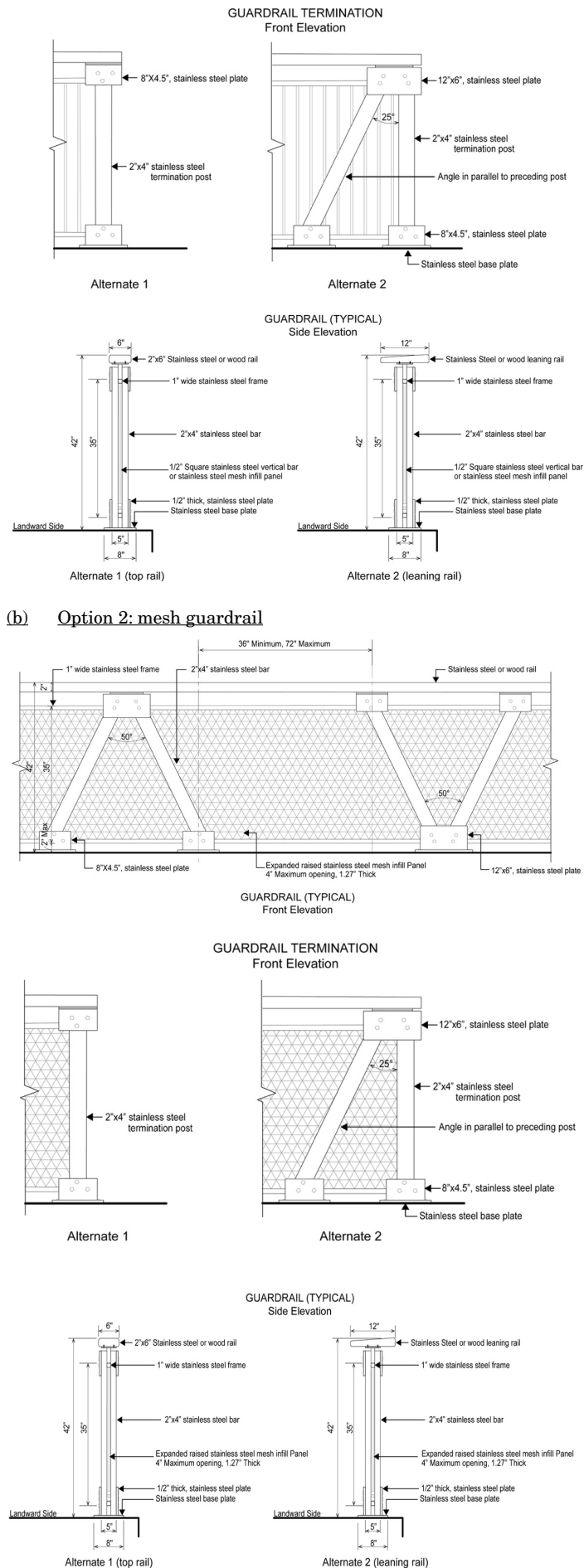
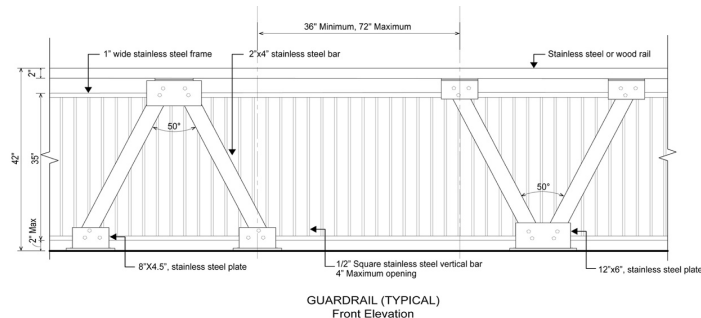
### 139-54 Special Design Standards

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified by the provisions of this Section, inclusive.

### 139-541 Special design standards for guardrails

In addition to the provisions of paragraph (a) of Section 62-651 (Guardrails, gates and other protective barriers), guardrails shall comply with the illustrations provided in either paragraph (a) or (b) of this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the NYC Department of Parks and Recreation (DPR).

#### (a) Option 1: vertical bar guardrail



All guardrail components and hardware shall be in unpainted stainless steel and shall conform to any additional standards set forth by DPR.

### 139-542

#### Special design standards for seating

The design requirements of paragraph (b) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) and the design reference standards of 62-652 (Seating) shall be modified as follows:

(a) Design feature seating

Planter ledges, seating walls, and seating steps may be provided, and shall be limited to 50 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Seating depth

For all #waterfront public access areas#, the minimum seat depth requirement of paragraph (b) of Section 62-652 shall be modified to 16 inches.

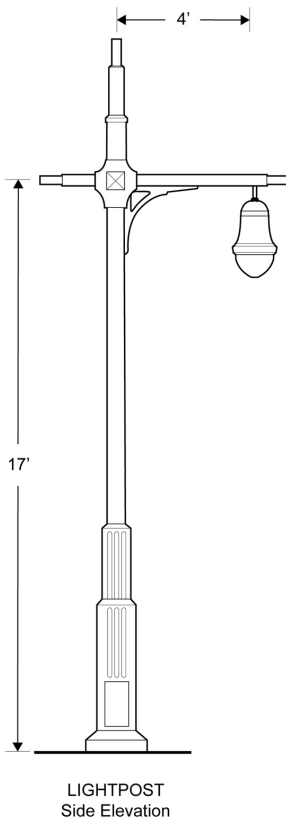
### 139-543

#### Special design standards for lighting

The lighting requirements of 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any #waterfront public access area#.

In addition, fixtures providing the required lighting along any public access area shall comply with the lightpost illustration in this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the by the New York City Department of Transportation (DOT).

Fixtures providing supplemental lighting beyond the requirements of this Section need not comply with this illustration.



The lightpost shall conform to the street lighting standard drawings for a 17 foot "TBTA" short pole with "Tear Drop Luminaire" set forth by the DOT.

### 139-544

#### Special design standards for planting

The design requirements of paragraph (c)(1) of Section 62-62(c)(1) (Design Requirements for Shore Public Walkways and Supplemental

Public Access Areas) and the design reference standards of Section 62-655 (Planting and trees) shall be modified as follows:

(a) Reduction in planting requirement

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

Amenity	Reduction per feature (in square feet)
Picnic tables	22 square feet
Historic interpretation elements	20 square feet
Public art pieces	100 square feet
Fountains and water features	150 square feet

TABLE 2

Amenity	Ratio of reduction to size of feature (in square feet)
Active recreation courts	1:1
Tot-lots and playgrounds	1:1
Dog runs	1:1
Boat or kayak launches	1:1.5
Interactive water features	1:1.5

(b) Shade tree substitution

Where shade trees are required, no more than one required shade tree may be substituted by a shading element covering at least 450 square feet, when viewed in plan.

### 139-545

#### Special design standards for paving

The design reference standards of Section 62-656 (Paving) shall be modified as follows:

(a) #Upland connections#

Paving for driveways and pedestrian paths located within Type 2 #upland connections# shall be subject to the "shared street" standards of the New York City Department of Transportation for roadbeds and sidewalks.

In addition, where a Type 2 #upland connection# is provided with a vehicular turnaround, the paved area of the vehicular turnaround shall be designed with at least two different paving materials, or a single material with at least two different unit paver or slab sizes.

(b) Dimensional requirements

The maximum sizes for unit pavers or concrete slabs shall not apply.

### 139-55

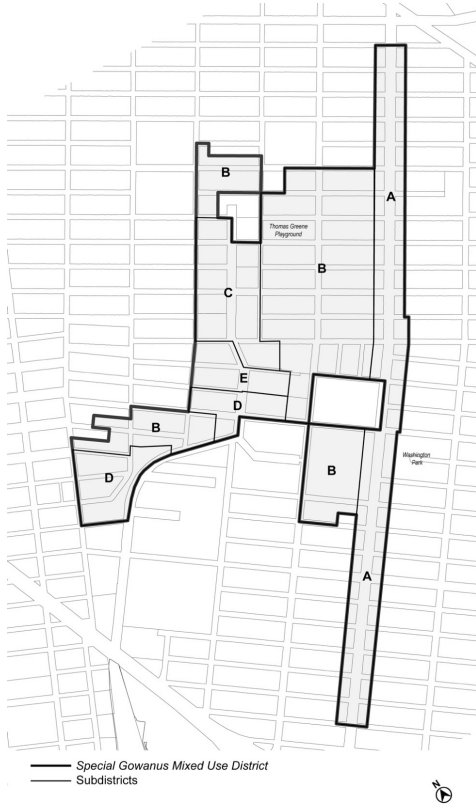
#### Special Signage Regulations

Any #accessory sign# that is provided adjacent to any #waterfront public access area# shall be limited to a single non-illuminated #sign#, indicating only the name or address of the #building# or commercial establishment to which it is #accessory#, not exceeding 16 inches in height.

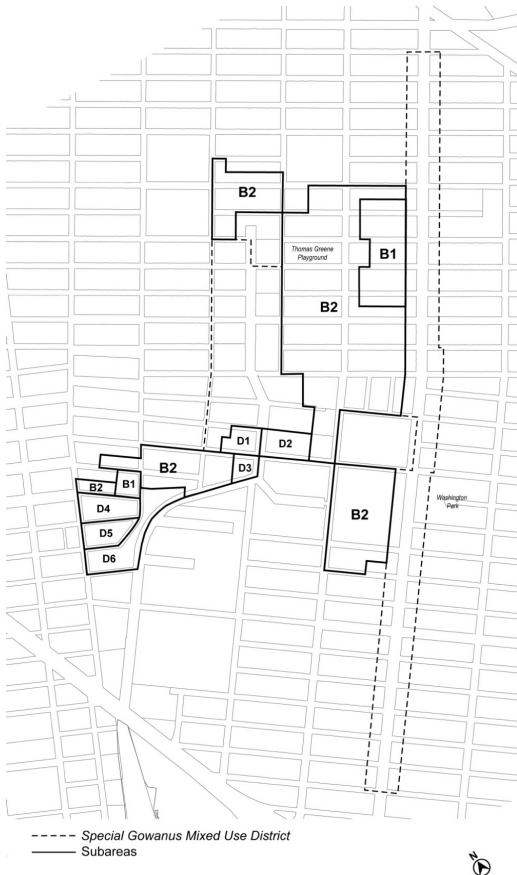
## APPENDIX A

### Special Gowanus Mixed Use District Plan

Map 1: Subdistricts



Map 2: Subareas



Map 3: Ground Floor Use Requirements

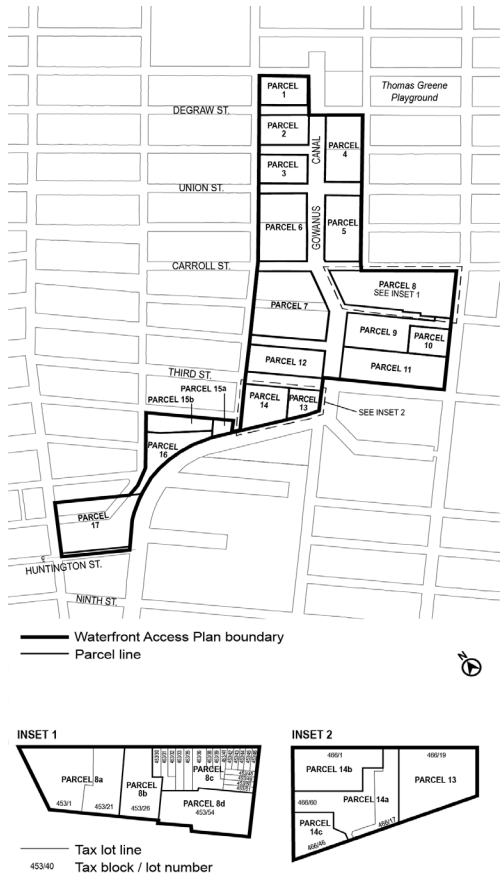


Map 4: Sidewalk Widening Lines

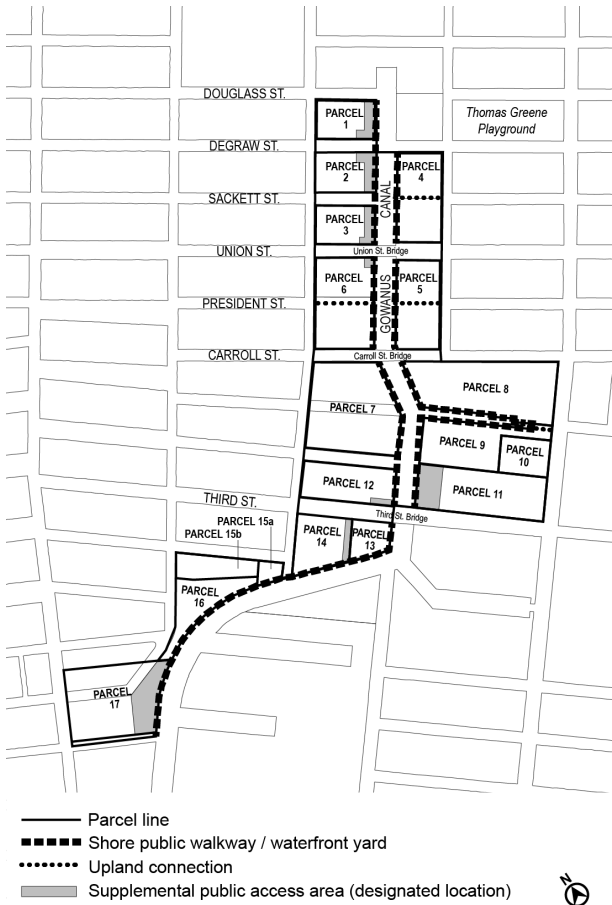




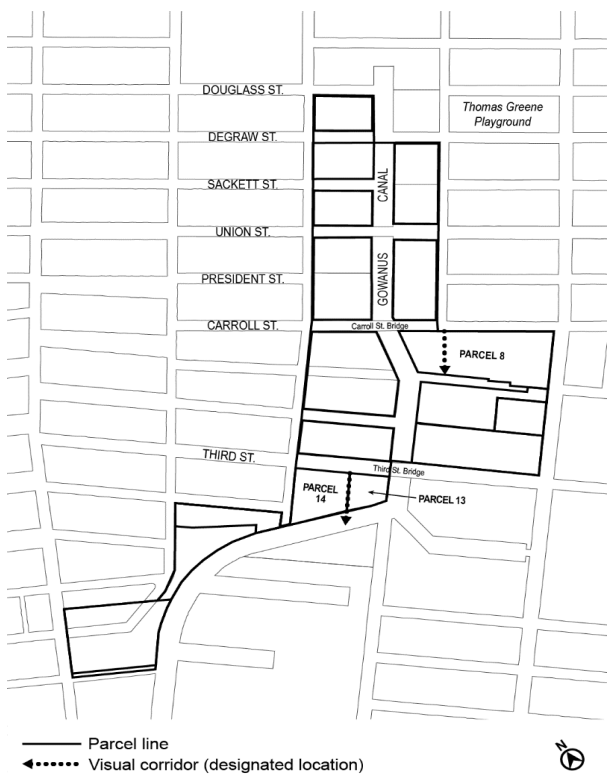
Map 1: Parcel Designation



Map 2: Public Access Elements



Map 3: Designated Visual Corridors



\* \* \*

**APPENDIX F**

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

\* \* \*

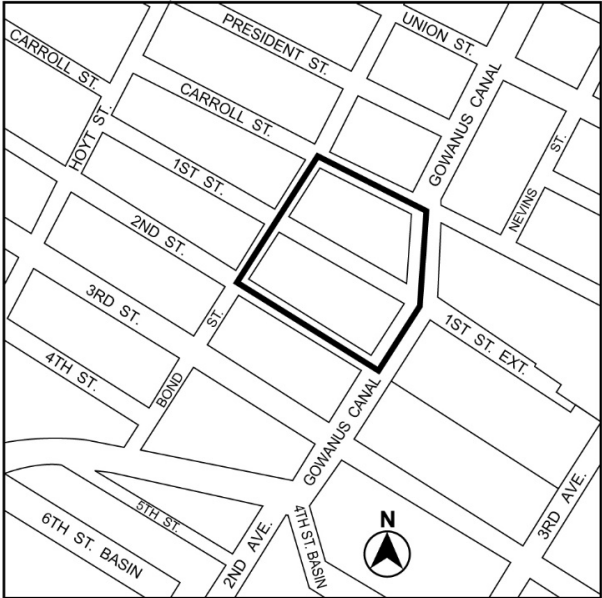
**BROOKLYN**

\* \* \*

**Brooklyn Community District 6**

Map 1 - (3/11/09) [date of adoption]

[EXISTING MAP]



## [PROPOSED MAP]



Portion of Community District 6, Brooklyn

## No. 7

## CD 6

## C 210179 MMK

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

- 1) the establishment of Hoyt Street between 5th Street and Nelson Street;
- 2) the establishment of Luquer Street and Nelson Street between Smith Street and the Gowanus Canal;
- 3) the elimination, of a 7th Street between Smith Street and The Gowanus Canal;
- 4) the elimination of Public Place;
- 5) the establishment of legal grades;
- 6) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2754 dated December 7, 2020 and signed by the Borough President.

## No. 8

## CD 6

## C 210180 MMK

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

- 1) the establishment of Park within the area bounded by Huntington Street, Smith Street, Nelson Street, Hoyt Street, 4th Street, Bond Street and The Gowanus Canal;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2755 and X-2756 dated December 7, 2020 and signed by the Borough President

## No. 9

## CD 6

## C 210053 PPK

**IN THE MATTER OF** an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located at 276 4th Avenue (Block 456, Lot 29), pursuant to zoning.

## No. 10

## CD 6

## C 210052 HAK

**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 5th Street and 431 Hoyt Street (Block 471, Lots 1 and 100) as an Urban Development Action Area; and
  - b. Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD; to facilitate an affordable mixed-use development with approximately 950 units.

## NOTICE

On Wednesday, July 28, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), together with the Department of Housing Preservation and Development, the Department of Parks and Recreation, and the Department of Citywide Administrative Services is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City Map amendments, and disposition of City-owned property (collectively, the “Proposed Actions”)—to implement land use and zoning recommendations in the Gowanus Rezoning and Related Actions. The area subject to the Proposed Actions (the “Project Area”) is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east; Huntington, 3rd, 7th, and 15th Streets to the south; and Warren, Baltic, and Pacific Streets to the north. The Proposed Actions would affect an approximately 81-block area of the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6. Overall, the Proposed Actions are expected to result in a net increase of approximately 8,500 dwelling units (DU), 735,000 square feet (sf) of commercial space, 251,000 sf of community facility space, and approximately six acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of approximately 132,000 sf of warehouse space, 125,000 sf of self-storage space, and 60,000 sf of other industrial space. On privately owned sites, the Proposed Actions could result in a net increase of approximately 7,500 DUs, including approximately 2,000 permanently affordable DUs for lower-income New Yorkers in accordance with the Mandatory Inclusionary Housing Program (MIH). On City-owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP157K.

## BOROUGH OF QUEENS

## Nos. 11 &amp; 12

## 62-04 ROOSEVELT AVENUE REZONING

## No. 11

## CD 2

## C 200070 ZMQ

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

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

2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63<sup>rd</sup> Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

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

**No. 12**

**CD 2** **N 200069 ZRQ**  
**IN THE MATTER OF** an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**QUEENS**

\* \* \*

**Queens Community District 2**

\* \* \*

**Map 5 – [date of adoption]**

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

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

Portion of Community District 2, Queens

\* \* \*

**No. 13****48-18 VAN DAM TEAMSTERS REZONING**

**CD 2** **C 190260 ZMQ**  
**IN THE MATTER OF** an application submitted by 48-18 Van Dam Property Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M2-1 District to an M1-5 District property bounded by 48<sup>th</sup> Avenue, Van Dam Street, Hunters Point Avenue, and 31<sup>st</sup> Place, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608

**BOROUGH OF MANHATTAN****Nos. 14, 15 & 16****495 ELEVENTH AVENUE****No. 14**

**CD 4** **C 210324 ZMM**  
**IN THE MATTER OF** an application submitted by 495 11 Avenue Owner Realty LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from an M1-5 District to a C6-4 District bounded by West 40<sup>th</sup> Street, Eleventh Avenue, West 39<sup>th</sup> Street, and a line 125 feet westerly of Eleventh Avenue, and

2. establishing a Special Hudson Yard District bounded by West 40<sup>th</sup> Street, Eleventh Avenue, West 39<sup>th</sup> Street, and a line 125 feet westerly of Eleventh Avenue.

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

**No. 15**

**CD 4** **N 210325 ZRM**  
**IN THE MATTER OF** an application submitted by 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter struck out is to be deleted;

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

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

**ARTICLE IX****SPECIAL PURPOSE DISTRICTS****Chapter 3****Special Hudson Yards District (HY)**

\* \* \*

**93-04****Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, six subdistricts are established, as follows:

Large-Scale Plan Subdistrict A

Farley Corridor Subdistrict B

34th Street Corridor Subdistrict C

Hell's Kitchen Subdistrict D

South of Port Authority Subdistrict E

Western Rail Yard Subdistrict F

Eleventh Avenue Subdistrict G

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Hudson Yards District#. Within certain subdistricts, subareas are established, as follows:

Within the Large-Scale Plan Subdistrict A:

Eastern Rail Yard Subarea A1

Four Corners Subarea A2

Subarea A3

Subarea A4

Subarea A5

Within Farley Corridor Subdistrict B:

Western Blocks Subarea B1

Central Blocks Subarea B2

Farley Post Office Subarea B3

Pennsylvania Station Subarea B4

Within Hell's Kitchen Subdistrict D:

Subarea D1

Subarea D2

Subarea D3

Subarea D4

Subarea D5

Within these subareas, certain special regulations apply which do not apply within the remainder of the subdistrict.

The subdistricts and subareas are outlined on Map 1 (Special Hudson Yards District, Subdistricts and Subareas) in Appendix A of this Chapter. Additional requirements for specific subdistricts, or portions thereof, are outlined in Appendix B of this Chapter.

\* \* \*

**93-052****Applicability of Article I, Chapter 3**

#Public parking lots# authorized prior to January 19, 2005, and #accessory# off-street parking facilities for which a special permit has been granted prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Article I, Chapter 3, in their entirety shall be applied to Subdistricts F and G.

The following provisions of Article I, Chapter 3, governing #automated parking facilities#, as defined in Section 13-02, automobile rental establishments, commercial vehicle parking, and off-street loading berths shall apply to Subdistricts A, B, C, D and E, as applicable:

(a) for #automated parking facilities#, the provisions of Section 13-101 (Calculating parking spaces in automated parking facilities), paragraph (b) of Section 13-25 (Reservoir Spaces), and paragraph (b) of Section 13-27 (Minimum and Maximum Size of Parking Facilities);

(b) for automobile rental establishments, the provisions of Section 13-15 (Permitted Parking for automobile Rental Establishments), paragraph (b) of Section 13-221 (Enclosure and screening requirements), Section 13-241 (Location of curb cuts), paragraph (b) of Section 13-242 (Maximum width of curb cuts), paragraph (c) of Section 13-25, and paragraph (c) of Section 13-27;

(c) for commercial vehicle parking, the provisions of Section 13-16 (Permitted Parking for Car Sharing Vehicles and Commercial Vehicles); and (d) for off-street loading berths, the provisions of Section 13-30, inclusive.

Additional provisions of Article I, Chapter 3, shall be applicable as specified in Section 93-80, inclusive.

\* \* \*

### 93-10 USE REGULATIONS

The #use# regulations of the underlying districts are modified as set forth in this Section, inclusive.

The only permitted change of #use# for the #High Line# shall be to provide publicly accessible open space in accordance with the provisions of Sections 93-71 (Public Access Areas in the Eastern Rail Yard Subarea A1) and 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

\* \* \*

### 93-13 Special Office Commercial Use Regulations

#### 93-131 Certification for office use

The provisions of this Section shall apply to all #developments# or #enlargements# in the #Hudson Yards Redevelopment Area#, with the exception of Subdistricts F and G.

\* \* \*

#### 93-132 Authorization for office use

The provisions of this Section shall apply to all #developments# or #enlargements# in the #Hudson Yards Redevelopment Area#, with the exception of Subdistricts F and G.

Where the amount of Use Group 6B office #floor area# in a #development# or #enlargement# will result in over 25 million square feet of such #use developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area#, and such #development# or #enlargement# utilizes increased #floor area# pursuant to Sections 23-154 (Inclusionary Housing), 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25 (Floor Area Bonus for New Theater Use), such #development# or #enlargement# shall be permitted only upon authorization of the City Planning Commission that:

(a) such #development# or #enlargement# will not require any significant additions to the supporting services of the neighborhood or that provisions for adequate supporting services have been made;

(b) the #streets# providing access to the #development# or #enlargement# are adequate to handle the traffic generated thereby or provisions have been made to handle such traffic; and

(c) such #development# or #enlargement# is consistent with the goals of the applicable special district.

#### 93-133 Vehicle storage establishments

Within Subdistrict G, Use Group 16C commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps shall be permitted as-of-right. The #floor area# of a #building# shall not include floor space used for public utility vehicle storage provided in any #story# located not more than 56 feet above #curb level#.

\* \* \*

### 93-14 Ground Floor Level Requirements

The following provisions relating to retail continuity and transparency requirements shall apply to all subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply in Subdistrict G and along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

\* \* \*

### 93-19 Physical Culture or Health Establishments

Within Subdistrict G, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use#.

### 93-20 FLOOR AREA REGULATIONS

The #floor area# regulations of this Section, inclusive, shall apply to #zoning lots#.

\* \* \*

### 93-22 Floor Area Regulations in Subdistricts B, C, D, E, and F and G

\* \* \*

(b) Subdistrict F

In Subdistrict F, the #floor area ratio# provisions of Section 93-225 (Floor area regulations in Subdistrict F) shall apply.

(c) Subdistrict G

In Subdistrict G, the #floor area ratio# provisions of Section 93-226 (Floor area regulations in Subdistrict G) shall apply.

\* \* \*

### 93-226 Floor area regulations in Subdistrict G

In Subdistrict G, the basic maximum permitted #floor area ratio# for #residential#, #community facility#, and #commercial# #uses# on a #zoning lot# shall be as follows:

- (a) the maximum #floor area ratio# for #residential uses# shall be 12.0, pursuant to Section 23-154 (Inclusionary Housing);
- (b) the maximum #floor area ratio# for #community facility uses# shall be 12.0;
- (c) the maximum #floor area ratio# for #commercial# #uses# shall be 12.0; and
- (d) the total maximum #floor area ratio# shall be 24.0.

\* \* \*

### 93-40 HEIGHT AND SETBACK REGULATIONS

In the #Special Hudson Yards District#, height and setback regulations shall be as set forth in this Section, inclusive.

#### 93-41 Rooftop Regulations

(a) Subdistricts A, B, C, D, and E and G

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within Subdistricts A through E and G, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

(b) Subdistrict F

In Subdistrict F, the provisions of paragraph (f) of Section 33-42 shall apply, except that for towers above a height of 350 feet, rooftop mechanical structures shall comply with the tower top articulation provisions set forth in Section 93-569.

#### 93-42 Height and Setback in Subdistricts A, B, C, D, E, and F and G

In Subareas D4 and D5 of the Hell's Kitchen Subdistrict D, the underlying height and setback regulations shall apply as set forth in Section 93-542, as modified by Section 93-41 (Rooftop Regulations).

In Subdistricts A, B and C, Subareas D1, D2 and D3 of the Hell's Kitchen Subdistrict D, and Subdistrict E, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 and paragraphs (a) through (d) of this Section shall apply. These regulations are further modified in certain locations as set

forth in Section 93-50 (SPECIAL HEIGHT, AND SETBACK AND YARD REGULATIONS). The height of all #buildings or other structures# shall be measured from #curb level#.

In Subdistrict F, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

In Subdistrict G, the underlying height and setback regulations and paragraphs (b) through (d) of this Section shall not apply. In lieu thereof, Section 93-57 (Special Height and Setback Regulations in Subdistrict G) shall apply.

\* \* \*

### 93-50 SPECIAL HEIGHT, AND SETBACK AND YARD REGULATIONS

In Subdistricts A, B and C, and Subareas D1, D2 and D3 of the Hell's Kitchen Subdistrict D, and Subdistrict E, the height and setback regulations set forth in paragraphs (a) through (d) of Section 93-42 (Height and Setback in Subdistricts A, B, C, D, E, and F and G) shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, and minimum and maximum base heights, as shown on Map 3 (Mandatory Street Wall Requirements) of Appendix A of this Chapter. Such modifications also include depths of required setbacks, maximum length of #building# walls for towers, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

\* \* \*

In Subdistrict F, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

In Subdistrict G, the provisions of Sections 93-57 (Special Height and Setback Regulations in Subdistrict G) and 93-58 (Special Permit for Modification of Height and Setback Regulations) shall apply.

\* \* \*

### 93-57 Special Height and Setback Regulations in Subdistrict G

#### (a) Required setbacks

The required minimum setback for portions of #buildings or other structures# that exceed the maximum base height specified in paragraph (a) of Section 93-42 shall be 10 feet from a #wide street# and 15 feet from a #narrow street#. However, the required minimum setback along West 39th Street shall be five feet.

#### (b) Tower #lot coverage#

The portion of any #building# or #buildings# located above a height of 150 feet shall be considered a "tower."

- (1) Towers shall occupy a minimum of 20 percent of the #lot area# of the #zoning lot#, except that this requirement shall not apply to the highest 40 feet of such tower or towers.
- (2) Towers containing #residences# shall occupy a maximum of 40 percent of the #lot area#.
- (3) The aggregate #lot area# of all towers, including #residential# and non-#residential# towers, shall not exceed 65 percent of the #lot area#.

### 93-578 Special Permit for Modification of Height and Setback Regulations

Within the #Special Hudson Yards District#, except within C1-7A Districts or C2-5 Districts mapped within R8A Districts, for #developments# or #enlargements# on #zoning lots# with at least 20,000 square feet of #lot area# or #developments# or #enlargements# on any size #zoning lot# that occupy the entire #block# front along a #wide street#, the City Planning Commission may modify the regulations set forth in Sections 93-40 (HEIGHT AND SETBACK REGULATIONS), inclusive, and 93-50 (SPECIAL HEIGHT, SETBACK AND YARD REGULATIONS), inclusive, provided the Commission finds that:

- (a) such modifications will result in a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public access areas, #streets# and properties;
- (b) where the #development# or #enlargement# is subject to the requirements of Sections 93-60 (MANDATORY IMPROVEMENTS), inclusive, or 93-70 (PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES), inclusive, such modifications will not impair the quality of such public access areas on the #zoning lot#;
- (c) such modifications are consistent with the goal of the special district to provide flexibility of architectural design and encourage more attractive building forms; and

(d) such modifications will result in a #development# or #enlargement# that enhances the streetscape and will be compatible with development in the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.

### 93-59 Special Yard Regulations in Subdistrict G

No rear yard equivalent shall be required in Subdistrict G.

### 93-60 MANDATORY IMPROVEMENTS

\* \* \*

### 93-63 Pedestrian Circulation Space

In C2-8 and C6-4 Districts, except within Subdistrict G, all #developments# or #enlargements# on #zoning lots# of 5,000 square feet or larger with more than 70,000 square feet of new #floor area# shall provide pedestrian circulation space in accordance with the provisions of Section 37-50. In addition, for #developments# or #enlargements# that provide subway entranceways constructed after December 21, 2005, one and one-half times the area of such entranceway accessible to the public at #street# level may qualify as pedestrian circulation space, up to a maximum amount of 3,000 square feet.

\* \* \*

### 93-80 OFF-STREET PARKING REGULATIONS

In Subdistricts A, B, C, D and E, the regulations governing permitted #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core), and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-street Parking and Loading Regulations) shall not apply, except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.

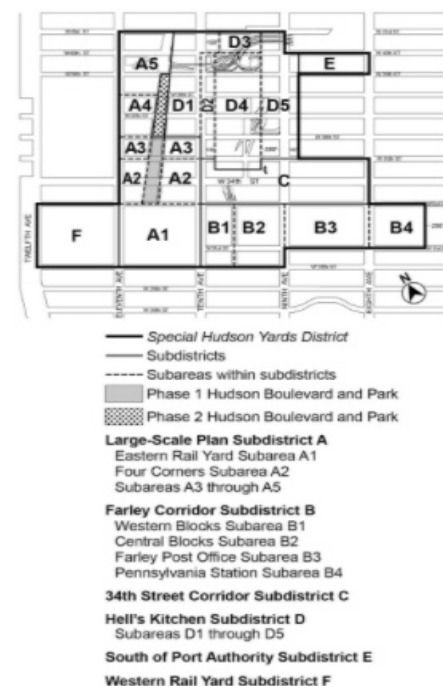
In Subdistricts F and G, the regulations of Article I, Chapter 3, shall apply.

\* \* \*

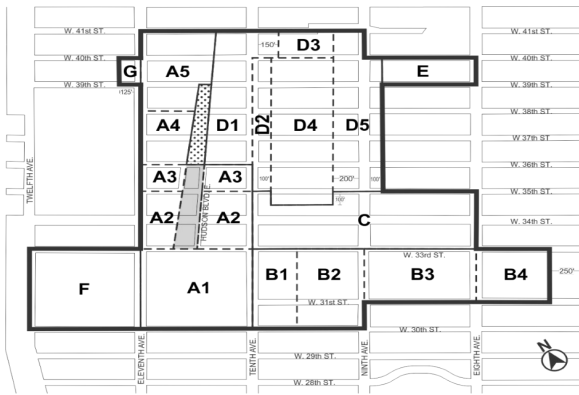
### APPENDIX A Special Hudson Yards District

Map 1 – Special Hudson Yards District, Subdistricts and Subareas

[EXISTING MAP]



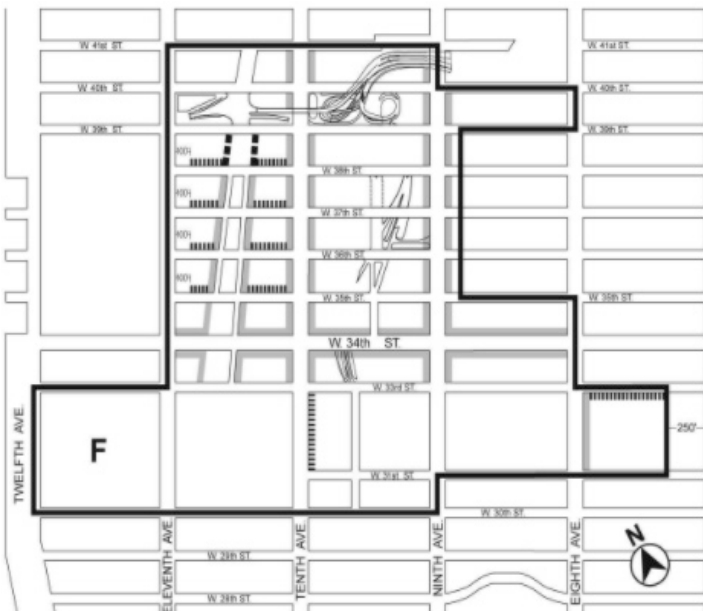
[PROPOSED MAP]



- Special Hudson Yards District
- Subdistricts
- Subareas within subdistricts
- Phase 1 Hudson Boulevard and Park
- Phase 2 Hudson Boulevard and Park
- Large-Scale Plan Subdistrict A**
  - Eastern Rail Yard Subarea A1
  - Four Corners Subarea A2
  - Subareas A3 through A5
- Farley Corridor Subdistrict B**
  - Western Blocks Subarea B1
  - Central Blocks Subarea B2
  - Farley Post Office Subarea B3
  - Pennsylvania Station Subarea B4
- 34th Street Corridor Subdistrict C**
- Hell's Kitchen Subdistrict D**
  - Subareas D1 through D5
- South of Port Authority Subdistrict E**
- Western Rail Yard Subdistrict F**
- Eleventh Avenue Subdistrict G**

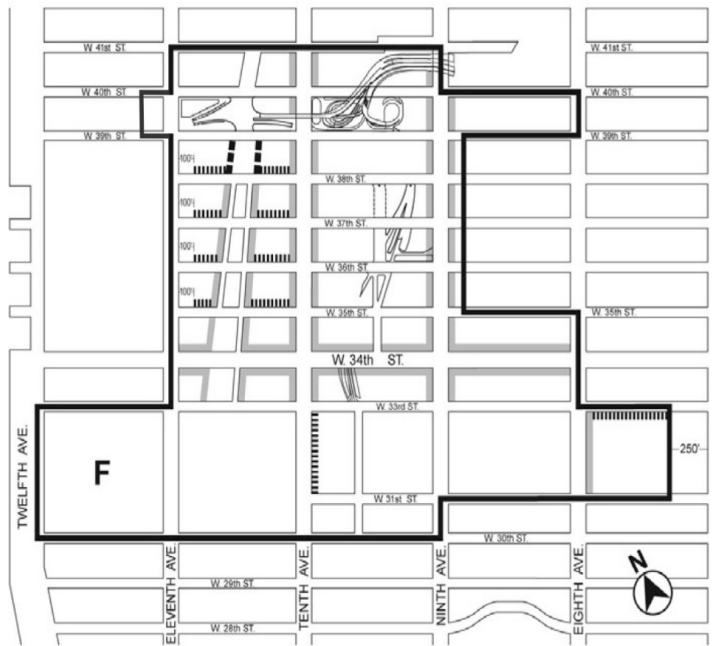
Map 2 – Mandatory Ground Floor Retail

[EXISTING MAP]



- Special Hudson Yards District
- 100% Retail and Glazing Requirement
- 50% Retail and Glazing Requirement
- Glazing Requirement Only
- F Subdistrict F (See Map 9 for Mandatory Ground Floor requirements)**

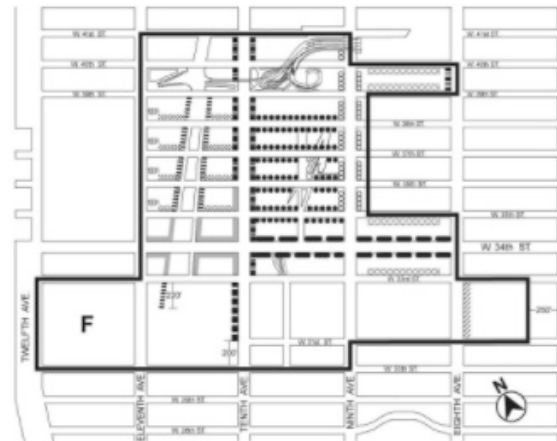
[PROPOSED MAP]



- Special Hudson Yards District
- 100% Retail and Glazing Requirement
- 50% Retail and Glazing Requirement
- Glazing Requirement Only
- F Subdistrict F (See Map 9 for Mandatory Ground Floor requirements)**

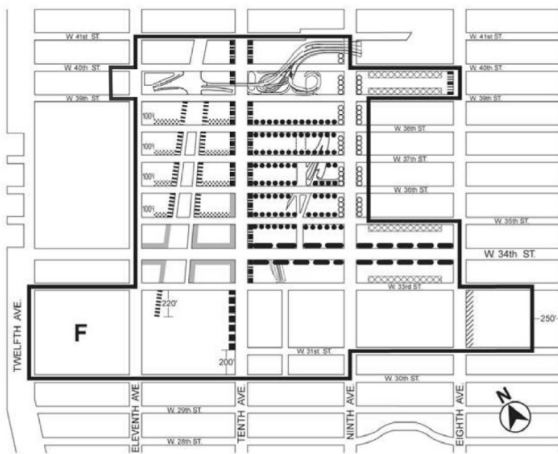
Map 3 – Mandatory Street Wall Requirements

[EXISTING MAP]



	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
-----	60'	85'	100%
-----	60'	85'	None
-----	60'	120'	50%
-----	80'	90'	100%
-----	90'	120'	70%
-----	60'	150'	70%
-----	90'	120'	100%
-----	90'	150'	100%
-----	90'	150'	70%
-----	90'	150'	35%
-----	120'	150'	100%

[PROPOSED MAP]



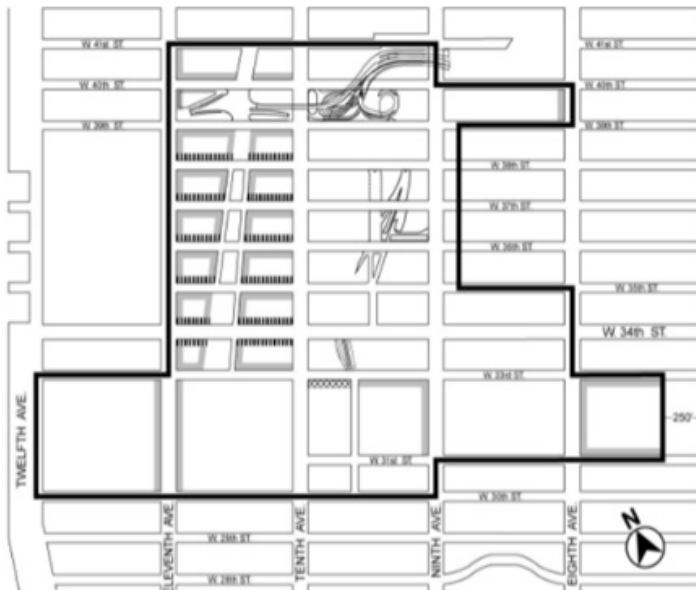
**Special Hudson Yards District**

	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
-----	60'	85'	100%
.....	60'	85'	None
.....	60'	120'	50%
.....	80'	90'	100%
.....	90'	120'	70%
.....	60'	150'	70%
.....	90'	120'	100%
.....	90'	150'	100%
.....	90'	150'	70%
.....	90'	150'	35%
.....	120'	150'	100%

**F** Subdistrict F (See Map 10 for Street Wall requirements)

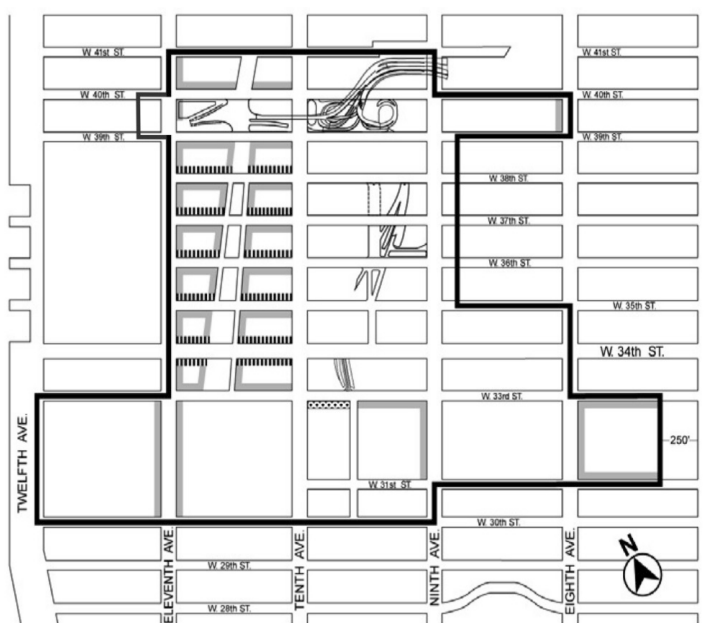
Map 4 – Mandatory Sidewalk Widening

[EXISTING MAP]



- Special Hudson Yards District**
- 10' Sidewalk widening
  - 5' Sidewalk widening
  - 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

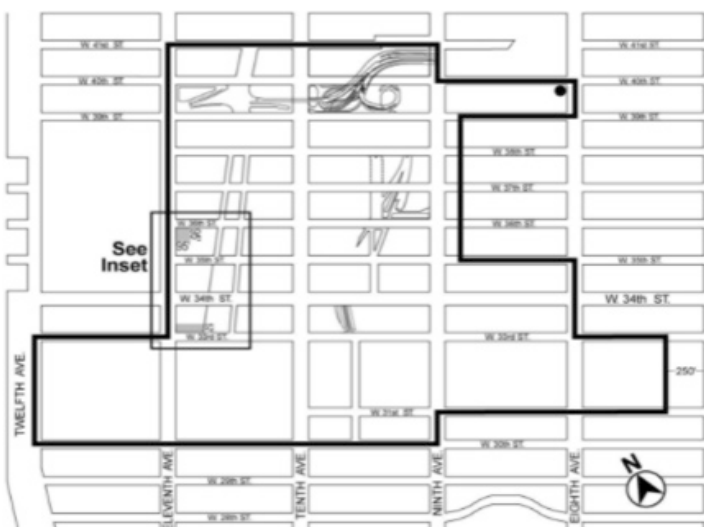
[PROPOSED MAP]



- Special Hudson Yards District**
- 10' Sidewalk widening
  - 5' Sidewalk widening
  - 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

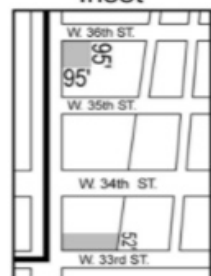
Map 5 – Transit Facilities

[EXISTING MAP]

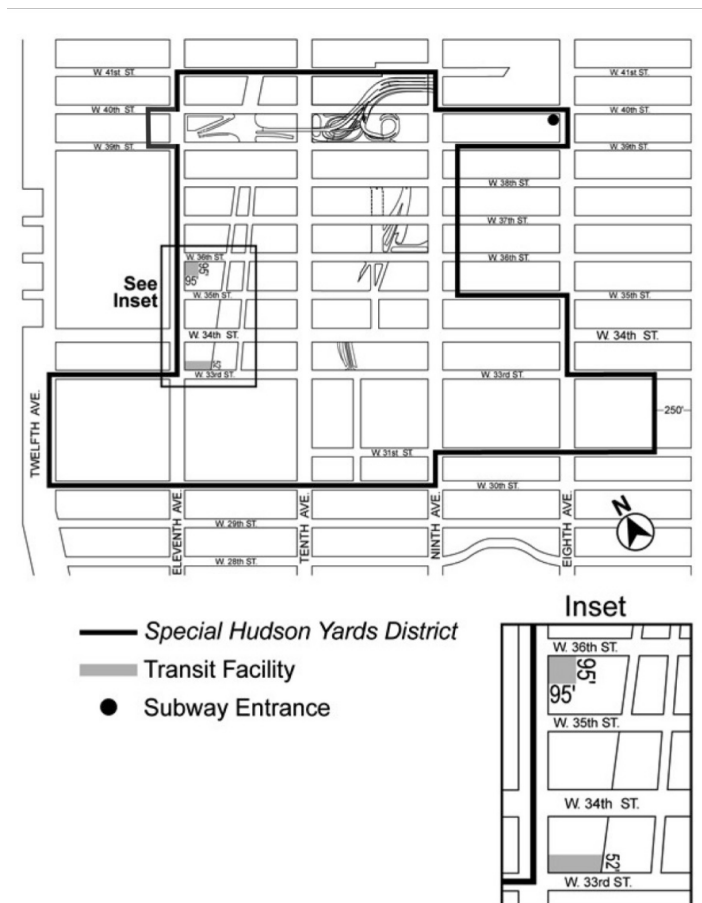


- Special Hudson Yards District**
- Transit Facility
  - Subway Entrance

Inset



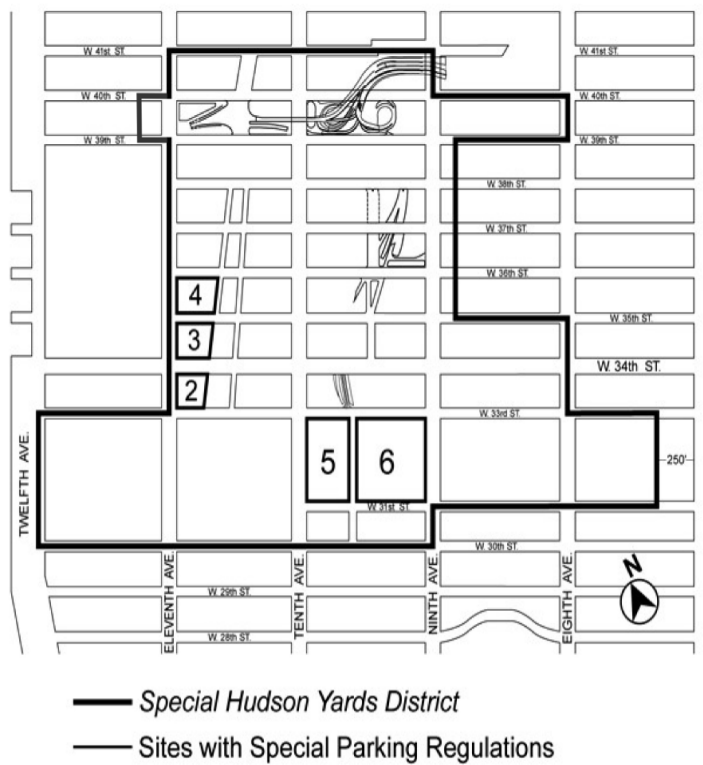
[PROPOSED MAP]



Map 6 – Sites Where Special Parking Regulations Apply  
[EXISTING MAP]



[PROPOSED MAP]



APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

MANHATTAN

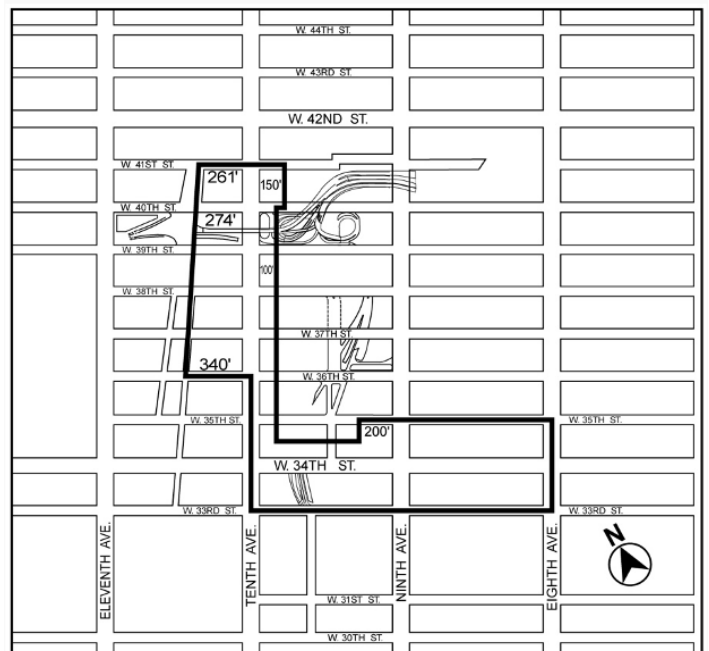
\* \* \*

Manhattan Community District 4

\* \* \*

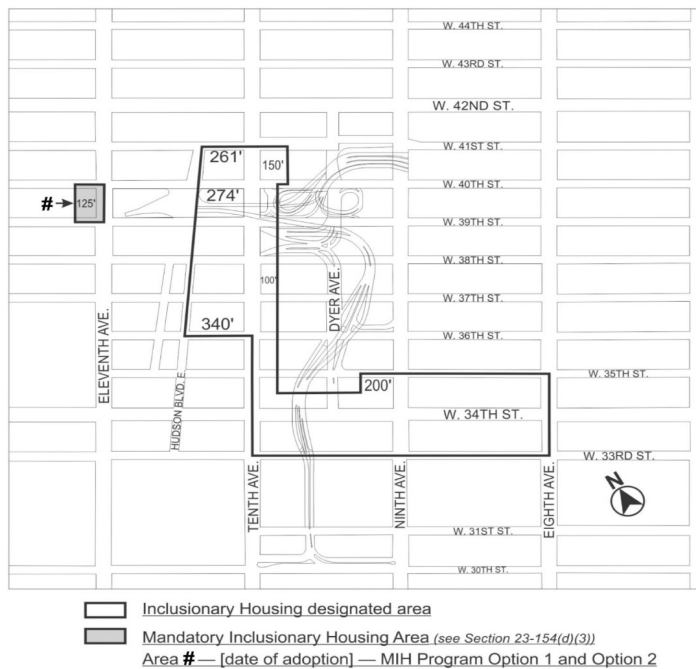
Map 4 – (12/21/09) [date of adoption]

[EXISTING MAP]





## [PROPOSED MAP]



Portion of Community District 4, Manhattan

\* \* \*

#### No. 16

#### CD 4 C 210326 PCM

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

#### NOTICE

On Wednesday, July 28, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation (NYCEDC) (The "Applicant"). The Applicant is seeking a series of discretionary approvals, including a zoning map and zoning text amendments to rezone the Project Site, to establish a new subdistrict to the Special Hudson Yards District (SHYD), to designate the site as a Mandatory Inclusionary Housing ("MIH") area, and to facilitate the redevelopment of a site located at 495 Eleventh Avenue (Block 685, Lot 38) in Manhattan Community District (CD) 4. The NYC Police Department (NYPD) is the applicant and the NYC Department of Citywide Administrative Services (DCAS) is the Co-applicant for the acquisition and site selection actions to facilitate the siting of an NYPD Strategic Response Group (SRG) and Manhattan South Operations Unit parking facility within this proposed development. These discretionary actions are collectively referred to as the "Proposed Actions." Specifically, the redevelopment would result in an up to approximately 703,529 gross square feet (gsf) (581,601 zoning square feet (zsf)), mixed-use development comprised of residential dwelling units (DUs), community facility space comprised of supportive housing DUs, commercial office and retail supermarket spaces, a hotel, a restaurant, amenities, and vehicle and equipment storage. The New York City Office of the Deputy Mayor for Housing and Economic Development (ODMHED) is the lead agency for this environmental review.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 18DME001M.

#### No. 17

#### DORRANCE BROOKS SQUARE STREET HISTORIC DISTRICT CD 10 N 210498 HKM

**IN THE MATTER OF** a communication dated June 25, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the Dorrance Brooks Square Street Historic District designation, designated by the Landmarks Preservation Commission on June 15, 2021 (Designation List No. 524). The Dorrance Brooks Square Historic District consists of approximately 325 buildings within two sections on either side of Fredrick Douglass Boulevard, generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east.

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



jl14-28

## HOUSING AUTHORITY

### MEETING

#### REVISED NOTICE

The Board Meeting of the New York City Housing Authority, scheduled for Wednesday, July 28, 2021, at 10:00 A.M., will be held in-person in the Ceremonial Room on the 5th Floor, of 90 Church Street, New York, NY, and will be streamed live on NYCHA's YouTube Channel, <http://nyc.gov/nycha>, and NYCHA's Website, [on.nyc.gov/boardmeetings](http://on.nyc.gov/boardmeetings).

Because of capacity limitations, the Board Meeting may also be accessed via Zoom by calling (646) 558-8656 using Webinar ID: 848 6573 9121 and Passcode: 4624786748.

For those wishing to provide public comment, either in-person or via Zoom, pre-registration is required via email, to [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), on the day prior to the Board Meeting. No in-person registration will be conducted. When pre-registering, please provide your name, development, or organization name, contact information and item you wish to comment on. You will then be contacted with instructions for providing comment. Comments are limited to the items on the Calendar.

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

Copies of the Calendar are available on this web page, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes are available on this web page, no earlier than 3:00 P.M., on the Thursday following the Board Meeting.

Any changes to the schedule will be posted here on this web page and via social media to the extent practicable at a reasonable time before the meeting. Any person requiring a reasonable accommodation to participate in the Board Meeting, should contact the Office of the Corporate Secretary, by phone at (212) 306-6088, or by email, at [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), no later than Wednesday, July 21, 2021, at 5:00 P.M.

This meeting is open to the public.

- Members of the public attending the Board Meeting are required to wear a face covering when entering and when travelling through the public spaces (lobbies, elevators) of 90 Church Street. Once inside the meeting venue, unvaccinated persons will be required to maintain a face covering and practice physical distancing for the duration of the meeting.

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

jl15-28

## LANDMARKS PRESERVATION COMMISSION

### PUBLIC HEARINGS

#### CORRECTED NOTICE

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York

(Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 3, 2021 at 9:30 A.M., a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting. **Finally, please be aware:** COVID-19 safety protocols are in effect at the location; all members of the public and applicants and their teams must wear a proper face covering.

**50-02 39th Avenue, aka Phipps Playground - Sunnyside Gardens Historic District**  
**LPC-21-00012** - Block 129 - Lot 30 - **Zoning:** R4  
**BINDING REPORT**

A quarteracre fenced-in playground, with a shed and pavilion. Application is to refurbish the playground.

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

**LPC-21-06249** - Block 517 - Lot 49 - **Zoning:** R3X  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Colonial style freestanding house, designed by Otto Loeffler and built in 1917. Application is to construct a rear deck.

**49-51 Chambers Street - African Burial Ground & The Commons Historic District**

**LPC-21-10492** - Block 153 - Lot 7501 - **Zoning:** C6-4  
**MISCELLANEOUS - AMENDMENT**

A Beaux-Arts style skyscraper and interior banking hall, designed by Raymond F. Almirall and built in 1909-12. Application is to amend a proposal approved at the Public Meeting of July 21, 2020 for alterations to the banking hall, to include the installation of partitions, desk and cabinetry.

**408-410 Broadway - SoHo-Cast Iron Historic District**

**LPC-21-08147** - Block 196 - Lot 5 - **Zoning:** M1-5  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building, designed by Henry Engelbert and built c. 1866-1868. Application is to modify openings, replace infill and install signage.

**140 West Broadway (aka 140-142 West Broadway and 82 Thomas Street) - Tribeca West Historic District**

**LPC-21-04082** - Block 144 - Lot 26 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate/Neo-Grec style store and loft building, designed by Carl Pfeiffer and built in 1866. Application is to remove and relocate vault lights and replace the sidewalk and loading dock.

**495 Broadway - SoHo-Cast Iron Historic District**

**LPC-21-06057** - Block 484 - Lot 24 - **Zoning:**  
**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style store and loft building, designed by Alfred Zucker and built in 1892-1893. Application is to construct rooftop additions.

**13 Crosby Street - SoHo-Cast Iron Historic District Extension**

**LPC-21-10606** - Block 233 - Lot 4 - **Zoning:** M1-5B  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style store and loft building, designed by Charles Abbott French and built in 1901. Application is to enlarge a rooftop bulkhead and extend a chimney.

**36 Walker Street - Tribeca East Historic District**

**LPC-21-01775** - Block 194 - Lot 14 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building, built in 1859-60. Application is to construct bulkheads and a pergola, remove steps, replace storefront infill, and install a cornice.

**400 West 57th Street - The Windmere**

**LPC-22-00009** - Block 1066 - Lot 32 - **Zoning:** C1-8/R8/C1-5  
**CERTIFICATE OF APPROPRIATENESS**

An Eclectic style apartment complex, designed by Theophilus G. Smith and built in 1880-81. Application is to construct rooftop and rear yard additions, install rooftop mechanical equipment, alter the areaways and install a barrier-free access lift.

**451-455 Madison Avenue, aka 29 1/2 East 50th Street - Individual Landmark**

**LPC-21-06662** - Block 1286 - Lot 21 - **Zoning:** C5-3, C5-2.5  
**CERTIFICATE OF APPROPRIATENESS**

A complex of Italian Renaissance-style townhouses, designed by McKim, Meade, and White and built in 1882-85. Application is to establish a restoration master plan for the use of substitute materials.

**118 East 62nd Street - Upper East Side Historic District**

**LPC-21-04098** - Block 1396 - Lot 65 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**

A rowhouse, designed by Robert Mook and built in 1869-70 and altered in a late Beaux Arts style by Carrere & Hastings in 1909. Application is to replace areaway ironwork.

**fy20-a3**

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 10, 2021, at 9:30 A.M., a public hearing will be held in the public hearing room, at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. An overflow room is located outside of the primary doors of the public hearing room. The occupancy limit in the public hearing room is 12, and the occupancy limit for the overview room is 10.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting. Additionally, the public hearing will be posted or livestreamed on YouTube for viewing only by visiting the "New York City Landmarks Preservation Commission" channel. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status. Please see additional information on safety protocols below the itemized agenda.

**237 Beverly Road - Douglaston Historic District**

**LPC-21-07505** - Block 8033 - Lot 53 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**

An Arts & Crafts style house, designed by Frederick J. Schroeter, Jr. and built in 1924. Application is to enclose a porch, replace windows, and construct dormers and additions.

**122 Gates Avenue - Clinton Hill Historic District**

**LPC-21-09251** - Block 1981 - Lot 35 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse, designed by Effingham Nichols & John W. Gregory and built c. 1863. Application is to construct a rear yard addition.

**1180 Bergen Street - Crown Heights North Historic District II**

**LPC-21-08229** - Block 1221 - Lot 18 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

A garage, built c. 1880. Application is to replace fencing and a gate.

**415 12th Street - Park Slope Historic District Extension**

**LPC-21-02724** - Block 1096 - Lot 67 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse, built c. 1878-80. Application is to construct rooftop and rear yard additions, replace windows, and extend chimneys.

**93 Mercer Street - SoHo-Cast Iron Historic District**

**LPC-21-09865** - Block 485 - Lot 22 - **Zoning:** M1-5A  
**CERTIFICATE OF APPROPRIATENESS**

A loft building, designed by Hill & Turner and built in 1900-01. Application is to construct a barrier-free access ramp and replace doors.

**19 East 74th Street - Upper East Side Historic District**

**LPC-21-09652** - Block 1389 - Lot 12 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style residence, built c. 1869 and altered in a simplified Neo-Federal style by Schwartz & Gross in 1930. Application is to replace windows, modify an opening and construct a stair bulkhead.

**146 West 121st Street - Mount Morris Park Historic District Extension**

**LPC-21-06253** - Block 1905 - Lot 54 - **Zoning:** R7-2  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse, designed by Bartlett Smith & Sons and built c. 1886-1887. Application is to construct a rear yard addition and extend a chimney.

**121 Heberton Avenue - Individual Landmark**

**LPC-21-10070** - Block 1015 - Lot 9 - **Zoning:** R3A  
**CERTIFICATE OF APPROPRIATENESS**

A Rustic style freestanding house, designed by James G. Burger and built in 1859-1861. Application is to install a parking pad and gazebo.

☛ **fy27-a10**

## OFFICE OF THE MAYOR

### ■ MEETING

**NOTICE IS HEREBY GIVEN** that the Report and Advisory Board Review Commission will hold a public meeting, on Wednesday, July 28, 2021, at 253 Broadway, RFK Conference Room, 8th Floor, from 2:00 P.M. - 3:00 P.M. During the coming months, the commission will be reviewing reports and advisory boards that are required by local law, and will be making recommendations as to which should be removed, improved, or otherwise streamlined to improve efficiency and transparency.

Accessibility questions: Fiona Peach, (212) 748-0307, fpeach@cityhall.nyc.gov, by: Monday, July 26, 2021, 5:00 P.M.



jy19-28

## PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SALE

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

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

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

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

f23-a4

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

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

j4-d30

## PROCUREMENT

### *“Compete To Win” More Contracts!*

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

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

*“The City of New York is committed to achieving excellence in the design and construction of its capital program, and*

*building on the tradition of innovation in architecture and engineering that has contributed, to the City’s prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence.”*

### HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic prequalification application using the City’s Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are required every three years.
- Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete.
- Prequalification applications will be reviewed to validate compliance with corporate filings, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed, at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

### Participating NYC Agencies

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

Administration for Children’s Services (ACS)  
Department for the Aging (DFTA)  
Department of Consumer Affairs (DCA)  
Department of Corrections (DOC)  
Department of Health and Mental Hygiene (DOHMH)  
Department of Homeless Services (DHS)  
Department of Probation (DOP)  
Department of Small Business Services (SBS)  
Department of Youth and Community Development (DYCD)  
Housing and Preservation Department (HPD)  
Human Resources Administration (HRA)  
Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit [www.nyc.gov/hhsaccelerator](http://www.nyc.gov/hhsaccelerator)

## ADMINISTRATION FOR CHILDREN’S SERVICES

### ADMINISTRATION

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**MENTORING AND ADVOCACY PROGRAM - Renewal -**  
Due 8-10-21 at 4:00 P.M.

PIN#06819P8213KXLR001  
PIN#06819P8215KXLR001  
PIN#06819P8217KXLR001  
PIN#06819P8218KXLR001

The Administration for Children’s Services, intends to enter into contract renewal negotiations, for the provision of Mentoring and Advocacy Program (MAAP) Services, with the providers listed below. The contract period(s) of the renewals are from November 1, 2021 through October 31, 2024. Any information concerning the providers performances, as well as any other factors relevant to the renewals, may be expressed by contacting Onajite Edah of the Office of Procurement, at (646) 907-2325, or [onajite.edah@acs.nyc.gov](mailto:onajite.edah@acs.nyc.gov), between the hours of 10:00 A.M. and 4:00 P.M., on business days.

Contractor Name & Address	EPIN
1. New York Foundling 590 Avenue of the Americas New York, NY 10011	06819P8217KXLR001
2. Community Mediation Services 89-64 163rd Street Jamaica, NY 11432	06819P8215KXLR001
3. Police Athletic League, Inc. 34 1/2 East 12th Street New York, NY 10003	06819P8218KXLR001
4. Center for Alternative Sentencing and Employment Services, Inc. 151 Lawrence Street, 3rd Floor Brooklyn, NY 11201	06819P8213KXLR001

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, Room K-7, New York, NY 10038. Edah Onajite (646) 907-2325; onajite.edah@acs.nyc.gov

☛ jy27

**NON - SECURE DETENTION SERVICES - Renewal - Due 8-10-21 at 4:00 P.M.**

PIN#06819P8205KXLR001  
PIN#06819P8206KXLR001  
PIN#06819P8207KXLR001  
PIN#06819P8208KXLR001  
PIN#06819P8209KXLR001

The Administration for Children's Services, intends to enter into contract renewal negotiations for the provision of Non - Secure Detention Services with the providers listed below. The contract period(s) of the renewals are from October 1, 2021 through September 30, 2024. Any information concerning the providers performances, as well as any other factors relevant to the renewals, may be expressed by contacting Onajite Edah of the Office of Procurement, at (646) 907-2325, or onajite.edah@acs.nyc.gov, between the hours of 10:00 A.M. and 4:00 P.M., on business days.

Contractor Name & Address	EPIN
1. Abbott House 100 North Broadway Irvington, NY 10533	06819P8205KXLR001
2. Good Shepherd Services 305 7th Avenue, 9th Floor New York, NY 10001	06819P8207KXLR001
3. Lutheran Social Services of Metropolitan New York, Inc. 475 Riverside Drive New York, NY 10115	06819P8209KXLR001
4. St. John's Residence for Boys, Inc. 150 Beach 110th Street Rockaway Park, NY 11694	06819P8208KXLR001
5. Sheltering Arms Family Services, Inc. 25 Broadway, 18th Floor New York, NY 10004	06819P8206KXLR001

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, Room K-7, New York, NY 10038. Edah Onajite (646) 907-2325; onajite.edah@acs.nyc.gov

☛ jy27

## COMPTROLLER

### INFORMATION TECHNOLOGY

#### ■ INTENT TO AWARD

#### Goods

**RENEWAL OF TEAMMATE SOFTWARE LICENSES - Sole Source** - Available only from a single source - PIN#01522BIST52290 - Due 8-3-21 at 5:00 P.M.

The New York City Comptroller's Office, intends to enter into a Sole Source procurement, in accordance with Section 3-05 of the New York City Procurement Policy Board Rules with Wolters Kluwer Financial Services Inc. for Teammate Software Licenses. The term of the license coverage will be from October 1, 2021 to September 30, 2022. Wolters Kluwer Financial Services Inc. is the sole provider of the proprietary software package "TeamMate".

Any qualified vendor that wishes to express interest in providing such product and believes that, at present or in the future it can also provide these software licenses, is invited to do so by submitting an expression of interest which must be received, no later than August 3, 2021, at 5:00 P.M. to Caroline Wisniewski, Manager Administration, Contracts and Procurement, at cwisnie@comptroller.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.

Comptroller, 1 Centre Street, Room 1200, New York, NY 10007. Caroline Wisniewski (212) 669-8218; cwisnie@comptroller.nyc.gov

jy23-29

#### Goods and Services

**INTEGRATED RECONCILIATION, DATA MANAGEMENT AND OPTICAL CHARACTER RECOGNITION SOFTWARE SOLUTION - Negotiated Acquisition - Judgment required in evaluating proposals - PIN#01522BIST52294 - Due 8-10-21 at 2:00 P.M.**

In accordance with Section 3-04(b)(2)(ii) of the New York City Procurement Policy Board Rules, the New York City's Comptroller's Office (the "Comptroller's Office"), is seeking to enter into negotiations with Web Services Integration Limited, dba Xceptor, to provide an integrated reconciliation, data management and optical character recognition software solution for the Comptroller's Office Bureau of Asset Management ("BAM"). The term of the contract is estimated to commence on January 3, 2022, and continues through January 2, 2027, with options to renew totaling 3 years.

The Notice of Intent, including the Agency needs and minimum requirements, will be available for download from the Comptroller's Office Website, at www.comptroller.nyc.gov, from July 27, 2021 until August 10, 2021. To download the Notice of Intent, select "RFPs and Solicitations," then click on the link to BAM OCR and Reconciliation Project.

Vendors that are interested in expressing interest in this procurement or in a similar procurement in the future, may contact Caroline Wisniewski, Manager of IT Contracts and Procurement, cwisnie@comptroller.nyc.gov. Expressions of Interest are due August 10, 2021, by 2:00 P.M.

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

Comptroller, 1 Centre Street, New York, NY 10007. Caroline Wisniewski (212) 669-7827; cwisnie@comptroller.nyc.gov

☛ jy27-a2

## DISTRICT ATTORNEY - NEW YORK COUNTY

### PROCUREMENT AND CONTRACT MANAGEMENT

#### ■ INTENT TO AWARD

#### Goods and Services

**ARMED GUARD SERVICES RENEWAL - Renewal - PIN#20180400008 - Due 7-28-21 at 3:00 P.M.**

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other

information; and for opening and reading of bids at date and time specified above.

District Attorney - New York County, One Hogan Place, New York, NY 10013. Tracey Robinson (212) 335-3910; robinsontr@dany.nyc.gov

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## ■ SOLICITATION

### Goods and Services

**AUCTION SERVICES** - Request for Proposals - PIN#20211500005AUCTION - Due 8-23-21 at 3:00 P.M.

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

District Attorney - New York County, One Hogan Place, New York, NY 10013. Tracey Robinson (212) 335-3910; robinsontr@dany.nyc.gov

jy23-29

## HEALTH AND MENTAL HYGIENE

### ■ AWARD

#### Human Services/Client Services

**FY21 DISCRETIONARY CONTRACT MENTAL HEALTH SERVICES** - BP/City Council Discretionary - PIN#81621L0509001, PIN#21MRO58001ROX00 - AMT: \$224,301.00 - TO: Ohel Children's Home and Family Services Inc., 1268 East 14th Street, Brooklyn, NY 11230.

☛ jy27

## HOUSING AUTHORITY

### PROCUREMENT

#### ■ SOLICITATION

#### Construction Related Services

**SMD SERVICES INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) CONTRACT FOR WATER MAIN REPAIR LOCATED AT VARIOUS DEVELOPMENTS WITHIN ALL FIVE (5) BOROUGHES OF NEW YORK CITY** - Competitive Sealed Bids - PIN#336883 - Due 8-17-21 at 10:00 A.M.

This Contract shall be subject to the New York City Housing Authority's Project Labor Agreement and, as part of its bid, the Bidder must submit (1) a Letter of Assent to the Project Labor Agreement signed by the Bidder; and (2) Letters of Assent signed by each of the Bidder's proposed Subcontractors. Bidders are strongly encouraged to submit all Letters of Assent signed by the Bidder's proposed Subcontractors along with the Bidder's Bid.

The Work to be done under this Contract is to repair underground water main serving the proposed Contracted Development site. As stated above, the Work consists of providing all labor, materials, equipment and other incidental items required to complete the Work. Replace all broken underground water main lines with new pipes of similar materials and all required fittings as specified and as directed by NYCHA. When required, provide temporary water connection in order to provide uninterrupted water service to the building while permanent work is being installed. Provide all required excavations, including hand excavation, pavement cuttings, shoring, sheathing, trench covering, pest control, excavation safety protection, supports for excavated pipes and conduits and all other lines that may exist underground etc.

Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website, by going to the <http://www.nyc.gov/nycbusines>. On the left side, click on "iSupplier Vendor Registration/Login" link. (1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose "Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for the RFQ Number (s) 336883.

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

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

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

☛ jy27

## HOUSING PRESERVATION AND DEVELOPMENT

### ONS/DTR OPERATIONS

#### ■ INTENT TO AWARD

#### Human Services/Client Services

**80622Y0023-SOLE SOURCE NOTICE OF INTENT - DIGITAL LITERACY AND TRAINING FOR OLDER ADULTS** - Request for Information - PIN#80622Y0023 - Due 8-9-21 at 2:00 P.M.

Pursuant to Section 3-05 of the City's Procurement Policy Board Rules, The New York City Department of Housing Preservation and Development (HPD), intends to enter into a Sole Source contract with Older Adults Technology Services, Inc. The vendor will provide digital literacy and training on using the internet for low-income adults aged 55 and older.

This Sole Source procurement is being managed through PASSPort. If there are any expressions of interest, please send an email to Agency Contact.

jy26-a2

#### Services (other than human services)

**80622Y0022-SOLE SOURCE NOTICE OF INTENT - MESH INTERNET NETWORK** - Request for Information - PIN#80622Y0022 - Due 8-16-21 at 2:00 P.M.

Pursuant to Section 3-05 of the City's Procurement Policy Board Rules, The New York City Department of Housing Preservation and Development (HPD), intends to enter into a Sole Source contract with NYC Mesh, Inc. The vendor will provide mesh internet networks to connect low-income tenants to the internet for free in specific neighborhoods throughout Brooklyn, Manhattan, and the Bronx.

This Sole Source procurement is being managed through PASSPort. If there are any expressions of interest, please send an email to Agency Contact.

jy26-a2

## HUMAN RESOURCES ADMINISTRATION

### ■ AWARD

#### Human Services/Client Services

**EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP) OUTREACH, EDUCATION AND APPLICATION ASSISTANCE - MET COUNCIL** - Emergency Purchase - PIN#09621E0016001 - AMT: \$1,690,000.00 - TO: Metropolitan New York Coordinating Council on Jewish Poverty, Inc., 120 Broadway, 7th Floor, New York, NY 10271.

Contract Term from 5/10/2021 to 9/30/2022.

☛ jy27

**EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP) OUTREACH, EDUCATION AND APPLICATION ASSISTANCE - NEIGHBORHOOD ASSOCIATION FOR INTER-CULTURAL AFFAIRS, INC.** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#09621E0013001 - AMT: \$1,725,000.00 - TO: Neighborhood Association for Inter-Cultural Affairs Inc, 1075 Grand Concourse, Suite 1B, Bronx, NY 10452.

Contract Term: 5/5/2021 - 9/30/2021

☛ jy27

**CRITICALLY NEEDED SUPPORT SERVICES FOR ADULT PROTECTIVE SERVICES PROGRAM** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#09619I0003003 - AMT: \$6,521,400.00 - TO: Transitional Services for New York, Inc, 10-16 162nd Street, Whitestone, NY 11357-2124.

Contract Term 7/1/2021 - 6/30/2024

☛ jy27

**CRITICALLY NEEDED SUPPORT SERVICES FOR ADULT PROTECTIVE SERVICES PROGRAM** - Competitive Sealed Proposals - Judgment required in evaluating proposals -

PIN#09619I0003004 - AMT: \$6,521,400.00 - TO: Self Help Community Services, 520 Eight Avenue, 5th Floor, New York, NY 10018.

Contract Term 7/1/2021 - 6/30/2024

☛ jy27

**CRITICALLY NEEDED SUPPORT SERVICES FOR ADULT PROTECTIVE SERVICES PROGRAM** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#09619I0003001 - AMT: \$6,586,614.00 - TO: Bronxworks Inc, 60 East Tremont Avenue, Bronx, NY 10453.

Contract Term: 7/1/2021 - 6/30/2024

☛ jy27

**CRITICALLY NEEDED SUPPORT SERVICES FOR ADULT PROTECTIVE SERVICES PROGRAM** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#09619I0003003 - AMT: \$6,521,400.00 - TO: Transitional Services for New York, Inc, 10-16 162nd Street, Whitestone, NY 11357-2124.

Contract Term 7/1/2021 - 6/30/2024

☛ jy27

## LAW DEPARTMENT

### ■ AWARD

*Services (other than human services)*

**LEGAL SERVICES IN SUPPORT OF BOE LITIGATION** - Negotiated Acquisition - Other - PIN# 02521N0045001 - AMT: \$250,000.00 - TO: Rha Kim Grossman & McIlwain LLP, 215-10 Northern Boulevard, Suite 201, Bayside, NY 11361-3499.

Rha, Kim, Grossman & McIlwain, LLP, Legal Services, in Support of Litigation, related to Board of Election Investigation Matter, PIN02521X000815, EPIN 02521N0009001.

☛ jy27

## PARKS AND RECREATION

### REVENUE AND CONCESSIONS

#### ■ SOLICITATION

*Services (other than human services)*

**FOR THE RENOVATION, OPERATION AND MAINTENANCE OF AN OUTDOOR CAFE AT MINERAL SPRINGS, CENTRAL PARK, MANHATTAN** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M10-33-SB-2021 - Due 9-3-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") proposals for the renovation, operation, and maintenance of an outdoor café at Mineral Springs, Central Park, Manhattan.

There will be a recommended remote proposer meeting on Wednesday, August 4, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows: <https://nycparks.webex.com/nycparks/j.php?MTID=mb39364b67f573e3248c9e533703e599f>

Meeting Number: 179 020 4930 Password: Parks123

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

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 020 4930

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site (Block #1111 & Lot #1), which is located between 69th and 70th Streets and between Terrace Drive and Sheep Meadow in Central Park, Manhattan.

All proposals submitted in response to this RFP must be submitted no later than Friday, September 3, 2021, at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 23, 2021 through Friday, September 3, 2021, by contacting Eric Weiss, Senior Project Manager, at (212) 360-3483 or at Eric.Weiss@parks.nyc.gov.

The RFP is also available for download, on Friday, July 23, 2021 through Friday, September 3, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities> and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

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

**TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) (212) 504-4115.**

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*  
*Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Eric Weiss (212) 360-3483; eric.weiss@parks.nyc.gov*

jy23-a5

**REQUEST FOR PROPOSALS TO MANAGE THE SEASONAL ICE SKATING RINK IN BRYANT PARK, MANHATTAN** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#2021-M8-IS - Due 8-6-21 at 5:00 P.M.

The Bryant Park Corporation ("BPCC"), is issuing, as of the date of this notice, a Request for Proposals (RFP) to manage the season ice skating rink in Bryant Park, Manhattan.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 6, 2021, at 5:00 P.M.

The RFP is available for download, commencing on Monday, July 12, 2021, on BPC's website. To download the RFP, please visit <https://bryantpark.org/about-us/job-openings> and click on the Ice Rink Management Section.

For more information, prospective proposers may contact Rachel Zurier, Director of Operations, at the Bryant Park Corporation, at (917) 438-5134, or rzurier@urbanmgt.com.

**TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) (212) 504-4115.**

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

*Parks and Recreation, 5 Bryant Park, Suite 2400 New York, NY 10018. Rachel Zurier (917) 438-5134; rzurier@urbanmgt.com*

jy16-29

**FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF A CAFE AT HUNTER'S POINT SOUTH PARK, QUEENS** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# Q471-SB-2021 - Due 8-27-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a significant Request for Proposals (RFP) for the Renovation, Operation, and Maintenance of a café at Hunter's Point South Park, Queens.

There will be a recommended remote proposer meeting on Friday, July 23, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:

<https://nycparks.webex.com/nycparks/j.php?MTID=m48dc96701c6ea9809ceca4f4d0125bd9>

Meeting number: 179 427 5972

Password: Parks123

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

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 427 5972

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located in Hunter's Point South Park, Long Island City, NY.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 27, 2021, at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 16, 2021 through Friday, August 27, 2021, by contacting Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

The RFP is also available for download, on Friday, July 16, 2021, through Friday, August 27, 2021, on Parks' website. To download the RFP, visit, <http://www.nyc.gov/parks/businessopportunities>, and click on the

"Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at [Andrew.Coppola@parks.nyc.gov](mailto:Andrew.Coppola@parks.nyc.gov).

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD)  
(212) 504-4115.

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

*Parks and Recreation, The Arsenal, 830 Fifth. Andrew Coppola  
(212) 360-3454; [andrew.coppola@parks.nyc.gov](mailto:andrew.coppola@parks.nyc.gov)*

jy16-29

## FOR THE OPERATION AND MAINTENANCE OF FOOD CONCESSIONS AT RANDALL'S ISLAND PARK, MANHATTAN

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M104-SB-2021 - Due 8-27-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a non-significant Request for Proposals ("RFP") for the operation and maintenance of one (1) interior food concession at Icahn Stadium, the operation and maintenance of three (3) seasonal cafes, and the operation and maintenance of up to four (4) mobile food units at Randall's Island Park, Manhattan.

There will be a recommended remote proposer meeting on Thursday, July 22, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:

<https://nycparks.webex.com/nycparks/j.php?MTID=m960da9c5e99332cef01fa12ee8a21974>

Meeting number: 179 644 1388

Password: Parks123

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

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 644 1388

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located at Icahn Stadium, 10 Central Road, New York, NY 10035.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 27, 2021 at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 16, 2021 through Friday, August 27, 2021, by contacting Andrew Coppola, Senior Project Manager at (212) 360-3454, or at [Andrew.Coppola@parks.nyc.gov](mailto:Andrew.Coppola@parks.nyc.gov).

The RFP is also available for download, on Friday, July 16, 2021, through Friday, August 27, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at [Andrew.Coppola@parks.nyc.gov](mailto:Andrew.Coppola@parks.nyc.gov).

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD)  
(212) 504-4115.

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

*Parks and Recreation, The Arsenal, 830 Fifth. Andrew Coppola  
(212) 360-3454; [andrew.coppola@parks.nyc.gov](mailto:andrew.coppola@parks.nyc.gov)*

jy16-29

## SCHOOL CONSTRUCTION AUTHORITY

### CONTRACT SERVICES

#### ■ SOLICITATION

*Goods and Services*

**SOLICITATION NO: 22-00004R ENVIRONMENTAL AND REGULATORY COMPLIANCE SERVICES IN CONNECTION WITH PROFESSIONAL CONTINGENT AND TEMPORARY STAFFING SERVICES** - Request for Proposals - PIN# 22-00004R - Due 7-29-21 at 12:00 PM.

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.

*School Construction Authority, Roxane Pacheco (718) 472-8361;  
[rfp@nycsca.org](mailto:rfp@nycsca.org)*

jy27

## AGENCY RULES

## ENVIRONMENTAL PROTECTION

#### ■ NOTICE

### FY22 Regulatory Agenda

In compliance with section 1042 of the New York City Charter, the following is the regulatory agenda for rules that the New York City Department of Environment of Protection (DEP) anticipates it may promulgate during the fiscal year beginning July 1, 2021 and ending June 30, 2022. Listed below each section are an approximate schedule for adopting the proposed rules and the name and telephone number of a DEP official knowledgeable about each subject area involved.

#### I. New proposed rules not included in prior years and anticipated to start the CAPA process after May 1, 2021.

##### 1. Drilling and Excavation

###### A. Description

Expansion of Drilling and Excavation Rule to cover DEP Bureau of Water and Sewer Operations (BWSO) deep tunnel sewers and interceptors and Bureau of Wastewater Treatment (BWT) deep tunnel sewers, sewer outfall pipes, sewer and sludge force mains, pump stations, regulators and sewer interceptors, and to include corrective action requirements for violations of the Rule.

###### B. Reasons

Existing provisions protect New York City's water tunnels and shafts; this rule would protect additional critical infrastructure. Revisions would also require corrective action to be taken by violators of the Rule.

###### C. Anticipated contents

The rule will set forth specific standards for the application for and permitting of drilling and/or excavation in close proximity to BWSO deep tunnel sewers and interceptors and BWT deep tunnel sewers, outfall pipes, sewer and sludge force mains, pump stations, regulators and sewer interceptors. The rule will also set forth corrective action requirements for violations of the rule.

###### D. Objectives

To guarantee and protect the integrity of New York City's water supply and sewer facilities.

###### E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

###### F. Relevant local laws and rules:

NYC Administrative Code §24-302; 15 RCNY Chapter 34

###### G. Individuals and entities affected:



Engineers and contractors whose projects include drilling and/or excavation within the five boroughs of NYC.

H. Approximate Schedule:

4Q FY 2022

I. Agency Contact:

Melinda Sherer, DEP Legal Affairs, (718) 595-6613

## 2. Asbestos Rule Clarifications

A. Description

General revision and update of asbestos control regulations, including clarification of logbook requirements and provision prohibiting false statements.

B. Reasons

The Asbestos Rules are periodically revised in view of enforcement experience, to clarify, update, add or remove various provisions.

C. Anticipated contents

A variety of changes will be made to existing provisions of the rules, including clarification of the requirement that project logbooks be permanently bound and clarification that the prohibition on making false statements extend to submissions to city agencies other than DEP.

D. Objectives

To make sure the Asbestos Rules are as clear and current as possible.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code section 24-105, 15 RCNY Chapter 1

G. Individuals and entities affected:

Asbestos companies, licensed asbestos workers, building owners

H. Approximate Schedule:

1Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

## 3. Citizen Complaint Submissions

A. Description

Local law 58 of 2018 required the DEP to post requirements of what is necessary to file a citizen complaint regarding vehicle idling. Although no rule is legally mandated, DEP believes it would be helpful to the public to codify the requirements that are posted on the DEP website.

B. Reasons

To better inform citizens of what the minimum requirements are to file a citizen complaint regarding vehicle idling.

C. Anticipated contents

Codifying the instructions currently posted on the DEP website to citizen complainants provide the necessary evidence to support the issuance of a summons.

D. Objectives

To assist citizens in submitting the required evidence for the citizen complaint process.

E. Provide a summary of the legal basis for the proposed rule.

New York City Charter Sections 1043 and 1403(c)

F. Relevant local laws and rules:

Local Law 58/2018 and NYC Administrative Code 24-163 and 24-182

G. Individuals and entities affected:

Citizens filing complaints regarding idling vehicles

H. Approximate Schedule:

4Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

## 4. Air/Noise Zero Penalties with Opportunity to Cure

A. Description

Establish zero penalties for certain violations of Title 24, Chapters 1 and 2 of the Administrative Code.

B. Reasons

These amendments are intended to provide relief from fines for businesses that have established to the Department's satisfaction that the violating condition has been corrected.

C. Anticipated contents

The revisions will establish zero penalties for certain violations in the Air and Noise Penalty Schedules.

D. Objectives

Allow for the ability to mitigate certain offenses to zero.

E. Provide a summary of the legal basis for the proposed rule.

New York City Charter 1043 and sections 24-105 and 24-204 of the Administrative Code.

F. Relevant local laws and rules:

15 RCNY Chapters 43 and 47, NYC Administrative Code 24-216(d), 24-220(b), 24-223(d), 24-226(b), 24-228.1, 24-237(d), 24-238(a), 24-244(a), 24-108(f) and 24-113

G. Individuals and entities affected:

Those owners and operators of businesses that operate the devices and/or equipment that may violate the above sections.

H. Approximate Schedule:

2Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

## II. Rules included in prior agenda(s) that did not begin the CAPA process but are anticipated to start the process this fiscal year.

### 1. Unified Stormwater Rule

A. Description

Expansion of .MS4 Stormwater Rule to the Combined Sewer areas of NYC to provide a consistent stormwater management policy, and update of the DEP Bureau of Water and Sewer Operations (BWSO) peak flow requirements for site/house connection proposals, superseding the 2012 Stormwater Performance Standard.

B. Reasons

Require more on-site stormwater management to improve water quality, reduce urban flooding, lessen the burden on infrastructure and reduce energy demands.

C. Anticipated contents

Revision of Chapter 19.1 to reduce the threshold for soil disturbance that triggers post-construction stormwater controls and expand MS4 stormwater control requirements citywide; revision of Chapter 31 to update release rates and allowable flow.

D. Objectives

The proposed rules are designed to align with the NYC Climate Mobilization Act by increasing green space, to contribute to improved water quality in NYC waterbodies by further managing stormwater runoff, and to streamline the site/house connection permit application, design and review processes.

E. Provide a summary of the legal basis for the proposed rule.

NYC Administrative Code Chapter 5-A § TBD

F. Relevant local laws and rules:

NYC Administrative Code Chapter 5-A § TBD, Title 15 RCNY Chapters 19.1 and 31

G. Individuals and entities affected:

Owners and Developers required to obtain DEP Stormwater Construction/Post-Construction permits and Site/House Connection permits.

H. Approximate Schedule:

4Q FY 2022

I. Agency Contact:

Melinda Sherer, DEP Legal Affairs, (718) 595-6613

### 2. Work Permit Exceptions

A. Description

Rule will define certain equipment that the department may exempt from requirements for a work permit under the Air Pollution Control Code.

B. Reasons

Certain equipment, which is not explicitly exempted from the work permit requirement in section 24-121 of the Air Code, does not need a work permit for various reasons including how DEC classifies certain sources. DEP seeks to clarify and expand the existing list of sources for which a registration or exemption from filing is acceptable instead of a work permit.

C. Anticipated contents



The rule will set forth the equipment or apparatus that the department may exempt from the requirements for a work permit.

D. Objectives

Simplify compliance requirements and streamline permitting.

E. Legal basis:

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code Section 24-121(a)(21)

G. Individuals and entities affected:

Engineers, architects, and those who file in the regulated community.

H. Approximate Schedule:

4Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**3. Fee Rule Amendment**

A. Description

Rule will establish a fee for variances from the Air Pollution Control Code.

B. Reasons

The department receives requests for variances from the Air Code, which require a review by engineers and other staff. The department needs a fee to cover its costs for reviewing these applications.

C. Anticipated contents

The rule will establish a fee for review of applications for a variance from the Air Code.

D. Objectives

Ensure sufficient receipt of revenue to review and evaluate variances.

E. Legal basis:

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code Section 24-105 (c)

G. Individuals and entities affected:

Those who seek a variance from the Air Code.

H. Approximate Schedule:

4Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**4. Penalty Schedule Amendments**

A. Description

Rules that will amend the penalty schedule for the Air Code, Noise Code, Asbestos Rules, and Water Code.

B. Reasons

Recent or pending changes will require the amendment of penalty schedules related to summonses issued by DEP.

C. Anticipated contents

Addition and deletion of affected provisions from current penalty schedules.

D. Objectives

Update penalty schedules to be consistent with current laws and rules.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code §24-178, 24-105, 24-204, 24-257 and 15 RCNY Chapter 1.

G. Individual and entities affected:

Entities and individuals who receive summonses issued by DEP.

H. Approximate Schedule:

4Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**5. Cook Stove Rules**

A. Description

Rule that will establish requirements for restaurants in operation before May 6, 2016 to install emission controls.

B. Reasons

The Air Code requires that DEP promulgate a rule to prescribe emission control technologies required on cook stoves installed before May 6, 2016.

C. Anticipated contents

The rule will require similar control technologies as those currently installed on cook stoves that came into operation on or after May 6, 2016.

D. Objectives

The installation of emission controls on cook stoves and char broilers will result in a reduction in emissions and odors.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403 and Title 24, Chapter 1 of the Administrative Code.

F. Relevant local laws and rules:

NYC Administrative Code § 24-149.5, 24-105

G. Individuals and entities affected:

Restaurants with cook stoves installed prior to May 6, 2016.

H. Approximate Schedule:

4Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**6. Design and Construction of Private Sewers**

A. Description

Revisions to Chapters 23 and 31 of the Rules of the City of New York, governing construction of private sewers or private drains and house/site connections to the sewer system.

B. Reasons

The proposed amendments will clarify the permit requirements and achieve regulatory consistency.

C. Anticipated contents

The proposed rules will include various revisions to Chapters 23 and 31.

D. Objectives

To ensure that private sewers are constructed to DEP standards and specifications.

E. Provide a summary of the legal basis for the proposed rule

NYC Charter Section 1403 and NYC Administrative Code Title 24.

F. Relevant local laws and rules:

NYC Administrative Code Title 24 and RCNY Title 15.

G. Individuals and entities affected:

Any person or entity constructing a private drain or sewer or connections to the City sewer.

H. Approximate Schedule:

4Q FY 2022

I. Agency Contact:

Susan Gordon, DEP Legal Affairs, (718) 595-4260

**7. Design and Construction of Private Water Mains**

A. Description

Rules for design and construction of private water mains.

B. Reasons

Establish rules for private water mains that are consistent with rules for private sewers.

C. Anticipated contents

The rules will establish requirements for those who construct private water mains in mapped streets at their own expense (and connect such water mains to City water mains or other private water mains) to transfer ownership of such mains to the City within a prescribed period of time.

D. Objectives

To ensure that private water mains are constructed to DEP standards and specifications.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

F. Relevant local laws and rules:

## 15 RCNY Chapter 23

## G. Individuals and entities affected:

Builders and developers

## H. Approximate Schedule:

4Q FY 2022

## I. Agency Contact:

Susan Gordon, DEP Legal Affairs (718) 595-4260

**8. Community Right-to-Know Rules**

## A. Description

Update and revision of the Community Right-To-Know Regulations for entities involved in the processing, storage, handling, or use of hazardous substances, extremely hazardous substances, and regulated toxic substances.

## B. Reasons

DEP promulgated these rules almost 25 years ago, and they contain many outdated and obsolete references.

## C. Anticipated contents

Revisions to the Hazardous Substances List to conform to the current federal and state lists

## D. Objectives

To protect the public from the dangers associated with hazardous substances.

## E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

## F. Relevant local laws and rules:

15 RCNY Chapter 41, §§ 24-703 and 24-706 of the New York City Administrative Code

## G. Individuals and entities affected:

Owners of facilities where hazardous substances are stored.

## H. Approximate Schedule:

4Q FY 2022

## I. Agency Contact:

Hannah Polakowski, DEP Legal Affairs, (718) 595-6539

**III. Rules that are currently under CAPA review by the Law Department and the Mayor's Office of Operations but have yet to be certified****1. Basement Apartment Rules**

## A. Description

Rules governing vapor intrusion barrier system installations, indoor air and soil vapor sampling, environmental site assessments, and soil testing in connection with a demonstration program in East New York.

## B. Reasons

Local Law No. 2019/049 requires DEP to promulgate rules for basement or cellar apartments enrolled in the demonstration program to comply with certain requirements before they may obtain a certificate of occupancy or temporary certificate of occupancy

## C. Anticipated Contents

The rule will establish requirements, and where applicable, exemptions, for the installation of vapor intrusion barrier systems, indoor air and soil vapor sampling, environmental site assessments, and soil testing in basement apartments in the East New York demonstration program.

## D. Objectives

To facilitate the creation and alteration of habitable apartments in basements and cellars of certain one- and two-family dwellings in the East New York demonstration program.

## E. Legal Basis

§§15(e) and 1043 of the Charter of the City of New York.

## F. Relevant Local Laws &amp; Rules

Local Law No. 2019/049.

## G. Individuals and entities affected

Owners of certain one- and two-family dwelling in East New York seeking to enroll in the City's demonstration program. Builders/contractors/Qualified Environmental Professionals working on such Owners' properties.

## H. Approximate Schedule

2Q FY 2022

## I. Agency Contact

Casey McCormack, DEP Legal Affairs (718) 595-6503

**2. Sewer Use Rules – On-Site Digestion Systems**

## A. Description

Revisions to "Use of the Public Sewers" rules, establishing performance standards for on-site digestion systems installed by food service and other commercial establishments to manage organic waste.

## B. Reasons

Ensure that discharges from on-site digestion systems do not negatively impact the NYC wastewater system with increased pollutant loadings and volume.

## C. Anticipated contents

Modifications to the definition section, standards for the types of on-site digestion systems covered establishments may install.

## D. Objectives

Keep the sewer system and Wastewater Resource Recovery Facilities functioning at their best and keep NYC's surrounding waterways clean.

## E. Provide a summary of the legal basis for the proposed rule.

Section 1403 of NYC Charter and section 24-523(e) of the NYC Administrative Code

## F. Relevant local laws and rules:

15 RCNY Chapter 19

## G. Individuals and entities affected:

Covered food service and commercial establishments with on-site digestion systems discharging to the public sewer system.

## H. Approximate Schedule:

2Q FY 2022

## I. Agency Contact:

Charles Taule, DEP Bureau of Wastewater Treatment, (718) 595-4717

**3. Water Shortage Rules**

## A. Description

Amendment of existing rules to apply in all situations of water shortage (including those caused by natural hydrological conditions as well as other circumstances, such as planned or unplanned infrastructure outages or repairs) and to update the existing prohibitions.

## B. Reasons

Update the existing prohibitions to reflect current conservation studies and understanding of water use by consumers.

## C. Anticipated contents

The rule will set forth prohibitions and restrictions on water usage during periods of water shortage.

## D. Objectives

Ensure an adequate water supply during periods of water shortage caused by natural hydrological conditions and/or other circumstances, such as planned or unplanned infrastructure outages or repairs.

## E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

## F. Relevant local laws and rules:

15 RCNY Chapter 21

## G. Individuals and entities affected:

All consumers of New York City water

## H. Approximate Schedule:

3Q FY 2022

## I. Agency Contact:

Casey McCormack, DEP Legal Affairs (718) 595-6503

**4. Water Use Rules**

## A. Description

Amend rules governing and restricting the use and supply of water in order to clarify language; update references to national standards and local codes; and reflect changes in technology and practice related to the installation, repair, and maintenance of water services and service connections, and to the selection, sizing, and use of water meters.

## B. Reasons

The rules are being amended to clarify technical terms, update references, clarify backflow testing requirements, and remove obsolete

language to make the rules clearer and more understandable for regulated individuals and entities.

C. Anticipated contents

The proposed rules will include modifications to the definition section, various updates and clarifications

D. Objectives

To make the rules clearer and more understandable.

E. Provide a summary of the legal basis for the proposed rule.

Section 1403 of NYC Charter and section 24-346 of the NYC Administrative Code

F. Relevant local laws and rules:

15 RCNY Chapter 20

G. Individuals and entities affected:

Property owners, plumbers, businesses

H. Approximate Schedule:

3Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

### 5. Denial of Permit for Unpaid Civil Penalties

A. Description

Rules that will allow DEP to deny an application for a permit, license or registration or renewal thereof, or to suspend, terminate or revoke a permit, license or registration, based on failure of applicant, licensee, permittee or registrant to timely pay civil penalties imposed upon it by OATH.

B. Reasons

LL 47 of 2016 directed agencies that issue permits, licenses or registrations and issue summonses returnable to OATH to promulgate rules implementing the authority granted by the Local Law as described in section A above.

C. Anticipated contents

The proposed rules will set forth factors DEP will consider in determining whether to deny suspend, terminate or revoke any permit, license or registration, including the status of an entity's payment of any civil penalties imposed on that entity, the amount of penalties owed and the nature of the underlying violations.

D. Objectives

The proposed rules will increase compliance by entities in their payment of outstanding civil penalties imposed by OATH.

E. Provide a summary of the legal basis for the proposed rule.

Local Law 47 of 2016 amending NYC Charter Chapter 45-A § 1049-b

F. Relevant local laws and rules:

NYC Charter Chapter 45-A § 1049-b, Title 15 RCNY Chapters 19.1 and 31, NYC Water Board Water and Wastewater Rate Schedule.

G. Individuals and entities affected:

Applicants for and holders of DEP permits, licenses or registrations

H. Approximate Schedule:

2Q FY 2022

I. Agency Contact:

Musa Ali, DEP Legal Affairs, (718) 595-7030

### 6. Public Rulemaking Petitions

A. Description

The proposed rule will establish procedures governing the submission, consideration and disposition of public rulemaking petitions.

B. Reasons

Section 1043(g) of the Charter directed agencies to promulgate rules prescribing the procedure for submission, consideration and disposition of public rulemaking petitions.

C. Anticipated contents

The proposed rule will set forth the procedures for submitting petitions and for the agency's consideration of and response to petitions.

D. Objectives

The proposed rule will inform the public as to the procedures for submitting petitions and the agency's procedures for responding to petitions.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Chapter 45, § 1043(g)

F. Relevant local laws and rules:

None

G. Individuals and entities affected:

Members of the public wishing to file rulemaking petitions

H. Approximate Schedule:

2Q FY 2022

I. Agency Contact:

Melinda Sherer, DEP Legal Affairs, (718) 595-6613

### 7. Idling Rule Exemptions

A. Description

Establish exceptions to the idling law to define as emergency vehicles buses being used as cooling centers and armored cars being used to pick up valuables.

B. Reasons

These activities are to be exempted from the idling law to ensure public health and safety.

C. Anticipated contents

The rule will add to the cooling center buses and armored cars to the definition of emergency vehicles that are not subject to the idling law.

D. Objectives

To facilitate the operation of vehicles that provide necessary services and need to operate their engines to perform their functions.

E. Provide a summary of the legal basis for the proposed rule.

Section 1043 and 1403(c) of the New York City Charter

F. Relevant local laws and rules:

Section 24-163 of the NYC Administrative Code.

G. Individuals and entities affected:

Owners and operators of cooling center buses and armored cars.

H. Approximate Schedule:

1Q FY 2022

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

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## SPECIAL MATERIALS

### MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

#### ■ NOTICE

#### Environmental Review Notifications of Commencement

#### Lead Agency Letter

Project Name	CEQR Number	Date	Borough	CD
1 Wythe Avenue	21DCP075K	11/05/2020	Brooklyn	BK01
103 Lee Avenue Rezoning	20DCP144K	07/10/2020	Brooklyn	BK01
103-16 Van Wyck Expressway Rezoning	20DCP161Q	06/29/2020	Queens	QN10
114 Kingsland Avenue	21BSA023K	10/28/2020	Brooklyn	BK01

11th Street Long Island City Shelter	20DHS022Q	09/24/2020	Queens	QN01	44 Victory Boulevard	20DHS021R	04/30/2020	Staten Island	SI01
1284 East 19th Street	21BSA001K	07/2/2020	Brooklyn	BK14	448 Dahill Road	21BSA009K	09/02/2020	Brooklyn	BK12
1289 Atlantic Avenue Rezoning	21DCP054K	12/03/2020	Brooklyn	BK03	4541 Furman Avenue Rezoning	20DCP159X	08/07/2020	Bronx	BX12
133 Beach 116th Street Overlay Rezoning	21DCP015Q	07/17/2020	Queens	QN14	47-25 34th Street	21DOT006Q	12/02/2020	Queens	QN02
135-35 Northern Boulevard	20BSA091Q	05/22/2020	Queens	QN07	506 Third Avenue	20DCP129K	05/27/2020	Brooklyn	BK06
138-50 Queens Boulevard	21DHS014Q	09/18/2020	Queens	QN08	58 Nixon Court Rezoning	21DCP056K	09/28/2020	Brooklyn	BK13
146-93 Guy R. Brewer Boulevard Rezoning	20DCP163Q	07/10/2020	Queens	QN13	58 North 9th Street	20BSA080K	04/08/2020	Brooklyn	BK01
15 Parkville Avenue	21BSA024K	11/11/2020	Brooklyn	BK12	624 Morris Avenue	21DCP089X	11/20/2020	Bronx	BX01
1500 Williamsbridge Road	21BSA016X	09/16/2020	Bronx	BX02	68-19 Woodhaven Boulevard Rezoning	20DCP155Q	11/13/2020	Queens	QN06
150th Street Spine Trunk Storm Sewer and Outfall at Bergen Basin	21DEP012Q	11/19/2020	Queens	QN10 QN12 QN13	69 Adams Street	20DME004K	09/14/2020	Brooklyn	BK02
161 Emerson Place	21BSA022K	10/28/2020	Brooklyn	BK02	737 Fourth Avenue Rezoning	19DCP127K	08/14/2020	Brooklyn	BK07
1610 Eastchester Road	19BSA147X	06/11/2020	Bronx	BX10	77-39 Vleigh Place Rezoning	21DCP063Q	10/20/2020	Queens	QN08
170-174 East 123rd Street	21DHS001M	08/17/2020	Manhattan	MN11	79 Quay Street Rezoning	21DCP010K	07/15/2020	Brooklyn	BK01
175 Park Avenue (Formerly Project Commodore - Grand Hyatt East Midtown)	21DCP057M	10/22/2020	Manhattan	MN05	811-817 Lexington Avenue	18HPD091K	10/28/2020	Brooklyn	BK03
1763-1711 Amsterdam Avenue	20DHS017M	05/27/2020	Manhattan	MN09	824 Metropolitan Avenue	20DCP110K	05/27/2020	Brooklyn	BK01
179 27th Street	21BSA002K	07/17/2020	Brooklyn	BK07	83 Apollo Street	21DHS025K	11/18/2020	Brooklyn	BK01
20-04 119th Street College Point Rezoning	20DCP164Q	06/29/2020	Queens	QN07	840 Atlantic Avenue	20DCP162K	08/07/2020	Brooklyn	BK08
220 East 2nd Street	21BSA021K	10/09/2020	Brooklyn	BK12	8401 Flatlands Avenue	20BSA083K	04/27/2020	Brooklyn	BK10
2300 Cropsy Avenue Rezoning	21DCP032K	08/25/2020	Brooklyn	BK11	85 Jay Street	21BSA014K	09/11/2020	Brooklyn	BK02
2314 Jerome Avenue	21DHS008X	09/09/2020	Bronx	BX05	85-94 66th Road	21BSA007Q	08/13/2020	Queens	QN06
250 Water Street	21DCP084M	11/16/2020	Manhattan	MN01	86 Fleet Place - ZR	21DCP047K	09/29/2020	Brooklyn	BK02
2500 Park Avenue	21BSA015X	09/14/2020	Bronx	BX02	8902 5th Avenue	21BSA018K	09/25/2020	Brooklyn	BK10
2586 Nostrand Avenue Rezoning	21DCP017K	07/22/2020	Brooklyn	BK14	95 and 105 Ridgeway Avenue	20BSA095R	06/12/2020	Staten Island	SI02
261 Walton Avenue	20DCP156X	07/13/2020	Bronx	BX01	97 West 169th Street	20HPD088X	12/08/2020	Bronx	BX04
2720 Hylan Boulevard	20DCP152R	05/26/2020	Staten Island	SI02	97-04 Sutphin Boulevard Rezoning	21DCP095Q	12/09/2020	Queens	QN12
2892 Nostrand Avenue Rezoning	20DCP148K	05/19/2020	Brooklyn	BK15	982 39th Street	20BSA089K	05/21/2020	Brooklyn	BK12
315 Berry Street	21BSA026K	11/16/2020	Brooklyn	BK01	98-81 Queens Boulevard	20DCP160Q	06/29/2020	Queens	QN06
319 West 38th Street	20HPD083M	12/22/2020	Manhattan	MN04	Alley Creek Living Shoreline and Coastal Restoration	20DPR012Q	08/31/2020	Queens	QN11
33 Ridgefield Avenue	20DCP139R	05/05/2020	Staten Island	SI01	Arthur Avenue Hotel Rezoning	21DCP079X	12/23/2020	Bronx	BX06
342-346 East 104th Street aka 2017 First Avenue	21BSA004M	07/21/2020	Manhattan	MN11	Arverne East	20HPD081Q	07/31/2020	Queens	QN14
343 Madison Avenue/ MTA HQ	21DCP020M	07/23/2020	Manhattan	MN05	Battery Park and West Street Underpasses	21DOT003M	10/29/2020	Manhattan	MN01
346 Powers Avenue	21HPD002X	09/24/2020	Bronx	BX01	Bay Breeze Park	20DPR011Q	05/26/2020	Queens	QN14
39 Ainslie Street	21DHS019K	09/10/2020	Brooklyn	BK01	Bayswater Park Forest Restoration	20DPR008Q	04/30/2020	Queens	QN14
41 Summit Street Rezoning	21DCP005K	07/15/2020	Brooklyn	BK06	Beach 67th Street Rezoning	21DCP048Q	09/10/2020	Queens	QN14
431 Concord Avenue Rezoning	21DCP007X	07/24/2020	Bronx	BX01	Beach 79 Self Storage Rezoning	20DCP138Q	05/05/2020	Queens	QN14
44 New Lots Avenue	21BSA011K	09/09/2020	Brooklyn	BK16	Belt Parkway at Mill Basin	21DPR014K	11/17/2020	Brooklyn	BK18
					Black Veterans for Social Justice - Duryea Place Transitional Single Adult Residence	21DHS022K	12/16/2020	Brooklyn	BK14

Bowery Residents Committee - 10th Avenue Single Adult Shelter	21DHS011M	07/29/2020	Manhattan	MN12	O+O 1611 & 1701 Purdy Street Parkchester Gardens	20HPD016X	06/09/2020	Bronx	BX09
Bowery Residents' Committee (BRC) Douglas Avenue Transitional Adult Family Residence	20DHS009Q	08/20/2020	Queens	QN12	Park 79 Preservation	20HPD031M	09/02/2020	Manhattan	MN07
Brinkerhoff Avenue Demapping	20DCP154Q	05/29/2020	Queens	QN12	Partial Removal of Snake Pond Dam	20DEP044U	05/20/2020	Upstate	
Broadway and 11th Street Rezoning	21DCP022Q	09/02/2020	Queens	QN01	Pest & Vector Control Warehouse	21DOH001K	09/01/2020	Brooklyn	BK18
Bronx Housing Network East 233rd Street Transitional Single Adult Residence	20DHS024X	06/02/2020	Bronx	BX12	Pier 42 Deck	21DPR003M	09/02/2020	Manhattan	MN03
Center for Urban Community Services - Safe Haven Facility	21DHS010M	07/29/2020	Manhattan	MN01	Project Renewal West 11th Street Single Adult Employment Shelter	21DHS005M	07/28/2020	Manhattan	MN02
CI-113 Coney Island WWTTP Engine Upgrade	16DEP012K	05/29/2020	Brooklyn	BK15	Reconstruction of 17th Avenue Pedestrian Bridge Over Belt Parkway	20DPR009K	04/30/2020	Brooklyn	BK11
Citywide Hotel Special Permit	21DCP111Y	12/21/2020	Citywide		Reconstruction of 27th Avenue Pedestrian Bridge Over Belt Parkway	20DPR010K	04/30/2020	Brooklyn	BK13
Core Services Group - Transitional Families with Children Residence	20DHS023Q	05/19/2020	Queens	QN05	Relocation of EMS Station 17	20FDO001X	05/07/2020	Bronx	BX04
Core Services Group East 40th Street Transitional Adult Family Residence	21DHS023M	09/18/2020	Manhattan	MN06	Resilient Edgemere Initiative Rezoning	21HPD009Q	12/17/2020	Queens	QN14
Crab Shanty Restaurant - 361 City Island Avenue	21DCP045X	09/08/2020	Bronx	BX10	Resilient Neighborhoods: Gerritsen Beach	21DCP051K	09/18/2020	Brooklyn	BK15
Crescent Beach Park Additions	21DPR006R	12/11/2020	Staten Island	SI03	Resilient Neighborhoods: Old Howard Beach	21DCP052Q	09/18/2020	Queens	QN10
Flatiron Expansion	21SBS001M	09/11/2020	Manhattan	MN04 MN05	Resilient Neighborhoods: Sheepshead Bay	21DCP050K	09/18/2020	Brooklyn	BK15
Glenmore Manor	20HPD089K	12/22/2020	Brooklyn	BK16	River North (Liberty Towers)	20DCP140R	10/08/2020	Staten Island	SI01
Green Infrastructure Brooklyn Satellite Site	20DEP015K	06/03/2020	Brooklyn	BK01	Samaritan Daytop Village Inc 2nd Avenue Transitional Single Adult Residence	21DHS003K	07/20/2020	Brooklyn	BK07
Highland Park- Dean Street Families with Children Shelter	21DHS021K	09/10/2020	Brooklyn	BK08	Sherman Creek Boathouse	21DPR009M	12/16/2020	Manhattan	MN12
Indian Lake Shoreline Restoration and Water Quality Improvements	21DPR018X	12/28/2020	Bronx	BX03	SI Special Districts Update	20DCP130R	12/21/2020	Staten Island	SI03 SI02 SI01
Kissena Park Forest Restoration	21DPR010Q	10/19/2020	Queens	QN07	Slowing the Spread of Emerald Ash Borer in NYC	21DPR008Y	10/05/2020	Citywide	
Las Raices	20HPD002M	12/22/2020	Manhattan	MN11	Soho/NoHo Neighborhood Plan	21DCP059M	09/30/2020	Manhattan	MN02
Liberty Avenue Transitional Single Adult Residence	21DHS004K	08/06/2020	Brooklyn	BK05	St. Josephs - 1949 Bathgate Avenue	21DCP081X	11/17/2020	Bronx	BX06
Mannie Wilson Towers	21HPD012M	12/24/2020	Manhattan	MN09	Standby Generator Upgrades (JA-179)	16DEP006Q	12/22/2020	Queens	QN10
MAR- 925 Courtlandt Avenue	19CHA005X	09/23/2020	Bronx	BX03	Starrett-Lehigh and Terminal Warehouse	21DCP103M	12/04/2020	Manhattan	MN04
Melrose Cluster	19HPD084X	10/20/2020	Bronx	BX01 BX02 BX03	Stevenson Commons	21DCP044X	09/04/2020	Bronx	BX09
National Grid Storm Hardening	20DOT034Y	04/17/2020	Citywide		Sutter Avenue Rezoning	21DCP053K	9/18/2020	Brooklyn	BK05
Neighborhood Association for Inter-Cultural Affairs, Inc.	21DHS007X	09/21/2020	Bronx	BX01	Suydam Street Rezoning	18DCP177K	10/30/2020	Brooklyn	BK04
New York Blood Center - Center East	21DCP080M	11/13/2020	Manhattan	MN08	The Bridge Safe Haven	21DHS012M	10/10/2020	Manhattan	MN09
					Urban Pathways, Inc. Safe Haven Facility	20DHS007X	06/18/2020	Bronx	BX03
					Urban Resource Institute - Olmstead Avenue Families with Children Shelter	21DHS013X	11/06/2020	Bronx	BX09

Urban Resource Institute – Walton Avenue	20DHS018X	05/27/2020	Bronx	BX05	251-77 Jericho Turnpike	19BSA025Q	11/09/2020	Queens	QN13
Urban Resource Institute Taylor Avenue Families with Children Residence	21DHS015X	08/20/2020	Bronx	BX09	261 Walton Avenue	20DCP156X	11/16/2020	Bronx	BX01
West 141st Street Apartments	20HPD008M	10/30/2020	Manhattan	MN09	300 Huntington Street	20DCP080K	11/16/2020	Brooklyn	BK06
West End 15 West 118th Street	20HPD049M	09/21/2020	Manhattan	MN10	30-02 Newtown Avenue Rezoning	20DCP090Q	12/14/2020	Queens	QN01
WestCOP - Nostrand Avenue Families with Children Shelter	21DHS018K	09/19/2020	Brooklyn	BK17	310 East 14th Street - Mount Sinai Beth Israel	20BSA008M	06/15/2020	Manhattan	MN03
Westhab Inc	21DHS006M	08/20/2020	Manhattan	MN04	3203 Bedford Avenue	19BSA132K	07/13/2020	Brooklyn	BK14
Willowbrook Park Forest Restoration	21DPR013R	11/4/2020	Staten Island	SI02	3341 Country Club Road	19BSA070X	10/05/2020	Bronx	BX10
<b>Lead Agency Letter (Revised)</b>					37 Hillside Avenue	19HPD071M	05/15/2020	Manhattan	MN12
<b>Project Name</b>	<b>CEQR Number</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>	403 Concord Avenue	20BSA075X	06/29/2020	Bronx	BX08
Core Services Group East 40th Street Transitional Adult Family Residence	21DHS023M	12/11/2020	Manhattan	MN06	42-01 28th Avenue Rezoning	20DCP043Q	08/17/2020	Queens	QN01
Sherman Creek Boathouse	21DPR009M	12/16/2020	Manhattan	MN12	42-11 9th Street Special Permit	20DCP078Q	09/14/2020	Queens	QN02
Soho/NoHo Neighborhood Plan	21DCP059M	10/28/2020	Manhattan	MN02	431 Concord Avenue Rezoning	21DCP007X	11/02/2020	Bronx	BX01
<b>Determinations of Significance</b>					44 Victory Boulevard	20DHS021R	08/14/2020	Staten Island	SI01
<b>CND</b>					45-20 83rd Street	20BSA002Q	06/29/2020	Queens	QN04
<b>Project Name</b>	<b>CEQR Number</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>	5 Mercer Street - 74-711	20DCP079M	10/19/2020	Manhattan	MN02
2208 Boller Avenue	18BSA020X	09/25/2020	Bronx	BX10	50-25 Barnett Avenue Rezoning	20DCP038Q	10/05/2020	Queens	QN02
<b>Negative Declaration</b>					601 Sackett Street	20DHS006K	08/06/2020	Brooklyn	BK06
<b>Project Name</b>	<b>CEQR Number</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>	606 Neptune Avenue	20DCP115K	11/30/2020	Brooklyn	BK13
1032 Intrevalle Avenue	20DHS016X	06/04/2020	Bronx	BX07	68-19 Woodhaven Boulevard Rezoning	20DCP155Q	11/16/2020	Queens	QN06
1099 Webster Avenue Rezoning	19DCP115X	10/19/2020	Bronx	BX04	69 Adams Street	20DME004K	10/01/2020	Brooklyn	BK02
1101 Westchester Avenue	20DHS019X	04/17/2020	Bronx	BX02	704 Broadway	19BSA118M	06/29/2020	Manhattan	MN02
1144 Evergreen Avenue	20DHS011X	04/03/2020	Bronx	BX09	737 Fourth Avenue Rezoning	19DCP127K	08/17/2020	Brooklyn	BK07
11th Street Long Island City Shelter	20DHS022Q	10/13/2020	Queens	QN01	79-40 Cooper Avenue	19BSA076Q	11/09/2020	Queens	QN05
1212 East Gun Hill Road	20BSA004X	11/09/2020	Bronx	BX11	830 Baxter Avenue	20DHS013Q	06/05/2020	Queens	QN04
135-137 Bedford Avenue Rezoning	20DCP067K	11/02/2020	Brooklyn	BK01	86 Fleet Place - ZR	21DCP047K	12/14/2020	Brooklyn	BK02
1434 Utica Avenue	18BSA036K	05/04/2020	Brooklyn	BK17	909 Castle Hill Avenue	19DCP222X	12/14/2020	Bronx	BX09
150th Street Spine Trunk Storm Sewer and Outfall at Bergen Basin	21DEP012Q	12/22/2020	Queens	QN10 QN12 QN13	9114 5th Avenue Rezoning	19DCP128K	08/31/2020	Brooklyn	BK10
1511 Fulton Avenue	18DHS008X	06/01/2020	Bronx	BX03	91-32 63rd Drive Rezoning	20DCP107Q	10/05/2020	Queens	QN06
165 Spencer Street	14BSA117K	06/26/2020	Brooklyn	BK03	Alley Creek Living Shoreline and Coastal Restoration	20DPR012Q	10/07/2020	Queens	QN11
1763-1711 Amsterdam Avenue	20DHS017M	9/29/2020	Manhattan	MN09	Arverne East	20HPD081Q	08/27/2020	Queens	QN14
214-32 Hillside Avenue Rezoning	20DCP082Q	08/03/2020	Queens	QN13	Bay Breeze Park	20DPR011Q	07/06/2020	Queens	QN14
23-25 Cleveland Place Text Amendment	15DCP138M	11/16/2020	Manhattan	MN02	Bayswater Park Forest Restoration	20DPR008Q	06/03/2020	Queens	QN14
245-01 Jamaica Avenue Rezoning	20DCP054Q	10/05/2020	Queens	QN13	Bethany Terraces	20HPD003K	08/10/2020	Brooklyn	BK17
25 East 21st Street - Gramercy Condominium	19DCP058M	11/02/2020	Manhattan	MN05	Broad Channel Street Reconstruction and Drainage Improvements	20DOT015Q	08/03/2020	Queens	QN14
					Bronx Housing Network East 233rd Street Transitional Single Adult Residence	20DHS024X	10/13/2020	Bronx	BX12
					Central Harlem Clusters	19HPD056M	10/02/2020	Manhattan	MN10 MN11

Clean Soil Stockpile Pilot Project	19OOM007K	04/06/2020	Brooklyn	BK05	Removal of Plum Brook Bridge M	20DEP003U	04/21/2020	Upstate	
Core Services Group - Transitional Families with Children Residence	20DHS023Q	10/5/2020	Queens	QN05	Replacement of Esopus Creek and Route 28A Railroad Bridges	19DEP034U	11/02/2020	Upstate	
Core Services Group East 40th Street Transitional Adult Family Residence	21DHS023M	11/24/2020	Manhattan	MN06	Resilient Neighborhoods: Gerritsen Beach	21DCP051K	10/19/2020	Brooklyn	BK15
Crab Shanty Restaurant - 361 City Island Avenue	21DCP045X	12/14/2020	Bronx	BX10	Resilient Neighborhoods: Old Howard Beach	21DCP052Q	10/19/2020	Queens	QN10
Crunch LLC Special Permit (PCE)	18BSA136M	05/28/2020	Manhattan	MN01	Resilient Neighborhoods: Sheepshead Bay	21DCP050K	10/19/2020	Brooklyn	BK15
First Street Turning Basin, Gowanus Canal	19CAS001K	09/15/2020	Brooklyn	BK06	Samaritan Daytop Village Inc.	20DHS014X	06/03/2020	Bronx	BX02
Flatiron Expansion	21SBS001M	10/15/2020	Manhattan	MN04	Samaritan Daytop Village Inc 2nd Avenue Transitional Single Adult Residence	21DHS003K	09/18/2020	Brooklyn	BK07
Grand Street Housing	20DCP039M	08/31/2020	Manhattan	MN03	Sherman Creek Boathouse	21DPR009M	12/16/2020	Manhattan	MN12
Green Infrastructure Brooklyn Satellite Site	20DEP015K	06/03/2020	Brooklyn	BK01	SI Special Districts Update	20DCP130R	12/21/2020	Staten Island	SI03 SI02 SI01
Highland Park- Dean Street Families with Children Shelter	21DHS021K	12/7/2020	Brooklyn	BK08	Slowing the Spread of Emerald Ash Borer in NYC	21DPR008Y	10/05/2020	Citywide	
Home Simpson EAS	20HPD018X	09/25/2020	Bronx	BX03	Soho/NoHo Neighborhood Plan	21DCP059M	09/30/2020	Manhattan	MN02
IFPM Phase II – Atlantic Basin	19OEM003K	06/19/2020	Brooklyn	BK06	St. Josephs - 1949 Bathgate Avenue	21DCP081X	11/17/2020	Bronx	BX06
Kissena Park Forest Restoration	21DPR010Q	11/24/2020	Queens	QN07	Standby Generator Upgrades (JA-179)	16DEP006Q	12/22/2020	Queens	QN10
Melrose Cluster	19HPD084X	12/10/2020	Bronx	BX01 BX02 BX03	Starrett-Lehigh and Terminal Warehouse	21DCP103M	12/04/2020	Manhattan	MN04
National Grid Storm Hardening	20DOT034Y	07/20/2020	Citywide		Stevenson Commons	21DCP044X	09/04/2020	Bronx	BX09
New Penn Development (ENY South and West)	19HPD131K	10/30/2020	Brooklyn	BK16 BK05	Sutter Avenue Rezoning	21DCP053K	09/18/2020	Brooklyn	BK05
New Public Health Laboratory	19DOH001M	07/21/2020	Manhattan	MN10	Suydam Street Rezoning	18DCP177K	10/30/2020	Brooklyn	BK04
O+O 1611 & 1701 Purdy Street Parkchester Gardens	20HPD016X	10/29/2020	Bronx	BX09	The Bridge Safe Haven	21DHS012M	10/10/2020	Manhattan	MN09
Ocean Driveway Infrastructure Improvements	20DOT008R	07/09/2020	Staten Island	SI03	Urban Pathways, Inc. Safe Haven Facility	20DHS007X	06/18/2020	Bronx	BX03
Park 79 Preservation	20HPD031M	09/23/2020	Manhattan	MN07	Urban Resource Institute - Olmstead Avenue Families with Children Shelter	21DHS013X	11/06/2020	Bronx	BX09
Partial Removal of Snake Pond Dam	20DEP044U	05/20/2020	Upstate		Urban Resource Institute – Walton Avenue	20DHS018X	05/27/2020	Bronx	BX05
Peartree Self Storage	20DCP055X	11/16/2020	Bronx	BX12	Urban Resource Institute Taylor Avenue Families with Children Residence	21DHS015X	08/20/2020	Bronx	BX09
Pier 42 Deck	21DPR003M	09/30/2020	Manhattan	MN03	West 141st Street Apartments	20HPD008M	10/30/2020	Manhattan	MN09
Raise Shorelines Program – Travis Avenue, Staten Island	19OOM002R	07/21/2020	Staten Island	SI02	West End 15 West 118th Street	20HPD049M	09/21/2020	Manhattan	MN10
Reconstruction Of 17th Avenue Pedestrian Bridge Over Belt Parkway	20DPR009K	06/17/2020	Brooklyn	BK11	WestCOP - Nostrand Avenue Families with Children Shelter	21DHS018K	09/19/2020	Brooklyn	BK17
Reconstruction Of 27th Avenue Pedestrian Bridge Over Belt Parkway	20DPR010K	06/17/2020	Brooklyn	BK13	Westhab Inc	21DHS006M	08/20/2020	Manhattan	MN04
Reconstruction of South Jamaica Streets	20DOT010Q	12/02/2020	Queens	QN12	Willowbrook Park Forest Restoration	21DPR013R	11/04/2020	Staten Island	SI02
Relocation of EMS Station 17	20FDO001X	06/04/2020	Bronx	BX04					

**Negative Declaration (Revised)**

Project Name	CEQR Number	Date	Borough	CD
142 West 19th Street	16BSA120M	05/22/2020	Manhattan	MN04
263 McGuinness Boulevard	15BSA036K	09/25/2020	Brooklyn	BK01
59-02 Borden Avenue Self-Storage Special Permit	19DCP219Q	11/02/2020	Queens	QN02
Core Services Group East 40th Street Transitional Adult Family Residence	21DHS023M	12/21/2020	Manhattan	MN06
Grand Avenue and Pacific Street Rezoning	19DCP114K	08/03/2020	Brooklyn	BK08
Rikers Island Public Place Application	20DOC001X	10/16/2020	Bronx	QN01

**Positive Declaration**

Project Name	CEQR Number	Date	Borough	CD
175 Park Avenue (Formerly Project Commodore - Grand Hyatt East Midtown)	21DCP057M	11/20/2020	Manhattan	MN05
250 Water Street	21DCP084M	11/16/2020	Manhattan	MN01
343 Madison Avenue / MTA HQ	21DCP020M	07/23/2020	Manhattan	MN05
Citywide Hotel Special Permit	21DCP111Y	12/21/2020	Citywide	
New York Blood Center - Center East	21DCP080M	11/13/2020	Manhattan	MN08
Resilient Edgemere Initiative Rezoning	21HPD009Q	12/18/2020	Queens	QN14
River North (Liberty Towers)	20DCP140R	10/16/2020	Staten Island	SI01
SI Special Districts Update	20DCP130R	12/21/2020	Staten Island	SI03 SI02 SI01
Soho/NoHo Neighborhood Plan	21DCP059M	10/28/2020	Manhattan	MN02
Starrett-Lehigh and Terminal Warehouse	21DCP103M	12/11/2020	Manhattan	MN04
Stevenson Commons	21DCP044X	09/04/2020	Bronx	BX09

**Scoping****Draft Scope of Work**

Project Name	CEQR Number	Date	Borough	CD
175 Park Avenue (Formerly Project Commodore - Grand Hyatt East Midtown)	21DCP057M	11/20/2020	Manhattan	MN05
250 Water Street	21DCP084M	11/16/2020	Manhattan	MN01
343 Madison Avenue / MTA HQ	21DCP020M	07/24/2020	Manhattan	MN05
Citywide Hotel Special Permit	21DCP111Y	12/21/2020	Citywide	QN07
New York Blood Center - Center East	21DCP080M	11/13/2020	Manhattan	MN08
Resilient Edgemere Initiative Rezoning	21HPD009Q	12/18/2020	Queens	QN14
River North (Liberty Towers)	20DCP140R	10/16/2020	Staten Island	SI01

SI Special Districts Update	20DCP130R	12/15/2020	Staten Island	SI03 SI02 SI01
Soho/NoHo Neighborhood Plan	21DCP059M	10/28/2020	Manhattan	MN02
Starrett-Lehigh and Terminal Warehouse	21DCP103M	12/11/2020	Manhattan	MN04
Stevenson Commons	21DCP044X	09/04/2020	Bronx	BX09

**Final Scope of Work**

Project Name	CEQR Number	Date	Borough	CD
Acme Smoked Fish / Gem Street Rezoning	20DCP009K	10/30/2020	Brooklyn	BK01
The Phased Redevelopment of Governors Island	11DME007M	10/15/2020	Manhattan	MN01
Zoning For Coastal Flood Resiliency (Flood Text II)	19DCP192Y	10/16/2020	Citywide	SI/all QN/all MN/all BX/all BK/all

**Environmental Impact Statement****DEIS & Notice of Completion**

Project Name	CEQR Number	Date	Borough	CD
Acme Smoked Fish / Gem Street Rezoning	20DCP009K	10/30/2020	Brooklyn	BK01
Catskill Aqueduct Influent Chamber ("Cat/Alum" SPDES Permit)	14DEC001U	12/31/2020	Upstate	
The Phased Redevelopment of Governors Island	11DME007M	10/15/2020	Manhattan	MN01
Zoning For Coastal Flood Resiliency (Flood Text II)	19DCP192Y	10/16/2020	Citywide	SI/all QN/all MN/all BX/all BK/all

**FEIS & Notice of Completion**

Project Name	CEQR Number	Date	Borough	CD
Citywide Ferry Service	15DME009Y	07/31/2020	Citywide	BK02 BK06 BK07 BK10 QN01 QN02 QN14 BX09 MN01 MN03 MN06 MN08 MN04 SI01 BX10 BK01 BK13 BK03 BK07
Dekalb Commons	18HPD078K	10/26/2020	Brooklyn	
Industry City	18DCP034K	08/07/2020	Brooklyn	