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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BRONX

■ PUBLIC HEARINGS

A PUBLIC HEARING IS BEING CALLED by the President of the Borough of The Bronx, Honorable Ruben Diaz Jr. The hearing will take place on Thursday, August 3, 2017, commencing at 11:00 A.M., in the office of the Borough President, 851 Grand Concourse, Room 206, Bronx, NY 10451. The following matter will be heard:



CD #1-ULURP APPLICATION NO: C 170413 ZMX-SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION:

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 of the amendment of the Zoning Map, Section No. 6a:

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

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

ANYONE WISHING TO SPEAK MAY REGISTER AT THE HEARING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS MATTER TO THE OFFICE OF THE BOROUGH PRESIDENT, (718) 590-6124.

jy27-a2

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the

following matters to be held at Silberman School of Social Work at Hunter College, 2180 Third Avenue, New York, NY, 10035, on Wednesday, August 9, 2017, at 10:00 A.M.

**BOROUGH OF THE BRONX
No. 1
WESTCHESTER AVENUE BRIDGE**

CDs 10, 11 C 160253 MMX
IN THE MATTER OF an application, submitted by The New York City Department of Transportation, Division of Bridges, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the modification of legal grades on Westchester Avenue between Waters Place and Hutchinson River Parkway East Service Road, in accordance with Map No. 13139 dated March 2, 2017 and signed by the Borough President.

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

CD 1 C 170413 ZMX
IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

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

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

No. 3

CD 1 N 170414 ZRX
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 7, and related Sections, to modify the text of the Special Harlem River Waterfront District.

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

**ARTICLE I
GENERAL PROVISIONS**

Chapter 4
Sidewalk Cafe Regulations

* * *

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

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

* * *

| The Bronx | #Enclosed Sidewalk Cafe# | #Unenclosed Sidewalk Cafe# |
|----------------------------------|--------------------------|----------------------------|
| City Island District | No | Yes |
| Harlem River Waterfront District | No | Yes |

* * *

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

23-00
APPLICABILITY AND GENERAL PURPOSES

23-01
Applicability of This Chapter

* * *

23-011
Quality Housing Program

* * *

R6 R7 R8 R9 R10

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

(1) Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments);

(2) Special Purpose Districts

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

* * *

#Special Grand Concourse Preservation District#;

#Special Harlem River Waterfront District#;

#Special Limited Commercial District#;

* * *

**ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

Chapter 2
Special Regulations Applying in the Waterfront Area

* * *

62-90
WATERFRONT ACCESS PLANS

* * *

62-92
Borough of The Bronx

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

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

* * *

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

**ARTICLE VIII
SPECIAL PURPOSE DISTRICTS**

Chapter 7
Special Harlem River Waterfront District

87-00
GENERAL PURPOSES

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

* * *

(f) provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and

(g) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;

(h) encourage investment in mixed residential and industrial neighborhoods by permitting expansion and new development of a wide variety of uses in a manner that will safeguard the health and safety of people using the area; and

(i) promote the most desirable use of land and building development in accordance with the District Plan for the Harlem River waterfront and thus conserve the value of land and buildings and thereby protect City tax revenues.

87-01
Definitions

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

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

Ground floor level

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

Parcel 1 building line

* * *

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

Shore public walkway

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

Supplemental public access area

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

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

Upland connection

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

Visual corridor

A “visual corridor” is a public #street# or tract of land within a #block# that provides a direct and unobstructed view to the water from a vantage point within a public #street#, public mapped parkland or other public place.

Waterfront block or waterfront zoning lot

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

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

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

Waterfront public access area

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

87-02
General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Harlem River Waterfront District#, the regulations of the #Special Harlem River Waterfront District# shall apply. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control, except as specifically modified in this Chapter. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

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

87-03
District Plan and Maps

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

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

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

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

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

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

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

- Parcel 11: Block 2319, Lot 55
- Parcel 12: Block 2319, Lot 60
- Parcel 13: Block 2319, Lots 37 and 155
- Parcel 14: Block 2319, Lot 98
- Parcel 15: Block 2319, Lot 99
- Parcel 16: Block 2319, Lots 100 and 108
- Parcel 17: Block 2319, Lot 109
- Parcel 18: Block 2319, Lot 112
- Parcel 19: Block 2319, Lot 2
- Parcel 20: Block 2316, Lots 1 and 35
- Parcel 21: Block 2319, Lot 200

The District Plan includes the following maps:

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

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

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

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

87-041
Applicability of the Quality Housing Program

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

87-042
Applicability of Article VI, Chapter 2

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

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

modified by the provisions of this Chapter.

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

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

87-043

Applicability of Article VI, Chapter 4

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

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

84-044

Applicability of Article XII, Chapter 3

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

87-045

Applicability of Inclusionary Housing Program

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

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

87-05

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

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

87-10

SPECIAL USE REGULATIONS

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

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

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

87-11

Vehicle Storage Establishments
Use Regulations within the Core Subdistrict

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

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

87-111

Vehicle storage establishments

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

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

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

The streetscape provisions of Section 87-1341, inclusive, the maximum width of establishment provisions of Section 87-23 and the special height and setback regulations of Section 87-3632, inclusive, shall not apply to such #use#. In lieu thereof, the applicable height and setback provisions of Article VI, Chapter 2 shall apply.

87-112

Location of Commercial Space

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

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

87-12

Location of Commercial Space
Use Regulations in the North Subdistrict

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

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

87-13

Streetscape Regulations

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

87-14

Location of Underground Uses

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

87-20

SPECIAL FLOOR AREA REGULATIONS

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

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

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

87-21

Special Residential Floor Area Regulations—
Floor Area Regulations in the Core Subdistrict

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

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

87-211

Special Floor Area Regulations

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

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

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

87-212

Special floor area requirement for certain commercial uses

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

- For each square foot of #commercial floor area# in a #building# occupied by the #uses# listed in paragraph (a)(1) of this Section,

an equal or greater amount of #residential#, #community facility# or #commercial floor area# shall be provided from #uses# listed in paragraph (a)(2) of this Section.

* * *

87-213

Location of building entrances

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

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

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

87-22

Special Retail Floor Area Requirement

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

87-23

Maximum Width of Establishments

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

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

87-24

Location of Building Entrances

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

87-30

SPECIAL HEIGHT AND SETBACK AND OTHER BULK REGULATIONS

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

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

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

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

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

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

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

- (a) a #shore public walkway#, mapped parkland, an #upland connection# or fire apparatus access road, as required by the New York City Fire Code, shall be considered a #street# and its boundary shall be considered a #street line#. However, the following shall not be considered #streets# for the purposes of applying the #street wall# location provisions of paragraph (a) of Section 87-32:

- (1) Exterior Street; and
- (2) that portion of any other #street#, mapped parkland, #upland connection# or fire apparatus access road that is located east of the #Parcel 1 building line#; and

- (b) the height of all #buildings or other structures# shall be measured from the #base plane#.

87-31

Permitted Obstructions

In the Core Subdistrict, the provisions of Section 33-42 (Permitted

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

87-32

Street Wall Location and Building Base

Special Height and Setback Regulations in the Core Subdistrict

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

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

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

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

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

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

- (a) #Street wall# location

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

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

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

- (b) Minimum and maximum base heights

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

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

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

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

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

(c) Transition heights

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

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

87-321

Street wall location

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

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

(a) Parcels 1, 2, 3 and 4

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

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

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

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

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

87-322

Base heights and transition heights

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

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

(a) Base heights

(1) Within 50 feet of the #shore public walkway#

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

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

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

(2) Beyond 50 feet of the #shore public walkway#

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

(b) Required setbacks

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

In addition, on Parcels 1, 2, 3 and 4, in locations where the maximum base height is limited to 45 feet, #street walls# above such maximum base height shall be set back a minimum of 30 feet from the #street line#, and a minimum of seven feet from any portion of the #street wall# below such height.

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

(c) Maximum transition heights

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

87-323

Tower provisions

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

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

(a) Maximum number of towers

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

(b) Setbacks

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

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

(c) Maximum tower size

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

(d) Maximum tower width

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

(e) Maximum height of towers

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

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

(f) Tower top articulation

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

87-33

[Fowers

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

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

[Existing text moved to 87-323 and modified]

All #stories# of a #building# located partially or wholly above the applicable transition height set forth in paragraph (c) of Section 87-32 shall be considered a "tower" and shall comply with the provisions of this Section. For #zoning lots# with less than 130,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted.

(a) Maximum tower height

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

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

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

(c) Maximum tower size

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

(d) Tower top articulation

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

(1) Setbacks on each tower face

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

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

the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#.

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

(2) Three setbacks facing Harlem River

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

* * *

87-40

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

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

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

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

87-41

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

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

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

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

87-411

Ground floor uses

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

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

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

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

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

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

#group parking facilities#.

(b) Required non-residential uses in certain locations

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

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

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

87-412

Transparency requirements in the Core and South Subdistricts

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

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

In the Core and South Subdistricts, for non-residential uses located at the ground floor level shall be subject to the following requirements, any portion of a ground floor level street wall that is subject to the floor area requirements of paragraph (b) of Section 87-411 (Ground floor uses), shall be glazed in accordance with the transparency requirements for designated retail streets set forth in Section 37-34 (Minimum Transparency Requirements), except that:

(a) in the South Subdistrict, where the ground floor level street wall is occupied by uses in Use Groups 16, 17 or 18, up to 50 percent of the length of such ground floor level street wall may be exempt from such transparency requirements, provided that any street wall width exceeding 50 feet with no transparent elements on the ground floor level shall provide planting or screening in accordance with the provisions of paragraphs (a) or (e) of Section 87-415 (Special streetscape provisions for certain blank walls) for at least 75 percent of such blank wall; and

(b) in flood zones, for buildings utilizing the provisions of paragraph (a) of Section 64-21 (Ground Floor Use), where no transparent materials or building entrances or exits are provided on the ground floor level street wall below a height of four feet above the level of the adjoining sidewalk for a continuous width of at least 25 feet, visual mitigation elements shall be provided in accordance with Section 87-415 for such blank wall.

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

87-413

Parking wrap and screening requirements in the Core and South Subdistricts

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

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

(c) Location requirements for parking facilities

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

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

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

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

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

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

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

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

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

(1) Group parking facilities# on the ground floor level# within 30 feet of street walls# subject to the provisions of Section 87-411 (Ground floor uses) shall be wrapped by floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). For the purpose of applying such provisions, street walls# subject to the provisions of Section 87-411 shall be considered designated retail streets.

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

(e)(c) Open parking areas

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

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

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

[ORIGINAL PROVISIONS]

The requirements of Section 37-90 (PARKING LOTS) and

screening requirements for open parking lots of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), are modified as set forth in this paragraph, (e):

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

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

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

87-414

Special provisions applicable within the flood zone

In the Core and South Subdistricts, the provisions of Section 64-336 (Alternative height measurement in Commercial and Manufacturing Districts) shall be modified so that where the #flood-resistant construction elevation# is between four feet and 12 feet above #curb level#, #building# height may be measured from a reference plane 12 feet above #curb level#, and any minimum base height requirements may be measured from #curb level#. The requirements of Section 64-642 (Transparency requirements for buildings utilizing alternative height measurement) shall apply to #buildings# utilizing these alternative height measurement provisions.

87-415

Special streetscape provisions for certain blank walls

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

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

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

Visual mitigation elements:

(a) Planting

Any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

(b) Benches

Fixed benches with or without seatbacks shall be provided in front of the #street wall#. Unobstructed access shall be provided between such benches and an adjoining sidewalk or required circulation paths. Each linear foot of bench, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Any individual bench shall have a width of at least five feet, and no more than 20 feet of benches may be used to fulfill such requirement per 50 feet of frontage.

(c) Bicycle racks

Bicycle racks, sufficient to accommodate at least two bicycles, shall be provided in front of the #street wall#, and oriented so that the bicycles are placed parallel to the #street wall#. Each bicycle rack so provided shall satisfy five linear feet of frontage mitigation requirement. No more than three bicycle racks may be used to fulfill such requirement per 50 feet of frontage.

(d) Tables and chairs

Fixed tables and chairs shall be provided in front of the #street wall#. Each table shall have a minimum diameter of two feet, and have a minimum of two chairs associated with it. Each table and chair set so provided shall satisfy five linear feet of frontage mitigation requirement.

(e) Wall treatment

Wall treatment, in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

87-50

SPECIAL PARKING REGULATIONS

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

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

87-51

Curb Cut Restrictions

Special Parking Regulations in the Core Subdistrict

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

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

(a) Use of parking facilities

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

(b)(a) Off-site parking

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

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

(f)(b) Roof parking

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

(e)(c) Open parking lots

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

- (1) on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, a parking lot shall be permitted east of the #Parcel 1 building line#;

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

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

[ORIGINAL PROVISIONS]

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

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

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

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

**87-52
Curb Cut Restrictions**

[EXISTING PROVISIONS MOVED FROM 87-51]

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

**87-60
HARLEM RIVER WATERFRONT ACCESS PLAN
SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND
SIDEWALKS**

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

**87-61
Special Public Access Provisions
Sidewalks**

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

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

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

- (a) Sidewalks with a depth width of at least 15 feet, measured perpendicular to the curb of a #street#, shall be provided along the entire Exterior Street and East 149th Street frontage of a #zoning lot#. In locations where the width of the sidewalk within the #street# is less than 15 feet, a sidewalk widening shall be

provided on the #zoning lot# so such that the combined width of the sidewalk within the #street# and the sidewalk widening equals at least 15 feet. However, existing #buildings# to remain on the #zoning lot# need not be removed in order to comply with this requirement.

- (b) A 22 foot wide walkway shall extend east of and along the #Parcel 1 building line#, linking East 149th Street and mapped parkland, or a fire apparatus access road if such a road is provided adjacent to mapped parkland. In the event that a parking lot is provided east of such walkway, the easternmost seven feet of such walkway shall be densely planted with evergreen shrubs maintained at a maximum height of three feet above the adjoining walkway. Such walkway and planting strip may be interrupted to allow vehicular or pedestrian access.
- (c) Any driveway located east of the #Parcel 1 building line# that extends along a sewer easement and intersects Exterior Street shall have curbs and sidewalks with a minimum width of 13 feet along each curb, which may be interrupted to allow for vehicular access to a parking lot.

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

**87-62
Certification to Waive Supplemental Public Access Area
Requirement
Fire Apparatus Access Roads**

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

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

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

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

[ORIGINAL PROVISIONS]

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

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

**87-63
Certification to Allow Fire Apparatus Access Road Turnaround
in Shore Public Walkways
Contiguity of Fire Apparatus Access Road with Adjacent
Zoning Lots on Parcels 2, 3 and 4**

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

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

(a) Bi-Directional Road

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

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

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

(b) Interim fire apparatus turnaround

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

When bi-directional vehicular travel lanes are constructed that terminate at a #lot line# and do not continue on the adjacent #zoning lot# at the time of their construction, an interim dead-end fire apparatus access road turnaround may be constructed as an alternative to the provisions of paragraph (a) of this Section, in accordance with the following provisions.

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

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

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

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

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

The following provisions apply to #developments#, #enlargements#, alterations or changes of #use#, pursuant to certification, pursuant to either Section 87-62 (Certification to Waive Supplemental Public

Access Area Requirement) or 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways).

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

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

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

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

- (a) a declaration of restrictions has been provided, pursuant to Section 87-64;
- (b) a fire apparatus access road abutting the shared #zoning lot line# between the #development#, #enlargement#, alteration or change of #use# seeking certification under this Section and Parcels 2, 3 or 4 does not exist; and
- (c) the fire apparatus access road serves as a segment of a bi-directional loop road along the #shore public walkway#, providing a connection to Exterior Street at the northeast corner of Parcel 2 and a connection to Exterior Street at the southeast corner of Parcel 4.

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

**87-64
Declaration of Restrictions**

[NOTE: Existing provisions, modified]

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

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

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

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

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

For certifications proposed pursuant to Section 87-63, at the time a declaration of restrictions has been provided by the adjacent #development#, #enlargement#, alteration or change of #use#, pursuant to this Section, permitting vehicular connection between #zoning lots#, the #zoning lot# containing a previously-constructed fire apparatus access turnaround shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

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

**87-70
HARLEM RIVER WATERFRONT ACCESS PLAN**

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

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

**87-71
Special Public Access Provisions**

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

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

- (a) #Shore public walkways#
 - (1) The #shore public walkway# shall be provided in the location designated on Map 3 (Waterfront Access Plan: Public Access Elements) and constructed at an elevation of two feet above not lower than the highest level of the train track bed of the Oak Point Rail Link, except that:
 - (i) on Parcels 6 and 7, no such elevation requirement shall apply;
 - (ii) on Parcel 5, if commercial or public utility vehicle storage, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the #zoning lots#, such the elevation requirement shall not apply. However, for any other #use#, such the elevation requirement shall only apply along the westernmost section of the #shore public walkway# to a depth of 40 feet.

(iii) on all #zoning lots#, a #shore public walkway# shall be required to meet the grade of an existing adjacent #street#, which may include deviating from such elevation requirement where necessary.

- (2) An approved turnaround area in a dead-end fire apparatus access road turnaround area, as defined in the New York City Fire Code, Section 503.2.95 (Dead-end turnarounds), or its successor, may, by certification extend into a designated #shore public walkway# pursuant to paragraph (b) of Section 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround Area in Shore Public Walkways Contiguity of Fire Apparatus Access Road with Adjacent Zoning Lots on Parcels 2, 3 and 4).
 - (3) In the event that a portion of a #waterfront zoning lot# is within 40 feet of the #shoreline# yet does not abut the #shoreline# because of an intervening #zoning lot#, a #shore public walkway# shall be provided on such upland portion. The width of the #shore public walkway# on such portion shall be 40 feet measured from the #shoreline# of the intervening #zoning lot# and shall include the width of the intervening #zoning lot#. The portion of such #shore public walkway# located upland of the intervening #zoning lot# shall be improved with a circulation path at least ten feet wide, and any required planted screening buffer shall have a width of at least four feet.
 - (4) On Parcel 5, if a commercial or public utility vehicle storage #use# is #developed# or #enlarged# as the primary #use# on the parcel, the #shore public walkway# requirements set forth in Section 62-62 shall apply, except that:
 - (i) the required width of the #shore public walkway# may be reduced to a minimum of 20 feet along the northern edge of the inlet and may be reduced to a minimum of 30 feet along the eastern edge of the inlet;
 - (ii) the circulation path required in paragraph (a)(1) of Section 62-62 shall be modified to a minimum width of 10 feet along the northern and eastern edge of the inlet; and
 - (iii) the screening provisions of paragraph (c)(2) of Section 62-62 shall not apply. In lieu thereof, a planted screening buffer with a width of four feet shall be provided. Such planted buffer shall consist of densely planted shrubs or multi-stemmed screening plants, with at least 50 percent being evergreen species. Shrubs shall have a height of at least four feet at the time of planting; and,
 - (iv) in the event that the #upland connection# on Parcel 6 has not been provided, a ten foot wide pedestrian walkway between the #shore public walkway# and Exterior Street shall be provided on Parcel 5 adjacent to such #upland connection# location.
- (b) #Upland connections#
- #Upland connections# shall be located on Parcels 1, 3, 4, 5 and 6 and 11, as designated on Map 23 in the Appendix to this Chapter. The applicable provisions of Sections 62-50, inclusive, are modified, as follows:
- (1) On Parcel 1, for an #upland connection# required along the northern boundary of a mapped park, the additional open area requirement of paragraph (a)(2) of Section 62-561 (Types of upland connections) shall not apply;
 - (2) Parcel 3 may provide the #upland connection# at either of the two optional locations indicated on Map 2. Parcel 3 shall provide an #upland connection# at the designated location shown on Map 3. In addition, such #upland connection# shall be provided as specified below:
 - (i) On Parcel 3, an #upland connection# is required at the designated location as shown on Map 3. The additional area requirements of paragraph (a)(2) of Section 62-561 shall not apply;
 - (ii) In the event that Parcel 3 is developed with Parcels 2 or 4, an #upland connection# shall be provided within the flexible location zone shown on Map 3. The additional area requirements of paragraph (a)(2) of Section 62-561 shall apply.
 - (3) On Parcels 1 and 3, if a Type 1 #upland connection# is provided, and a fire apparatus access road is required pursuant to the New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor, the design requirements of 62-64 shall be modified as follows:

- (i) the required circulation path may be used to allow such fire apparatus access road, and it's minimum width shall be in accordance with all applicable requirements of the Fire Code;
- (ii) such circulation path shall be paved with distinct materials, not including asphalt, to facilitate pedestrian usage; and
- (ii) the minimum planting area requirements shall be reduced to 15 percent;
- (4) The required width for an #upland connection# on Parcel 6 is reduced to 12 feet. Such #upland connection# shall be subject only to the applicable pedestrian path provisions.

(c) #Supplemental public access areas#

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

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

- (i) such vehicular connection complies with the requirements of Section 87- 62 (Fire Apparatus Access Roads) and, for Parcel 2, the requirements of Section 87-63 (Contiguity of Fire Apparatus Access Road With Adjacent Zoning Lots on Parcels 2, 3 and 4); and
- (ii) such vehicular connection, either:
 - (a) on Parcel 1, provides access between East 149th Street and Exterior Street, serving all #buildings# along the #shore public walkway# and mapped parkland; or
 - (b) on Parcel 2, provides a bi-directional connection between Exterior Street at its intersection with East 144th Street and the southernmost #lot line# of Parcel 2.

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

(d) #Visual Corridors#

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

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

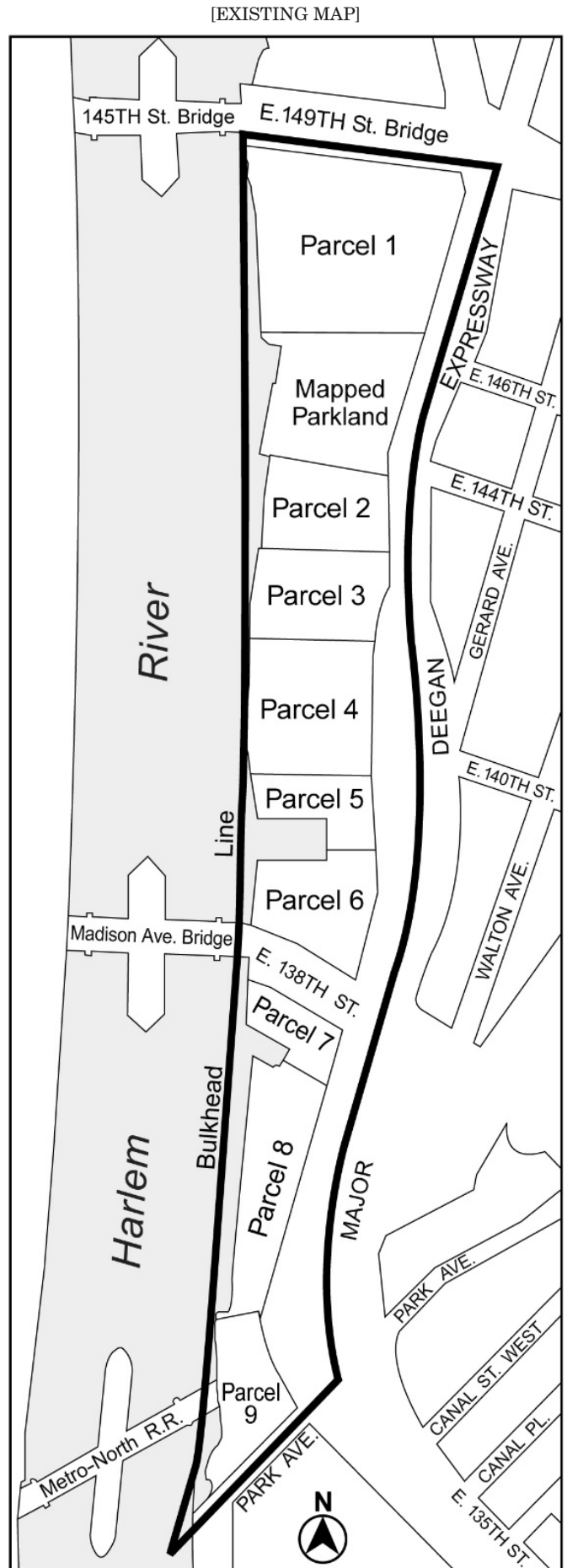
**87-72
Applicability of Waterfront Regulations**

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

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

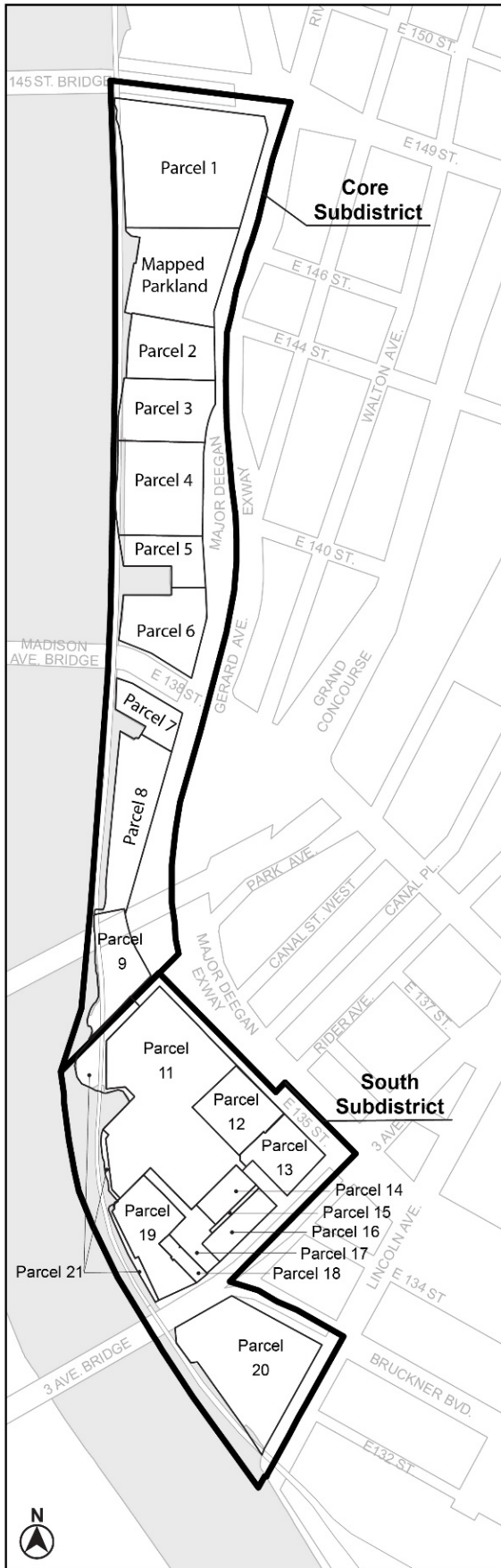
Appendix
Special Harlem River Waterfront District Plan

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



Special Harlem River Waterfront District

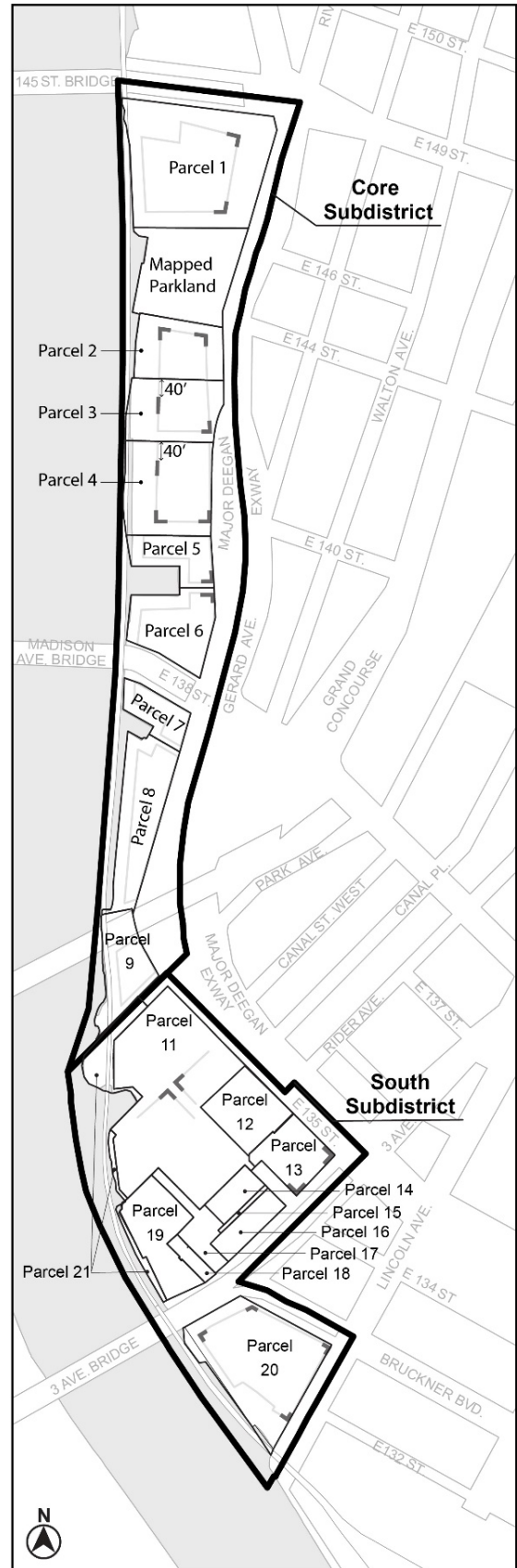
[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line

Map 2. Designated Non-residential Use Locations

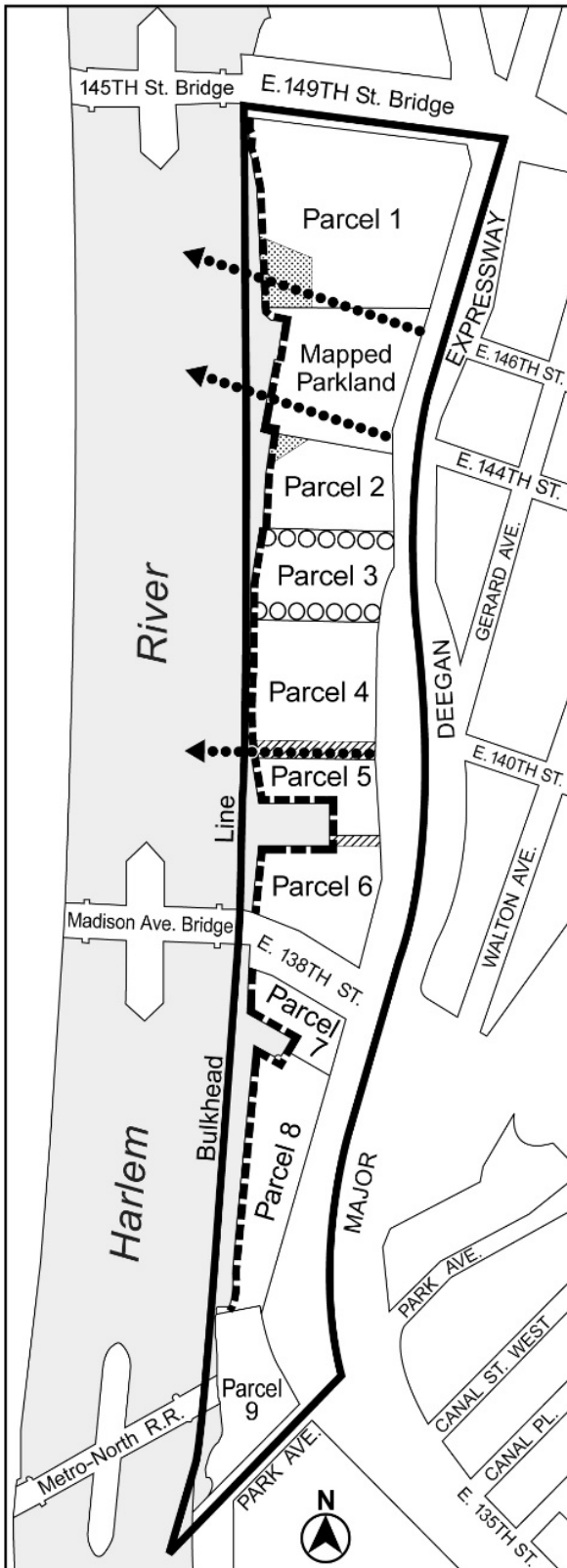
[PROPOSED MAP]



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

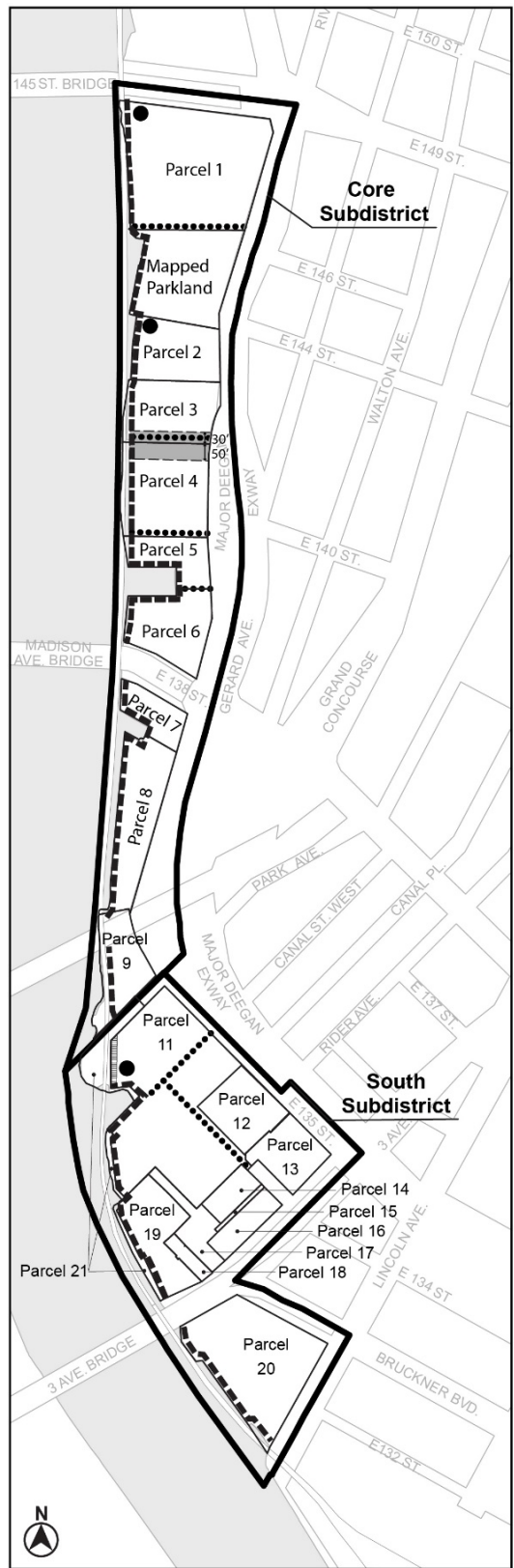
Map 3. Waterfront Access Plan: Public Access Elements

[EXISTING MAP]



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

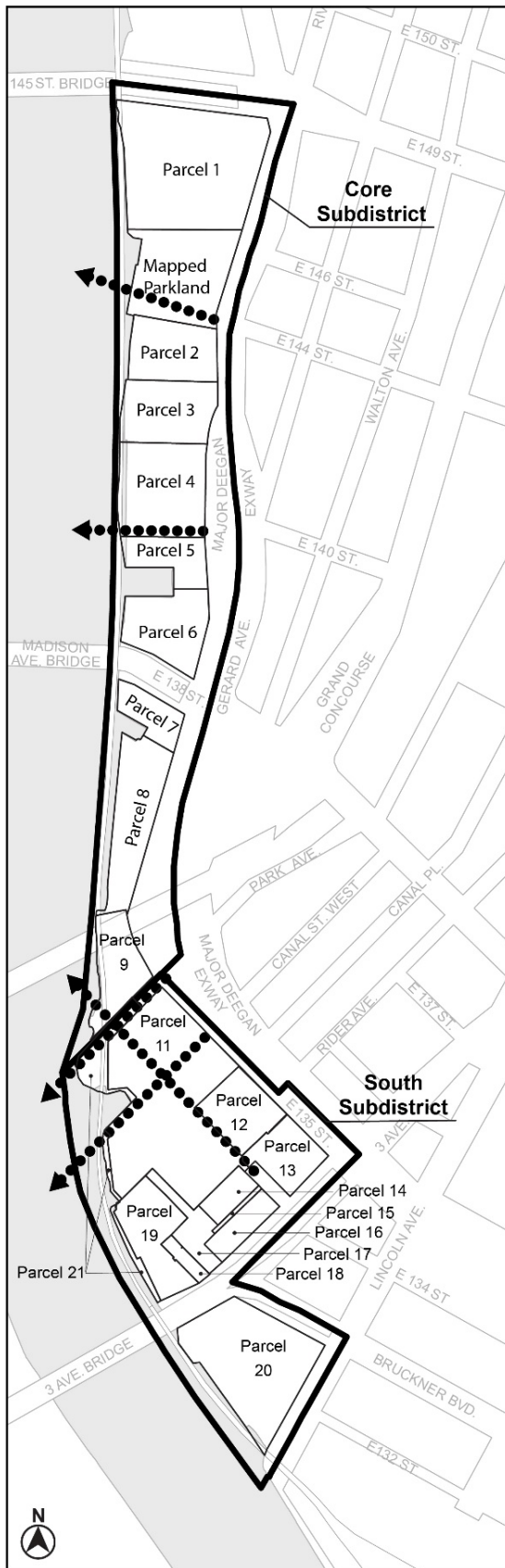
[PROPOSED MAP]



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

Map 4. Waterfront Access Plan: Visual Corridors

[PROPOSED MAP]



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

* * *

BOROUGH OF BROOKLYN

No. 4

ALBANY NEIGHBORHOOD SENIOR CENTER

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

No. 5

930 FLUSHING AVENUE

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

BOROUGH OF QUEENS

No. 6

ALL MY CHILDREN DAY CARE CENTER

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

Nos. 7 & 8

NORTHEASTERN TOWERS ANNEX REZONING

No. 7

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

No. 8

CD 12 **N 170337 ZRQ**
IN THE MATTER OF an application submitted by Northeastern Towers Annex LP pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

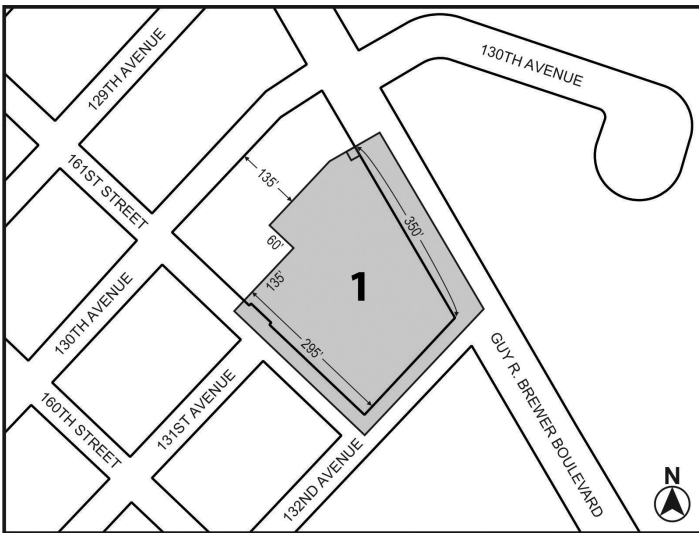
Queens Community District 12


* * *

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

Map 2 – (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 12, Queens

* * *

BOROUGH OF MANHATTAN

No. 9

EAST RIVER FIFTIES-SUTTON PLACE TEXT AMENDMENT

CD 6 N 170282 ZRM

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

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

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

* * *

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

* * *

23-154
Inclusionary Housing

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

* * *

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

* * *

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

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

* * *

23-60
HEIGHT AND SETBACK REGULATIONS

23-61
Applicability

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

* * *

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

* * *

23-67
Special Height and Setback Provisions for Certain Areas

* * *

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

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

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

* * *

23-90
INCLUSIONARY HOUSING

* * *

23-932
R10 Districts

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

* * *

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

* * *

24-10 FLOOR AREA AND LOT COVERAGE REGULATIONS

* * *

24-16 Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

24-161 Maximum floor area ratio for zoning lots containing community facility and residential uses R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6 R7-2 R8 R9 R10

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

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

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

* * *

24-56 Special Height and Setback Provisions for Certain Areas R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) For Zoning Lots Directly Adjoining Public Parks

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

(b) Community District 7, Manhattan

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

(c) Community District 9, Manhattan

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

(d) Community District 6, Manhattan

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

* * *

ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

* * *

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

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

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

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

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

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

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

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

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

* * *

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

C1 C2 C4 C5 C6

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

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

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

* * *

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

* * *

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

* * *

MANHATTAN

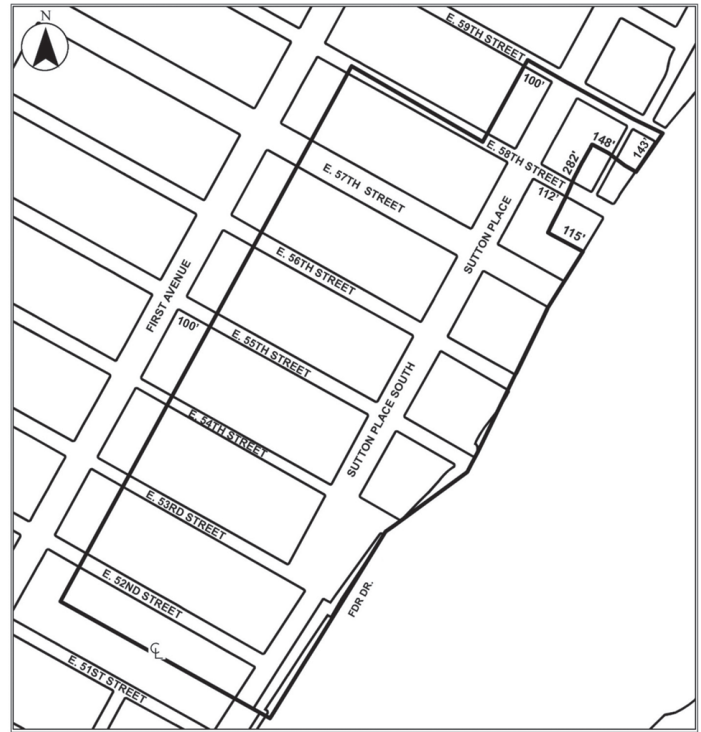
* * *

Manhattan Community District 6

* * *

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

Map 2 – [date of adoption]



Portion of Community District 6, Manhattan

* * *

**BOROUGH OF BROOKLYN
No. 10**

CD 2 **N 180016 PXX**
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at, 1 Pierrepont Plaza (Block 239, Lot 1) (Fire Department of New York offices).

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

**BOROUGH OF THE BRONX
No. 11**

CD 10 **N 180015 PXX**
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at, 2500 Halsey Street (Block 3852, Lot 1) (Taxi & Limousine Commission offices)

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

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



jy26-a9

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 8, 2017, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks

Commission no later than five (5) business days before the hearing or meeting.

37-42 79th Street - Jackson Heights Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

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

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

CERTIFICATE OF APPROPRIATENESS

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

1100 Grand Concourse - Grand Concourse Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

4637 Grosvenor Avenue - Fieldston Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

107 Columbia Heights - Brooklyn Heights Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

124 Columbia Heights - Brooklyn Heights Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

119 Congress Street - Cobble Hill Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

536 1st Street - Park Slope Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

575 Vanderbilt Avenue - Prospect Heights Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

120 Stratford Road - Prospect Park South Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

271 Church Street - Tribeca East Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

45 Bond Street - NoHo Historic District Extension

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

CERTIFICATE OF APPROPRIATENESS

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

41 Greenwich Avenue - Greenwich Village Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

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

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

CERTIFICATE OF APPROPRIATENESS

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

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

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

CERTIFICATE OF APPROPRIATENESS

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

308 West 4th Street - Greenwich Village Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

278 West 11th Street - Greenwich Village Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

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

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

CERTIFICATE OF APPROPRIATENESS

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

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

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

CERTIFICATE OF APPROPRIATENESS

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

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

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

CERTIFICATE OF APPROPRIATENESS

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

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

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

CERTIFICATE OF APPROPRIATENESS

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

jj26-a8

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on **Tuesday, August 8, 2017, at 9:30 A.M.**, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

ITEMS FOR PUBLIC HEARING

Item No. 1

LP-2593

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

86-02 Broadway, Elmhurst, Queens

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

jj26-a8

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

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

o11-m29

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

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

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

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

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

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

j3-d29

POLICE

■ NOTICE

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

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

Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

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

INQUIRIES

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

FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806

- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j3-d29

PROCUREMENT

"Compete To Win" More Contracts!

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

- Win More Contracts at nyc.gov/competetowin

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

HHS ACCELERATOR

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

Important information about the new method

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

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

Participating NYC Agencies

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

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

Office of the Criminal Justice Coordinator (CJC)

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

CITYWIDE ADMINISTRATIVE SERVICES

SOLICITATION

Goods

SCOURING POWDER (GENERAL USE) RE-AD - Competitive Sealed Bids - PIN# 8571700303 - Due 8-25-17 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site at, www.nyc.gov/cityrecord. Enrollment is free. Vendor may also request the bid by contacting Vendor Relations via email, at dcasdmssbids@dcas.nyc.gov, by telephone (212) 386-0044 or by fax at (212) 669-7585.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Michelle Mccoy (212) 386-0469; Fax: (212) 313-3177; mmccoy@dcas.nyc.gov

jy28

OFFICE OF CITYWIDE PROCUREMENT

AWARD

Goods

ENVELOPES, COMMERCIAL, PLAIN, WINDOW AND COLORS - Competitive Sealed Bids - PIN# 8571700282 - AMT: \$305,447.25 - TO: Paper Mart Inc., 151 Ridgedale Avenue, East Hanover, NJ 07936.

jy28

DESIGN AND CONSTRUCTION

AGENCY CHIEF CONTRACTING OFFICE

SOLICITATION

Construction / Construction Services

REI SERVICES FOR THE CONSTRUCTION OF STORM AND SANITARY SEWERS, WATER MAIN AND WORK IN BAISLEY BLVD., BOROUGH OF QUEENS - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 8502017SE0041P - Due 8-31-17 at 4:00 P.M.

SE848: Resident Engineering Inspection Services. All qualified and interested firms are advised to download the Request for Proposal at http://ddcftp.nyc.gov/rfpweb/ from July 28th, 2017, or contact the person listed for this RFP.

Procurement and Sourcing Solutions Portal (PASSPort) Disclosure Filing (formerly known as Vendor Information Exchange System (VENDEX) Forms or Certificate of No Change).

All organizations intending to do business with the City of New York must complete a disclosure process in order to be considered for a contract. This disclosure process was formerly completed using Vendor Information Exchange System (VENDEX) paper-based forms. Beginning in summer 2017, the City of New York will move collection of vendor disclosure information online. In anticipation of awards, proposers to Resident Engineering Inspection Services for the Construction of Storm and Sanitary Sewers, Water Main and Work in Baisley Boulevard, Borough of Queens, must create online accounts in the new Procurement and Sourcing Solutions Portal (PASSPort) and file all disclosure information when the system becomes available. Paper submissions, including certifications of no changes to existing VENDEX packages will not be accepted in lieu of complete online filings.

The Department of Design and Construction and the Mayor's Office of Contract Services (MOCS) will notify all proposers when the PASSPort system becomes available and it is time to file, and disclosure filing completion will be required prior to any award through this RFP. For more information about PASSPort, please visit nyc.gov/passport.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Section 6-129 of the New York City Administrative Code.

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.

Design and Construction, 30-30 Thomson Avenue, 4th Floor, Long Island City, NY 11101. Peter Cabrera (718) 391-1632; Fax: (718) 391-1807; cabrera@ddc.nyc.gov

For additional accessibility requests or inquiries, contact DDC's Disability Service Facilitator, (718) 391-2815 or DDCEEO@ddc.nyc.gov, by July 28, 2017. Accessibility requests must be submitted at least 10 calendar days in advance, by: Monday, August 7, 2017, 4:00 P.M.



jy28

HUMAN RESOURCES ADMINISTRATION

SOLICITATION

Human Services / Client Services

OSCE MEDIATION SERVICES - Request for Information - PIN# RFI07272017 - Due 8-31-17 at 2:00 P.M.

The New York City Human Resources Administration (HRA), Office of Child Support Enforcement (OCSE), serves approximately 355,000 families. OCSE's mission is to ensure that children receive the financial support that they need from both parents. OCSE's services include establishing paternity, obtaining child support and medical support orders from family court, and collecting, distributing and enforcing child support payments.

OSCE is in the process of compiling a list of organizations that offer mediation services. This list will be distributed to our clients at several points of contact, as well as published on our website. Please be advised that inclusion on this list does not constitute an endorsement from the City of New York, or OCSE. This list will be distributed to our clients with the express purpose of serving as a reference.

Questions about the Expressions of Interest should be transmitted by email, to Melanie Guinyard at, Melanie.Guinyard2@dfa.state.ny.us.

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

Human Resources Administration, 150 Greenwich Street, 40th Floor, New York, NY 10007. Melanie Guinyard (929) 221-5401; Fax: (212) 437-4703; melanie.guinyard2@dfa.state.ny.us

jy27-a2

CONTRACTS

AWARD

Human Services / Client Services

VETERANS' LEGAL SERVICES - BP/City Council Discretionary - PIN# 09617L0208001 - AMT: \$200,000.00 - TO: New York Legal Assistance Group, 7 Hanover Square, 18th Floor, New York, NY 10004. Term: 7/1/2016 - 6/30/2017

jy28

PARKS AND RECREATION

VENDOR LIST

Construction / Construction Services

PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION - NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR" AND/OR "PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construction its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract,

through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business Enterprise (M/WBE)*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

*Firms that are in the process of becoming a New York City-Certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained online at:
[http://a856-internet.nyc.gov/nycvendonline/home.asap.;](http://a856-internet.nyc.gov/nycvendonline/home.asap.)
[http://www.nycgovparks.org/opportunities/business.](http://www.nycgovparks.org/opportunities/business)

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

Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; dmlwbe.capital@parks.nyc.gov

j3-d29

■ INTENT TO AWARD

Construction Related Services

DESIGN, CONSTRUCTION AND CONSTRUCTION

SUPERVISION SERVICES - Sole Source - Available only from a single source - PIN#8462012C000DC1R - Due 8-3-17 at 4:30 P.M.

Department of Parks and Recreation ("DPR"), Capital Projects division, intends to renew the Sole Source contract with Wildlife Conservation Society, a not-for-profit organization, to provide Design, Construction and Construction Supervision Services for the Construction or Reconstruction of Exhibits at the Wildlife Conservation Centers in the Boroughs of the Bronx, Queens, Manhattan and Brooklyn.

Any firms that would like to express their interest in providing similar projects in the future may do so. All expressions of interest must be in writing to the address listed here and received by August 3, 2017. You may join the City Bidders list by filling out the "NYC-FMS Vendor Enrollment Application" available on-line at "NYC.gov/selltonyc" and in hard copy by calling the Vendor Enrollment Center (212) 857-1680.

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

Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Grace Fields-Mitchell (718) 760-6687; Fax: (718) 760-6885; grace.fields-mitchell@parks.nyc.gov

jy24-28

REVENUE

■ AWARD

Services (other than human services)

SPECIALTY FOOD FROM A MOBILE FOOD UNIT AT E72ND

ST IN CENTRAL PARK - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M10-E72-CG Solicitation No.: CWP-2016-A

Permit Agreement No.: M10-E72-CG

The City of New York Department of Parks and Recreation ("Parks") has awarded a concession to Nandita Inc., of 89-12 169 Street, 1st Floor, Jamaica, NY 11432, for the sale of specialty food from a mobile food unit on the southwest corner of East 72 Street and 5th Avenue, in Central Park, Manhattan ("Permitted Premises"). The concession, which was solicited by a Request for Proposals, will operate pursuant to a permit agreement for one (1) five (5) year term. Compensation to the City will be as follows: for each operating year, Nandita Inc. shall

pay to the City a permit fee consisting of a minimum annual fee (Year 1: \$35,000; Year 2: \$38,000; Year 3: \$40,000; Year 4: \$42,000; Year 5: \$44,000).

● **SPECIALTY FOOD FROM A MOBILE FOOD UNIT AT THE GREAT LAWN IN CENTRAL PARK** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M10-W81-GL-CG Solicitation No.: CWP-2016-A

Permit Agreement No.: M10-W81-GL-CG

The City of New York Department of Parks and Recreation ("Parks") has awarded a concession to Nandita Inc., of 89-12 169 Street, 1st Floor, Jamaica, NY 11432, for the sale of specialty food from a mobile food unit at the entrance of the path leading to Delacorte Theater from the Great Lawn in Central Park, Manhattan ("Permitted Premises"). The concession, which was solicited by a Request for Proposals, will operate pursuant to a permit agreement for one (1) five (5) year term. Compensation to the City will be as follows: for each operating year, Nandita Inc. shall pay to the City a permit fee consisting of a minimum annual fee (Year 1: \$65,000; Year 2: \$68,000; Year 3: \$70,000; Year 4: \$72,000; Year 5: \$75,000).

● **SPECIALTY FOOD FROM A MOBILE FOOD UNIT AT THE BATTERY** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M5-CG-2016

Solicitation No.: CWP-2016-A

Permit Agreement No.: M5-CG

The City of New York Department of Parks and Recreation ("Parks") has awarded a concession to Nandita Inc., of 89-12 169 Street, 1st Floor, Jamaica, NY 11432, for the sale of specialty food from a mobile food unit by the comfort station on Battery Place and Washington Street in The Battery, Manhattan ("Permitted Premises"). The concession, which was solicited by a Request for Proposals, will operate pursuant to a permit agreement for one (1) five (5) year term.

Compensation to the City will be as follows: for each operating year, Nandita Inc. shall pay to the City a permit fee consisting of a minimum annual fee (Year 1: \$40,000; Year 2: \$42,000; Year 3: \$44,000; Year 4: \$46,000; Year 5: \$48,000).

jy28

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT SERVICES

■ SOLICITATION

Construction / Construction Services

PLAY YARD SURFACE DEFECTS - Competitive Sealed Bids - PIN# SCA-18-17221D-1 - Due 8-8-17 at 11:00 A.M.

PS 185 (Manhattan)

\$1,000,001 to \$4,000,000-SCA system-generated category (not to be interpreted as a "bid range")

Documents Available: July 19, 2017, at <https://bidset.nycsca.org>
 Pre-Bid Walk through Date and Time: July 28, 2017, at 10:00 A.M. at: 20 West 112th Street, New York, NY 10026. Potential bidders are encouraged to attend but this walkthrough is not mandatory. Meet at the Custodian's Office.

BIDDERS MUST BE PRE-QUALIFIED BY THE SCA AT THE TIME OF THE BID OPENING DATE.

● **FLOOD ELIMINATION/WINDOWS** - Competitive Sealed Bids - PIN# SCA18-16914D-1 - Due 8-17-17 at 11:30 A.M.

Samuel Gompers Vocational High School (Bronx)

SCA system-generated category: (not to be interpreted as a "bid range") \$1,000,001 - \$4,000,000

Documents Available: July 27, 2017, at BidSet website, at <https://bidset.nycsca.org>

Pre-Bid Walk through Date and Time: August 7, 2017, at 10:00 A.M., at: 455 Southern Boulevard, Bronx, NY 10455. Potential bidders are encouraged to attend, but this walkthrough is not mandatory. Meet at the Custodian's Office.

BIDDERS MUST BE PRE-QUALIFIED BY THE SCA AT THE TIME OF THE BID OPENING.

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, 30-30 Thomson Avenue, Long Island City, NY 11101. Lily Persaud (718) 752-5852; Fax: (718) 472-0477; lpersaud@nycsca.org

jy28

FIRE ALARM AND PA SYSTEMS UPGRADE - Competitive Sealed Bids - PIN# SCA18-025293-1 - Due 8-15-17 at 10:30 A.M.

PS 418 (Brooklyn)

SCA system-generated category: (not to be interpreted as a "bid range") \$1,000,001 to \$4,000,000

Pre-Bid Walk through Date and Time: August 3, 2017, at 10:00 A.M.,

at: 512 Carrol Street, Brooklyn, NY 11215. Potential bidders are encouraged to attend but this walkthrough is not mandatory. Meet at the Custodian's Office. Bidders must be Pre-Qualified by the SCA at the time of the bid opening.

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, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. Ricardo Forde (718) 752-5288; Fax: (718) 472-0477; rforde@nycsca.org

☛ jy28

TRANSPORTATION

TRAFFIC

AWARD

Construction Related Services

MUNICIPAL PARKING METERS AND ANCILLARY SOFTWARE - Competitive Sealed Bids - PIN# 84117MBTR053 - AMT: \$13,809,000.00 - TO: Parkeon Inc., 40 Twosome Drive, Suite 7, Moorestown, NJ 08057.

☛ jy28

Construction/Construction Services

DEMOLITION OF SIAH ARMAJANI LIGHTHOUSE STRUCTURE AND PED BRIDGE - Competitive Sealed Bids - PIN# 84116SIBR010 - AMT: \$196,300.00 - TO: American Recyclers LLC, 17233 Douglas Avenue, Jamaica, NY 11433.

☛ jy28

CONTRACT AWARD HEARINGS

NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, N.Y. 10007, (212) 788-7490, NO LATER THAN SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.

HEALTH AND MENTAL HYGIENE

NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, August 14, 2017, at 42-09 28th Street, 17th Floor, commencing at 11:30 A.M. on the following:

IN THE MATTER OF the proposed contract between the Department of Health and Mental Hygiene and Birch Family Services Inc., to support the provision of customized living skills in a community setting and support wraparound services to autistic children. The contract amount shall be \$125,000.00. The contract term shall be from July 1, 2016 to June 30, 2017. The EPIN is 81617L0267001.

The proposed Contractor has been selected by Procurements Funded by Line Item Appropriations or Discretionary Funds, pursuant to Section 1-02(e) of the Procurement Policy Board Rules.

IN THE MATTER OF the proposed contract between the Department of Health and Mental Hygiene and The Coalition of Behavioral Health Agencies Inc., located at 123 William Street, Suite 1901, New York, NY 10038, to support The Coalition for Behavioral Health's Professional Learning Center. The contract amount shall be \$230,000.00. The contract term shall be from July 1, 2016 to June 30, 2017. The EPIN is 81617L0278001.

The proposed Contractor has been selected by Procurements Funded by Line Item Appropriations or Discretionary Funds, pursuant to Section 1-02(e) of the Procurement Policy Board Rules.

IN THE MATTER OF the proposed contract between the Department of Health and Mental Hygiene and Jewish Board of Family Services Inc., to support the provision of developmental, psychological and behavioral health services for persons with serious mental illness. The

contract amount shall be \$204,103.00. The contract term shall be from July 1, 2016 to June 30, 2017. The EPIN is 81617L0263001.

The proposed Contractor has been selected by Procurements Funded by Line Item Appropriations or Discretionary Funds, pursuant to Section 1-02(e) of the Procurement Policy Board Rules.

IN THE MATTER OF the proposed contract between the Department of Health and Mental Hygiene and Upper Room AIDS Ministry, located at 123-125 West 124th Street, New York, NY 10027. The proposed contract is for space renovation within the East Harlem Neighborhood Action Center. The renovation will facilitate the operation of healthcare clinic to provide quality HIV/AIDS care. The contract amount shall be \$600,000.00. The contract term shall be from July 1, 2016 to June 30, 2017. The EPIN is 81618L0001001.

The proposed Contractor is being funded by Line Item Appropriations or Discretionary Fund, pursuant to Section 1-02(e) of the Procurement Policy Board Rules.

A draft copy of the draft contract is available for public inspection at the New York City Department of Health and Mental Hygiene, Office of Contracts, 42-09 28th Street, 17th Floor, Long Island City, NY 11101, from August 1, 2017 to August 14, 2017, excluding weekends and holidays, between the hours of 10:00 A.M. and 4:00 P.M. (EST).

☛ jy28

AGENCY RULES

BUILDINGS

NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Buildings (DOB) is proposing a new rule to establish the minimum standards, and waivers from such standards, for approval of the design, construction, installation, alteration, maintenance and operation of individual on-site private sewage disposal systems when a permit is also issued for the construction or alteration of a building.

When and where is the hearing? DOB will hold a public hearing on the proposed rule. The public hearing will take place at 2:00 P.M., on 8/29/17. The hearing will be in the 3rd Floor Conference Room, at 280 Broadway.

This location has the following accessibility option(s) available: Wheelchair accessibility.

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- Website. You can submit comments to the DOB through the NYC rules website at http://rules.cityofnewyork.us.
Email. You can email comments to dobrules@buildings.nyc.gov.
Mail. You can mail comments to the New York City Department of Buildings, Office of the General Counsel, 280 Broadway, 7th Floor, New York, NY 10007.
Fax. You can fax comments to the New York City Department of Buildings, Office of the General Counsel, at (212) 566-3843.
Speaking at the hearing. Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling (212) 393-2085. You can also sign up in the hearing room before the hearing begins on 8/29/17. You can speak for up to three minutes.

Is there a deadline to submit written comments? Yes, you must submit written comments by 8/29/17.

Do you need assistance to participate in the hearing? You must tell the Office of the General Counsel if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail or email at the addresses given above. You may also tell us by telephone at (212) 393-2085. You must tell us by 8/15/17.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going

to the website, at <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments and a summary of oral comments concerning the proposed rule will be available to the public at the Office of the General Counsel.

What authorizes DOB to make this rule? Sections 643 and 1043(a) of the New York City Charter and Section 104.1 of the New York City Plumbing Code authorize DOB to make this proposed rule.

Where can I find the DOB's rules? The DOB's rules are in Title 1 of the Rules of the City of New York. They can also be found on the DOB's website, here: http://www.nyc.gov/html/dob/html/codes_and_reference_materials/rules.shtml.

What rules govern the rulemaking process? DOB must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the City Charter.

Statement of Basis and Purpose

The proposed rule would regulate the design, construction, installation, alteration, maintenance and operation of individual private on-site sewage disposal systems when a permit is also issued for the construction or alteration of a building.

This proposed rule is needed because the current individual private on-site sewage disposal system requirements are found in numerous locations and need to be updated and consolidated.

Existing Requirements

Installation of individual private on-site sewage disposal systems is currently governed by the New York City Charter (the Charter), the New York City Plumbing Code and a number of different entities, including:

- the New York City Department of Environmental Protection (DEP),
- the Department of Buildings (DOB),
- the New York State Department of Environmental Conservation (DEC),
- the New York City Department of Health and Mental Hygiene (DOHMH), and,
- the New York State Department of Health (NYS DOH).

The text below describes the various areas of regulation overseen by these different entities.

1. Section 643(5)(iii) of the Charter provides that DOB may approve the installation of and issue a permit for the construction of an individual private on-site sewage disposal system in conjunction with the issuance of a permit for the construction of a building and may prescribe standards and specifications, in consultation with DEP, for the installation of such systems.
2. Section PC 105.6(2) of the Plumbing Code provides that in conjunction with the issuance of a permit for the construction or alteration of a structure within the curb line, DOB may issue a permit for connection with a sewer or drain. PC 701.2 allows individual private on-site sewage disposal systems to be installed where neither a sanitary nor a combined sewer is available to which connection is feasible.
3. New York State Environmental Conservation Law Section 17-0803 states that a State Pollutant Discharge Elimination System (SPDES) permit from DEC is required for the construction and operation of a disposal system, except that per 6 NYCRR Section 750-1.5(a)(4)(i), DEC's approval is not required for the construction and use of a new or modified disposal system whose total discharge to the ground water is less than 1,000 gallons per day of sewage wastewater containing no industrial or non-sewage wastes.
4. Per 24 RCNY 143.11 of the New York City Health Code, no individual private on-site sewage disposal system is allowed to serve subdivision realty developments with 15 or more dwellings unless DOHMH determines that it is more practicable to construct individual systems rather than a community system, because of physical or engineering difficulties, estimated cost of construction or other pertinent considerations. Therefore, prior to DOB's construction document approval for an individual private on-site sewage disposal system serving a tax or zoning lot that contains 15 or more dwelling units, an applicant must submit to DOB a determination from the DOHMH that an individual private on-site sewage disposal system is allowed. Without such a determination from DOHMH, applicants must obtain from DOHMH a permit to construct and maintain a community private sewage disposal system for the disposal of sewage from all of the dwellings within the subdivision development.
5. Pursuant to Public Health Law Section 201, NYS DOH regulates sanitary aspects of sewage disposal and controls the pollution of state waters. NYS DOH regulations in 10 NYCRR

Part 75 and Appendix 75-A set forth the minimum standards acceptable in New York State for individual sewage treatment systems. However, jurisdiction over the design and construction of individual sewage treatment systems serving residential properties in quantities of less than 1,000 gallons per day, including the authority to grant general, specific and local waivers from Appendix 75-A standards, was transferred by the NYS DOH to DOB pursuant to a letter dated June 7, 1996. Therefore, NYS DOH's approval is not required for such systems.

6. The current individual private on-site sewage disposal system requirements are found in the DEP Interim Procedure for Individual On-Site Wastewater Disposal Systems dated April 9, 1991, Reference Standard RS 16 Section P113.0 of the 1968 New York City Building Code and in Operations Policy and Procedure Notice #6/99 (RS 16).

Rule Amendments

The proposed rule:

- modifies existing standards to promote safer and more reliable individual private on-site sewage disposal systems consistent with the minimum state standards,
- is more user-friendly and easier to navigate, and,
- repeals RS 16 relating to plumbing, drainage and gas piping because all requirements contained therein have been incorporated into this rule and the Plumbing Code. (Provisions of RS 16 relating to individual private on-site sewage disposal systems will continue to be enforced by the Department pending the promulgation of this rule.)

The Department of Buildings' authority to promulgate this rule and repeal RS 16 is found in Sections 643 and 1043 of the New York City Charter, Section 104.1 of the New York City Plumbing Code and Section 28-103.19 of the Administrative Code.

New material is underlined.

Section 1. Chapter 8000 of Title 1 of the Rules of the City of New York is amended by adding a new Section 8001-01 relating to the construction and alteration of individual private on-site sewage disposal systems to read as follows:

§8001-01 Individual Private On-Site Sewage Disposal Systems

- (a) Applicability and scope.** This rule governs the construction and installation of new individual private on-site sewage disposal systems and alteration and maintenance of existing individual private on-site sewage disposal systems. This rule applies to on-site wastewater treatment systems serving residential (one- and two-family) and non-residential (other than one- and two-family) properties receiving less than 1,000 gallons of sewage per day not mixed with industrial wastes or other wastes as defined in the Code of Federal Regulations, the Clean Water Act, the Safe Drinking Water Act, the Insecticide, Fungicide and Rodenticide Act, the Toxic Substances Control Act, the New York State Environmental Conservation Law and the New York Code of Rules and Regulations.

Pursuant to ECL § 17-0803 and 6 NYCRR 750-1.4 New York State Department of Environmental Conservation (DEC) has the authority to issue permits for a new or modified disposal system for a commercial or manufacturing use discharging any amount of sewage, or for a residential use whose total discharge of sewage is 1,000 gallons or more per day. DOB will not issue a permit to construct and use a new or modified disposal system for a commercial or manufacturing use discharging any amount of sewage or for a residential use whose total discharge of sewage is 1,000 gallons or more per day until a DEC State Pollutant Discharge Elimination System (SPDES) permit is provided to the department.

- (b) References.** See 10 NYCRR Part 75 and Appendix 75-A of the New York State Department of Health (NYS DOH) rules, DEC's Design Standards for Intermediate Sized Wastewater Treatment Systems (March 5, 2014) and Section 701.2 of the New York City Plumbing Code (PC).
- (c) Definitions.** For the purposes of this section, the following terms have the following meanings:

Absorption area. An area to which wastewater is distributed for infiltration to the soil.

Aggregate. Washed gravel or crushed stone $\frac{3}{4}$ - $1\frac{1}{2}$ inches in diameter.

Application rate. The rate at which septic tank effluent is applied to a subsurface absorption area, for design purposes, expressed in gallons per day per square foot (GPD/sq. ft.).

Baffle. A flow deflecting device used in septic tanks and distribution boxes to inhibit the discharge of floating solids, reduce the amount of settle-able solids that exit, and reduce the exit velocity of the wastewater.

Cesspool. A covered excavation in the ground that receives the discharge of domestic sewage or other organic wastes from a drainage system, so designated as to retain the organic matter and solids, but permitting the liquid to seep through the bottom and sides.

Cleanout. An opening providing access to part of the sewage system.

Daily flow rate (Q). The design flow of the system expressed in units of Gallons Per Day (GPD).

Distribution box. A chamber into which the septic effluent discharges and from which the sewage enters the subsurface distribution lines.

Distribution line. The perforated pipe used to distribute wastewater to the absorption area.

Gas deflection baffle. A device on the outlet of a septic tank which deflects gas bubbles away from the outlet and reduces the carryover of solid particles from the septic tank.

GPD. Gallons per day.

GPF. Gallons per flush. Unit used to describe amount of water used in each toilet flush.

GPM. Gallons per minute. Unit used to describe flow rate of plumbing fixtures.

Groundwater. Subsurface water occupying the saturation zone from which wells and springs are fed.

Individual private on-site sewage disposal system. A system designed for use apart from a public sewer for the disposal of sewage by means of piping and a septic tank or tanks that discharge into a disposal field or seepage pit and serving properties discharging less than 1,000 gallons of sewage per day.

Infiltration. The flow or movement of water into the interstices or pores of a soil through the soil interface.

Invert. The floor, bottom, or lowest point of the inside cross section of a pipe.

Percolation. The movement of water through the pores of a soil or other porous medium following infiltration through the soil interface.

Piping. Piping includes fittings, valves, and other accessories or appurtenances required to make a complete installation.

Registered design professional. An architect or engineer licensed and registered under the New York State Education Law.

Seepage pit. A covered pit with open jointed or perforated lining into which the septic tank effluent is discharged. The liquid portion of the sewage seeps into the surrounding porous soil. The remaining solids or sludge is retained in the pit.

Septic tank. A watertight receptacle that receives the discharge of a drainage system or part thereof, and is designed and constructed so as to separate solids from the liquid, digest organic matter during a period of detention, and allow the liquids to discharge into the soil outside of the tank through a system of open-joint or perforated piping, or seepage pit.

Sewage. The combination of human and household waste with water which is discharged to the home plumbing system including the waste from a flush toilet, bath, sink, lavatory, dishwashing or laundry machine, or the water-carried waste from any other fixture, equipment or machine.

Stack. A general term for any vertical line of soil, waste, vent or inside conductor piping that extends through at least one story with or without offsets.

Wastewater. Any water discharged from a house through a plumbing fixture to include, but not limited to, sewage and any water or waste from a device (e.g., water softener brine) which is produced in the house or property.

Watercourse. A visible path through which surface water travels on a regular basis. Drainage areas which contain water only during and immediately after a rainstorm are not considered a watercourse.

Wellpoint. A well used to measure groundwater levels.

Wetland. An area(s) of marshes or swamps which have been designated as such by DEC or other agency having jurisdiction. Marshes or swamps that have not been classified by an agency as a wetland cannot be treated for design purposes as a wetland.

(d) Construction documents and permit requirements. It is unlawful to construct, replace or substantially alter an individual private on-site sewage disposal system without a permit issued by the department. Such system must meet the requirements of this section or 10 NYCRR Part 75 and Appendix 75-A.

Exception:

Applications for permits to construct and maintain private sewage disposal systems serving tax lots or zoning lots containing 15 or more dwelling units must be submitted to the New York City

Department of Health and Mental Hygiene (DOHMH) unless such agency determines by reason of physical or engineering difficulties, estimated cost of construction or other pertinent considerations, that it is more practicable to construct individual systems, in accordance with 24 RCNY 143.11 of the New York City Health Code.

(1) Connection to City sewer. No permit will be issued for an individual private on-site sewage disposal system where a public sanitary or combined sewer is available and connection thereto is feasible as determined by the New York City Department of Environmental Protection (DEP) in accordance with Section 107.11 of the New York City Building Code (BC) and PC Section 106.6.

(2) Field testing. No permit will be issued until the sand column meets the requirements of subdivision (g) of this section and an absorption test has been performed in accordance with subdivision (h) of this section.

(3) Applicant. All construction documents filed in connection with a permit application for a new, replacement of, or substantially altered individual private on-site sewage disposal system must be prepared by a registered design professional.

Exception:

Applicants for plumbing work consisting of in-kind repairs or replacements of "like-for-like" components may be licensed master plumbers.

(4) Construction documents.

(i) Lot diagram. A lot diagram must indicate all information as appropriate to the nature and extent of the work proposed including the size, height and location of proposed plumbing work; all existing structures on the zoning lot and their distances from lot and street lines; the established grade and existing curb elevations; and the proposed final grade elevations of the site shown by contours or spot grades at reasonable intervals. The lot diagram must be drawn using an accurate boundary survey to the city datum and must be attached to the application.

(ii) Application. An application for a permit must include all necessary forms and construction documents as required by the department. These include but are not limited to:

- (A) Two complete topographical surveys with original seal and signature by a licensed surveyor.
- (B) Three site plans, sealed and signed by a registered design professional, showing the following: lot dimensions, location of existing dwelling and proposed expansion, septic tank, seepage pit and drywell and proposed expansions, if any, their distance in relation to stream, lake, water course or DEC designated wetlands.
- (C) A fee as specified in Section 101-03 of these rules.
- (D) Alteration plan showing existing building.
- (E) Computations showing existing hydraulic load on the existing septic system and the proposed hydraulic load as a result of the expansion.
- (F) Calculations showing the daily flow rate (Q).
- (G) Calculations showing the proposed tank capacity, in gallons.

(iii) Documents required from other agencies. Prior to construction document approval for an individual on-site private sewage disposal system, the applicant must submit applicable documents from other agencies having jurisdiction over such system, including:

- (A) DEP Certification of unavailability or non-feasibility per PC Section 106.6.1.2.
- (B) A copy of the site connection proposal certified by the DEP Bureau of Water and Sewer Operations.
- (C) A DEC permit for systems located in freshwater wetlands, coastal wetlands and coastal zone erosion hazard areas per 28-104.9.
- (D) City Planning Commission. Certification for systems located within a special natural area district per New York City Zoning Resolution Article X, Chapter 5.
- (E) Board of Standards and Appeals. Waiver for the construction of systems located within the bed of a mapped street per NYS General City Law 35.

(e) **Waivers.** Where there is a practical difficulty in carrying out the provisions of this section, the Commissioner may issue a waiver where such waiver is consistent with the general purpose and intent of 10 NYCRR Part 75 and 75-A.

(f) **On-site location limitations.** All systems must meet the following requirements, as applicable.

- (1) **Discharge of effluent.** Individual private on-site sewage disposal systems must be located, designed, constructed, installed, altered or operated in a manner that will prevent the discharge of effluent onto the surface of the ground or into any watercourse or groundwater;
- (2) **Location and access.** The entire system must be located outside the building footprint, within the lot line of the premises for which the system is installed, and in front of the building. Clear access must be provided to the disposal system for servicing.

Exception: Installing a system in a location other than the front yard requires a waiver from the commissioner. In such case dry piping, with trap, properly plugged, must be carried from the house plumbing stack through the front foundation wall to preclude the need for rearranging plumbing when sewers become available.

- (3) **Site grading.** The slope of the finished grade above the proposed individual private on-site sewage treatment system may not be greater than 15 percent.
- (4) **Separation of piping.** Separation of sewage and water piping must comply with Sections PC 603 and 703.
- (5) **Minimum separation.** The minimum permissible distance between the various components of the sewage system and between the components and various encumbrances must comply with Table 1.

Exception: The separation distance between the outer perimeter of the aggregate collar of the seepage pit or the outer perimeter of the sand collar of the outermost edge of the sand filter field and the front property line adjacent to the street may be zero feet provided that one of the following conditions is met:

- (i) Ten feet of horizontal clearance to any water main in the street is maintained via a direct measurement; or
- (ii) A watertight pipe/sleeve is installed around the water main in the street if it is located within ten feet of an absorption facility; or
- (iii) The presence of at least two feet of relatively impermeable soil which has a percolation rate greater than 120 minutes/inch is verified as being located between the water main in the street and the seepage pit through performance of a percolation test in the on-site soil at the approximate depth of the water main in the street. Percolation test documentation must be submitted by the applicant for inclusion in the permit file when two feet of relatively impermeable on-site soil is used in lieu of ten feet of horizontal clearance or a water main protective sleeve.

TABLE 1

MINIMUM DISTANCES BETWEEN SEWAGE SYSTEM COMPONENTS AND BETWEEN COMPONENTS AND ENCUMBRANCES

| | Building Foundation Wall | Property Line | Sand Filter Field | Seepage Pit | Drywell | Water Service Line | Water Course/Wetland |
|-------------------|--------------------------|---------------|-------------------|-------------|---------|--------------------|----------------------|
| Septic Tank | 10 ft | 10 ft | 5 ft | 5 ft | --- | --- | --- |
| Sand Filter Field | 20 ft | 10 ft | 20 ft | 20 ft | 20 ft | 10 ft | 100 ft |
| Seepage Pit | 20 ft | 10 ft | 20 ft | 20 ft | 20 ft | 10 ft | 100 ft |
| Drywell | 10 ft | 5 ft | 20 ft | 20 ft | --- | --- | --- |

(6) **Minimum lot area and frontage.** The minimum lot area and frontage requirements are 10,000 square feet and 100 feet respectively.

Exception: The minimum lot area and frontage requirements do not apply to a tax lot for which title was recorded in the applicable county clerk's office prior to August 1, 1968 where recorded dimensions of such lots are less than 10,000 square feet and/or the frontage of which is less than 100 feet, provided that only one individual private on-site

sewage disposal system is permitted on each such lot.

(g) **Sand column construction.** All sand columns required for individual private on-site sewage disposal systems must be constructed in accordance with this section and tested in accordance with subdivision (h) of this section. Sand column construction is subject to special inspection.

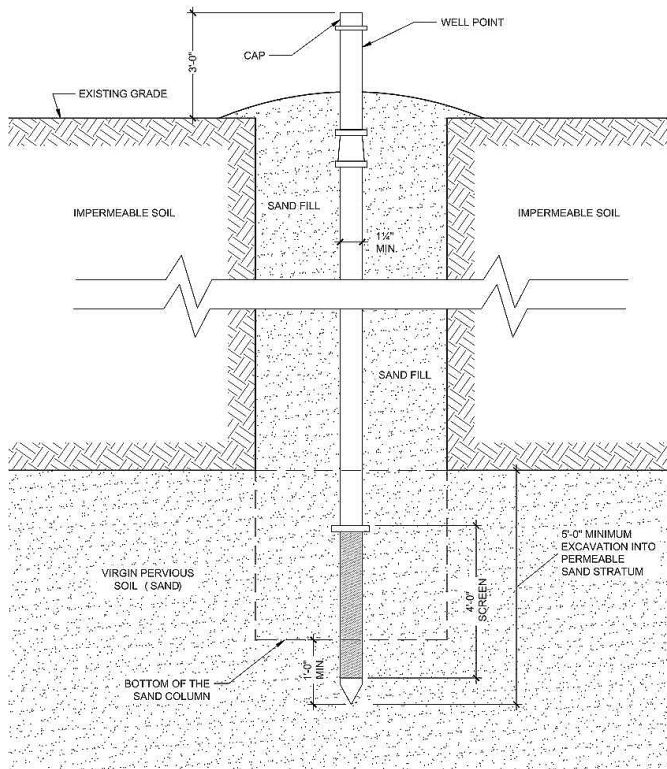
- (1) **Sand column dimensions.** A sand column must be constructed by excavating a hole not less than three feet in width and seven feet in length. Necessary measures must be taken to prohibit surface water from entering the excavation.
- (2) **Minimum depth of sand column.** The excavation must continue vertically until a suitable permeable soil stratum of virgin, sandy material is reached. Where an unsatisfactory impermeable stratum is encountered, the excavation must extend through such stratum. The excavation for the proposed absorption test sand column must extend to a minimum depth of five feet into that permeable soil stratum. The minimum depth of the sand column must be 15 feet when measured from ground surface. The area at the bottom of the excavation must be a minimum of 21 square feet and confirmed by visual inspection. The depth of the permeable sand stratum and surface, trapped, or perched water must be recorded by a special inspector.
- (3) **Support of excavation.** The applicant may use a caisson or other means for the construction of the sand column if water enters the excavation or if a "flowing clay" stratum is penetrated.
- (4) **Serpentine rock.** If serpentine rock is encountered, the special inspector must document the presence of the serpentine rock, submit a laboratory test report and certify that he/she or the contractor has taken all required safety measures to protect the environment and the public health.
- (5) **Backfilling the excavation.** When the required depth for the sand column has been reached, as determined by the applicant, the excavation must be immediately backfilled with clean, coarse concrete sand that complies with ASTM C 33. A certified report from a testing laboratory signed by the supplier must be submitted to the department and serve to verify that the sand backfill delivered to the site meets ASTM C 33. The special inspector must witness the placement of the sand into the sand column and must verify that the material is consistent with ASTM C 33. Measures to prevent cave-ins must be taken prior to and during backfilling.

(h) **Soil and groundwater testing.** Soil and groundwater testing is subject to special inspection and must include a field investigation consisting of the following:

- (1) **Field Testing.** The following tests must be performed at the site of a proposed individual private on-site sewage disposal system:
 - (i) **Groundwater depth verification.** Groundwater depth verification must be conducted on sand columns constructed at the site of a proposed subsurface disposal system in accordance with subdivision (g) of this section. The depth of the groundwater is determined by installing a wellpoint within the sand column at the time of sand column construction. Wellpoint construction must be in accordance with paragraph (2) of this subdivision. Groundwater verification must be conducted in accordance with paragraph (3) of this subdivision.
 - (ii) **Absorption test/percolation test (AT/PT).** AT/PT must be conducted on sand columns constructed at the site of a proposed subsurface disposal system in accordance with subdivision (g) of this section. The number of AT/PT must be in accordance with paragraph (4) of this subdivision. The results of the test must be documented by the special inspector on forms provided by the department.

(2) **Wellpoint construction.** A pipe with a minimum diameter of 1-1/4 inches must be inserted through the sand column to serve as a wellpoint to test the groundwater level. The pipe must be driven or placed into the column to a depth of at least one foot below the bottom of the sand column with sufficient piping to extend three feet above the existing grade. The bottom four feet of the pipe must have a screen with holes of a sufficient size to admit water and exclude the surrounding sand. (See Figure 1.)

Figure 1
WellPoint



NOT TO SCALE

(3) **Groundwater verification.** The presence of accumulated water in the wellpoint pipe, indicating groundwater level, must be determined by the department representative and the special inspector using an approved probe. The special inspector shall also note the type of water table - perched, apparent, or artesian. The wellpoint must be maintained for 72 hours so that the level of water accumulation can be monitored and measured. A reading of the water level in the wellpoint must be taken 72 hours after the setting of the wellpoint and must be performed as follows:

- (i) **Timing.** The groundwater level in a wellpoint must be performed between March 15th and June 30th.
- (ii) **High tide.** The groundwater level must be determined during the time of daily high tide between March 15th and June 30th, in the following tidal areas:
 - (A) On Staten Island, the areas on the Raritan Bay and Arthur Kill sides of Hylan Boulevard and Arthur Kill Road.
 - (B) In all other locations, if the individual private on-site sewage disposal system is to be constructed within 1,000 feet of the shoreline or tidal wetland line, whichever is closest to such systems. This subparagraph applies only to those systems where the bottom of the sand column is within three feet of mean sea level.
- (iii) **Acceptable sand column.** If no water is found in the wellpoint after 72 hours have elapsed, the sand column is deemed a dry hole and the site is acceptable for installation of a seepage pit system.
- (iv) **Additional check if water is found.** If water is found in the wellpoint after 72 hours have elapsed and the water level is no higher than five feet below the impervious soil layer, or three feet below the impervious soil layer in tidal areas, as specified in subparagraph (ii) of paragraph (3) of this subdivision, the department representative must check again for the presence of water after a gallon of water is poured down the wellpoint.
 - (A) If the department representative observes the complete exit of the gallon of water from the wellpoint within 30 minutes, then the sand column is considered a dry hole, and the site is acceptable for installation of a seepage pit system.

- (B) If the gallon of water does not exit the wellpoint within 30 minutes, the applicant must remove, examine, clean and reset the wellpoint in the sand column and perform the groundwater verification again in accordance with this subdivision.
 - (v) **Unacceptable site.** If water is found in the wellpoint, following resetting, a seepage pit system is not appropriate for the site.
 - (vi) **Invalid sand column.** If a reading cannot be taken for any reason, the sand column is invalid and cannot be used for further testing.
- (4) **Number of AT/PT for seepage pit and sand field systems.** The number of AT/PT must be as specified in subparagraphs (i) and (ii), below. The commissioner may require additional AT/PT to confirm the suitability of subsurface conditions.
- (i) **Seepage pit type system with one sand column.** Where a seepage pit-type system is designed with one sand column a minimum of one AT/PT must be conducted within the sand column. Sand columns must be constructed in accordance with subdivision (g) of this section. AT/PT must be conducted in accordance with paragraph (5) of this subdivision.
 - (ii) **Seepage pit and sand filter type systems with two sand columns.** Where a system is proposed and two sand columns are required per subdivision (g) of this section each sand column is subject to the AT/PT described in paragraph (5) of this subdivision. The requirements to install a wellpoint set forth in paragraph (2) of this subdivision are not applicable to the second sand column.

Exception: In those cases where the second sand column is within 25 feet of the first sand column, AT/PT testing is not required subject to the submission by the applicant of the following:

 - (A) Proof that satisfactory excavation, wellpoint and AT/PT were performed on sand column 1 and witnessed by the department; and
 - (B) Data prepared by a special inspector confirming compliant construction of the second sand column.
 - (iii) **Seepage pit and sand filter type systems with sand column depth of 35 feet or deeper.** Where a system is proposed with one or more sand columns having a depth of 35 feet or deeper, all required AT/PT(s) must be performed on two consecutive days.
- (5) **AT/PT on sand column backfill material.** Where a sand column is constructed in accordance with subdivision (g) of this section, an AT/PT must be performed on the clean sand backfill. An acceptable sand column must pass a four-hour AT/PT following a pre-soak performed onsite in the following manner:
- (i) **Timing; supervision; forms.** The AT/PT may be performed any time during the year provided the air temperature is above freezing. The AT/PT must be performed under the supervision of a department employee as well as subject to continuous special inspection. The result of the AT/PT must be filed on forms provided by the department, stating the suitability of the site and the capacity of the subsoil for the proposed use.
 - (ii) **Scheduling.** At the time of scheduling an AT/PT, the registered design professional must inform the department of the date and time the pre-soak will start, the date and time that the saturation point will be reached, and the start of the four-hour test.
 - (iii) **AT/PT procedure.** The pre-soak and four-hour test must be performed in the following manner:
 - (A) The sand column must be pre-soaked prior to the scheduled AT/PT. The required volume of water for the pre-soak is 80 gallons for every foot of dry depth, as determined using a water level sensor or other analogous device. Where the base of the sand column exceeds 21 square feet, the volume must be increased proportionately.
 - (B) The pre-soak must be conducted by using a one-inch diameter or larger hose. Where the hose is connected to a potable water supply, a certified reduced pressure zone (RPZ) backflow preventer must be used.
 - (C) Following the pre-soak, the four-hour AT/PT must

absorb twice the daily flow rate (Q) as determined by Table 2. In no case may the absorption rate be less than 1.5 gallons per minute (GPM). The rate of water flow into the sand column during the AT/PT must be recorded using a calibrated water meter with all necessary control valves. Where connected to a potable water supply, a certified reduced pressure zone backflow preventer must be used.

TABLE 2
SEEPAGE PITS - REQUIRED ABSORPTIVE AREA FOR SEEPAGE PIT SYSTEMS (SQUARE FEET)

| Percolation Rate (min/inch) | Daily Flow Rate (Q) (GPD) ^{a,b} | | | | | | | | | | | | | | | |
|-----------------------------|--|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|-------|
| | 220 | 260 | 300 | 330 | 390 | 440 | 450 | 520 | 550 | 600 | 650 | 660 | 750 | 780 | 900 | <1000 |
| 1 - 5 | 183 | 217 | 250 | 275 | 325 | 367 | 375 | 433 | 458 | 500 | 542 | 550 | 625 | 650 | 750 | 845 |
| 6 - 7 | 220 | 260 | 300 | 330 | 390 | 440 | 450 | 520 | 550 | 600 | 650 | 660 | 750 | 780 | 900 | 1020 |
| 8 - 10 | 244 | 289 | 333 | 367 | 433 | 489 | 500 | 578 | 611 | 667 | 722 | 733 | 833 | 867 | 1000 | 1130 |
| 11 - 15 | 275 | 325 | 375 | 413 | 488 | 550 | 563 | 650 | 688 | 750 | 813 | 825 | 938 | 975 | 1125 | 1275 |
| 16 - 20 | 314 | 371 | 429 | 471 | 557 | 629 | 643 | 743 | 786 | 857 | 929 | 943 | 1071 | 1114 | 1280 | 1450 |
| 21 - 30 | 367 | 433 | 500 | 550 | 650 | 733 | 750 | 867 | 917 | 1000 | 1083 | 1100 | 1250 | 1300 | 1500 | 1690 |
| 31 - 45 | 440 | 520 | 600 | 660 | 780 | 880 | 900 | 1040 | 1100 | 1200 | 1300 | 1320 | 1500 | 1560 | 1800 | 2030 |
| 46 - 60 | 489 | 578 | 667 | 733 | 867 | 978 | 1000 | 1156 | 1222 | 1333 | 1444 | 1467 | 1667 | 1733 | 2000 | 2255 |
| Over 60 | Unsuitable | | | | | | | | | | | | | | | |

^a For one and two-family properties, minimum daily flow rate (Q) is based on the efficiency of water fixtures employed multiplied by the number of bedrooms:
 Water saving fixtures (post 1991) 1.6 GPF max. water closets and 3.0 GPM max. faucets/showerheads: 110 GPD per bedroom.
 Standard fixtures (1980 - 1991) 3.5 GPF max. water closets and 3.0 GPM max. faucets/showerheads: 130 GPD per bedroom.
 Standard fixtures (prior to 1980) 3.5+ GPF max. water closets and 3.0+ GPM max. faucets/showerheads: 150 GPD per bedroom.

^b Where daily flow rate (Q) differs from values shown, round up to the next value indicated in the table.

(D) Readings must be observed and recorded by the special inspector at intervals of 60 minutes or less for the duration of the test. Records of readings must be maintained on site during testing. In no case may the absorption rate be less than 1.5 gallons per minute (GPM). The test must be terminated if there is an absorption rate which does not meet the requirements of subparagraph (iii) at any time during the four-hour test. In such case, the sand column is deemed unacceptable.

(iv) **AT/PT failure and retesting.** If the sand column fails the AT/PT, the registered design professional has the option to:

- (A) Clean out the sand column to any depth, pre-soak and re-test, or
- (B) Construct a second sand column, pre-soak and perform the AT/PT on the newly constructed sand column. The original sand column must be entirely backfilled. The retest must be performed on the following day. If a lot fails the AT/PT twice, the lot is considered unbuildable.

(6) **AT/PT termination.** The AT/PT must be terminated if any of the following conditions occur:

- (i) **Water flow stops.** If the water flow stops for any reason for 15 minutes in a test that has no sign of failure.
- (ii) **Termination of test.** If the special inspector terminates the test for any reason before reaching 50% of the saturation.
- (iii) **Malfunctions.** If the meter or the water supply system malfunctions and cannot be repaired within 15 minutes in a test that has no sign of failure.
- (iv) **Failure to protect potable water.** If the special inspector does not use the required properly tested and certified reduced pressure zone backflow preventer where connection is made to a potable water system.
- (v) **Unforeseen circumstances.** If the AT/PT is impossible to complete for any unforeseen circumstance.

(7) **AT/PT failure criteria.** The AT/PT is deemed a failure if any of the following conditions occurs:

- (i) **Average rate.** If the average rate for any given hour falls below 1.5 GPM while maintaining a steady water puddle on the top of the hole during the four-hour test.
- (ii) **Percolation rate.** If the percolation rate is faster than one minute per inch unless the site is modified by blending with a less permeable soil to reduce the

infiltration rate throughout the area to be used.

(iii) **Overflow or leakage.** If the water consistently overflows or leaks outside the perimeter of the hole during pre-soak or during the four-hour AT/PT.

(iv) **Vertical flow.** If the water penetrates the clay perimeter of the hole instead of flowing vertically into the sand column at any time during the four-hour AT/PT.

(v) **Interruption of test.** If the registered design professional or his/her representative manipulates the water flow rate or stops the water at any time during a test.

(i) **Design and construction standards for all types of systems.** Systems must be designed and constructed in accordance with the provisions of this section.

(1) **Piping.** All piping associated with the installation of individual private on-site sewage disposal systems must be shown on construction documents. In addition, the following requirements apply:

(i) **House drain connection slope.** The slope of a house drain connection to a septic tank must not be less than 1/4" per foot and must be extra heavy cast iron pipe, not less than four inches in diameter.

(ii) **Outlet pipe slope.** The slope of an outlet pipe from a septic tank to an absorption facility or distribution box must not be less than 1/8" per foot and must be constructed of plastic, extra strength vitrified clay or other noncorrosive material. The use of cast iron, ductile iron or concrete pipe is prohibited.

(iii) **Bends and venting.** The piping must be laid in accordance with Section PC 306. The house drain must have no more than two bends. Any bend 45 degrees or greater must be equipped with a cleanout and a properly fitted plug. The house connection must allow for venting of gases from the septic tank. Cleanouts must be provided in accordance with Section PC 708.

(2) **Septic tanks.** The following requirements apply to all septic tanks unless otherwise specified:

(i) **Design criteria.** The following requirements apply to all septic tanks regardless of material:

- (A) Driveways or other facilities may not be constructed above tanks unless the tank is specially designed and reinforced to safely carry the load imposed.
- (B) All septic tanks must be enclosed.
- (C) Septic tank capacities for one and two-family properties must be based upon the number of household bedrooms. Table 3 specifies minimum

tank capacities and minimum liquid surface areas. For the purpose of calculating the required capacity of a tank, a finished attic is considered an additional bedroom.

Table 3
Minimum Septic Tank Capacities for One- and Two-Family Homes

| Number of Bedrooms | Minimum Tank Capacity (gallons) | Minimum Liquid Surface Area (sq. ft) |
|--------------------|---------------------------------|--------------------------------------|
| 1,2,3 | 1,000 | 27 |
| 4 | 1,250 | 34 |
| 5 | 1,500 | 40 |
| 6 | 1,750 | 47 |

Note: Tank size requirements for more than 6 bedrooms is calculated by adding 250 gallons and 7 square feet of surface area for each additional bedroom. A garbage grinder shall be considered equivalent to an additional bedroom for determining tank size.

- (D) Septic tank capacities for sites other than one and two-family homes must be sized based on the daily flow rate (Q) of the proposed occupancy. Table B-3 of the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems specifies the typical per-unit hydraulic loading rates for various occupancies and uses. When an establishment includes several different types of uses from the table, each use must be computed separately and the daily flow rate (Q) is the sum of the individual rates. The minimum effective tank capacity must be calculated in accordance with Table D-2 of the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, as follows:

$$\text{Minimum Effective Tank Capacity (gal)} = 1.5 \times Q$$

Where a non-residential facility has a significant delivery period, it may be necessary to increase tank size and guidance is provided in section D.6 of the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems. Additionally, no tank may have a capacity less than 1,000 gallons.

- (E) An additional 250 gallons of capacity and seven square feet of surface area is required when a garbage grinder is to be installed at the time of construction or in the future. A gas deflection baffle or other acceptable outlet modification, and a dual compartment tank or two tanks in series must also be provided.
- (F) A tank must contain a minimum depth of 30 inches for liquid. The maximum depth for determining the allowable capacity of a tank is 60 inches. A tank deeper than 60 inches may provide extra sludge storage, but no credit may be given toward tank capacity when such a tank is used.
- (G) The minimum distance between the inlet and the outlet in a tank must be six feet. A tank must meet the minimum surface area requirement for the tank capacity specified in Table 3. The effective length of a rectangular tank must not be less than two nor greater than four times the effective width.
- (H) Installed tanks must be able to support at least 300 pounds per square foot (psf).
- (I) A tank must have a top opening with a minimum of 20 inches in the shortest dimension to permit cleaning and maintenance.
- (J) A tank must have inlet and outlet baffles or sanitary tees or other devices to prevent the passage of floating solids and to minimize the disturbance of settled sludge and floating scum by sewage entering and leaving the tank. An outlet design, such as a gas deflection baffle, is required in a tank. An inlet and outlet baffle must extend a minimum of 12 inches and 14 inches, respectively, below the liquid level in a tank with a liquid depth of less than 40 inches, and 16 and 18 inches respectively, in a tank with a liquid depth of 40 inches or greater. The distance between an outlet baffle and the outlet must not exceed six inches. A baffle must be constructed of durable material not subject to corrosion, decay or cracking.

(K) There must be a minimum of one-inch clearance between the underside of the top of a tank and the top of all baffles, partitions and/or tees to permit venting of tank gases through the building stack. Multi-chamber and multi-tank systems must also be designed to permit the venting of tank gases.

(L) There must be a minimum drop in elevation of two inches between the inverts of the inlet and outlet pipes.

- (ii) **Construction.** The following requirements apply to all septic tanks regardless of material:

(A) A tank must be watertight and constructed of durable material that is not subject to corrosion, decay, frost damage or cracking. A tank must be constructed of concrete, fiberglass or polyethylene.

(B) A tank must be placed on a three-inch bed of sand or pea gravel to provide for proper leveling and bearing. Additional instructions provided by the manufacturer must also be followed.

- (iii) **Dual-compartment tanks.** Dual compartments are recommended for all tanks and are required on all tanks with an interior length of ten feet or more. In addition to meeting the requirements of subparagraph (i) of paragraph (2) of this subdivision, dual-compartment tanks must be designed as follows:

(A) The first compartment (inlet side) must account for 60-75% of the required total design volume.

(B) The baffle separating the compartments must extend from the bottom of the tank to at least six inches above the invert of the outlet pipe.

(C) Compartments must be connected by a four-inch vertical slot at least 18 inches in width, a six-inch elbow, or two four-inch elbows located at a distance below the liquid level equal to 1/3 the distance between the invert of the outlet and the bottom of the tank. At least one access cover must be provided into each compartment.

(D) For the purposes of Table 3, the capacity and surface area must be based upon the total capacity and surface areas of both compartments.

- (iv) **Tanks in series.** In addition to meeting the requirements of subparagraph (i) of paragraph (2) of this subdivision, tanks in series must be designed as follows:

(A) The first tank must account for 60-75% of the required total design volume.

(B) Tanks must be connected by a single pipe with a minimum diameter of four inches.

(C) For the purposes of Table 3, the capacity and surface area must be based upon the total capacity and surface areas of all the tanks and chambers.

- (v) **Concrete tanks.** In addition to meeting the requirements of subparagraph (i) of paragraph (2) of this subdivision, concrete tanks must be designed as follows:

(A) The concrete tank must have a water surface at the flow line that is rectangular in plan with the length at least 2 times but no more than four times the width. (See Figure 2.)

(B) Concrete must have a minimum compressive strength of 4,000 pounds per square inch (psi) at 28 days set.

(C) Wall thickness must be a minimum of three inches unless the design has been certified by a New York State licensed professional engineer as complying with all appropriate requirements for thin-wall construction. All walls, bottom and top must contain reinforcing to assure support for 300 psf.

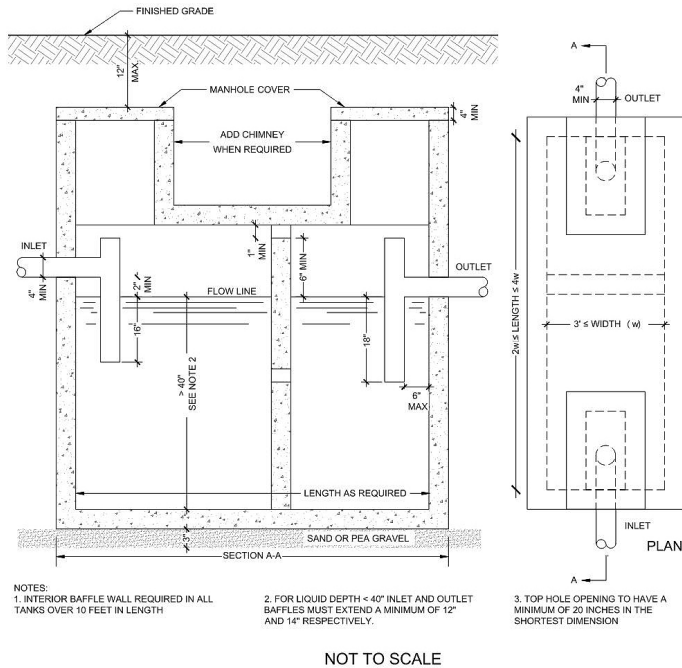
(D) The design of the concrete tank must be certified by a New York State licensed professional engineer as adequate for the expected loads. Specifications for installation and backfill must be established by the applicant.

(E) All joints, pipe penetrations and access ports must be sealed so that the concrete tank is watertight. Joints below the liquid level must be tested for watertightness prior to backfilling. A hydrostatic air pressure or vacuum test must be performed to confirm watertightness. This test must be performed under the supervision of a special inspector.

1. If a hydrostatic test is used, it must be run for 28 hours. A tank that shows no water loss during such time period is watertight.
2. If a vacuum test is used, it must apply five inches of mercury vacuum for ten minutes. A concrete tank that demonstrates no detectable vacuum loss during such time period is watertight.

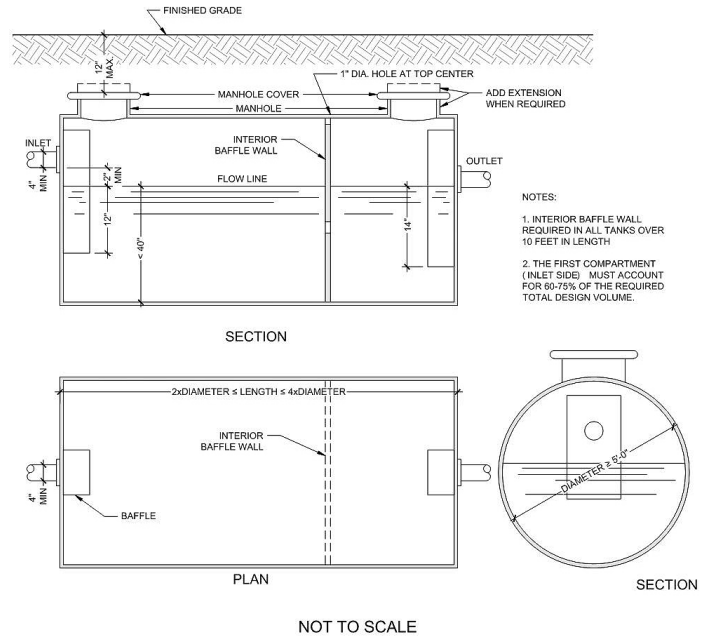
(F) The walls and floor of a cast-in-place concrete tank must be poured at the same time (monolithic pour).

Figure 2
Typical Concrete Septic Tank



- (C) Metal tanks must have a minimum diameter of five feet. The length must be at least two but not more than four times the diameter.
- (D) See Figure 3 for typical metal tanks.

Figure 3
Typical Metal Septic Tank



(vi) **Fiberglass and polyethylene tanks.** In addition to meeting the requirements of subparagraph (i) of paragraph (2) of this subdivision fiberglass and polyethylene tanks must comply with the following:

- (A) A fiberglass or polyethylene tank must not be installed in areas where the groundwater level can rise to the level of the bottom of the septic tank.
- (B) The manufacturer's installation instructions must be followed during installation, bedding, and backfilling of a fiberglass or polyethylene septic tank so as to prevent damage to tank walls and bottom.
- (C) A fiberglass or polyethylene tank must be delivered to the site completely assembled.
- (D) All pipe penetrations and access ports must be sealed so that the tank is watertight. A hydrostatic air pressure or vacuum test must be performed to confirm watertightness. This test must be performed under the supervision of a special inspector.

1. If a hydrostatic test is used, it must be run for 28 hours. A tank that shows no water loss during such time period is watertight.
2. If a vacuum test is used, it must apply five inches of mercury vacuum for ten minutes. A tank that demonstrates no detectable vacuum loss during such time period is watertight.

(vii) **Metal septic tanks.** In addition to meeting the requirements of subparagraph (i) of paragraph (2) of this subdivision metal septic tanks must be designed as follows:

- (A) Metal tanks must be labeled indicating conformance with UL 70.
- (B) Any damage to the interior or exterior tank coating must be refinished with an equivalent coating of material prior to placement or backfill.

(3) **Associated system components.**

(i) **Manholes.** Manholes must comply with one of the following:

- (A) All manholes in paved areas must have a cast iron watertight frame and a cover that can be locked to prevent tampering that is flush with the finished paved surface.
- (B) All manholes in other than paved areas that are more than 12 inches below final grade must have an extension collar over each opening. Extension collars may not be brought flush with the ground surface unless the cover of the access opening can be locked to prevent tampering. If the cover of an access opening cannot be locked to prevent tampering, the extension collar must be terminated 12 inches below existing grade.
- (C) Where drop manholes are used on sloping sites with gravity distribution to reduce the velocity of flow to lower distribution lines, drop manholes must comply with the following:
 1. Baffles are required at the inlet end of the manhole and approximately four inches from the inlet.
 2. The inverts of all outlets in each manhole must be at the same level.

(ii) **Manhole covers.** Manhole covers must comply with the following:

- (A) A septic tank must have one access opening with a manhole cover over the inlet, and one access opening with a manhole cover over the outlet of the tank as per Figures 2 and 3.
- (B) The top of the manhole cover must either be set within 12 inches of the finished grade or, where a cover is located more than 12 inches below the finished grade, an extension collar must be provided over each access opening to bring the manhole cover to a point within 12 inches of the finished grade.
- (C) The manhole cover must be installed so as to prevent unauthorized entry and must be accessible for inspection, maintenance and cleaning. No person other than a licensed master plumber or person engaged in sewer services (one who renders sewer services, including but not limited

to installing, altering, repairing, cleaning and pumping sewers and septic tanks as part as one's regular business or employment) may remove or open the cover of any tank unless otherwise authorized during an emergency by an officer or employee of a city agency.

- (D) Manhole covers must be designed for a live load of at least 300 pounds per square foot.
- (E) Concrete manhole covers, when used, must be reinforced and at least four inches thick.
- (F) An access opening with cover must be at least 20 inches square for non-concrete tanks and at least 24 inches in diameter for concrete tanks.

(4) Seepage pit design and construction.

(i) **Design requirements.** A seepage pit system must be designed in accordance with the following requirements:

- (A) Seepage pit units must have a liquid capacity (volume below inlet line) at least two times that of the septic tank.
- (B) Seepage pits must contain a sand column constructed in accordance with subdivision (h) of this section. A second sand column must be provided if the permeable stratum at the bottom of the test hole for the seepage pit is deeper than 15 feet.
- (C) Seepage pits must include an absorptive area. The required absorptive area is the interface area between the outside of the aggregate collar in the pit and the surrounding sand collar which transmits the effluent to the sand column below. As shown in Figure 4, the aggregate collar must be at least one foot in width, and the sand collar must be at least two feet in width.
- (D) The percolation rate, determined by the AT/PT on the concrete sand used in backfilling the test hole and absorption facilities, must be used to calculate the minimum required absorptive area in the seepage pit for a given sewage application rate and daily flow rate (Q) in accordance with Table 2.
- (E) In addition Table 4 applies to seepage pit designs which utilize cylindrical rings. The bottom area of the seepage pit cannot be included in calculating the required absorptive area. For those designs utilizing Table 4, the effective diameter of a seepage pit is the outside diameter of the aggregate ring surrounding the inside perforated concrete rings. Effective depth is measured from the invert of the seepage pit inlet to the floor of the seepage pit.

**TABLE 4
CYLINDRICAL SEEPAGE PITS -
REQUIRED ABSORPTIVE AREA (SQ FT)**

| Diameter of Seepage Pit (feet) | Effective Strata Depth Below Frost Line (below inlet) | | | | | | | | | |
|--------------------------------|---|----|-----|-----|-----|-----|-----|-----|-----|-----|
| | 1' | 2' | 3' | 4' | 5' | 6' | 7' | 8' | 9' | 10' |
| 3 | 9.4 | 19 | 28 | 38 | 47 | 57 | 66 | 75 | 85 | 94 |
| 4 | 12.6 | 25 | 38 | 50 | 63 | 75 | 88 | 101 | 113 | 126 |
| 5 | 15.7 | 31 | 47 | 63 | 79 | 94 | 110 | 126 | 141 | 157 |
| 6 | 18.8 | 38 | 57 | 75 | 94 | 113 | 132 | 151 | 170 | 188 |
| 7 | 22 | 44 | 66 | 88 | 110 | 132 | 154 | 176 | 198 | 220 |
| 8 | 25.1 | 50 | 75 | 101 | 126 | 151 | 176 | 201 | 226 | 251 |
| 9 | 28.3 | 57 | 85 | 113 | 141 | 170 | 198 | 226 | 254 | 283 |
| 10 | 31.4 | 63 | 94 | 126 | 157 | 188 | 220 | 251 | 283 | 314 |
| 11 | 34.6 | 69 | 104 | 138 | 173 | 207 | 242 | 276 | 311 | 346 |
| 12 | 37.7 | 75 | 113 | 151 | 188 | 226 | 264 | 302 | 339 | 377 |

Absorptive Area for Cylinder = 3.14 * D * h

Absorptive Area for Rectangular Pit = (2W + L) h

h = effective depth (invert of inlet to bottom of seepage pit)

D = outside diameter in feet

W = outside width in feet

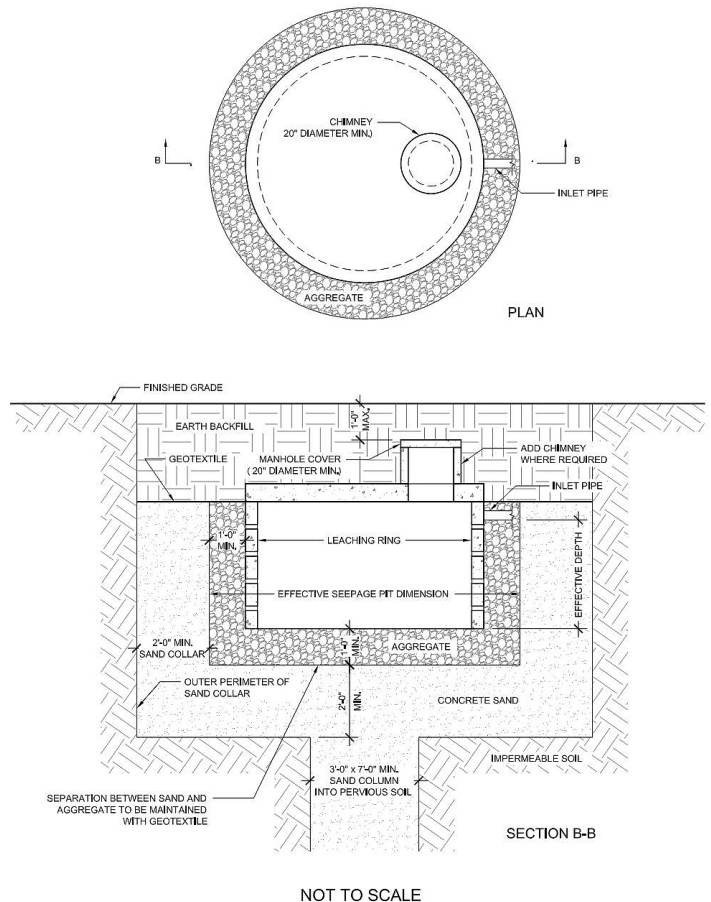
L = outside length in feet

- (F) If more than one seepage pit of circular design is required to dissipate the effluent from a septic tank, the separation distance between the outside edges of the sand collars of the seepage pits must be 3 times the effective seepage pit dimension of

the largest pit. The effective seepage pit dimension must be the distance between the opposite outer perimeters of the sand collar. For the purpose of determining separation distances, a seepage pit is permitted to contain multiple leaching rings.

- (G) For seepage pits of non-circular shapes, the separation distance between the outer edges of the sand collars of the seepage pits must be 3 times the average of the length times the width. Either separation distance must be measured as the soil, undisturbed when construction is complete, between pit excavations. For the purpose of determining separation distances, a seepage pit is permitted to contain multiple leaching rings.
- (H) See Figure 4 for depiction of typical seepage pit.

**Figure 4
TYPICAL SEEPAGE PIT WITH SINGLE RING**



(ii) **Construction requirements.** A seepage pit system must be constructed in accordance with the following requirements:

- (A) A seepage pit must contain either perforated precast reinforced concrete rings or perforated cast-in-place reinforced concrete rings. The concrete used must have a minimum compressive strength of 3,000 psi. Seepage pits must be designed with sufficient structural stability to withstand lateral soil forces as well as vertical loads.
- (B) A seepage pit cover slab must be made of either precast reinforced concrete or cast-in-place reinforced concrete. An access way with an opening of at least 20 inches in the shortest dimension with a cover must be provided for inspection and cleaning. The cover of the access way must be structurally sound so as to withstand anticipated loads.
- (C) Seepage pits must be built upon a two-foot thick foundation of concrete sand meeting the requirements of ASTM C 33 and Table 5, as shown in Figure 4. The foundation must cover the entire bottom of the seepage pit excavation regardless of over excavation and must underlay all components including the sand collar.

- (D) Inlet pipes to the seepage pits must be solid piping with a minimum diameter of four inches on a minimum slope of 1/8 inch per foot. Seepage pits may not be connected in series. When more than one seepage pit is required, a distribution box must be provided and installed in accordance with subparagraph (iv) of paragraph (5) of this subdivision.
- (E) No trees or shrubs may be planted within ten feet of the perimeter of a seepage pit.

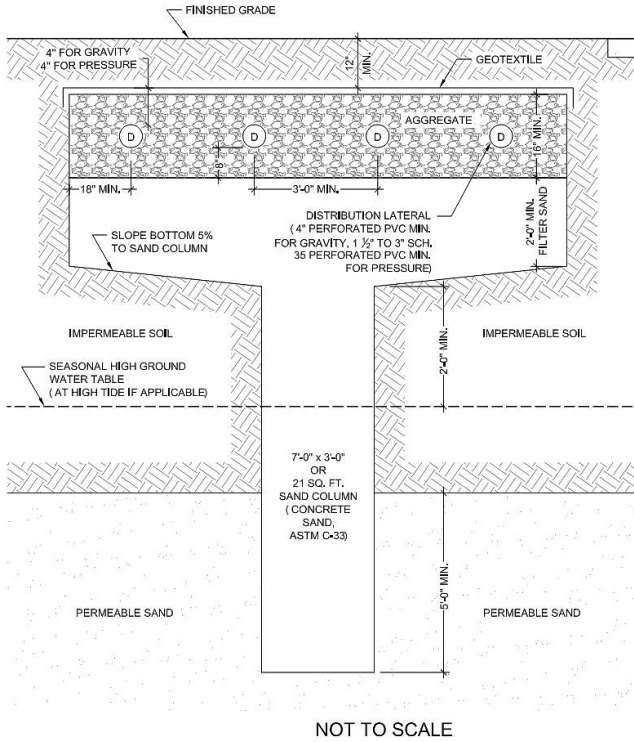
- (F) The box must be high enough so that the cover is within 12 inches of the finished grade.
- (G) All outlet inverts must be set two inches below the inlet invert.
- (H) There shall be a minimum two inch clearance between the inverts of the outlets and the bottom of the box to prevent short-circuiting and reduce solids carry-over.
- (I) Lines from the distribution box to the disposal field must be not less than four inches in diameter and must be laid with tight joints on a uniform slope not less than 1/8 inch per foot.
- (J) Gravity perforated distributors must be four inches in diameter SDR 35 PVC, sloped 1/16 to 1/32 inch per foot, less than or equal to 50 feet long, and spaced three feet on center and 1 1/2 feet from sidewalls. Perforations must be 5/8 inch in diameter and placed at the 4 o'clock and 8 o'clock positions every six inches along the length of the pipe.
- (K) Perforated distributors must be laid in an eight-inch deep bed of aggregate meeting the requirements of ASTM D 448 and Table 5.
- (L) The distributor aggregate must be covered with Mirafi 140 or equivalent permeable geotextile under at least 12 inches of soil which must be seeded or sodded with grass.
- (M) At least two feet of filter sand meeting the requirements of ASTM C 33 and Table 5 must be placed under the aggregate and distribution pipes in the sand filter field.
- (N) The application rate of septic tank effluent to the sand filter field, using gravity flow, must not exceed one GPD/sf.

| Table 5 | |
|---|----------------------------|
| Specification for Sand and Aggregate | |
| Specification for Concrete Sand Used in the Sand Collar around the Seepage Pit and in the Sand Columns (ASTM C-33) | |
| Sieve Size | Percent Passing (Weight %) |
| 3/8 " (9.5 mm) | 100 |
| No. 4 (4.75 mm) | 95-100 |
| No. 8 (2.36 mm) | 80-100 |
| No. 16 (1.18 mm) | 50-85 |
| No. 30 (600 um) | 25-60 |
| No. 50 (300 um) | 10-30 |
| No. 100 (150 um) | 0-10 |
| No. 200 (75 um) | 0-3 |
| Specification for Filter Sand Used in Sand Filter Field | |
| U.C. < 4 | |
| D10 = .25 to 1.0 mm | |
| 100% passing 1/4" sieve | |
| Specifications for Aggregate Used in Seepage Pit and Sand Filter Field (ASTM D 448) | |
| | % By Weight Passing |
| 100 | 1 1/2 inch |
| 75 to 90 | 1 inch |
| 35 to 50 | 3/4 inch |
| less than 100 | 1/2 inch |

- (5) **Sand filter field.** Where a seepage pit is not permissible because groundwater is encountered in the sand column, a sand filter field type septic system may be used. The system must contain a septic tank, sand filled columns and either a gravity system with a distribution box or a sand filter field designed to accommodate a pressure distribution pump chamber. The system must be designed and installed in accordance with the following requirements:
 - (i) **Testing.** Testing for sand filter field systems must comply with paragraph (1) of subdivision (h) of this section.
 - (ii) **Sand columns.** A minimum of two sand columns is required under sand filter field systems. Construction of the sand column must comply with subdivision (g) of this section.
 - (iii) **Septic tanks.** Septic tanks must comply with the requirements of paragraph (2) of this subdivision.
 - (iv) **Distribution box and piping.** A distribution box must precede all gravity sand filter field systems. The distribution box and related piping must comply with the following requirements:
 - (A) The box must be of concrete or steel. If steel, it must be 12-gage minimum, bituminous-coated in accordance with UL 70.
 - (B) The floor area of the box must be sized to allow for maximum head of sewage for equal distribution to all outlet lines.
 - (C) The top of the box must be at least 9 inches above the invert of the outlet lines.
 - (D) To minimize frost action and reduce the possibility of movement once installed, distribution boxes must be set on a bed of sand or pea gravel at least 12 inches thick.
 - (E) A baffle at the inlet must be provided to prevent short circuiting of the flow.

- (v) **Pressure distribution pump chamber and related piping.** Where a sand filter field cannot rely on gravity to distribute waste, a pressure distribution system designed by a professional engineer must be used. The design must incorporate the following requirements:
 - (A) Pressure perforated and capped distributors must be 1 1/2 to three inches in diameter, installed level, less than or equal to 100 feet in length, and spaced three feet on center and 1 1/2 feet from trench sidewalls.
 - (B) The minimum dose volume is ten times the delivery and distributor pipe volume. The filter must be uniformly dosed at least twice daily based upon the daily flow rate (Q).
 - (C) Distributor perforations must be sized to deliver a minimum of one GPM of effluent at a head of two feet.
 - (D) The discharge head must be not less than two feet and not more than six feet.
 - (E) Perforated distributors must be laid in an eight-inch deep bed of aggregate meeting the requirements of ASTM D 448 and Table 5.
 - (F) The distributor aggregate must be covered with Mirafi 140 or equivalent permeable geotextile under at least 12 inches of soil which must be seeded or sodded with grass.
 - (G) At least two feet of filter sand meeting the requirements of ASTM C 33 and Table 5 must be placed under the aggregate and distribution pipes in the sand filter field.
 - (H) The application rate of septic tank effluent to the sand filter field, using pressure distribution, must not exceed 1.15 GPD/sf.
- (vi) **Sand filter field.** The bottom of the sand filter field must have a slope equal to or greater than 5 percent toward the sand filled columns. (See Figure 5.)

Figure 5
TYPICAL SAND FILTER FIELD



NOT TO SCALE

(vii) **Daily flow.** Daily flow rate (Q) for one- and two-family properties must be in accordance with water conservation fixtures (i.e., 150 or 130 or 110 GPD per bedroom as noted in Table 6).

TABLE 6
SAND FILTER FIELD DESIGN FLOW

| Sewage Application (GPD/SF) | Daily Flow Rate (Q) (GPD) ^{a,b} | | | | | | | | | | | | | | | |
|-----------------------------|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| | 220 | 260 | 300 | 330 | 390 | 440 | 450 | 520 | 550 | 600 | 650 | 660 | 750 | 780 | 900 | <1000 |
| 1.15 | 191 | 226 | 261 | 287 | 339 | 383 | 391 | 452 | 478 | 522 | 565 | 574 | 652 | 678 | 783 | 885 |
| 1 | 220 | 260 | 300 | 330 | 390 | 440 | 450 | 520 | 550 | 600 | 650 | 660 | 750 | 780 | 900 | 1015 |

^a For one and two-family properties, minimum daily flow rate (Q) is based on the efficiency of water fixtures employed multiplied by the number of bedrooms:

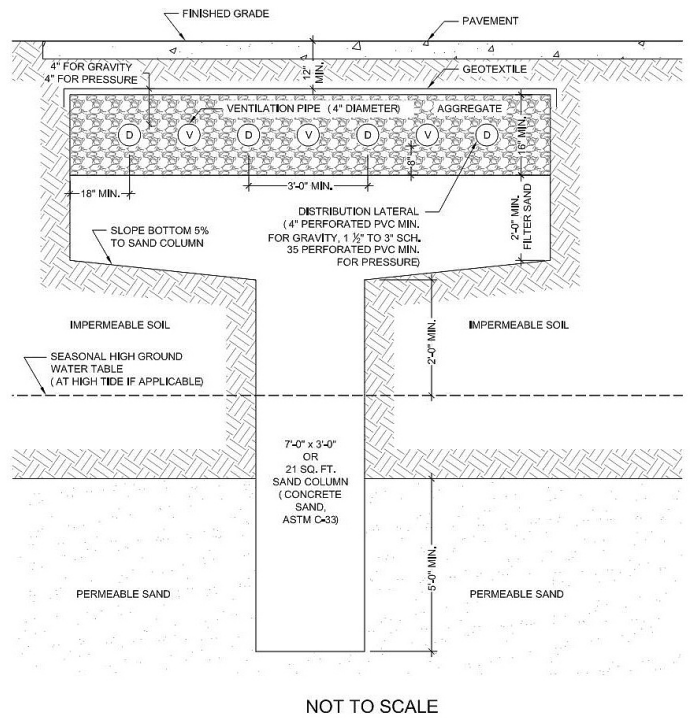
- Water saving fixtures (post 1991) 1.6 GPF max. water closets and 3.0 GPM max. faucets/showerheads: 110 GPD per bedroom.
- Standard fixtures (1980 - 1991) 3.5 GPF max. water closets and 3.0 GPM max. faucets/showerheads: 130 GPD per bedroom.
- Standard fixtures (prior to 1980) 3.5+ GPF max. water closets and 3.0+ GPM max. faucets/showerheads: 150 GPD per bedroom.

^b Where daily flow rate (Q) differs from values shown, round up to the next value indicated in the table.

(viii) **Driveways and paved areas.** Driveways and paved areas may not be located above absorption facilities including subsurface sand filters unless the requirements listed below are met:

- (A) Lateral vent piping must be installed between each distribution lateral. A minimum spacing of 18 inches must be provided between vent piping and distribution laterals. Lateral vent pipe must be four-inch SDR 35 perforated PVC or equally acceptable material.
- (B) The lateral vent pipes must connect to a vent pipe. The vent pipe must be a minimum of four inches in diameter and must not be connected to the house vent stack.
- (C) See Figure 6 for typical sand filter field beneath paved areas.

Figure 6
TYPICAL SAND FILTER FIELD (BENEATH PAVED AREAS)



NOT TO SCALE

(ix) **Serpentine rock.** Sand filter fields are required whenever serpentine rock is proposed as the medium for the ultimate disposal of the effluent. Sand columns must be dry with a minimum of four feet of filter sand above serpentine rock. Sand filter field system over serpentine rock must be designed and installed in accordance with the following requirements:

- (A) The system design must include at least six feet of vertical separation between finished grade and the serpentine rock.
- (B) Sand filter fields located above dry sand columns at locations where serpentine rock is less than six feet below finished grade must be modified to provide a minimum of four feet of sand filter both horizontally and vertically from distributor aggregate to serpentine rock.

(6) **Alternative systems.** Alternative subsurface treatment systems must comply with the requirements contained in Chapter II Subchapter I Part 75 Appendix 75-A.9 of 10 NYCRR 75.

(7) **Repairs.** A permit is required for repair to any system or associated components, including the repair or replacement of any type of absorption field that involves relocating or extending an absorption area to a location not previously approved, the installation of a new subsurface treatment system at the same location, or the use of an alternative system. A licensed master plumber may file a Limited Alteration Application (LAA) with the department for plumbing work consisting of in-kind repairs or like-for-like replacements.

Exception. Cesspools may not be repaired. Cesspools must be replaced with an acceptable system in accordance with the requirements of this section.

(8) **Expansion of existing septic systems.** Where an alteration is proposed that will result in an increase in the number of bedrooms in one- and two-family properties or the daily flow rate (Q) in all other properties, thereby increasing the load on that system, the requirements of this paragraph apply.

Exception. Cesspools may not be expanded. Cesspools must be replaced with an acceptable system in accordance with the requirements of this section.

(i) **Evaluation of existing septic system.** A special inspector must perform an inspection of the individual private on-site sewage disposal system to demonstrate that the existing system is functioning properly. A report of the inspection must be submitted to the department.

with the application for expansion of the system. The inspection must include:

- (A) Inspection of the premises to verify that there is no evidence of surface failure of the existing system;
- (B) Inspection of all piping leading from the residence to the system. If piping is damaged it must be replaced prior to testing;
- (C) Inspection of the interior of the system to verify that the system is free of structural damage and debris; and
- (D) Inspection of additional parts of the system.

(ii) Cleaning and pumping of existing septic systems. Prior to testing the septic tank as required by subparagraph (iii) of this paragraph, a septage hauler with a valid permit from the DEC must pump all sludge and debris from the septic tank and remove such contents from the site.

(iii) Infiltration testing of existing septic systems. A test of the system must be performed by flowing a volume of water equal to the estimated daily design volume plus the estimated volume of the system, but not less than 3,000 gallons. Following this initial charge of water a continuous stream of dyed water must be pumped into the system at a rate of 1.5 gallons per minute for a period of not less than four hours. The special inspector must observe the test and verify that the system is functioning, continuously accepting water without backflow and that no dyed water is observed above ground surface. Dyed water observed breaking the ground surface is a failed test. Where applicable, the infiltration test must be performed during high tide.

(iv) Damaged or malfunctioning septic systems. Where testing and inspection indicate that a system has been damaged or has failed the infiltration test, a permit application must be filed with the department for the repair or replacement of the system. A new infiltration test must be conducted on the repaired system to verify if expansion is feasible.

(v) Application. A registered design professional must submit an application showing the details of the proposed expanded system. Existing portions of the individual private on-site sewage disposal system which are found to be in good working order may be incorporated into the expanded system. The expanded system must comply with the requirements of this section.

(j) Abandoned septic systems. The following requirements apply:

- (1) Abandoned existing septic systems.** An individual private on-site sewage disposal system must be abandoned and a connection made to a newly constructed sanitary or combined sewer when such sewer fronts the subject property. Connection must be made within six months of the sewer being placed into service.
- (2) Waste removal and backfilling of abandoned septic systems.** When an individual private on-site sewage disposal system is abandoned after a sewer connection is made, all septic tanks, dosing tanks, seepage pits, distribution boxes, cesspools and any other structure that may have held sewage or sewage solids must be pumped free of wastes. Wastes must be removed by a septage hauler licensed by the DEC. All component portions of the abandoned system must be exposed and backfilled with gravel or sand. The site of the abandoned system must be returned to a level, finished grade.

(k) Maintenance and operation. The following requirements apply:

- (1) Maintenance.** The owner must maintain the septic system in good working order and must have the septic system inspected and pumped as needed.
- (2) Use.** An individual private on-site sewage disposal system must be used only for the disposal of sewage.
 - (i) Detrimental or dangerous materials.** Ashes, cinders or rags; flammable, poisonous or explosive liquids or gases; oil, grease or any other insoluble material capable of obstructing, damaging or overloading the building drainage or sewer system, or capable of interfering with the normal operation of the sewage treatment processes, may not be deposited, by any means, into such systems.
- (3) Discharge of groundwater and storm water.** Groundwater infiltration and/or storm water run-off from sources including but not limited to basement floors, footings,

garages, roofs, or heating and cooling systems must not be discharged to the individual private on-site sewage disposal system and must be diverted away from the vicinity of the absorption area.

(4) Repair of leaks. All plumbing leaks from fixtures connected to individual private on-site sewage disposal systems must be repaired promptly to prevent hydraulic overloading of the system and the development of a surface discharge.

(5) Malfunctioning septic systems. Malfunctioning systems must be repaired immediately. A permit application must be filed with the department for the repair or replacement of the system. Conditions that constitute a malfunctioning system include but are not limited to:

- (i) Contamination.** Evidence of contamination of groundwater or surface water bodies by sewage or effluent;
- (ii) Ponding.** Ponding or breakout of any wastewater, sewage, septic tank effluent or any liquid from the existing on-site system onto the surface of the ground;
- (iii) Seepage.** Seepage of sewage or effluent into portions of buildings below ground; or
- (iv) Sewage back-up.** Back-up of sewage into the building connected to the system which is not caused by a physical blockage of the internal plumbing.

(6) Department notice of need for special inspector. The department may issue a notice directing the owner of an individual private on-site sewage disposal system to engage a special inspector to verify the condition of the system. The special inspector must observe and document the results of dye tests or other diagnostic measures on fixtures connected to the suspected malfunctioning systems. The special inspector must furnish inspection reports to the department.

(l) Plot plans. Where a new individual private on-site sewage disposal system is installed the applicant of record must prepare a plot plan. The plot plan must contain the location of all pertinent components comprising the individual private on-site sewage disposal system and maintenance and inspection schedule. Where a drywell is installed it must be indicated on the plot plan. The plot plan must be permanently affixed to the inside wall adjacent to the fresh air outlet pipe.

(m) Restrictive declaration. Where a new individual private on-site sewage disposal system is installed the owner must file a restrictive declaration noting the existence and maintenance requirements of an individual on-site private sewage system on the property with the City Register or County Clerk, and the page number and liber number must be identified in the permit application and on the temporary and permanent certificate of occupancy. Where an individual private on-site sewage disposal system is abandoned pursuant to paragraph (1) of subdivision (j) the restrictive declaration must be terminated in accordance with the department's procedures.

(n) Special Inspections. Special inspections are required for the installation of individual private on-site sewage disposal systems in accordance with Table 7.

**Table 7
SPECIAL INSPECTION**

| CATEGORY | TOPIC | SECTION |
|---|---|------------------------|
| Sand column construction | Minimum depth of sand column | 8001-01 (g)(2) |
| | Serpentine rock | 8001-01 (g)(4) |
| | Backfilling the excavation | 8001-01 (g)(5) |
| Soil and groundwater testing | Absorption test/percolation test (AT/PT) | 8001-01 (h)(1)(iii) |
| | Groundwater verification | 8001-01 (h)(3) |
| | Number of AT/PT for seepage pit and sand field systems. | 8001-01 (h)(4) |
| | AT/PT on sand column backfill material | 8001-01 (h)(5)(i) |
| | Acceptance criteria for absorption tests | 8001-01 (h)(5)(iii)(B) |
| | AT/PT termination | 8001-01 (h)(6) |
| Design and construction standards for all types of systems | Septic tanks, Concrete tanks | 8001-01 (i)(2)(v)(E) |
| | Septic tanks, Fiberglass and polyethylene tanks | 8001-01 (i)(2)(vi)(D) |
| | Evaluation of existing system | 8001-01 (i)(8)(i) |
| | Infiltration testing of existing individual private on-site sewage disposal systems | 8001-01 (i)(8)(iii) |
| | | |

Also, the Proposed Action Plan will be made available for downloading through the internet via the Department's website at, www.nyc.gov/planning.

Furthermore, copies of the proposed Plan will be available for review at the main public library in each of the five boroughs. Please call (212) 720-3337 for information on the closest library.

Any questions on the content or substance of the 2017 Proposed Consolidated Plan One-Year Action Plan may be directed to:

New York City Consolidated Plan Coordinator
 Charles V. Sorrentino
 Department of City Planning
 (212) 720-3337

CDBG
 John Leonard
 Office of Management and Budget
 (212) 788-6177

HOME
 Kelly Anne Johnstone

Housing Preservation and Development
 (212) 863-5769

ESG
 Martha Kenton
 Department of Homeless Services
 (929) 221-6183

HOPWA
 John Rojas
 Department of Health and Mental Hygiene
 (347) 396-7428

Written comments on the 2017 Proposed Consolidated Plan One-Year Action Plan should be sent by close of business, **August 7, 2017**, to Charles V. Sorrentino, at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Email: Con-PlanNYC@planning.nyc.gov.

Accessibility questions: Charles V. Sorrentino, (212) 720-3337, csorren@planning.nyc.gov, by: Tuesday, August 1, 2017, 2:00 P.M.



jy18-31

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7964
 FUEL OIL AND KEROSENE**

| CONTR. NO. | ITEM NO. | FUEL/OIL TYPE | DELIVERY | VENDOR | CHANGE (\$) | PRICE (\$) EFF. 07/24/2017 |
|------------|----------|---------------|--|--------------|-------------|-------------------------------|
| 3687331 | 1.0 | #2DULS | CITYWIDE BY TW | SPRAGUE | .0458 GAL. | 1.7303 GAL. |
| 3687331 | 2.0 | #2DULS | PICK-UP | SPRAGUE | .0458 GAL. | 1.6256 GAL. |
| 3687331 | 3.0 | #2DULS | WINTERIZED CITYWIDE BY TW | SPRAGUE | .0458 GAL. | 1.9286 GAL. |
| 3687331 | 4.0 | #2DULS | WINTERIZED PICK-UP | SPRAGUE | .0458 GAL. | 1.8238 GAL. |
| 3687331 | 5.0 | #1DULS | CITYWIDE BY TW | SPRAGUE | .0465 GAL. | 2.0068 GAL. |
| 3687331 | 6.0 | #1DULS | PICK-UP | SPRAGUE | .0465 GAL. | 1.9020 GAL. |
| 3687331 | 7.0 | #2DULS | >=80% CITYWIDE BY TW | SPRAGUE | .0458 GAL. | 1.7581 GAL. |
| 3687331 | 8.0 | #2DULS | WINTERIZED CITYWIDE BY TW | SPRAGUE | .0458 GAL. | 2.0491 GAL. |
| 3687331 | 9.0 | B100 | B100<=20% CITYWIDE BY TW | SPRAGUE | .0370 GAL. | 2.3724 GAL. |
| 3687331 | 10.0 | #2DULS | >=80% PICK-UP | SPRAGUE | .0458 GAL. | 1.6533 GAL. |
| 3687331 | 11.0 | #2DULS | WINTERIZED PICK-UP | SPRAGUE | .0458 GAL. | 1.9443 GAL. |
| 3687331 | 12.0 | B100 | B100 <=20% PICK-UP | SPRAGUE | .0370 GAL. | 2.2676 GAL. |
| 3687331 | 13.0 | #1DULS | >=80% CITYWIDE BY TW | SPRAGUE | .0465 GAL. | 2.0164 GAL. |
| 3687331 | 14.0 | B100 | B100 <=20% CITYWIDE BY TW | SPRAGUE | .0370 GAL. | 2.3813 GAL. |
| 3687331 | 15.0 | #1DULS | >=80% PICK-UP | SPRAGUE | .0465 GAL. | 1.9116 GAL. |
| 3687331 | 16.0 | B100 | B100 <=20% PICK-UP | SPRAGUE | .0370 GAL. | 2.2765 GAL. |
| 3687331 | 17.0 | #2DULS | BARGE MTF III & ST. WI | SPRAGUE | .0458 GAL. | 1.6909 GAL. |
| 3687192 | 1.0 | JET | FLOYD BENNETT | SPRAGUE | .0408 GAL. | 2.3285 GAL. |
| 3587289 | 2.0 | #4B5 | MANHATTAN | UNITED METRO | .0372 GAL. | 1.7177 GAL. |
| 3587289 | 5.0 | #4B5 | BRONX | UNITED METRO | .0372 GAL. | 1.7165 GAL. |
| 3587289 | 8.0 | #4B5 | BROOKLYN | UNITED METRO | .0372 GAL. | 1.7107 GAL. |
| 3587289 | 11.0 | #4B5 | QUEENS | UNITED METRO | .0372 GAL. | 1.7160 GAL. |
| 3587289 | 14.0 | #4B5 | RICHMOND | UNITED METRO | .0372 GAL. | 1.8014 GAL. |
| 3687007 | 1.0 | #2B5 | MANHATTAN | SPRAGUE | .0453 GAL. | 1.6781 GAL. |
| 3687007 | 4.0 | #2B5 | BRONX | SPRAGUE | .0453 GAL. | 1.6671 GAL. |
| 3687007 | 7.0 | #2B5 | BROOKLYN | SPRAGUE | .0453 GAL. | 1.6838 GAL. |
| 3687007 | 10.0 | #2B5 | QUEENS | SPRAGUE | .0453 GAL. | 1.6800 GAL. |
| 3687007 | 13.0 | #2B5 | RICHMOND | SPRAGUE | .0453 GAL. | 1.8444 GAL. |
| 3687007 | 16.0 | #2B10 | CITYWIDE BY TW | SPRAGUE | .0449 GAL. | 1.8530 GAL. |
| 3687007 | 17.0 | #2B20 | CITYWIDE BY TW | SPRAGUE | .0440 GAL. | 1.9072 GAL. |
| 3787198 | 18.0 | #2DULS | CITYWIDE BY TW | SPRAGUE | .0458 GAL. | 1.9405 GAL. |
| 3787198 | 19.0 | B100 | CITYWIDE BY TW | SPRAGUE | .0370 GAL. | 2.7769 GAL. |
| 3787198 | 20.0 | #2DULS | PICK-UP | SPRAGUE | .0458 GAL. | 1.7858 GAL. |
| 3787198 | 21.0 | B100 | PICK-UP | SPRAGUE | .0370 GAL. | 2.6222 GAL. |

NOTE:

| | | | | | | |
|---------|-----------|--|----------------|---------|------------|-------------|
| 3687331 | #2DULSB5 | 95% ITEM 7.0 & 5% ITEM 9.0 | CITYWIDE BY TW | SPRAGUE | .0453 GAL. | 1.7888 GAL. |
| 3687331 | #2DULSB10 | 90% ITEM 7.0 & 10% ITEM 9.0 | CITYWIDE BY TW | SPRAGUE | .0449 GAL. | 1.8195 GAL. |

| | | | | | | |
|---------|-----------|----------------------------------|----------------|---------|------------|-------------|
| 3687331 | #2DULSB20 | 80% ITEM 7.0 & 20% ITEM 9.0 | CITYWIDE BY TW | SPRAGUE | .0440 GAL. | 1.8809 GAL. |
| 3687331 | #2DULSB5 | 95% ITEM 10.0 & 5% ITEM 12.0 | PICK-UP | SPRAGUE | .0453 GAL. | 1.6840 GAL. |
| 3687331 | #2DULSB10 | 90% ITEM 10.0 & 10% ITEM 12.0 | PICK-UP | SPRAGUE | .0449 GAL. | 1.7147 GAL. |
| 3687331 | #2DULSB20 | 80% ITEM 10.0 & 20% ITEM 12.0 | PICK-UP | SPRAGUE | .0440 GAL. | 1.7761 GAL. |
| 3687331 | #1DULSB20 | 80% ITEM 13.0 & 20% ITEM 14.0 | CITYWIDE BY TW | SPRAGUE | .0446 GAL. | 2.0894 GAL. |
| 3687331 | #1DULSB20 | 80% ITEM 15.0 & 20% ITEM 16.0 | PICK-UP | SPRAGUE | .0446 GAL. | 1.9846 GAL. |
| 3787198 | #2DULSB50 | 50% ITEM 18.0 & 50% ITEM 19.0 | CITYWIDE BY TW | SPRAGUE | .0414 GAL. | 2.3587 GAL. |
| 3787198 | #2DULSB50 | 50% ITEM 20.0 & 50% ITEM 21.0 | PICK-UP | SPRAGUE | .0414 GAL. | 2.2040 GAL. |

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7965
FUEL OIL, PRIME AND START**

| CONTR. NO. | ITEM NO. | FUEL/OIL TYPE | DELIVERY | VENDOR | CHANGE (\$) | PRICE (\$) EFF. 07/24/2017 |
|------------|----------|---------------|--------------------|----------------|-------------|-------------------------------|
| 3487119 | 1.0 | #2B5 | MANHATTAN | PACIFIC ENERGY | .0499 GAL | 1.8759 GAL. |
| 3487119 | 79.0 | #2B5 | BRONX & MANH CD 10 | PACIFIC ENERGY | .0499 GAL | 1.8759 GAL. |
| 3487119 | 157.0 | #2B5 | BKLYN, QUEENS, SI | PACIFIC ENERGY | .0499 GAL | 1.8759 GAL. |

**OFFICIAL FUEL PRICE SCHEDULE NO. 7966
FUEL OIL AND REPAIRS**

| P.O. NO. | ITEM NO. | FUEL/OIL TYPE | DELIVERY | VENDOR | CHANGE (\$) | PRICE (\$) EFF. 07/24/2017 |
|----------|----------|---------------|----------------|----------------|-------------|-------------------------------|
| 3787250 | 1.0 | #2B5 | CITYWIDE BY TW | PACIFIC ENERGY | .0453 GAL | 1.7360 GAL. |
| 3787250 | 2.0 | #4B5 | CITYWIDE BY TW | PACIFIC ENERGY | .0372 GAL | 1.6344 GAL. |

**OFFICIAL FUEL PRICE SCHEDULE NO. 7967
GASOLINE**

| CONTR. NO. | ITEM NO. | FUEL/OIL TYPE | DELIVERY | VENDOR | CHANGE (\$) | PRICE (\$) EFF. 07/24/2017 |
|------------|----------|---------------|----------------------|---------|-------------|-------------------------------|
| 3187093 | 1.0 | REG UL | CITYWIDE BY TW | SPRAGUE | .0572 GAL | 1.7357 GAL. |
| 3187093 | 2.0 | PREM UL | PICK-UP | SPRAGUE | .0523 GAL | 1.8742 GAL. |
| 3187093 | 3.0 | REG UL | CITYWIDE BY TW | SPRAGUE | .0572 GAL | 1.6707 GAL. |
| 3187093 | 4.0 | PREM UL | PICK-UP | SPRAGUE | .0523 GAL | 1.8092 GAL. |
| 3187093 | 5.0 | E85 (SUMMER) | CITYWIDE BY DELIVERY | SPRAGUE | .0033 GAL | 2.0135 GAL. |

NOTE:

As of January 1, 2017, the Bio-Diesel Blender Tax Credit has been rescinded for \$1.00 per gallon on B100. Therefore, for deliveries after January 1, 2017, the contractor will no longer be deducting the tax credit as a separate line item on the invoice. Should the tax credit be extended, it will once again appear as deduction and line item on the invoice.

Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.

REMINDER FOR ALL AGENCIES:

Please send inspection copy of receiving report for all gasoline (E85, UL & PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

☛ jy28

OFFICE OF THE MAYOR

■ NOTICE

THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, NY 10007

NOTICE OF VACANCY AND ELECTION

As a result of the conviction of a felony and the resulting disqualification of Ruben Wills as a Member of the City Council effective July 20, 2017, a vacancy has been created in the seat he has held as a Council Member for the 28th Council District. Accordingly, pursuant to Section 25(b)(9) of the New York City Charter, the person elected at the general election to be held on November 7, 2017, following party nomination of candidates for such election made at the primary election to be held on September 12, 2017, for the term commencing January 1, 2018, shall take office immediately upon

qualification and serve the remainder of the current unexpired term until December 31, 2017, followed by a full four-year term beginning on January 1, 2018. Dated: July 24, 2017

/s/
Bill de Blasio
Mayor

☛ jy28-a3

CHANGES IN PERSONNEL

| BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 06/30/17 | | | | | | | |
|--|---------|-----|--------|----------|-----------|----------|--------------|
| NAME | TITLE | NUM | SALARY | ACTION | PROV | EFF DATE | AGENCY |
| ISHMAEL | DIANNE | Y | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 300 |
| ISIDORE | LINCOLN | A | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 300 |
| ISLAM | MD | Z | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 300 |
| JACK | QUIRAY | C | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 300 |

| | | | | | | | | |
|----------|----------|---|-------|----------|-----------|-----|----------|-----|
| QUELCH | MARSHA | N | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| QUERRARD | JANICE | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| QUEST | JONAH | J | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| QUINONES | ANDERSON | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| QUINONES | CAMILLE | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| QUINONEZ | CHRISTOP | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RAHMAN | MD MUHIB | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RAHMAN | TANZINA | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RAMIREZ | ANGELIC | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RAMIREZ | JANICE | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RAMIREZ | JASMINE | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RAMLAL | ASHLEY | H | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RANDOLPH | PRINCESS | B | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RAWAL | ANIRUDDH | P | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| REMIGIO | DANIEL | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RENNA | GABRIELL | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RILEY | TASHEY | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RIOS | GLORIA | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RIOS | REBECCA | | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RIVAS | LAURA | M | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| RIVERA | ANTOINET | M | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |

BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 06/30/17

| NAME | TITLE | NUM | SALARY | ACTION | PROV | EFF DATE | AGENCY | |
|-----------|----------|---------|----------|-----------|-----------|----------|----------|-----|
| RIVERA | CELESTE | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| ROBERTS | KENNETH | E 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| ROCHEZ | LINETH | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| RODRIGUEZ | DARIEL | J 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| RODRIGUEZ | LUIS | F 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| RODRIGUEZ | ROSEMARY | E 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| ROMERO | KRISTINE | M 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| RONNER JR | RAYMOND | R 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| ROSALES | SELINA | A 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| ROSARIO | SASHA | M 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| RUTBA | ASHMAUL | H 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SACHKOV | ANASTASI | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SACHKOV | DANIEL | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SALDANA | CESAR | E 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SALOMON | JASEN | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SAMA | UMMAROMA | N 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SANCHEZ | JOSELYN | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SANCHEZ | SHELLA | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SANCHEZ | STEVEN | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SANDIFORD | ANDREA | R 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |
| SANTIAGO | QUINTE | JOSUE | 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 |
| SANTOS | DAYANA | M 9POLL | \$1.0000 | APPOINTED | YES | 01/01/17 | 300 | |

LATE NOTICE

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

SPECIAL REAL PROPERTY ACQUISITION AND DISPOSITION PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A VOLUNTARY REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING, in accordance with Section 824 of the New York City Charter, will be held on Wednesday, August 9, 2017, at 10:00 A.M., 1 Centre Street, 20th Floor, Conference Room D, Borough of Manhattan, in the matter of the acquisition of the entire building located at, 2505 Pitkin Avenue (the "Property"), located in the Borough of Brooklyn, Block 4006, Lot 37; on the tax map of the City of New York. Upon acquisition of the Property, DCAS will transfer jurisdiction thereof to the Administration for Children's Services ("ACS").

The proposed acquisition was approved by the City Planning Commission, pursuant to NYC Charter Sections 197-c and 199 on February 19, 1992 (ULURP No. 900931 PQK; Cal. No. 9).

The property will be purchased for the sum of Five Million Five Hundred Thousand Dollars (\$5,500,000.00). OMB has allocated funds to close on the purchase of the Property to ACS' budget for fiscal year 2017.

For further information, please contact Chris Fleming at (212) 386-0315.

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

OFFICE OF THE MAYOR

■ NOTICE

OFFICE OF THE MAYOR
NOTICE OF A PUBLIC HEARING
ON PROPOSED LOCAL LAWS

PURSUANT TO STATUTORY REQUIREMENT, NOTICE IS HEREBY GIVEN that proposed local laws numbered and titled hereinafter have been passed by the Council and that a public hearing on such proposed local laws will be held in the Blue Room, at City Hall, Borough of Manhattan, New York City, on August 8, 2017, at 4:30 P.M.:

Int. 214-B - A Local Law to amend the administrative code of the City of New York, in relation to providing legal services for tenants who are subject to eviction proceedings.

Int. 407-A - A Local Law to amend the administrative code of the City of New York, in relation to notice of changes to capital projects implemented by the department of parks and recreation.

Int. 671-A - A Local Law to amend the administrative code of the City of New York, in relation to pedestrian countdown displays at intersections adjacent to schools and parks.

Int. 1000-B - A Local Law to amend the administrative code of the City of New York, in relation to requiring the police department to report on seized property data, on an annual basis and removing an existing requirement concerning reporting on disposition of certain unclaimed property.

Int. 1136-A - A Local Law to amend the administrative code of the City of New York, in relation to the evaluation of civil actions alleging improper conduct by correction officers.

Int. 1234-A - A Local Law to amend the administrative code of the City of New York, in relation to notifying council members and community boards of muni-meter installations.

Int. 1411-A - A Local Law to amend the administrative code of the City of New York, in relation to pedestrian access to park facilities.

Int. 1519-A - A Local Law to amend the administrative code of the City of New York, in relation to supplemental nutrition assistance program enrollment and recertification for seniors.

Int. 1646-A - A Local Law to amend the administrative code of the City of New York, in relation to gratuity for for-hire vehicles.

Bill de Blasio
Mayor

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of City Legislative Affairs, 253 Broadway, 4th Floor, New York, NY 10007, (212) 788-3678, no later than five days prior to the public hearing.

BUILDINGS

■ INTENT TO AWARD

Goods and Services

GOTO MEETING SOFTWARE LICENSES AND AUDIO SERVICE BUNDLE - Sole Source - Available only from a single source - PIN# 81017S0001 - Due 8-14-17 at 3:00 A.M.

The Department of Buildings intends to enter into a Sole Source Agreement with LogMeIn Inc., for GoTo Meeting Software Licenses and Audio Service Bundle available. The Department has determined that these particular goods and services are not available from any other vendors. Any vendor who believes it can provide these goods and services may so indicate in writing, to Marie Gill at NYC Department of Buildings, 280 Broadway, 6th Floor, New York, NY 10007, or by email or fax indicated herein, by the date and time specified.

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.

Buildings, 280 Broadway, 6th Floor, New York, NY 10007. Marie Gill (212) 566-4072; Fax: (646) 500-6195; mgill@buildings.nyc.gov