

CELEBRATING 150 YEARS



THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD U.S.P.S. 0114-660
Printed on paper containing 30% post-consumer material

VOLUME CLI NUMBER 15

TUESDAY, JANUARY 23, 2024

Price: \$4.00

TABLE OF CONTENTS

PUBLIC HEARINGS AND MEETINGS

Borough President - Queens 421
 City Council 422
 City Planning Commission 423
 Citywide Administrative Services 438
 Community Boards 438
 Board of Education Retirement System . . 439
 Housing Authority 439
 Housing Preservation and Development . 439
 Landmarks Preservation Commission . . . 439
 Board of Standards and Appeals 440
 Transportation 441

PROPERTY DISPOSITION

Citywide Administrative Services 442
 Housing Preservation and Development . 442

PROCUREMENT

Buildings 443
 Citywide Administrative Services 443
 Comptroller 443

Correction 444
 Design and Construction 445
 Finance 445
 Fire Department 445
 Health and Mental Hygiene 445
 Homeless Services 446
 Housing Authority 446
 Human Resources Administration 446
 Management and Budget 446
 Police Department 446

CONTRACT AWARD HEARINGS

District Attorney - Bronx County 447
 Youth and Community Development . . . 447

SPECIAL MATERIALS

Comptroller 448
 Housing Preservation and Development . 448
 Office of the Mayor 450
 Mayor's Office of Contract Services . . . 450
 Parks and Recreation 451
 Changes in Personnel 452

LATE NOTICE

Community Boards 452

THE CITY RECORD

ERIC L. ADAMS
Mayor

DAWN M. PINNOCK
Commissioner, Department of
Citywide Administrative Services

JANAE C. FERREIRA
Editor, The City Record

Published Monday through Friday except legal holidays by the New York City Department of Citywide Administrative Services under Authority of Section 1066 of the New York City Charter.

Subscription \$500 yearly, \$4.00 daily (\$5.00 by mail).

Periodicals Postage Paid at New York, NY

POSTMASTER: Send address changes to The City Record, 1 Centre Street, 17th Floor, New York, NY 10007-1602

Editorial Office/Subscription Changes: The City Record, 1 Centre Street, 17th Floor, New York, NY 10007-1602, (212) 386-0055, cityrecord@dcas.nyc.gov

Visit The City Record Online (CROL) at www.nyc.gov/cityrecord for a searchable database of all notices published in The City Record.

PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - QUEENS

■ PUBLIC HEARINGS

In accordance with Section 241 of the New York City Charter, the Queens Borough Board will hold a hybrid public hearing on the Mayor's Fiscal Year 2025 Preliminary Expense and Capital Budgets on **Monday, January 29** and **Tuesday, January 30, 2024** beginning at 10:00 A.M. We look forward to hearing your comments on the Mayor's

Fiscal Year 2025 Preliminary Budget. This input will be used to develop the Queens Borough Board Budget Priorities for Fiscal Year 2025. All Expense and Capital requests for funding should be presented at the hearing. However, if you are applying for Capital funding and represent a Not for Profit (501c3), please review the guidelines and complete the application that is published on our website (<http://queensbp.org/budget/>) by **Thursday, February 22nd at 5:00 P.M.**

The hearing will be held via Zoom and in Room 200 in Queens Borough Hall at 120-55 Queens Boulevard, Kew Gardens, NY 11424. Please be prepared to submit fifteen (15) written copies of your testimony if you are attending in person and are unable to send prior to the hearing.

To register for speaking time on January 29th or January 30th visit our website squeensb.org/budget <https://queensbp.org/budget/> or call 1-718- 286-2615 between the hours of 10:00 A.M. and 5:00 P.M. **THE DEADLINE TO REGISTER IS WEDNESDAY, JANUARY 24 at 5:00 P.M.** Times will be allotted to those testifying in the order in which they registered. **THERE IS A MAXIMUM OF 4 MINUTES FOR COMMUNITY BOARDS, 6 MINUTES FOR CITY AGENCIES, AND 2 MINUTES FOR NOT FOR PROFITS ON SPEAKING TIME.** Speakers who do not register by the deadline will be added to the end of schedule on a first come, first serve basis.

If you are not able to attend the hearing, submit your testimony via e-mail to budget@queensbp.org

NOTE: Individuals requesting special accommodations should contact the Borough President's Office to (718) 286-2615 or by email to budget@queensbp.org no later than FIVE BUSINESS DAYS PRIOR TO JANUARY 30, 2024.

Accessibility questions: budget@queensbp.org, by: Tuesday, January 23, 2024, 12:00 P.M.



CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person at 250 Broadway, 16th Floor, New York, NY 10007, on the following matters commencing at 11:00 A.M. on January 23, 2024. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

WHITESTONE LANES REZONING
QUEENS CB - 7 **C 230091 ZMQ**

Application submitted by Mar Mar Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by the southeasterly service road of the Whitestone Expressway, Linden Place, a line 240 feet northerly of 31st Road, a line 60 feet easterly of Farrington Street, 31st Road, and Farrington Street and its northerly centerline prolongation, subject to the conditions of CEQR Declaration E-719.

WHITESTONE LANES REZONING
QUEENS CB - 7 **N 230092 ZRQ**

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

The proposed text amendment may be seen in the City Planning Calendar of November 29, 2023 (Cal. No. 18) and the Department of City Planning web site (www.nyc.gov/planning).

2226 THIRD AVENUE
MANHATTAN CB - 11 **C 230344 ZMM**

Application submitted by REEC Third Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b:

- changing from an R7B District to a C4-6 District property bounded by a line 75 feet southerly of East 122nd Street, a line 100 feet westerly of Third Avenue, East 121st Street, and a line 150 feet westerly of Third Avenue;
- establishing a Special East Harlem Corridors District (EHC) bounded by a line 75 feet southerly of East 122nd Street, a line 100 feet westerly of Third Avenue, East 121st Street and a line 150 feet westerly of Third Avenue;

subject to the conditions of CEQR Declaration E-713.

2226 THIRD AVENUE
MANHATTAN CB - 11 **N 230345 ZRM**

Application submitted by REEC Third Ave LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying regulations for floor area and loading in Article XIII, Chapter 8 (Special East Harlem Corridors District) and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the City Planning Calendar of November 29, 2023 (Cal. No. 15) and the Department of City Planning web site (www.nyc.gov/planning).

2226 THIRD AVENUE
MANHATTAN CB - 11 **N 230346 ZSM**

Application submitted by REEC Third Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 138-42* of the Zoning Resolution to allow a reduction in the number of required loading berths from three to one loading berth, in connection with a proposed commercial building on property located at 2226 Third Avenue (Block 1770, Lot 36), in a C4-6 District, within the Special East Harlem Corridors District (EHC).

962 PACIFIC STREET REZONING
BROOKLYN CB - 8 **C 230157 ZMK**

Application submitted by 962 Pacific St, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

- changing from an M1-1 District to an M1-4/R7A District property bounded by Pacific Street, a line 440 feet northwesterly of Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 100 feet southeasterly of Grand Avenue; and
- establishing a Special Mixed-Use District (MX-20) bounded by Pacific Street, a line 440 feet northwesterly of Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 100 feet southeasterly of Grand Avenue,

subject to the conditions of CEQR Declaration E-724.

962 PACIFIC STREET REZONING
BROOKLYN CB - 8 **C 230158 ZRK**

Application submitted by 962 Pacific St, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the City Planning Calendar of November 15, 2023 (Cal. No. 10) and the Department of City Planning web site (www.nyc.gov/planning).

962 PACIFIC STREET REZONING
BROOKLYN CB - 8 **C 230159 ZSK**

Application submitted by 962 Pacific St, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow the waiver of all required accessory off-street parking spaces for dwelling units in a development within the Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 962 Pacific Street (Block 1133, Lot 13) in M1-4/R7A* District, within the a Special Mixed Use District (MX-20).

166-11 91ST AVENUE SPECIAL PERMIT
QUEENS CB - 12 **C 230262 ZSQ**

Application submitted by Amar 16611 91st, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 115-60 of the Zoning Resolution to modify the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), in connection with a proposed mixed-use building on property located at 166-11 91st Avenue (Block 9796, Lot 47), in a C4-5X District, within the Special Downtown Jamaica District.

166-11 91ST AVENUE SPECIAL PERMIT
QUEENS CB - 12 **N 230263 ZRQ**

Application submitted by Amar 16611 91st, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area

The proposed text amendment may be seen in the City Planning Calendar of November 15, 2023 (Cal. No. 6) and the Department of City Planning web site (www.nyc.gov/planning).

230 KENT AVENUE REZONING
BROOKLYN CB - 1 **C 230289 ZMK**

Application submitted by Kent Riverview LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c:

- changing from an M1-4 District to an M1-4/R7X District property bounded by Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street; and
- establishing a Special Mixed Use District bounded by Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street;

subject to the conditions of CEQR Declaration E-723.

230 KENT AVENUE REZONING
BROOKLYN CB - 1 **N 230288 ZRK**

Application submitted by Kent Riverview LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the City Planning Calendar of November 15, 2023 (Cal. No. 8) and the Department of City Planning web site (www.nyc.gov/planning).

For questions about accessibility and requests for additional accommodations, please contact swerts@council.nyc.gov or nbenjamin@council.nyc.gov or (212) 788-6936 at least three (3) business days before the hearing.

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Thursday, January 18, 2024, 3:00 P.M.



j17-23

CITY PLANNING COMMISSION

PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, January 24, 2024, regarding the calendar items listed below.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/461664/1

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

877 853 5247 US Toll-free
888 788 0099 US Toll-free
253 215 8782 US Toll Number
213 338 8477 US Toll Number

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

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

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

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

CITYWIDE No. 1

CITY OF YES FOR ECONOMIC OPPORTUNITY

CITYWIDE N 240110 ZRY

IN THE MATTER OF an application submitted by the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying multiple ZR Sections to support economic growth and resiliency by providing businesses with additional zoning flexibility to locate and expand.

The proposed text amendment may be seen at the Zoning Application Portal: https://zap.planning.nyc.gov/projects/2023Y0405. Select the "Public Documents" dropdown menu, and then select the Docket.

CITYWIDE No. 2

City of Yes for Economic Opportunity - Manufacturing Districts CITYWIDE N 240111 ZRY

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying multiple Sections to add new Manufacturing District options.

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

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

ARTICLE I GENERAL PROVISIONS

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

* * *

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

* * *

11-12 Establishment of Districts

* * *

11-122 Districts established

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

* * *

Manufacturing Districts

- M1-1 Light Manufacturing District (High Performance)
M1-1A Light Manufacturing District (High Performance)
M1-1D Light Manufacturing District (High Performance)
M1-2 Light Manufacturing District (High Performance)
M1-2A Light Manufacturing District (High Performance)
M1-2D Light Manufacturing District (High Performance)
M1-3 Light Manufacturing District (High Performance)
M1-3A Light Manufacturing District (High Performance)
M1-3D Light Manufacturing District (High Performance)
M1-4 Light Manufacturing District (High Performance)
M1-4A Light Manufacturing District (High Performance)
M1-4D Light Manufacturing District (High Performance)
M1-5 Light Manufacturing District (High Performance)
M1-5A Light Manufacturing District (High Performance)
M1-5B Light Manufacturing District (High Performance)
M1-5D Light Manufacturing District (High Performance)
M1-5M Light Manufacturing District (High Performance)
M1-6 Light Manufacturing District (High Performance)
M1-6A Light Manufacturing District (High Performance)
M1-6D Light Manufacturing District (High Performance)
M1-6M Light Manufacturing District (High Performance)
M1-7A Light Manufacturing District (High Performance)
M1-8A Light Manufacturing District (High Performance)
M1-9A Light Manufacturing District (High Performance)
M2-1 Medium Manufacturing District (Medium Performance)
M2-1A Medium Manufacturing District (Medium Performance)
M2-2 Medium Manufacturing District (Medium Performance)
M2-2A Medium Manufacturing District (Medium Performance)
M2-3 Medium Manufacturing District (Medium Performance)
M2-3A Medium Manufacturing District (Medium Performance)
M2-4 Medium Manufacturing District (Medium Performance)
M2-4A Medium Manufacturing District (Medium Performance)
M3-1 Heavy Manufacturing District (Low Performance)
M3-1A Heavy Manufacturing District (Low Performance)
M3-2 Heavy Manufacturing District (Low Performance)
M3-2A Heavy Manufacturing District (Low Performance)

* * *

ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

Chapter 1 Statement of Legislative Intent

41-00 GENERAL PURPOSES OF MANUFACTURING DISTRICTS

The Manufacturing Districts established in this Resolution are designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (a) To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of manufacturing and related activities, with due allowance for the need for a choice of sites.
(b) To provide, as far as possible, that such space will be available for use for manufacturing and related activities, and to protect

residences by separating them from manufacturing activities and by generally prohibiting the use of such space for new residential development.

- (c) To encourage manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this Resolution restricts the emission of such nuisances, without regard to the industrial products and processes involved.
- (d) To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of manufacturing and related activities, by restricting those manufacturing activities which involve danger of fire, explosions, toxic and noxious matter, radiation and other hazards, or create offensive noise, vibration, smoke and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, to those limited areas which are appropriate therefor.
- (e) To protect manufacturing and related development against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by providing space off public streets for parking and loading facilities associated with such activities.
- (f) To protect the character of certain designated areas of historic and architectural interest, where the scale of building development is important, by limitations on the height of buildings.
- (g) To protect light manufacturing and to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing and controlled residential uses to co-exist where such uses are deemed compatible.
- (h) To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of manufacturing and related development, to strengthen the economic base of the City, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the City's tax revenues.

41-10 PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS

41-11 M1 Light Manufacturing Districts (High Performance)

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

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

41-12 M2 Medium Manufacturing Districts (Medium Performance)

[UPDATING TO REFLECT NEW M2A DISTRICTS AND EXISTING ALLOWANCES IN OTHER DISTRICTS]

These districts are designed for manufacturing and related activities which can meet a medium level of performance standards. Enclosure of such activities is not normally required except in areas along the boundary of a Residence District. No new residences or community facilities are permitted.

41-13 M3 Heavy Manufacturing Districts (Low Performance)

These districts are designed to accommodate the essential heavy industrial uses which involve more objectionable influences and hazards, and which, therefore, cannot reasonably be expected to conform to those performance standards which are appropriate for most other types of industrial development. No new residences or community facilities are permitted.

* * *

ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

Chapter 2 Use Regulations

42-00 GENERAL PROVISIONS

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARRALLEL TEXT AMENDMENT]

In order to carry out the purposes and provisions of this Resolution, the #uses# within #buildings or other structures# as well as the open #uses# of #zoning lots#, or portions thereof, have been classified and combined into ten separate Use Groups with similar characteristics. Use Groups 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, are permitted in #Manufacturing Districts# subject to the provisions of the following Sections:

- (a) Sections 42-11 through 42-20 establish general #use# allowances in Use Groups 1 through 10, including each #use# listed separately therein, by #Manufacturing District#, and additional provisions for certain #uses# where applicable.
- (b) Section 42-30 (SPECIAL PROVISIONS APPLICABLE TO CERTAIN DISTRICTS) sets forth special provisions applicable to the following #Manufacturing Districts#:
 - (1) M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, as set forth in Section 42- 31 (Residential uses in M1-1D through M1-5D Districts);
 - (2) M1-6D Districts, as set forth in Section 42-32 (Use regulations in M1-6D Districts);
 - (3) M1-5M and M1-6M Districts, as set forth in Section 42-33 (Use regulations in M1-5M and M1-6M Districts);
 - (4) M1-1, M1-5 and M1-6 Districts in certain areas, as set forth in Section 42-34 (Use regulations in certain M1-1, M1-5 and M1-6 Districts); and
 - (5) M1-5B Districts, as set forth in Section 42-35 (Use regulations in M1-5B Districts)-; and
 - (6) #Manufacturing Districts# with an A suffix, as set forth in Section 42-36 (Use regulations in A suffix districts).

* * *

42-36 Use Regulations in Manufacturing Districts with an A Suffix

42-36.1 General use modifications

In M1 and M2 Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

- (a) In M1 Districts with an A suffix:
 - (1) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
 - (2) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted;
 - (3) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.
- (b) In M2 Districts with an A suffix, the #use# regulations for an M1 District with an A suffix shall apply, inclusive of performance standards, supplementary use regulations, and #sign# regulations.

* * *

ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

Chapter 3 Bulk Regulations

43-00 APPLICABILITY AND GENERAL PROVISIONS

* * *

43-10 FLOOR AREA REGULATIONS

* * *

43-12 Maximum Floor Area Ratio

M1 M2 M3

In all districts, as indicated, for any #zoning lot#, the maximum #floor

area ratio# shall not exceed the #floor area ratio# set forth in the following table, except as otherwise provided in the following Sections:

- Section 43-121 (Expansion of existing manufacturing buildings)
- Section 43-122 (Maximum floor area ratio for community facilities)
- Section 43-13 (Floor Area Bonus for Public Plazas) (Floor Area in Manufacturing Districts With an A Suffix)
- Section 43-14 (Floor Area Bonus for Public Plazas and Arcades)
- Section 43-15 (Existing Public Amenities for which Floor Area Bonuses Have Been Received)
- Section 43-16 (Special Provisions for Zoning Lots Divided by District Boundaries)
- Section 43-61 (Bulk Regulations for Residential Uses in M1-1D Through M1-5D Districts)
- Section 43-62 (Bulk Regulations in M1-6D Districts)

* * *

43-13
Floor Area Bonus for Public Plazas
Floor Area in Manufacturing Districts With an A Suffix
M1-6

[MOVING EXISTING TEXT TO SECTION 43-14]

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

[NEW PROVISIONS, PER PROPOSAL]

43-131
Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS), except where explicitly stated otherwise in individual provisions in this Chapter.

Qualifying uses

“Qualifying uses” shall include certain #commercial# and #manufacturing uses# eligible for higher permitted #floor area ratio# in M2 and M3 Districts with an A suffix.

In M2 Districts with an A suffix such #uses# shall include #referenced commercial and manufacturing uses#.

In M3 Districts with an A suffix, such #uses# shall include #qualifying uses# in M2 Districts with an A suffix, as well as the following:

- From Use Group 4B and 4C
 - utility infrastructure #uses#
 - renewable energy and green infrastructure #uses#

- From Use Group 9
 - all #uses#, other than #self-service storage facilities#.

43-132
Floor area regulations in M1 Districts with an A suffix

In M1 Districts with an A suffix, the maximum #floor area ratio# for all permitted #uses# shall be as set forth in the following table.

Districts	Maximum Permitted #Floor Area Ratio#
M1-1A	2.00
M1-2A	3.00
M1-3A	4.00
M1-4A	5.00
M1-5A	6.50
M1-6A	8.00

M1-7A	10.00
M1-8A	12.00
M1-9A	15.00

43-132
Floor area regulations in M2 or M3 Districts with an A suffix

In M2 and M3 Districts with an A suffix, the maximum #floor area ratio# for #qualifying uses#, and for all other all permitted #uses# shall be as set forth in the respective columns of the following tables.

Districts	Maximum Permitted #Floor Area Ratio# for #qualifying uses#	Maximum Permitted #Floor Area Ratio# for other #uses#
M2-1A	2.00	1.50
M2-2A	3.00	2.50
M2-3A	4.00	3.25
M2-4A	5.00	4.25
M3-1A	2.00	1.00
M3-2A	3.00	1.00

43-14
Floor Area Bonus for Public Plazas and Arcades

M1-6 M1-7A M1-8A M1-9A

[MOVING EXISTING TEXT FROM SECTION 43-13. COMBINING WITH EXISTING TEXT]

(a) **Public Plazas**

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

(b) **Arcades**

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

* * *

43-20
YARD REGULATIONS

* * *

43-21
Definitions

Words in italics are defined in Section 12-10 or, if applicable exclusively to this Section, in this Section.

* * *

43-23
Permitted Obstructions in Required Yards or Rear Yard Equivalents

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

In all #Manufacturing Districts#, the obstructions set forth in Section 23-441 (General permitted obstruction allowances), as well as the following obstructions, shall be permitted within a required #yard# or #rear yard equivalent#:

- (a) In any #yard# or #rear yard equivalent#:
 - * * *
- (b) In any #rear yard# or #rear yard equivalent#:
 - (1) Any #building# or portion of a #building# used for any permitted #use#, except that any portion of a #building# containing rooms used for living or sleeping purposes (other than a room in a hospital used for the care and treatment of

patients, or #joint living-work quarters for artists#) shall not be a permitted obstruction, and provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#. However, in M Districts with an A suffix, the height of such obstruction shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#. In addition, in all districts, decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, shall be permitted upon such #building#, or portion thereof, pursuant to Section 43-42 (Permitted Obstructions).

* * *

**43-26
Minimum Required Rear Yards**

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# except as otherwise provided in Sections 43-27 (Special Provisions for Shallow Interior Lots), 43-28 (Special Provisions for Through Lots) or 43-31 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 43-261 (Beyond one hundred feet of a street line).

For districts with an A suffix, the provisions of Section 43-262 shall apply. However, such provisions shall be modified by the provisions of 43-27 (Special Provisions for Shallow Interior Lots), 43-28 or 43-31.

* * *

**43-262
Minimum rear yards for Manufacturing Districts with an A suffix**

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

REQUIRED DEPTH OF REAR YARD

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

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

**43-27
Special Provisions for Shallow Interior Lots**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, if an #interior lot#:

(a)(1) was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit; and

(b)(2) is less than 70 feet deep;

the depth of a required #rear yard# for such #interior lot# may be reduced by one foot for each two feet by which the maximum depth of a #zoning lot# is less than 70 feet. No #rear yard# is required on any #interior lot# with a maximum depth of less than 50 feet.

(b) For districts with an A suffix

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

**43-28
Special Provisions for Through Lots**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, no #rear yard# regulations shall apply on any #through lot# which extends less than 110 feet in maximum #lot depth# from #street# to #street#. However, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided, except that in the case of a #zoning lot# occupying an entire #block#, no #rear yard# or #rear yard equivalent# shall be required:

- (a)(1) an open area with a minimum #lot depth# of 40 feet midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts;
- (b)(2) two open areas, each adjoining and extending along the full length of the #street line#, and each with a minimum depth of 20 feet measured from such #street line#; or
- (c)(3) an open area adjoining and extending along the full length of each #side lot line#, with a minimum width of 20 feet measured from each such #side lot line#.

Any such #rear yard equivalent# shall be unobstructed from its lowest level to the sky, except as provided in Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

(b) For districts with an A suffix

For districts with an A suffix, no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

* * *

**43-30
SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES**

M1 M2 M3

In all districts, as indicated, open areas shall be provided in accordance with the provisions of this Section along the boundaries of #Residence Districts#, except where such district boundaries are also the boundaries of railroad rights-of-way or cemeteries.

* * *

**43-302
Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, along such portion of the #rear lot line# of a #zoning lot# in a #Manufacturing District# which coincides with a #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level# and at least 30 feet in depth shall be provided within the #Manufacturing District#. Such an open area shall not be used for storage or processing of any kind.

(b) For districts with an A suffix

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

**43-303
Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, along such portion of a #side lot line# of a #zoning lot# in a #Manufacturing District# which coincides with a #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level# and at least 15 feet wide shall be provided within the #Manufacturing District#. Such open area shall not be used for #accessory# off-street loading or for storage or processing of any kind.

(b) For districts with an A suffix

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

* * *

43-40 HEIGHT AND SETBACK REGULATIONS

* * *

43-42 Permitted Obstructions

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

In all #Manufacturing Districts#, the obstructions set forth in Section 23-621 (General permitted obstruction allowances), as well as the following obstructions, shall be permitted to penetrate a maximum height limit or a #sky exposure plane# set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), 43-46 (Height and Setback Provisions for Districts with an A suffix) or 43-49 (Limited Height Districts).

* * *

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

M1 M2 M3

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

* * *

43-44 Alternate Front Setbacks

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, if an open area is provided along the full length of the #front lot line# with the minimum depth set forth in the following table, the provisions of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the #front lot line#. However, in such instances, except as otherwise provided in this Section or in Sections 43-42 (Permitted Obstructions) or 43-45 (Tower Regulations), no #building or other structure# shall penetrate the alternate #sky exposure plane# set forth in the table in this Section. The #sky exposure plane# shall be measured from a point above the #street line#.

In an M1-6 District, if the open area provided under the terms of this Section is a #public plaza#, such open area may be counted toward the bonus provided for a #public plaza#, pursuant to Section 43-13 (Floor Area Bonus for Public Plazas) 43-14 (Floor Area Bonus for Public Plazas and Arcades).

* * *

43-45 Tower Regulations

M1-3 M1-4 M1-5 M1-6

In the districts indicated, other than districts with an A suffix, any #building# or #buildings#, or portion thereof, which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots), may penetrate an established #sky exposure plane#. (Such #building# or portion thereof is hereinafter referred to as a tower.) At any given level, such tower may occupy any portion of the #zoning lot# not located less than 15 feet from the #street line# of a #narrow street#, or less than 10 feet from the #street line# of a #wide street#, provided that the aggregate area so occupied within 50 feet of a #narrow street# shall not exceed 1,875 square feet and the aggregate area so occupied within 40 feet of a #wide street# shall not exceed 1,600 square feet.

* * *

43-46 Special Provisions for Zoning Lots Directly Adjoining Public Parks

Height and Setback Provisions for Districts with an A suffix

M1 M2 M3

[RELOCATING TO SECTION 43-47]

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the height and setback regulations as set forth in Section 43-43 (Maximum Height of Front Wall and Required Front 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.

For M Districts with an A suffix, the height of a #building or other structure# shall not exceed the maximum base heights or maximum #building# height set forth in paragraph (a) of this Section. A setback is required for all portions or #buildings or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b). In districts without a maximum height limit, the tower provisions set forth in paragraph (c) shall apply.

(a) Maximum base heights and maximum #building# heights

The table below sets forth the maximum base heights and maximum #building or other structure# heights.

MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT

Table with 3 columns: District, Maximum Base Height (in feet), Maximum Height of #Buildings or other Structures# (in feet). Rows include M1-1A M2-1A M3-1A, M1-2A M2-2A M3-2A, M1-3A M2-3A, M1-4A M2-4A, M1-5A, M1-6A, M1-7A, M1-8A M1-9A.

In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum building heights established in such table by 25 percent.

(b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:

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

(c) Towers

For #buildings# in M1-8A and M1-9A Districts, no maximum height limit shall apply. However, any portion of a #building# above a height of 350 feet shall have a maximum #lot coverage# of 50 percent of the #lot area# of the #zoning lot#.

43-47 Modification of Height and Setback Regulations

[RELOCATING FROM SECTION 43-46]

(a) For #zoning lots# adjoining #public parks#

M1 M2 M3

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the height and setback regulations as set forth in Section 43-43 (Maximum Height of Front Wall and Required Front 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) For #zoning lots# containing certain #community facility uses#

M1

In the district indicated, for certain #community facility# #uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 43- 41 to 43-45, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

* * *

ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

Chapter 4 Accessory Off-Street Parking and Loading Regulations

44-00 GENERAL PURPOSES AND DEFINITIONS

* * *

44-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES

44-21 General Provisions

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

M1 M2 M3

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #development# after December 15, 1961, for the #manufacturing#, #commercial# or #community facility# #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

After December 15, 1961, if an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table in this Section, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth in the table.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

For those #uses# for which rated capacity is specified as the unit of measurement, the Commissioner of Buildings shall determine the rated capacity as the number of persons which may be accommodated by such #uses#.

The requirements of this Section shall be waived in the following situations:

- (a) when, as the result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number);
(b) when the Commissioner of Buildings has certified, in

accordance with the provisions of Section 44-24 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section 44-43 (Location of Access to the Street);

- (c) for houses of worship, in accordance with the provisions of Section 44-25 (Waiver for Locally Oriented Houses of Worship).

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Parking Requirement Categories (PRC) based on how requirements are measured. The specific designations for #uses# are set forth in the Use Group tables.

Table with 2 columns: Parking Requirement Category and Type of Requirement. Categories include PRC - A through PRC - G with corresponding measurement types like square feet of floor area, person-rated capacity, etc.

REQUIRED OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES

Table with 9 columns: Parking Requirement Category, PRC - A (A1-A4), PRC - B (B1-B3), and C. Rows include M1-1 M1-2, M1-3 M2-1, M2-2 M3-1, M1, M2, M3, M1-4 M1-5, M1-6 M2-3, M2-4 M3-2.

- 1 For ambulatory diagnostic or treatment facilities listed in Use Group 3B, #cellar# space, except #cellar# space used for storage shall be included to determine parking requirements.
2 Parking requirements for #uses# in PRC-A3 may be reduced by permit of the Board of Standards and appeals in accordance with the provisions of Section 73-44.
3 In the case of golf driving ranges, the requirements in this table apply only to that portion of the range used for tees.
4 In the case of outdoor skateboard parks, in M3-1 Districts, the requirements of this table apply only to that portion used as skating runs and #accessory# #buildings#. The #floor area# of #accessory# #buildings# shall be considered #lot area# for the purpose of these requirements.

Parking Requirement Category	PRC - D		PRC - E			PRC - F	
	D1	D2	E1	E2	E3	F1	F2
Unit of Measurement	per square feet of #floor area# or per employees ⁵		per bed			per guest room or suites	
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	1 per 1,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 2,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 5 ⁶	n/a	n/a	1 per 1	1 per 8
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix within the #expanded transit zone#</u>	None required	None required	1 per 10 ⁶				None required

⁵ For predominantly open storage of miscellaneous #uses# or predominantly open #manufacturing# #uses#, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements.

⁶ Parking requirements for #uses# in PRC-E1 are in addition to area utilized for ambulance parking.

Parking Requirement Category	PRC - G						
	Agricultural #uses#	Outdoor racket courts	Outdoor skating rinks	Seminaries	# Schools #	Houses of worship	Museums or non-commercial art galleries
Unit of Measurement	per square feet of #lot area# used for selling purposes	per court	per square feet of #lot area#	per square feet of #floor area# used for classrooms, laboratories, student centers or offices	per square feet of #floor area#	per persons-rated capacity	per square feet of #floor area#
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	1 per 1,000	1 per 2	1 per 800	1 per 1,000		1 per 15	None required
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix within the #expanded transit zone#</u>	None required	None required	None required	None required		None required	None required

Parking Requirement Category	PRC - G (continued)							
	Court houses	Fire or Police stations	Prisons	Docks	Camps, overnight and day	Post Offices	Funeral Establishments	Riding academies or stables
Unit of Measurement	per square feet of #floor area#	per square feet of #floor area#	per beds-rated capacity	see Section 62-43	per square feet of #lot area# or per employees	per square feet of #floor area#	per square feet of #floor area#	per square feet of #floor area#
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	1 per 600		1 per 10			1 per 1,200	1 per 400	
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix <u>M1, M2 M3 Districts with an A Suffix within the #expanded transit zone#</u>	None required	None required	None required	see Section 62-43	1 per 2,000 or 1 per 3	None required	None required	None required

* * *

44-50 OFF-STREET LOADING REGULATIONS

* * *

44-52 Required Accessory Off-street Loading Berths

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARRALLEL TEXT AMENDMENT]

M1 M2 M3

In all districts, as indicated, #accessory# off-street loading berths, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section and under rules and regulations promulgated by the Commissioner of Buildings, for all #development# after December 15, 1961, for the #community facility#, #commercial# or #manufacturing# #uses# listed in the table, as a condition precedent to the #use# of such #development#.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

Whenever any #use# specified in the table is located on an open lot, the requirements set forth in the table for #floor area# shall apply to the #lot area# used for such #use#.

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Loading Requirement Categories (LRC).

Loading Requirement Category	#Use# or Use Group
LRC – A	Use Groups 9 and 10
LRC – B	Use Groups 6 and 8
LRC – C	Use Groups 5 and 7; court houses
LRC – D	Hospitals and related facilities; prisons
LRC – E	Funeral establishments

REQUIRED OFF-STREET LOADING BERTHS FOR DEVELOPMENTS OR ENLARGEMENTS

Loading Requirement Category	Districts	
	M1-1 M1-2 M1-4 M2-1 M2-3 M3-1 M3-2 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	M1-3 M1-5 M1-6 M2-2 M2-4 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix within the #expanded transit zone#</u>
LRC-A	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1 Next 15,000 sq. ft. : 1 Next 20,000 sq. ft. : 1 Each additional 80,000 sq. ft. : 1	First 15,000 sq. ft. : None Next 25,000 sq. ft. : 1 Next 40,000 sq. ft. : 1 Each additional 80,000 sq. ft. : 1
LRC-B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1 Next 15,000 sq. ft. : 1 Next 20,000 sq. ft. : 1 Next 40,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1	First 25,000 sq. ft. : None Next 15,000 sq. ft. : 1 Next 60,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1
LRC-C	First 25,000 sq. ft. : None Next 75,000 sq. ft. : 1 Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1	First 100,000 sq. ft. : None Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1
LRC-D ¹	First 10,000 sq. ft. : None Next 290,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1	
LRC E	First 10,000 sq. ft. : None Next 20,000 sq. ft. : 1 Any additional amount : 1	

¹ Requirements in this table are in addition to area utilized for ambulance parking

* * *

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2
Special Regulations Applying in the Waterfront Area

* * *

62-10
GENERAL PROVISIONS

* * *

62-30
SPECIAL BULK REGULATIONS

* * *

62-341
Developments on land and platforms

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the #shoreline# of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-342 and 62-343.

* * *

(e) C7 Districts and Manufacturing Districts with an A suffix

In the districts indicated, the height and setback regulations of Section 33-46 (Height and Setback Provisions for C7 Districts) shall apply.

62-343

Developments on floating structures

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

* * *

HEIGHT LIMITS FOR FLOATING STRUCTURES

#Residential District#	#Commercial District#	#Manufacturing District#	Column A	Column B
			Maximum Structure Height	Maximum Height of Repurposed Vessels
R1 thru R5	C1 or C2 mapped in R1 thru R5	-	23 ft.	40 ft.
R6	C1 or C2 mapped in R6	M1-1 M1-2 M1-4	40 ft.	60 ft.
	C4-1 C7-1 C7-2 C8-1 C8-2 C8-3	<u>M1-1A M1-2A</u> <u>M2-1 M2-3</u> <u>M2-1A M2-2A</u>		
		M3-1 M3-2		
R7 R8	C1 or C2 mapped in R7 or R8	M1-3 M1-5	50 ft.	70 ft.
	C1-6 C1-7 C2-6 C4-2 C4-3 C4-4 C4-5	<u>M1-3A M1-4A</u> <u>M2-2 M2-4</u> <u>M2-3A M2-4A</u>		
	C6-1 C6-2 C7-3 C7-4			
	C8-4			
R9 R10	C1 or C2 mapped in R9 or R10	M1-6	60 ft.	150 ft.
	C1-8 C1-9	<u>M1-5A M1-6A</u> <u>M1-7A M1-8A</u> <u>M1-9A</u>		
	C2-7 C2-8 C4-6 C4-7			
	C5			
	C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9			
	C7-5 C7-6 C7-7 C7-8 C7-9			

* * *

one #story#, whichever is less.

However, for #zoning lots# with an #easement volume# serving an #above-grade mass transit station# in R7 through R10 Districts, #Commercial Districts# mapped within or with a #residential# equivalent of such districts, C7 Districts, M1 Districts paired with R7 through R10 Districts, and M1-6 Districts, and #Manufacturing Districts# with an A suffix, the maximum #building# height shall be increased by 20 feet or two #stories#, whichever is less.

* * *

66-24 Special Regulations for Accessory Off-Street Parking

[APPLYING PARKING WAIVER PROVISIONS TO NEW M DISTRICTS]

Where an #easement volume# is provided, the underlying parking regulations of this Resolution shall be modified in accordance with the provisions of this Section.

* * *

(b) Special waiver of requirements for small #zoning lots#

For #zoning lots# with a #lot area# of 10,000 or 15,000 square feet or less, as applicable, requirements for #accessory# off-street parking spaces are waived pursuant to the following table:

Table with 2 columns: District, Lot Area (in square feet). Rows include R5 R5D, C1-1 C2-1 C3 C4-1 C1-2 C2-2 C4-2 C8-1 C1-3 C2-3 C4-2A C4-3 C8-2, M1-1 M1-2 M1-3 M2-1 M2-2 M3-1, R6 R7 R8 R9 R10, C1-4 C2-4 C4-4 C4-5D C8-3, C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C7 C8-4, M1-4 M1-5 M1-6 M2-3 M2-4 M3-2, #Manufacturing Districts# with an A suffix.

* * *

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Mixed Use District

123-00 GENERAL PURPOSES

* * *

123-60 SPECIAL BULK REGULATIONS

* * *

123-66 Height and Setback Regulations

[SPECIAL RULES TO ALLOW DISTRICTS WITH A HIGH M1A FAR A DIFFERENT ENVELOPE]

The height of all #buildings or other structures# in #Special Mixed Use Districts# shall be measured from the #base plane#.

In #Special Mixed Use Districts# where the designated #Residence District# is an R3, R4 or R5 District, the provisions of Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations) shall apply. On #waterfront blocks#, as defined in Section 62-11, where the designated #Residence District# is R3, R4 or R5, the height and setback regulations of Section 62-34, inclusive, shall apply to #buildings and other structures#, except that for #mixed use buildings#, the height and setback regulations set forth in Section 123-661 shall apply.

In #Special Mixed Use Districts# where the designated #Residence District# is an R6 through R10 District, the provisions of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations) shall apply. However, in certain

zoning districts in certain #Special Mixed Use Districts#, such provisions are modified by the special rules of Section 123-663 (Special rules for certain districts in certain Special Mixed Use Districts).

However, for M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights between the applicable #Manufacturing District# regulations set forth in Section 43-46, or the applicable #Residence District# regulations set forth in this Section, inclusive, depending on the particular M1 District and #Residence District# pairing.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

* * *

BOROUGH OF BROOKLYN

Nos. 3 - 6

341 10th STREET REZONING AND LSGD SPECIAL PERMITS No. 3

CD 6 C 230337 ZMK IN THE MATTER OF an application submitted by Stellar 341 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

- 1. changing from an existing R6A District to an R7-3 District property bounded by 9th Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet southeasterly of 4th Avenue, a line 100 feet northeasterly of 10th Street, and a line 345 feet northwesterly of 5th Avenue;
2. changing from an R6B District to an R7-3 District property bounded by a line midway between 9th Street and 10th Street, a line 100 feet northwesterly of 5th Avenue, 10th Street, and a line 100 feet southeasterly of 4th Avenue; and
3. establishing within the proposed R7-3 District a C2-4 District bounded by 9th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 10th Street, and a line 345 feet northwesterly of 5th Avenue;

as shown on a diagram (for illustrative purposes only) dated October 2, 2023, and subject to the conditions of CEQR Declaration E-730.

No. 4

CD 6 N 230338 ZRK IN THE MATTER OF an application submitted by Stellar 341 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and related Sections, and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 1 Statement of Legislative Intent

* * *

21-10 PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

* * *

21-15 R3-2, R4, R4B, R5, R6, R7, R8, R9 and R10 — General Residence Districts

These districts are designed to provide for all types of residential buildings, in order to permit a broad range of housing types, with appropriate standards for each district on density, open space, and spacing of buildings. However, R4B Districts are limited to single- or two-family dwellings, and zero lot line buildings are not permitted in R3-2, R4 (except R4-1 and R4B), and R5 (except R5B) Districts. The various districts are mapped in relation to a desirable future residential density pattern, with emphasis on accessibility to

transportation facilities and to various community facilities, and upon the character of existing development. These districts also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment.

R7-3 and R9-1 Districts may be mapped only as specified in this paragraph. Such districts may be mapped within the waterfront area and in the Special Mixed Use Districts and Mandatory Inclusionary Housing areas. In addition, R7-3 Districts may be mapped in the Special Long Island City Mixed Use District and Special St. George District, and R9-1 Districts may be mapped in Mandatory Inclusionary Housing areas.

Chapter 2 Use Regulations

* * *

Chapter 3 Residential Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

* * *

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to an R7-2 District shall apply to R7-3 Districts, unless otherwise specified.

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, the #conversion# of non-residential# #floor area# to #residences# in #buildings# erected prior to December 15, 1961, or January 1, 1977, as applicable, shall be subject to the provisions of Article I, Chapter 5 (Residential Conversions Within Existing Buildings), unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).

* * *

23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

* * *

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

* * *

23-155 Affordable independent residences for seniors

R6 R7 R8 R9 R10

In the districts indicated, the maximum #floor area ratio# for #affordable independent residences for seniors# utilizing the Quality Housing #bulk# regulations shall be as set forth in the table in this Section.

In R6, R7, R8, R9 or R10 Districts without a letter suffix, the maximum #floor area ratio# and #open space ratio# for #affordable independent residences for seniors# utilizing the basic #bulk# regulations shall be as set forth for #residential uses# in Sections 23-151 (Basic regulations for R6 through R9 Districts) and 23-152 (Basic regulations for R10 Districts), as applicable.

MAXIMUM FLOOR AREA RATIO FOR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS IN QUALITY HOUSING BUILDINGS

Table with 2 columns: District, Maximum #Floor Area Ratio#. Rows include R6 R6A R7B, R6B, R7 R7-1 R7-2 R7A, R7D, R7X R7-3, R8 R8A R8X.

* * *

23-60 HEIGHT AND SETBACK REGULATIONS

* * *

23-66 Height and Setback Requirements for Quality Housing Buildings

* * *

23-664 Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors

R6 R7 R8 R9 R10

* * *

TABLE 2

ALTERNATIVE MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT FOR CERTAIN QUALITY HOUSING BUILDINGS IN NON-CONTEXTUAL DISTRICTS

Table with 4 columns: District, Maximum Base Height (in feet), Maximum Height of #Buildings or other Structures# (in feet), Maximum Number of #Stories#. Rows include R6, R7 R7-1 R7-2, R7-3, R8, R9-1.

23-665 Additional regulations

* * *

Chapter 4 Bulk Regulations for Community Facilities in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of This Chapter

* * *

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapters 9 or 8, respectively.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to an R7-2 District shall apply to R7-3 Districts, unless otherwise specified.

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

* * *

24-013 Special provisions for certain community facility uses

The provisions of this Section shall apply to #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

(a) #Buildings# containing #long-term care facilities#

1. In R1 and R2 Districts

* * *

(3) In R6 through R10 Districts

In R6 through R10 Districts, the #bulk regulations# of Article II, Chapter 3 applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

(i) in R6A Districts or R6 Districts without a letter suffix, the maximum #floor area ratio# for #long-term care facilities#

shall be 3.6;

- (ii) in R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6; and
- (iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply.

In R6 through R10 Districts without letter suffixes, the Commission may permit the #bulk# regulations of this Chapter to apply to such #long-term care facilities# pursuant to the special permit in Section 74-903.

* * *

**Chapter 5
Accessory Off-Street Parking and Loading Regulations**

* * *

**25-00
GENERAL PURPOSES AND DEFINITIONS**

* * *

**25-02
Applicability**

* * *

**25-026
Applicability of regulations in the waterfront area R7-3 Districts**

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2: R7-3 Districts shall be governed by the #accessory# off-street parking regulations of an R7-2 District.

* * *

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

* * *

**Chapter 3
Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts**

**33-00
APPLICABILITY, DEFINITIONS AND GENERAL PROVISIONS**

**33-01
Applicability of This Chapter**

* * *

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to C1 or C2 Districts mapped within an R7-2 District shall apply to C1 or C2 Districts mapped within R7-3 Districts, unless otherwise specified.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 33-12, paragraph (c), 33-13, paragraph (b) and 33-15, paragraph (a).

* * *

**33-012
Special provisions for certain community facility uses**

The provisions of this Section shall apply to #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

- (a) #Buildings# containing #long-term care facilities#
 - (1) #Commercial Districts# with a residential equivalent of an R1 or R2 District
- (3) #Commercial Districts# with a residential equivalent of an R6 through R10 District

* * *

In C1 or C2 Districts mapped within R6 through R10 Districts, or in #Commercial Districts# with a residential equivalent of an R6 through R10 District, the #bulk# regulations of Article II, Chapter 3, applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

- (i) in C1 or C2 Districts mapped within R6A Districts or R6 Districts without a letter suffix, or in #Commercial Districts# with a residential equivalent of an R6A

District or an R6 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;

- (ii) in C1 or C2 Districts mapped within R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, or in #Commercial Districts# with a residential equivalent of an R7A District or an R7 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6;
- (iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply;

* * *

**Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

**35-00
APPLICABILITY AND DEFINITIONS**

**35-01
Applicability of this Chapter**

* * *

**35-012
Special provisions for certain community facility uses**

The provisions of this Section shall apply to #zoning lots# with #mixed buildings# containing #long-term care facilities#, or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

- (a) #Buildings# containing #long-term care facilities#
 - (1) #Commercial Districts# with a residential equivalent of an R1 or R2 District
 - (3) #Commercial Districts# with a residential equivalent of an R6 through R10 District

* * *

In C1 or C2 Districts mapped within R6 through R10 Districts, or in #Commercial Districts# with a residential equivalent of an R6 through R10 District, the #bulk# regulations of Article II, Chapter 3, applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

- (i) in C1 or C2 Districts mapped within R6A Districts or R6 Districts without a letter suffix, or in #Commercial Districts# with a residential equivalent of an R6A District or an R6 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;
- (ii) in C1 or C2 Districts mapped within R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, or in #Commercial Districts# with a residential equivalent of an R7A District or an R7 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6;
- (iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply;

* * *

**Chapter 6
Accessory Off-Street Parking and Loading Regulations**

* * *

**36-00
GENERAL PURPOSES AND DEFINITIONS**

* * *

**36-02
Applicability of District Regulations**

* * *

**36-027
Applicability of regulations in the waterfront area R7-3 Districts**

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2:

In #Commercial Districts# where #residential uses# are governed by the #bulk# regulations of R7-3 Districts, the #accessory# off-street parking regulations of R7-2 Districts shall apply to #residential uses#.

36-028

Applicability of regulations in flood zones

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

Brooklyn Community District 6

Map 1 - [date of adoption]

[EXISTING MAP]



- Inclusionary Housing Designated Area
- Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
- Area 2 — 11/23/21 MIH Program Option 1 and Deep Affordability Option
- Area 3 — 12/9/21 MIH Program Option 1 and Deep Affordability Option
- Area 4 — 10/27/22 MIH Program Option 1 and Deep Affordability Option
- Excluded Area

[PROPOSED MAP]



- Inclusionary Housing Designated Area
- Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
- Area 2 — 11/23/21 MIH Program Option 1 and Deep Affordability Option
- Area 3 — 12/9/21 MIH Program Option 1 and Deep Affordability Option
- Area 4 — 10/27/22 MIH Program Option 1 and Deep Affordability Option
- Area # — [date of adoption] MIH Program Option 1, Option 2 and Workforce Option
- Excluded Area

* * *

No. 5

CD 6

C 230339 ZSK

IN THE MATTER OF an application submitted by Stellar 341 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors), and the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and Section 23-532 (Required rear yard equivalents), in connection with a proposed mixed-use development, within a large-scale general development, generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue (Block 1010, Lot 26), within R7-3* and R7-3/C2-4* Districts, and partially within C4-4D and C4-3A Districts.

* Note: The site is proposed to be rezoned by changing from existing R6A and R6B Districts to R7-3 and R7-3/C2-4 Districts under a concurrent related application for a Zoning Map change (C 230337 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020K0477>, or at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

No. 6

CD 6 C 230340 ZSK

IN THE MATTER OF an application submitted by Stellar 341 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to allow the reduction of previously required accessory residential off-street parking spaces from 77 spaces to 39 spaces, and to allow the waiver of the required accessory residential off-street parking spaces, in connection with a proposed mixed-used development seeking bulk modifications, within a large-scale general development in a Transit Zone, generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue (Block 1010, Lot 26), in R7-3* and R7-3/C2-4* Districts, and partially within C4-4D and C4-3A Districts.

* Note: The site is proposed to be rezoned by changing from existing R6A and R6B Districts to R7-3 and R7-3/C2-4 Districts under a concurrent related application for a Zoning Map change (C 230337 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020K0477>, or at 120 Broadway, 31st Floor, New York, NY 10271-0001.

**BOROUGH OF QUEENS
Nos. 8 - 12
WILLETS POINT PHASE II**

CD 7 C 240092 ZSQ

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify:

1. the required parking regulations of Sections 25-23 (Requirements Where Group Parking Facilities are Provided), 25-251 (Income-restricted housing units), 36-21(General Provisions) and 124-50 (OFF-STREET PARKING REGULATIONS);
2. the sign regulations of Sections 32-60 (SIGN REGULATIONS) and 124-15 (Modification of Sign Regulations);
3. the loading requirements of Section 36-62 (Required Accessory Off-Street Loading Berths);
4. the retail continuity regulations of Section 124-14 (Retail Continuity);
5. the height and setback regulations of Section 124-22 (Height and Setback Regulations);
6. the street network requirements of Section 124-30 (Mandatory Improvements);
7. the public open space requirements of Section 124-42 (Types and Standards of Publicly Accessible Open Space);
8. the curb cut requirements of Section 124-53 (Curb Cut Restrictions),

in connection with a proposed mixed-use development on property generally bounded by Northern Boulevard, 27th Street, Willets Point Boulevard**, 126th Lane**, 39th Avenue**, Roosevelt Avenue, and Seaver Way (Block 1833, Lots 117, 120, 130, 135 and 140; Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150; Block 1822, Lot 17; and Block 1820, Lots 1, 6, 9, 18, 34 and 108), within a C4-4 District in the Special Willets Point District.

*Note: A zoning text amendment to modify Section 124-60 is proposed under a concurrent related application N 240093 ZRQ.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City

Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

No. 9

CD 7 C 240094 ZSQ

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41 of the Zoning Resolution to allow an arena with a maximum capacity of 25,000 seats on property generally bounded by Seaver Way, 35th Avenue, 127th Street, Willet Point Boulevard**, and 38th Avenue** (Tax Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Tax Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Tax Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150), in a C4-4 District, within the Special Willets Point District.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 10

CD 7 C 240095 ZSQ

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, on property generally bounded by Seaver Way, 38th Avenue**, and the southeasterly centerline prolongation of Willets Point Boulevard** (Block 1833, Lot 117), in a C4-4 District, within the Special Willets Point District.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 11

CD 7 N 240093 ZRQ

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 4 (Special Willets Point District).

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10 or in Section 124-02;
* * * indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE XII
SPECIAL PURPOSE DISTRICTS**

**Chapter 4
Special Willets Point District**

**124-00
GENERAL PURPOSES**

* * *

**124-05
Certification for Large Developments**

The requirements of this Section shall apply to #zoning lots# of at least 200,000 square feet of #lot area#, containing #developments# or #enlargements# resulting in at least 100,000 square feet of #floor area# on such #zoning lots#, or multiple #zoning lots# of at least 200,000 square feet of #lot area#, in aggregate, that are subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS).

No building permit shall be issued until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #developments# or #enlargements# comply with the provisions of this Section.

A set of drawings of sufficient scope and detail shall be submitted, showing that:

* * *

d. for any portion of the #Special Willets Point District# not within the area proposed for #development# or #enlargement# and for which a certification pursuant to this Section has not been obtained, plans shall be submitted showing that the #development# or #enlargement# that is the subject of this certification shall not preclude such portions of the #Special Willets Point District# from complying with the provisions of Sections 124-31 and 124-40 under future certifications pursuant to this Section, except where such compliance is directly prevented by modifications granted by the Commission pursuant to Section 124-60.

* * *

124-30 MANDATORY IMPROVEMENTS

* * *

124-31 Standards for Streets and Blocks

#Developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual zoning lots of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, shall front upon #streets# that comply with the requirements of this Section, inclusive, unless modified by special permit pursuant to Section 124-60.

* * *

124-40 PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS

* * *

124-41 Amount of Publicly Accessible Open Space

Publicly accessible open space within the #Special Willets Point District# shall total not less than eight acres. Such required amounts shall be open to the sky and shall not include any sidewalks required pursuant to this Section or sidewalk widenings pursuant to Section 124-33.

For #developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual #zoning lots# of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, the following amount of publicly accessible open space shall be provided for each 1,000 square feet of floor area:

- Within Area A: 30 square feet
- Within Area B: 50 square feet.

* * *

124-60 SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

For any #zoning lot# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# regulations, or #bulk# regulations, except #floor area ratio# provisions, or parking and loading regulations of this Resolution, the mandatory improvement or other urban design regulations of this Chapter, or the distribution of #floor area# or #dwelling units# without regard for #zoning lot lines#, provided the Commission shall find that such:

- (a) #use# or #bulk# modification shall aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification shall encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications shall enhance the distribution of #bulk# within the Special District;
- (d) #bulk# modifications shall permit adequate access of light and air to surrounding streets; and
- (e) parking and loading modifications will not have undue adverse effects on residents and businesses in the surrounding area, will not create serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;
- (f) modifications to mandatory improvements or other urban design regulations will not unduly impact the streetscape;
- (g) modifications to the distribution of #floor area# or #dwelling units# and the location of #buildings# will not unduly increase

the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#; and

(e)(h) #use# or #bulk# modifications, in total, shall relate harmoniously to the character of the surrounding area.

Notwithstanding the foregoing, a #use# modification may include a #use# proposed as part of a phased development within the Special District, where the Commission finds that such #use# is reasonably necessary for transitional purposes to assist in achievement of the goals of the Special District, provided the findings of paragraphs (a), (b) and (e) of this Section are met to the maximum extent possible, taking into account the nature of such #use#.

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

* * *

No. 12

CD 7 C 240058 MMQ

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of 38th Avenue, 39th Avenue, 126th Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard;
- the elimination, discontinuance and closing of 36th Avenue, east of Seaver Way;
- the elimination, discontinuance, and closing of streets within an area generally bounded by 127th Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue;
- the raising of grades within streets generally bounded by Northern Boulevard, 127th Street, Willets Point Boulevard, 38th Avenue, and Seaver Way;
- the adjustment of grades and block dimensions necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in Community District 7, Borough of Queens, in accordance with Maps No. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, and all signed by the Borough President.

NOTICE

On Wednesday, January 24, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Second Supplemental Environmental Impact Statement (DSSEIS) concerning an application by Queens Development Group (QDG), City Football Group (CFG), along with New York City Economic Development Corporation (NYCEDC) (the Applicants). The Applicants are seeking a series of land use actions, including zoning text amendments, City Map amendment(s), special permits and certifications (the "Proposed Actions") from the City Planning Commission (CPC). The area subject to the Proposed Actions is a 17-acre site generally bound by Seaver Way (formerly known as 126th Street) on the west, Northern Boulevard and 34th Avenue on the north, 126th Place and 127th Street on the east, and Willets Point Boulevard and Roosevelt Avenue on the south (the "Proposed Development Site") within the Special Willets Point District (SWPD) in the Willet's Point neighborhood of Queens Community District (CD) 7 affecting Queens Block 1820, Lots 1, 6, 9, 18, 34, 108; Block 1822, Lot 17; Block 1823, Lots 1, 3, 12, 19-21, 23, 26, 28, 33, 40, 44, 47, 52, 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53, 100; Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58, 150; and Block 1833, Lots 103 and 117.

The Proposed Actions would facilitate a 1.3-million gross square feet (gsf) development containing approximately 1,400 units of new residential (100% affordable); a 250-room, 215,000-gsf hotel; approximately 83,000 gsf of local retail use; a 500,000-gsf, 25,000-seat soccer-specific stadium for the CFG, 500 accessory parking spaces and approximately 2.77 acres of publicly accessible open space (the "Proposed Development"). The anticipated Build Year is 2027.

Written comments on the DSSEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Monday, February 5, 2024.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 23DME005Q.

BOROUGH OF BROOKLYN

No. 13

300 GOLD STREET NYPD OFFICE SPACE

CD 2 N 240013 PXK

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the New York Police Department pursuant to Section 195 of the New York City Charter for use of property located at 300 Gold Street (Block 133, Lot 5) (New York Police Department offices), Borough of Brooklyn, Community District 2.

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

Accessibility questions: 212-720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, January 17, 2024, 5:00 P.M.



j9-24

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING, in accordance with Section 824 of the New York City Charter, will be held on February 14, 2024, at 10:00 A.M. via Conference Call No. 1-646-992-2010, Access Code 717 876 299.

IN THE MATTER a renewal of the lease for the City of New York, as tenant, for the cellar, 1st 2nd & 3rd floors of the building located at 45 Nevins Street (a/k/a 320 Schermerhorn Street), (Block 173 & Lots 1 & 58) in the Borough of Brooklyn for the Special Victims Division of the New York Police Department to use as a walk-in service center, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed amendment of the lease shall be for a period of Twelve (12) months from February 4th, 2024, at an annual rent of \$1,495,996.92.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at DisabilityAffairs@mocs.nyc.gov or via phone at (212) 298-0734.

◀ j23

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF THE BRONX

COMMUNITY BOARD No. 03 - Tuesday, January 23, 2024, at 6:00 P.M., Children's Circle Day Care Center located at 1332 Fulton Avenue, Bronx, NY 10456

U.L.U.R.P. Application # C240175 PQX- MELROSE CONCOURSE

An application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 1169 Washington

Avenue (Block 2389, Lot 47) to facilitate the development of a building containing approximately 34 affordable housing units, Borough of the Bronx, Community District 3.

U.L.U.R.P. Application # C240174 HAX - MELROSE CONCOURSE

An application submitted by the Department of Housing Preservation and Development (HPD)

1. Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. The designation of property located at 404 Claremont Parkway (Block 2896, Lot 96), 1169 Washington Avenue (Block 2389, Lot 47), and 12 Gouverneur Place (Block 2388, Lot 55) as an Urban Development Action Area; and
 - b. An Urban Development Action Area Project for such area; and
2. Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;
3. To facilitate the development of three buildings containing approximately 71 affordable housing units, Borough of the Bronx, Community District 3.

Accessibility questions: Etta Ritter, by: Thursday, January 18, 2024, 5:00 P.M.



j17-23

NOTICE IS HEREBY GIVEN that the following matter has been scheduled for public hearing by Community Board on two items.

BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 05. – Wednesday, January 24, 2024, at 5:00 P.M., Davidson Community Center, 2038 Davidson Avenue, Bronx, NY 10453.

1. A Public Hearing on the Adult-Use Retail Dispensary License Application for the following locations:

2431 Grand Concourse

372 East Fordham Road

1831 Grand Concourse

The Community Board welcomes your input on the Adult-Use Retail Dispensary License Applications to be presented at this Public Hearing.

2. A Public Hearing on the City of Yes for Economic Opportunity Text Amendment. A proposal by the New York City Department of City Planning that would modernize our city's zoning rules so that businesses and find space, grow, and adopt to a dynamic economy.

These Public Hearings will take place consecutively, prior to the General Board Meeting.

If you wish to testify or need accessibility accommodations please call the district office at (718) 364-2030. If you would like to submit a written testimony, please email Bx05@cb.nyc.gov, no later than Monday, January 22, 2024, 5:00 P.M. end of business day.

Accessibility questions: Ken Brown, District Manager (718) 364-2030 KBrown@cb.nyc.gov, by Monday, January 22, 2024, 5:00 P. M.

j18-24

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

BOROUGH OF THE BRONX

COMMUNITY BOARD No. 03 - Tuesday, January 23, 2024, 6:00 P.M., Children's Circle Day Care Center, located at 1332 Fulton Avenue, Bronx, NY 10456.

A public hearing on the "City of Yes for Economic Opportunity." A proposed Citywide Zoning Text Amendment (N240010ZRY and N240011ZRY) by the NYC Department of City Planning. This text amendment would facilitate repurposing existing nonresidential space by providing businesses with additional zoning flexibility to locate and expand. The proposed zoning text amendment would apply to all 59 of the city's Community Districts.

Accessibility questions: Etta Ritter, (718) 378-8054, eritter@cb.nyc.gov, by: Friday, January 19, 2024, 5:00 P.M.



j17-23

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

Our next Executive Committee Meeting will be held in-person at our 55 Water Street office (50th floor) Thursday, January 25, 2024, from 12:00 P.M. - 3:30 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov or Krystan Burnett at kburnett4@bers.nyc.gov.

j17-25

Our next Disability Committee Meeting will be held in-person at our 55 Water Street office location on Thursday, January 24, 2024, from 10:00 A.M. to 12:00 P.M. If you would like to attend this meeting, please contact Dallas Chiles at DChiles@bers.nyc.gov or acheatham2@bers.nyc.gov.

j16-24

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office (50th floor) on Tuesday, January 23, 2024 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

j12-23

Our next Audit Committee Meeting will be held in-person at 55 Water Street, 50th Floor on Tuesday, January 23, 2024 from 2:00 P.M. - 3:30 P.M. If you would like to attend this meeting, please reach out to Iyekeze Ezefili at iezefili@bers.nyc.gov.

j12-23

HOUSING AUTHORITY

■ NOTICE

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, January 31, 2024 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, New York, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA's website or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday following the Board Meeting.

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

The meeting is open to the public. Pre-registration, at least 45 minutes before the scheduled Board Meeting, is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

Accessibility questions: 212-306-3429, by: Friday, January 19, 2024 4:00 P.M.



j8-29

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE that a public hearing will be held at The Harlem Library, 9 West 124th Street on March 5, 2024, at 11:00. or as soon thereafter as the matter may be reached on the calendar, at which time and place those wishing to be heard will be given an opportunity to be heard concerning the proposed amendments to a deed and land disposition agreement described below.

Pursuant to Section 1802(6)(j) of the Charter, the Department of Housing Preservation and Development ("HPD") has proposed

amendments to the terms and conditions of the sale of certain real property previously conveyed by the City of New York ("City"), located in the Borough of Manhattan, and known as:

BLOCK	LOT	ADDRESS
1726	17	39 West 128th Street

on the Tax Map of the City and also, combined with other real property, now known as the Bishop House project (the "Project") in HPD's Supportive Housing Loan Program.

On November 26, 1984, the City conveyed the property located at 39 West 128th Street, Manhattan, New York (Block 1726, Lots 17, 18, 19 (now known as Lot 17)) (the "Premises") to St. Philip's on West 128th Street Corporation by deed recorded against the Premises (the "Deed").

The Deed contains a restriction requiring the Premises to be devoted to and in accordance with a Project Plan, which covenant remains in effect for a period of forty (40) years from the date of delivery of the Deed—November 26, 2024. Pursuant to the Project Plan, contained in a schedule to the Land Disposition Agreement recorded against the Premises (the "LDA"), the Premises is required to be improved with a building comprised of 21 one-bedrooms units (inclusive of one super's unit) for elderly and handicapped persons of low income (the "Former Project"). The LDA also requires compliance with the Project Plan and requires the Premises to be used as housing for elderly and handicapped persons of low income.

The Former Project has since been demolished in order to facilitate the Project, a new construction transaction that is intended close under HPD's Supportive Housing Loan Program in the spring of 2024. 39 West 128th Street Housing Development Fund Company, Inc. ("Developer") will construct the Project, which will consist of a nine-story building with approximately 92 affordable units (inclusive of a super's unit). Seventy percent (70%) of units (approximately 64 units) will be set aside for formerly homeless households with special needs and thirty percent (30%) of units (approximately 27 units) will be reserved for low-income households. The project will include, among the low-income units, 22 units designated as Affordable Independent Residence for Seniors ("AIRS") units which will require all households to include at least one senior aged 62 or older. The HPD Regulatory Agreement will restrict income and rent levels to low-income households with set asides for supportive and senior individuals and households (as detailed above) for a minimum period of 55 years.

To facilitate the Project, HPD intends to:

1. Modify the Deed to (a) remove the covenant that requires the Premises to be devoted to and in accordance with a Project Plan for forty (40) years from the delivery date of the Deed.
2. Modify the LDA to (a) remove the requirement to comply with the Project Plan, (b) remove the requirement that the Premises is required to be improved with a building comprised of 21 one-bedrooms units (inclusive of one super's units) for elderly and handicapped persons of low income, and (c) remove the requirement that the Premises is to be used as housing for elderly and handicapped persons of low income.

A public file containing copies of the calendar document and other public documents will be made available to Manhattan Community Board 10 for public review at the office of Manhattan Community Board 10 no later than twenty (20) days prior to the public hearing.

The hearing location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodation, such as sign language interpretation services, please contact the Mayor's Office of Contract Services ("MOCS") via e-mail at disabilityaffairs@mocs.nyc.gov or via phone at (212) 788-0010. TDD users should call Verizon relay services. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least three (3) business days in advance of the hearing to ensure availability.



• j23-31

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, January 30, 2024 at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available

as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.

39 Grace Court - Brooklyn Heights Historic District

LPC-24-02285 - Block 251 - Lot 46 - Zoning: R6

CERTIFICATE OF APPROPRIATENESS

A vacant lot with an historic fence. Application is to remove the fence and construct a new building.

28 Prospect Park West - Park Slope Historic District

LPC-24-04640 - Block 1073 - Lot 36 - Zoning: R8X

CERTIFICATE OF APPROPRIATENESS

A French Renaissance style mansion with Romanesque Revival style details designed by Charles Brigham and built in 1901. Application is to modify historic fencing and install a driveway and curb cut.

701 8th Avenue (aka 703-709 8th Avenue; 538-546 7th Street)

- Park Slope Historic District Extension

LPC-24-04102 - Block 1089 - Lot 7 - Zoning:

CERTIFICATE OF APPROPRIATENESS

An Art Moderne style religious school building designed by Joseph Mathieu and built c. 1955. Application is to construct a rooftop play area with security netting and fencing.

418 Rogers Avenue - Prospect Lefferts Gardens Historic District

LPC-24-03829 - Block 1319 - Lot 51 - Zoning: R5

CERTIFICATE OF APPROPRIATENESS

An apartment and commercial building with Italianate style elements, designed by F.C. Buchar and built in 1908. Application is to legalize coating the rear façade without Landmarks Preservation Commission permit(s).

Governors Island - Governors Island Historic District

LPC-24-05844 - Block 1 - Lot 111 - Zoning:

BINDING REPORT

Buildings 111 and 112 are neo-Georgian style Officer's Quarters, designed by Rogers and Poor and constructed in 1934, and Building 114 is a neo-Georgian style Nurse's Quarters/late Bachelor Officers Quarters, designed by Rogers and Poor and constructed in 1934. Application is to construct barrier-free access ramps and install light poles.

121 Waverly Place - Greenwich Village Historic District

LPC-24-01815 - Block 553 - Lot 40 - Zoning: R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1843. Application is to replace windows.

180 Waverly Place - Greenwich Village Historic District

LPC-24-02998 - Block 610 - Lot 23 - Zoning: R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1839. Application is to replace windows, construct rooftop and rear yard additions, and alter the rear facade.

3 Great Jones Street - NoHo Historic District

LPC-24-03888 - Block 530 - Lot 9 - Zoning: M1-5/R7X

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style residence with alterations, built in 1844-45. Application is to modify and enlarge window openings and install new windows infill.

161 West 13th Street - Greenwich Village Historic District

LPC-24-04601 - Block 609 - Lot 76 - Zoning: R6/C2-6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1847-1848. Application is to construct a rooftop addition, enlarge an existing rear extension, and excavate at the cellar.

670 Broadway - Noho East Historic District

LPC-24-00836 - Block 530 - Lot 1 - Zoning: M1-5/R9A

CERTIFICATE OF APPROPRIATENESS

A Victorian Romanesque style store building designed by George E. Harney and built in 1873-1874. Application is to construct rooftop additions.

675 Hudson Street - Gansevoort Market Historic District

LPC-24-04256 - Block 629 - Lot 1 - Zoning: M1-5

CERTIFICATE OF APPROPRIATENESS

A vernacular/neo-Grec style factory building built in 1849, enlarged in 1854-60 and altered c. 1884. Application is to modify masonry openings, replace storefronts and paint the ground floor, establish a master plan for the installation of painted signage, install marquees, replace storefront cornices, sills, and lintels, install rooftop mechanical equipment and enlarge bulkheads, and remove an interior floor.

j17-30

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

February 12th, 2024 and February 13th, 2024,
10:00 A.M. and 2:00 P.M.

NOTICE IS HEREBY GIVEN of teleconference public hearings, Monday, February 12th, 2024, at 10:00 A.M. and 2:00 P.M., and Tuesday February 13th, 2024, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website (www.nyc.gov/bsa), with remote public participation and in-person portion, on the following matters:

SPECIAL ORDER CALENDAR

802-48-BZIII

APPLICANT – Vassalotti Associates Architects, LLP, for Rodeleven Service Stations Inc., owner.

SUBJECT – Application September 8, 2023 – Extension of Term (\$11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expires on June 24, 2025. Waiver of the Board's Rules of Practice and Procedures. C1/R5 zoning district.

PREMISES AFFECTED – 13-46 Beach Channel Drive, Block 15527, Lot 1, Borough of Queens.

COMMUNITY BOARD #14Q

234-56-BZIII

APPLICANT – Eric Palatnik, P.C., for Haymeli Enterprises, Inc., owner; MAFJ Clintonville Donuts LLC, lessee.

SUBJECT – Application September 22, 2023 – Amendment of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B). The amendment seeks to convert existing automotive repair bays to an accessory convenience store. C2-2/R3-2 zoning district.

PREMISES AFFECTED – 10-02 Clintonville Street, Block 4515, Lot 29, Borough of Queens.

COMMUNITY BOARD #7Q

758-84-BZIV

APPLICANT – David L Businelli, for Gina Sgarlato Benfante, owner.

SUBJECT – Application December 15, 2023 – Extension of Term of a variance (\$72-21) permitted the operation of two-story and cellar commercial building contrary to use regulations which expired on July 18, 2023; Waiver of the Board's Rules of Practice and Procedures. R3X zoning district.

PREMISES AFFECTED – 1444 Clove Road, Block 659, Lot 20, Borough of Staten Island.

COMMUNITY BOARD #1SI

278-86-BZIV

APPLICANT – Eric Palatnik, P.C., for White Castle Systems, Inc., owner.

SUBJECT – Application November 13, 2023 – Extension of Term of a previously approved Special Permit (\$73-243) to permit the operation of an accessory drive-thru facility to an eating and drinking establishment (White Castle), which expires on June 17, 2024. C1-2/R5 zoning district.

PREMISES AFFECTED – 1677 Bruckner Boulevard, Block 3721, Lot 1, Borough of Bronx.

COMMUNITY BOARD #9BX

416-87-BZIII

APPLICANT – Seyfarth Shaw, LLP, for Trustees of Columbia University of the City of New York, owner; Prestige Automotive Corp., lessee.

SUBJECT – Application August 16, 2023 – Re-instatement of the expired term for a previously approved Variance (\$72-21) which permitted the operation of automotive repair (UG 16B) which expired

on June 27, 2019; Extension of Time to obtain a Certificate of Occupancy which expired on March 22, 2010; Waiver of the Board's Rules of Practice and Procedures. R7A/C6-1 within Subdistrict A of the Special Manhattanville Mixed Use District. PREMISES AFFECTED - 547-551 West 133rd Street, Block 1987, Lot 9, Borough of Manhattan.

COMMUNITY BOARD #9M

247-08-BZIV

APPLICANT - Eric Palatnik, P.C., for 3454 Star Nostrand LLC, owner. SUBJECT - Application August 15, 2023 - Extension of Term of a previously approved Special Permit (§73-243) which permitted the use of accessory drive-through to an eating and drinking establishment (Starbucks) which is set to expire on May 12, 2024. C1-2/R4 zoning district.

PREMISES AFFECTED - 3454 Nostrand Avenue, Block 7362, Lot 10, Borough of Brooklyn.

COMMUNITY BOARD #15BK

ZONING CALENDAR

2018-46-BZ

APPLICANT - Law Office of Lyra J. Altman, for Jack Terzi, owner. SUBJECT - Application December 19, 2023 - Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) to permit the enlargement of an existing single-family home which expired October 11, 2022; Waiver of the Board's Rules of Practice and Procedures. R4 (Special Ocean Parkway Sub-District).

PREMISES AFFECTED - 2205 East 2nd Street, Block 7129, Lot 52, Borough of Brooklyn.

COMMUNITY BOARD #15BK

2023-35-BZ

APPLICANT - Law Office of Jay Goldstein, PLLC, for Congregation YMH, owner. SUBJECT - Application July 6, 2023 - Variance (§72-21) to permit the development of a two-story and cellar dormitory (UG 3) contrary to underlying use (ZR §22-00) & floor area (ZR §24-111). R1-2 zoning district.

PREMISES AFFECTED - 11-17 Bay Park Place, Block 15725, Lot(s) 26 & 30, Borough of Queens.

COMMUNITY BOARD #14Q

2023-53-BZ

APPLICANT - Law Office of Christopher Wright, for Dream DJ LLC (c/o Dream SDS), owner. SUBJECT - Application August 10, 2023 - Variance (§72-21) to permit the development of single-family home contrary to underlying bulk requirements. R5 zoning district.

PREMISES AFFECTED - 92 King Street, Block 546, Lot 40, Borough of Brooklyn.

COMMUNITY BOARD #6BK

2023-61-BZ

APPLICANT - Law Office of Lyra J. Altman, for Clemy Jajati, owner. SUBJECT - Application September 13, 2023 - Special Permit (§73-622) the enlargement and conversion of an existing two-family semi-detached residence to a single-family semi-detached residence contrary to underlying bulk requirements. R5 Ocean Parkway Special Purpose District.

PREMISES AFFECTED - 1865 Ocean Parkway, Block 6682, Lot 69, Borough of Brooklyn.

COMMUNITY BOARD #15BK

Shampa Chanda, Chair/Commissioner



j22-23

TRANSPORTATION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Wednesday, January 24, 2024, at 10:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

WebEx: Meeting Number (access code): 2632 716 8042 Meeting Password: UWmgVG2m4T2

The hearing will be held in person at 55 Water St, BID ROOM, in the Borough of Manhattan. Masks are required to be worn to enter the building and during the hearing.

#1 IN THE MATTER OF a proposed revocable consent authorizing 42nd & 10th Associates LLC to continue to maintain and use electrical

sockets, together with conduits in the east sidewalk of Tenth Avenue, south of West 42nd Street, and in the south sidewalk of West 42nd Street, east of Tenth Avenue, in the Borough of Manhattan. The revocable consent is for ten July 1, 2022 to June 30th 2032 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: R.P. # 2170

From the period July 1, 2022 to June 30, 2032 - \$225/per annum

with the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#2 IN THE MATTER OF a proposed revocable consent authorizing 422 Louisiana Realty LLC to continue to maintain and use fenced-in areas along the sidewalks of Louisiana Avenue, Wortman Avenue, and Malta Street and a vestibule on the southeast sidewalk of Stanley Avenue, northeast of Louisiana Avenue, in the Borough of Brooklyn. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1149

- For the period July 1, 2023 to June 30, 2024 - \$7,438
For the period July 1, 2024 to June 30, 2025 - \$7,599
For the period July 1, 2025 to June 30, 2026 - \$7,760
For the period July 1, 2026 to June 30, 2027 - \$7,921
For the period July 1, 2027 to June 30, 2028 - \$8,082
For the period July 1, 2028 to June 30, 2029 - \$8,243
For the period July 1, 2029 to June 30, 2030 - \$8,404
For the period July 1, 2030 to June 30, 2031 - \$8,565
For the period July 1, 2031 to June 30, 2032 - \$8,726
For the period July 1, 2032 to June 30, 2033 - \$8,887

with the maintenance of a security deposit in the sum of \$8,977 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#3 IN THE MATTER OF a proposed revocable consent authorizing Albert Einstein College of Medicine to continue to maintain and use a conduit under and across Morris Park Avenue, west of Eastchester Road, in the Borough of the Bronx. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1229

- For the period July 1, 2023 to June 30, 2024 - \$2,358
For the period July 1, 2024 to June 30, 2025 - \$2,410
For the period July 1, 2025 to June 30, 2026 - \$2,462
For the period July 1, 2026 to June 30, 2027 - \$2,514
For the period July 1, 2027 to June 30, 2028 - \$2,566
For the period July 1, 2028 to June 30, 2029 - \$2,619
For the period July 1, 2029 to June 30, 2030 - \$2,671
For the period July 1, 2030 to June 30, 2031 - \$2,723
For the period July 1, 2031 to June 30, 2032 - \$2,775
For the period July 1, 2032 to June 30, 2033 - \$2,827

with the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#4 IN THE MATTER OF a proposed revocable consent authorizing Edward Grzedzinski to continue to maintain and use a stoop on the north sidewalk of State Street, between Hoyt Street and Bond Street, at 353 State Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2211

- For the period July 1, 2023 to June 30, 2024 - \$344.00
For the period July 1, 2024 to June 30, 2025 - \$352.00
For the period July 1, 2025 to June 30, 2026 - \$360.00
For the period July 1, 2026 to June 30, 2027 - \$368.00
For the period July 1, 2027 to June 30, 2028 - \$376.00
For the period July 1, 2028 to June 30, 2029 - \$384.00
For the period July 1, 2029 to June 30, 2030 - \$392.00
For the period July 1, 2030 to June 30, 2031 - \$400.00
For the period July 1, 2031 to June 30, 2032 - \$408.00
For the period July 1, 2032 to June 30, 2033 - \$416.00

with the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars

(\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#5 IN THE MATTER OF a proposed revocable consent authorizing IMTT-Pipeline LLC (F.K.A. IMTT-Pipeline) to continue to maintain and use a pipeline passing under Arthur Kill Road, Washington Avenue North, Washington Avenue South, Parcel "A", Western Avenue, Richmond Terrace, and Newark Bay, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 77C**

- For the period July 1, 2023 to June 30, 2024 - \$13,146
- For the period July 1, 2024 to June 30, 2025 - \$13,430
- For the period July 1, 2025 to June 30, 2026 - \$13,714
- For the period July 1, 2026 to June 30, 2027 - \$13,998
- For the period July 1, 2027 to June 30, 2028 - \$14,282
- For the period July 1, 2028 to June 30, 2029 - \$14,566
- For the period July 1, 2029 to June 30, 2030 - \$14,850
- For the period July 1, 2030 to June 30, 2031 - \$15,134
- For the period July 1, 2031 to June 30, 2032 - \$15,418
- For the period July 1, 2032 to June 30, 2033 - \$15,702

with the maintenance of a security deposit in the sum of \$15,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#6 IN THE MATTER OF a proposed revocable consent authorizing Rene Paula Molina and Heather Michelle Paula to construct, maintain and use a fenced-in area with two trash enclosures on the south sidewalk of Clifton Place, between Grand and Classon Avenues, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2648**

From the approval Date to June 30th, 2034 - \$100/per annum.

with the maintenance of a security deposit in the sum of \$500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#7 IN THE MATTER OF a proposed revocable consent authorizing Yeshiva University to continue to maintain, and use conduits under, across and along Amsterdam Avenue and under and along West 185th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1003**

- For the period July 1, 2023 to June 30, 2024 - \$6,522
- For the period July 1, 2024 to June 30, 2025 - \$6,666
- For the period July 1, 2025 to June 30, 2026 - \$6,811
- For the period July 1, 2026 to June 30, 2027 - \$6,955
- For the period July 1, 2027 to June 30, 2028 - \$7,099
- For the period July 1, 2028 to June 30, 2029 - \$7,243
- For the period July 1, 2029 to June 30, 2030 - \$7,387
- For the period July 1, 2030 to June 30, 2031 - \$7,351
- For the period July 1, 2031 to June 30, 2032 - \$7,675
- For the period July 1, 2032 to June 30, 2033 - \$7,819

with the maintenance of a security deposit in the sum of \$12,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#8 IN THE MATTER OF a proposed revocable consent authorizing 30 West Pershing LLC to continue to maintain and use a force main, together with a manhole under and along Forest Avenue, between Morrow Street and South Avenue, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2021 to June 30, 2031 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1707**

- For the period July 1, 2023 to June 30, 2024 - \$18,764/per annum
- For the period July 1, 2024 to June 30, 2025 - \$19,170
- For the period July 1, 2025 to June 30, 2026 - \$19,576
- For the period July 1, 2026 to June 30, 2027 - \$19,982

- For the period July 1, 2027 to June 30, 2028 - \$20,388
- For the period July 1, 2028 to June 30, 2029 - \$20,794
- For the period July 1, 2029 to June 30, 2030 - \$21,200
- For the period July 1, 2030 to June 30, 2031 - \$21,606
- For the period July 1, 2031 to June 30, 2032 - \$22,012
- For the period July 1, 2032 to June 30, 2033 - \$22,418

with the maintenance of a security deposit in the sum of \$22,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

j4-24

PROPERTY DISPOSITION

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

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

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

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

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

j19-jy3

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

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

j16-d31

PROCUREMENT

“Compete To Win” More Contracts!

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

● Win More Contracts, at nyc.gov/competetowin

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

HHS ACCELERATOR PREQUALIFICATION

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

BUILDINGS

FINANCE AND ADMINISTRATION

■ AWARD

Services (other than human services)

OSHA TRAINING FOR DOB INSPECTORS - Other - PIN# 81024U0002001 - AMT: \$2,000.00 - TO: ClickSafety.com, Inc., 25 Mall Road, Burlington, MA 01803.

◀ j23

CITYWIDE ADMINISTRATIVE SERVICES

■ AWARD

Goods

RENTAL GOODS - Competitive Sealed Bids - PIN# 85723B0025011 - AMT: \$379,340.00 - TO: Gabrielli Truck Leasing LLC, 880 South Oyster Bay Road, Hicksville, NY 11801.

◀ j23

ADMINISTRATION

■ INTENT TO AWARD

Goods

CITYWIDE AUTOMOTIVE PARTS, SUPPLY AND STAFFING - Negotiated Acquisition - Other - PIN# 85724N0001 - Due 2-9-24 at 10:00 A.M.

Pursuant to Section 3-04(b)(2)(i)(D) of the Procurement Policy Board Rules, the Department of Citywide Administrative Services intends to enter into a negotiated acquisition contract with Genuine Parts Company to acquire the supply of CITYWIDE AUTOMOTIVE PARTS, SUPPLY AND STAFFING. The contract amount is \$98,000,000.00 for a two (2) year term. This notice is for information purposes only. Any firm that believes it could also provide these requirements will be considered in future procurements conducted by the Agency. Expressions of interest can be sent to elucero@dcas.nyc.gov

Per Section 3-04(b)(2)(ii) of the Procurement Policy Board (PPB) Rules, there are a limited number of vendors available to perform the work.

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. Evelyn Lucero (212) 386-0409; elucero@dcas.nyc.gov

◀ j23-29

FLEET

■ AWARD

Services (other than human services)

TECHNICAL TRAINING FOR CITYWIDE FLEET REPAIR MECHANICS - Other - PIN# 85624U0008001 - AMT: \$20,000.00 - TO: Automotive Training Group Inc., 7827 Convoy Court, Suite 408, San Diego, CA 92111.

◀ j23

COMPTROLLER

ACCOUNTANCY

■ VENDOR LIST

Services (other than human services)

PREQUALIFIED LIST OF AUDITORS (CPA LIST)

Pursuant to Section 3-10 (k) of the New York City Procurement Policy Board (PPB) Rules, the New York City Office of the Comptroller maintains a Pre-Qualified List of Auditors (CPA List). City agencies seeking to award an external auditing contract must solicit the services from firms that are on the CPA List. To be considered for placement on the CPA List and to remain on the CPA List, your firm must: 1. Be registered with the New York State Education Department to practice in the State of New York, under your firm’s current organizational status. 2. Have had a System or Engagement Peer Review (Peer Review) of your firm’s auditing and accounting practice within the last three years and continue to have such peer reviews conducted every three years in accordance with American Institute of Certified Public Accountants (AICPA) Standards. A firm must receive a pass rating or a pass with deficiencies rating to qualify. Applications to be considered for placement on the CPA List may be downloaded from the New York City Office of the Comptroller’s website at https://comptroller.nyc.gov/services/for-businesses/prequalified-cpa/become-aprequalified-cpa-firm/. Please email all required documentation along with the Accounting Firm Questionnaire to cpalist@comptroller.nyc.gov. If you have any questions or require any assistance, please email cpalist@comptroller.nyc.gov or call (212) 669-8280.

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

Comptroller, 1 Centre Street, Room 200, South, New York, NY 10007. Camille Arezzo (212) 669-8037; cpalist@comptroller.nyc.gov

j17-25

ASSET MANAGEMENT

■ INTENT TO AWARD

Services (other than human services)

NOTICE OF INTENT TO ENTER INTO NEGOTIATION - FOREIGN EXCHANGE SERVICES - Negotiated Acquisition - Other - PIN#015-128-153-02 CA-NAE - Due 2-5-24 at 3:00 P.M.

In accordance with Section 3-04(b)(2)(iii) of the New York City Procurement Policy Board Rules, the New York City Comptroller’s Office (the “Comptroller’s Office”), acting on behalf of the New York City Retirement Systems, is seeking to extend the existing Foreign Exchange Services Agreement with Russell Investments Implementation Services LLC (“Russell”), from October 1, 2023, to October 31, 2024. The contractor is an investment manager and provides foreign exchange services.

Vendors that are interested in expressing interest in similar procurements in the future may contact John Gawarecki-Maxwell via email.

Negotiated Acquisition Extension to provide continuity of service while a new procurement is issued.

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

Comptroller, 1 Centre Street, 8th Floor, South, New York, NY 10007.
John Gawarecki-Maxwell (212) 669-1261; jgaware@comptroller.nyc.gov

j19-25

CORRECTION

CENTRAL OFFICE OF PROCUREMENT

■ **VENDOR LIST**

Goods

PQL FOR COMPOSTABLE PAPER PRODUCTS (PAPER PLATES, BOWLS, CUPS, NAPKINS, SPORKS, TRAYS)

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various compostable paper products, including but not limited to the following: Paper plates, Paper bowls, Paper cups, Paper table napkins, Sporks and 5 Compartment paper trays. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various compostable paper products. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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.

Correction, Candace Midgette (718) 546-0673; candace.midgette@doc.nyc.gov

j19-25

PQL FOR PLAQUES (WOODEN, ACRYLIC AND FORMICA PLAQUES)

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various plaques including but not limited to the following: Wooden Plaques, Acrylic Plaques and Formica Plaques. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various plaques. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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.

Correction, Candace Midgette (718) 546-0673; candace.midgette@doc.nyc.gov

j19-25

PQL FOR APPAREL AND PROMOTIONAL ITEMS

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of promotional items including but not limited to the following: Promotional Items, Branded Apparel, Tchotchkes. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various promotional items. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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.

Correction, Keesha Smartt-Butler (718) 546-0766; Keesha.Smartt@doc.nyc.gov

j22-26

PQL FOR FANS OF VARIOUS SIZES

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision fans in various sizes, including but not limited to the following: Oscillating Fans, Desktop Fans. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for fans in various sizes. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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.

Correction, Keesha Smartt-Butler (718) 546-0766; Keesha.Smartt@doc.nyc.gov

j22-26

PQL FOR PHOTOGRAPHY EQUIPMENT CAMERAS, TRIPODS, CAMERA LENSES, FLASH KITS, CAMCORDERS

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various photography equipment, including but not limited to the following: Cameras, Tripods, Camera Lenses, Flash Kits, Camcorders. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various photography equipment. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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.

Correction, Keesha Smartt-Butler (718) 546-0766; Keesha.Smartt@doc.nyc.gov

j22-26

PQL FOR SHEET METAL AND STEEL TUBING

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various sheet metal and steel tubing, including but not limited to the following: Galvanized Steel Sheets, Hot Rolled Steel, Hot Rolled Steel Tube, Flattened Expanded Metal. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various sheet metal and steel tubing. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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.

Correction, Keesha Smartt-Butler (718) 546-0766; Keesha.Smartt@doc.nyc.gov

j22-26

PQL FOR SMART AND NON-SMART TELEVISIONS

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various Televisions (TV's) including but not limited to the following: Smart TV's, Non-Smart TV's. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various televisions. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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.

Correction, Keesha Smartt-Butler (718) 546-0766; Keesha.Smartt@doc.nyc.gov

j22-26

Services (other than human services)

PQL FOR NURSEY ITEMS AND SUPPLIES (DIAPERS, BABY WIPES, CRIB SHEETS, FORMULA, BABY FOOD)

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various nursery items, including but not limited to the following: Diapers, Baby Wipes, Crib Sheets, Baby Formula and Baby Food. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various nursery items and supplies. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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.

Correction, Candace Midgett (718) 546-0673; candace.midgett@doc.nyc.gov

j19-25

DESIGN AND CONSTRUCTION

PROGRAM MANAGEMENT

VENDOR LIST

Construction / Construction Services

PQL LABEL: GENERAL CONSTRUCTION LARGE PROJECTS

NYC DDC is certifying the GC Large PQL with the following approved vendors:

1. ANDRON CONSTRUCTION CORP
2. ASHNU INTERNATIONAL INC
3. C&L CONTRACTING CORP
4. CDE AIR CONDITIONING CO INC
5. CITNALTA CONSTRUCTION CORP
6. E&A RESTORATION INC
7. EW HOWELL CO LLC
8. FRATELLO CONSTRUCTION CORP
9. FORTE CONSTRUCTION CORP
10. IANNELLI CONSTRUCTION CO INC
11. INFINITY CONTRACTING SERVICES, CORP
12. LANMARK GROUP, INC.
13. LEON D. DEMATTEIS CONSTRUCTION CORP
14. LITEHOUSE BUILDERS, INC
15. LOSARDO GENERAL CONSTRUCTION CORP
16. MPCC CORP
17. N.S.P. ENTERPRISES, INC
18. NEELAM CONSTRUCTION CORP
19. NICHOLSON & GALLAWAY INC
20. PADILLA CONSTRUCTION SERVICES, INC.
21. PAUL J. SCARIANO INC
22. PETER SCALAMANDRE & SONS INC
23. PLAZA CONSTRUCTION LLC
24. PRISMATIC DEVELOPMENT CORP.
25. SEA BREEZE GENERAL CONSTRUCTION, INC.
26. SLSCO LP STALCO CONSTRUCTION INC
27. STALCO CONSTRUCTION
28. TECHNICO CONSTRUCTION SERVICES INC.
29. TISHMAN CONSTRUCTION CORPORATION OF NY
30. VOLMAR CONSTRUCTION INC
31. WHITESTONE CONSTRUCTION CORP
32. XBR, INC.
33. ZHL GROUP INC
34. ZORIA HOUSING LLC

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, Lorraine Holley (718) 391-1362; RFQ_PQL@ddc.nyc.gov

j19-25

FINANCE

TPS-TREASURY

INTENT TO AWARD

Services (other than human services)

GENERAL BANKING SERVICES - Negotiated Acquisition - Other - PIN# 83624N0002 - Due 2-3-24 at 5:00 P.M.

The DOF Treasury Division utilizes General Banking Services to oversee five Borough Business Centers. These centers serve as locations for New York City citizens to make in-person payments for taxes, parking violations, and other charges from City agencies. Due to the substantial payment volumes at each Business Center, an armored courier conducts daily pick-ups of deposit bags. These deposits are then processed daily in a cash vault for credit into City bank accounts.

There is a compelling need to extend the beyond the permissible cumulative 12-month limit, the ACCO has determined that the proposed term of the extension is the minimum time necessary to meet the need as the current contract has expired.

j22-29

FIRE DEPARTMENT

FIRE PREVENTION

AWARD

Services (other than human services)

MAINTENANCE AND SUPPORT SERVICES FOR THE CBSS

- Sole Source - Other - PIN# 05723S0002001 - AMT: \$524,938.08 - TO: C2 Technologies Inc., 7601 Lewinsville Road, Suite 205, McLean, VA 22102.

The Fire Department of the City of New York seeks the continuity of services from C2 Technologies Inc to provide maintenance and support services for the Computer Based Simulation System for the Certification of Qualification for Refrigeration System Operating Engineer.

The sole source method is the most appropriate method under the circumstances, since there is only one source available.

j23

HEALTH AND MENTAL HYGIENE

FAMILY AND CHILD HEALTH

AWARD

Services (other than human services)

MENTAL HEALTH TRAININGS FOR CLINICIANS - Other -

PIN# 81624U0005001 - AMT: \$72,000.00 - TO: Ackerman Institute for the Family, 936 Broadway, 2nd Floor, New York, NY 10010.

Vendor will provide various Mental Health trainings for clinicians in School Based Health Center settings, on behalf of the Office of School Health's Adolescent Health Unit.

j23

MENTAL HYGIENE

AWARD

Services (other than human services)

EBSCO INFORMATION SERVICE RENEWAL - Other -

PIN# 81624U0001001 - AMT: \$45,241.72 - TO: Ebsco Industries Inc., PO Box 204661, Dallas, TX 75320-4661.

j23

HOMELESS SERVICES

■ AWARD

Human Services/Client Services

CITY SANCTUARY FACILITY FOR FWC LOCATED AT 1893 WASHINGTON AVENUE, BRONX - 68 UNITS - Emergency Purchase - PIN# 07123E0075001 - AMT: \$13,955,648.00 - TO: Saint Pauls Inc., 361 Vernon Avenue, Brooklyn, NY 11206.

◀ j23

HOUSING AUTHORITY

PROCUREMENT

■ VENDOR LIST

Goods and Services

PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES

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

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

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

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

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

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

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

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

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

j9-m30

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Services (other than human services)

PERSONAL EMERGENCY RESPONSE SERVICE (PERS) TO HOME CARE AND CERTIFIED HOME HEALTH AGENCY CLIENTS, CITYWIDE - Renewal - PIN# 06921B8003KXLR001 - AMT: \$1.00 - TO: American Medical Alert Corp, 30-30 47th Avenue, Suite 620, Long Island City, NY 11101.

◀ j23

HEAVY DUTY CLEANING SERVICES FOR BRONX CLIENTS - M/WBE Noncompetitive Small Purchase - PIN# 06923W0067001 - AMT: \$250,000.00 - TO: Clarisa Guerrero, 3032 Coddington Avenue, Bronx, NY 10461.

The Adult Protective Services (APS) program arranges for needs assessments, care management and service delivery to impaired adults who have no one willing and able to help in a responsible manner.

Heavy duty cleaning (HDC) services enable HRA/APS to prevent eviction and / or to place home care services into client's residence, enabling impaired adults to remain in a community setting as an alternative to premature or unnecessary costly institutionalization. HDC services includes – cleaning, garbage removal, disinfection and extermination to provide an orderly and hygienic environment. The lowest bidder, Clarisa Guerrero was selected because they had prior experience and familiar with the heavy-duty cleaning services to our clients. They were very cooperative, responsive, and responsible to provide services for our program. They have experienced staff that understand the cleaning situation of our mentally and/or physically impairments clients. They are financially sound to manage their operating cost during the contract term. The estimated budget will be \$246,790.00 for this contract. The contract term will be twelve (12) months from 7/1/23 – 6/30/24. Budget code: 9725-6410-12 Budget breakdown: FY24: \$250,000 Contract Term: 7/1/23 - 6/30/24 One Renewal option: None PIN: 23SSEAP00801

◀ j23

MANAGEMENT AND BUDGET

■ INTENT TO AWARD

Goods

00224Y0197-VJOON- DIGITAL CONTENT MANAGEMENT SYSTEM - Request for Information - PIN# 00224Y0197 - Due 1-29-24 at 2:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of the Mayor's Office of Management and Budget ("OMB") to enter into sole source negotiations with Vjoon Inc. ("Vjoon"), located at 251 Little Falls Drive Wilmington, Delaware 19808 for a digital content management system ("CMS").

Any entity able to provide this software is invited to express its interest and submit qualifications in the Procurement and Sourcing Solutions Portal (PASSPort) by responding to the RFX E-PIN 00224Y0197 in PASSPort no later than January 29, 2024 at 2:00 P.M.

Need help or have a question? Submit an inquiry to the MOCS service desk at <https://mocssupport.atlassian.net/servicedesk/customer/portal/8>

j16-23

POLICE DEPARTMENT

MANAGEMENT AND BUDGET

■ AWARD

Construction/Construction Services

INSTALL NEW GLYCOL DRY COOLER - M/WBE Noncompetitive Small Purchase - PIN# 05624W0012001 - AMT: \$335,800.00 - TO: Loom Tech Corp, 123 Norwalk Avenue, Staten Island, NY 10314.

◀ j23

CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



DISTRICT ATTORNEY - BRONX COUNTY

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held via Conference Call... February 2nd, 2024, at 10:00 A.M.

IN THE MATTER OF a proposed contract between the Bronx District Attorney's Office and SHI International Corp for the purchase of various computer peripherals.

This contract was selected as a M/WBE Non-Competitive Small Purchase agreement, pursuant to Section 3-08 of the PPB Rules.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if BXDA does not receive, by January 30th, 2023, from any individual a written request to speak at this hearing, then BXDA need not conduct this hearing for this contract.

Note: If you need further accommodation, please let us know no later than FIVE (5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING via email at ContractsBXDA@bronxda.nyc.gov

Accessibility questions: ContractsBXDA@bronxda.nyc.gov, by: Tuesday, January 30, 2024, 10:00 A.M.



j23

YOUTH AND COMMUNITY DEVELOPMENT

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Wednesday, January 24, 2024 via MS TEAMS Conference call (Dial In: +1 646-893-7101 / Phone Conference ID: 247 400 860#) commencing at 10:00 A.M on the following:

IN THE MATTER OF a proposed contract between the Department of Youth and Community Development and Community Software Solutions, 30 Jefferson Plaza, Princeton, NJ 08540 to provide payroll related services, for DYCD's Workforce programs participants.

The proposed contractor is being selected by Negotiated Acquisition Extension, pursuant to Section 3-04(b)(2)(i)(D) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing via MS TEAMS Conference call (Dial In: +1 646-893-7101 / Phone Conference ID: 247 400 860#) no later than 9:50 A.M. on the date of the hearing.

j23

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Friday February 9, 2024 via Phone Conference (Dial In: 646-893-7101/Access Code: 928 245 620#) commencing at 10:00 A.M. on the following:

IN THE MATTER OF (1) One FY21 Tax Levy Discretionary contract between the Department of Youth and Community Development and West Harlem Group Assistance, Inc. to support and expand "Communities for Healthy Food" programming.

The term of this contract shall be from July 1, 2020 to June 30, 2021 with no option to renew.

Table with 4 columns: Contract Number (EPIN), Contractor Name, Contract Amount, Contractor Address. Row 1: 26021L0420001, West Harlem Group Assistance, Inc., \$175,000.00, 1652 Amsterdam Ave. New York, NY 10031

The proposed contractor is being funded through Line-Item

Appropriations or Discretionary Funds pursuant to Section 1-02 (e) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing conference call at the toll-free number Dial In: 646-893-7101/ Access Code: 928 245 620#) Friday, February 9, 2024 no later than 9:50 am.

j23

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Friday, February 9, 2024 via Phone Conference (Dial In: 646-893-7101/Access Code: 928 245 620#) commencing at 10:00 A.M on the following:

IN THE MATTER OF (4) Four FY23 Tax Levy Discretionary contracts between the Department of Youth and Community Development and the contractors listed below are to provide various youth and community development related programming citywide.

The term of this contract shall be from July 1, 2022 to June 30, 2023 with no option to renew.

Table with 4 columns: Contract Number (EPIN), Contractor Name, Contract Amount, Contractor Address. Rows include Neighborhood Defender Service, Inc; Asian Americans for Equality Inc; YMCA OF Greater NY/ Chinatown; Crime Victims Treatment Center, Inc.

The proposed contractos are being funded through Line-Item Appropriations or Discretionary Funds pursuant to Section 1-02 (e) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing conference call at the toll-free number Dial In: 646-893-7101/ Access Code: 928 245 620#) Friday, February 9, 2024 no later than 9:50 am.

j23

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Friday February 9, 2024 via Phone Conference (Dial In: 646-893-7101/Access Code: 928 245 620#) commencing at 10:00 A.M on the following:

IN THE MATTER OF (2) Two FY22 Tax Levy Discretionary contracts between the Department of Youth and Community Development and the YMCA to support their community centers and youth programming.

The term of this contract shall be from July 1, 2021 to June 30, 2022 with no option to renew.

Table with 4 columns: PASSPORT EPIN, Contractor Name, Contract Amount, Contractor Address. Rows include YMCA of Greater NY/ West Side; YMCA OF Greater NY/ Corporate.

The proposed contractors are being funded through Line-Item Appropriations or Discretionary Funds pursuant to Section 1-02 (e) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing conference call at the toll-free number Dial In: 646-893-7101/ Access Code: 928 245 620#) Friday, February 9, 2024 no later than 9:50 am. If you require further accommodations, please contact Renise Ferguson via email, re Ferguson@dycd.nyc.gov no later than three business days before the hearing date.

◀ j23

SPECIAL MATERIALS

COMPTROLLER

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 01/31/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
118A	4045	44
119A	4045	40
120A	4045	17
121A	4045	19
122A	4045	21
123A AND 124A	4045	29, 31
126A	4064	23

Acquired in the proceeding entitled: ROMA AND HETT AVENUE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER
Comptroller
j17-30

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on 2/6/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
125A	4064	27
127A	4064	21
128A	4064	19
131A	4064	14
152A	4064	20
153A AND 154A	4066	17,18
155A	4066	16
156A	4066	15

Acquired in the proceeding entitled: ROMA AND HETT AVENUE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER
Comptroller
◀ j23-f5

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

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

Notice Date: January 16, 2024

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	330 West 45 th Street, Manhattan	107/2023	December 28, 2008 to Present
	314 West 51 st Street, Manhattan	112/2023	December 13, 2008 to Present

Authority: Special Clinton District, Zoning Resolution §96-110

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038 by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call (212) 863-5277 or (212) 863-8211.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO

Fecha de notificación: January 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	330 West 45 th Street, Manhattan	107/2023	December 28, 2008 to Present
	314 West 51 st Street, Manhattan	112/2023	December 13, 2008 to Present

Autoridad: Special Clinton District District, Zoning Resolution Código Administrativo §96-110

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038 por carta con matasellos no mas tarde que 30 días después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al (212) 863-5277 o

(212) 863-8211.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al 212-863-8266.

j16-24

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

Notice Date: January 16, 2024

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
232 West 139 th Street, Manhattan		104/2023	December 18, 2020 to Present
420 Sterling Place, Brooklyn		106/2023	December 15, 2020 to Present
222 Lexington Avenue, Brooklyn		110/2023	December 6, 2020 to Present
327 Convent Avenue, Manhattan		111/2023	December 11, 2020 to Present
591 East 137 th Street, Bronx		113/2023	December 6, 2020 to Present
1984 Morris Avenue, Bronx		115/2023	December 18, 2020 to Present
593 East 137 th Street, Bronx		116/2023	December 28, 2020 to Present

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call (212) 863-5277 or (212) 863-8211.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO**

Fecha de notificación: January 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Periodo de consulta:
232 West 139 th Street, Manhattan		104/2023	December 18, 2020 to Present
420 Sterling Place, Brooklyn		106/2023	December 15, 2020 to Present
222 Lexington Avenue, Brooklyn		110/2023	December 6, 2020 to Present
327 Convent Avenue, Manhattan		111/2023	December 11, 2020 to Present
591 East 137 th Street, Bronx		113/2023	December 6, 2020 to Present
1984 Morris Avenue, Bronx		115/2023	December 18, 2020 to Present
593 East 137 th Street, Bronx		116/2023	December 28, 2020 to Present

Autoridad: SRO, Código Administrativo §27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al (212) 863-5277 o (212) 863-8211.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al (212) 863-8266.

j16-24

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

Notice Date: January 16, 2024

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
143 Berry Street, Brooklyn		105/2023	October 4, 2004 to Present

Authority: Greenpoint-Williamsburg Anti-Harassment Area, Zoning Resolution §§23-013, 93-90

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call (212) 863-5277 or (212) 863-8211.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO**

Fecha de notificación: January 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Periodo de consulta:
143 Berry Street, Brooklyn		105/2023	October 4, 2004 to Present

Autoridad: Greenpoint-Williamsburg Anti-Harassment Area, Código Administrativo Zoning Resolution §§23-013, 93-90

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación

de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causar, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **(212) 863-8266**.

j16-24

OFFICE OF THE MAYOR

■ NOTICE

EMERGENCY EXECUTIVE ORDER NO. 536

December 26, 2023

WHEREAS, over the past several months, thousands of asylum seekers have been arriving in New York City, from the Southern border, without having any immediate plans for shelter; and

WHEREAS, the City now faces an unprecedented humanitarian crisis that requires it to take extraordinary measures to meet the immediate needs of the asylum seekers while continuing to serve the tens of thousands of people who are currently using the DHS Shelter System; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 224, dated October 7, 2022; and

WHEREAS, the state of emergency based on the arrival of thousands of individuals and families seeking asylum, first declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby order that section 1 of Emergency Executive Order No. 534, dated December 21, 2023, is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams
Mayor

• j23

EMERGENCY EXECUTIVE ORDER NO. 537

December 26, 2023

WHEREAS, on September 2, 2021, the federal monitor in the *Nunez* use-of-force class action stated steps must be taken immediately to address the conditions in the New York City jails; and

WHEREAS, on June 14, 2022, the federal court in *Nunez* approved the *Nunez* Action Plan, which "represents a way to move forward with concrete measures now to address the ongoing crisis at Rikers Island"; and

WHEREAS, while there has been improvement in excessive staff absenteeism, the Department of Correction's (DOC's) staffing levels continue to contribute to a rise in unrest and disorder and create a serious risk to the necessary maintenance and delivery of sanitary conditions; access to basic services including showers, meals, visitation, religious services, commissary, and recreation; and prompt processing at intake; and

WHEREAS, this Order is given to prioritize compliance with the *Nunez* Action Plan and to address the effects of DOC's staffing levels, the conditions at DOC facilities, and health operations; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 140; and

WHEREAS, the state of emergency existing within DOC facilities, first declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that section 1 of Emergency Executive Order No. 535, dated December 21, 2023, is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams
Mayor

• j23

MAYOR'S OFFICE OF CONTRACT SERVICES

■ NOTICE

Notice of Intent to Issue New Solicitation Not Included in FY24 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2024 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: OMB
Description of Services to be Provided: Homeland Security Grant Tracking System (GTS) Specialist - Consultant for the NYC Grant Tracking System, the consultant will be providing services that includes, working with agencies to train users on use of the system, performing updates, enhancements and bug fixes of the City's centralized asset inventory system for grant funded equipment. This system is a federal requirement under the Homeland Security Grant program and keeps the City in compliance with federal and state regulations. Without this system or the consultant, the City would be at risk of non-compliance which can result in loss of grant funds.
Anticipated Contract Start Date: 1/12/2024
Anticipated Contract End Date: 1/11/2027
Anticipated Procurement Method: Negotiated Acquisition
Job Titles: None
Headcounts: 0

• j23

Notice of Intent to Issue New Solicitation Not Included in FY24 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2024 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Comptroller
Description of Services to be Provided: Hedge Fund Investment Consulting
Anticipated Contract Start Date: 7/1/2026
Anticipated Contract End Date: 6/30/2029
Anticipated Procurement Method: Request for Proposal
Job Titles: None
Headcounts: 0

Agency: Comptroller
Description of Services to be Provided: Printing and Related Services for the Annual Comprehensive Financial Report for the Fiscal Year Ending June 30, 2024-2027
Anticipated Contract Start Date: 7/1/2024
Anticipated Contract End Date: 6/30/2028
Anticipated Procurement Method: Request for Proposal
Job Titles: None
Headcounts: 0

Agency: Comptroller
Description of Services to be Provided: US Fixed Income Investment

Management Services
 Anticipated Contract Start Date: 7/1/2019
 Anticipated Contract End Date: 6/30/2027
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: US Fixed Income Investment Management Services
 Anticipated Contract Start Date: 7/1/2019
 Anticipated Contract End Date: 6/30/2027
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: Hedge Fund Investment Consulting
 Anticipated Contract Start Date: 7/1/2021
 Anticipated Contract End Date: 6/30/2026
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: General Investment Consulting Services
 Anticipated Contract Start Date: 1/1/2024
 Anticipated Contract End Date: 12/31/2028
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: General Investment Consulting Services
 Anticipated Contract Start Date: 1/1/2024
 Anticipated Contract End Date: 12/31/2028
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: General Investment Consulting Services
 Anticipated Contract Start Date: 1/1/2024
 Anticipated Contract End Date: 12/31/2028
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: Proxy Voting & Platform Reporting Services
 Anticipated Contract Start Date: 12/1/2023
 Anticipated Contract End Date: 11/30/2028
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: Shareholder Research Services
 Anticipated Contract Start Date: 1/1/2024
 Anticipated Contract End Date: 12/31/2028
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: Shareholder Research Services
 Anticipated Contract Start Date: 1/1/2024
 Anticipated Contract End Date: 12/31/2028
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

Agency: Comptroller
 Description of Services to be Provided: US Fixed Income Enhanced Yield Investment Management Services
 Anticipated Contract Start Date: 4/1/2024
 Anticipated Contract End Date: 6/30/2027
 Anticipated Procurement Method: Negotiated Acquisition Extension
 Job Titles: None
 Headcounts: 0

PARKS AND RECREATION

■ NOTICE

NYC Parks is applying for three pesticide use waivers from the DOHMH which would allow for the use of specific insecticidal products to combat nuisance and stinging insects which could pose hazards to people, pets, or property, to be employed only where infestation is found. These waivers would allow use for up to a year.

TO: To Whom It May Concern
 FROM: New York City Department of Parks and Recreation
 SUBJECT: Notification re: Product Waiver
 DATE: 1/16/2024

In accordance with Section 17-1206 of chapter 12 of title 17 of the administrative code of the city of New York, as amended by Local Law 56 of 2021, the New York City Department of Parks and Recreation (Parks) is applying for a waiver for use from the Department of Health and Mental Hygiene for the following restricted product(s) and use(s):

Product name(s): Spectracide Carpenter Bee & Ground-Nesting Yellowjacket Killer Foaming Aerosol
 Active ingredient: Prallethrin0.025%- Lambda-Cyhalothrin0.010%
 EPA registration #: 9688 187 8845
 Method of application: Aerosol spray
 Pest/Weed targeted: ground yellowjackets, ground nesting bees
 Location(s) of use: Zero to Multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year) up to one year

Product name(s): CRC Wasp and Hornet Killer Plus
 Active ingredient: Tetramethrin & Phenothrin
 EPA registration #: 555809-3
 Method of application: Aerosol spray
 Pest/Weed targeted: Wasps and hornets
 Location(s) of use: Zero to Multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): Dymon the End
 Active ingredient: Tetramethrin & Permethrin
 EPA registration #: 11694-109
 Method of application: Fogger
 Pest/Weed targeted: biting flies, mosquitos
 Location(s) of use: Zero to Multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): WASP FREEZE II
 Active ingredient: Prallethrin
 EPA registration #: 499-550
 Method of application: Aerosol spray
 Pest/Weed targeted: Paper wasps, hornets
 Location(s) of use: Zero Multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): Spectracide® Wasp & Hornet Killer3
 Active ingredient: Prallethrin0.025%
 Lambda-Cyhalothrin0.010%
 EPA registration #: 9688-190-8845
 Method of application: Aerosol spray
 Pest/Weed targeted: Wasp and hornets
 Location(s) of use: Zero to Multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

If, after careful consideration by health experts, the above waiver(s) are granted by the DOHMH you will be notified within 30 days of the granted date.

TO: To Whom It May Concern
 FROM: New York City Department of Parks and Recreation
 SUBJECT: Notification re: Product Waiver
 DATE: 1/16/2024

In accordance with Section 17-1206 of chapter 12 of title 17 of the administrative code of the city of New York, as amended by Local Law 56 of 2021, the New York City Department of Parks and Recreation (Parks) is applying for a waiver for use from the Department of Health and Mental Hygiene for the following restricted product(s) and use(s):

Product name(s): Delta Dust
 Active ingredient: Deltamethrin
 EPA registration #: 432-772
 Method of application: Hand placement
 Pest/Weed targeted: Fleas, bedbugs, cockroaches
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year) up to one year

Product name(s): Advion Ant Gel
 Active ingredient: Indoxacarb
 EPA registration #: 100-1498
 Method of application: Hand placement
 Pest/Weed targeted: Ants
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): Advion Roach Gel
 Active ingredient: Indoxacarb
 EPA registration #: 100-1484
 Method of application: Hand placement
 Pest/Weed targeted: Cockroaches
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): Advion Ant Bait Arena
 Active ingredient: Indoxacarb.1%
 EPA registration #: 100-1485
 Method of application: Hand Placement
 Pest/Weed targeted: Ants
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): Vendetta Nitro Coackroach Gel Bait
 Active ingredient: Clothiandin
 EPA registration #: 1021-2796
 Method of application: Hand placement
 Pest/Weed targeted: Cockroaches
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): MaxForce Quantum ant gel
 Active ingredient: Imidacloprid 0.03%
 EPA registration #: 432-1506
 Method of application: Hand placement
 Pest/Weed targeted: Ants
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): OnSlaught
 Active ingredient: Esfenvalerate
 EPA registration #: 1021-1815
 Method of application: Backpack or hand held sprayer
 Pest/Weed targeted: Ants, cockroaches, fleas, crawling insects, other stinging insects
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): Steri-Fab Insecticide
 Active ingredient: Alkyl dimethyl benzyl ammonium chloride *(50%C14, 40%C12, 10%C16) 0.076%, 1-Decanaminium, N-decyl-N, N-dimethyl-,chloride 0.114, Isopropyl Alcohol,60.39%, Phenothrin 0.22%
 EPA registration #: 397-13
 Method of application: Manual placement, backpack sprayer
 Pest/Weed targeted: Bed bugs, other insects
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): Suspend SC
 Active ingredient: Deltamethrin
 EPA registration #: 432-763
 Method of application: Backpack or hand held sprayer
 Pest/Weed targeted: Cockroaches around trash receptacles, comfort stations, other insects
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

Product name(s): Phantom
 Active ingredient: chlorfenapyr
 EPA registration #: 241-392
 Method of application: Spot treatment, Backpack sprayer, hand held

sprayer
 Pest/Weed targeted: Ant, Bed Bug, Fly, Mosquito, Roach, Spider, Termite, other insects
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year)

If, after careful consideration by health experts, the above waiver(s) are granted by the DOHMH you will be notified within 30 days of the granted date.

TO: To Whom It May Concern
 FROM: New York City Department of Parks and Recreation
 SUBJECT: Notification re: Product Waiver
 DATE: 1/16/2024

In accordance with Section 17-1206 of chapter 12 of title 17 of the administrative code of the city of New York, as amended by Local Law 56 of 2021, the New York City Department of Parks and Recreation (Parks) is applying for a waiver for use from the Department of Health and Mental Hygiene for the following restricted product(s) and use(s):

Product name(s): Gentrol IGR Concentrate
 Active ingredient: (S)-Hydroprene
 EPA registration #: 2724-351
 Method of application: Spot treatment, back pack sprayer
 Pest/Weed targeted: Cockroaches, bed bugs, fleas, flies
 Location(s) of use: Zero to multiple based on need
 Waiver duration request: (one-time use) (multiple applications) (up to one year) Up to one Year

If, after careful consideration by health experts, the above waiver(s) are granted by the DOHMH you will be notified within 30 days of the granted date.

• j23-25

CHANGES IN PERSONNEL

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 10/13/23

NAME	TITLE		SALARY	ACTION	PROV EFF DATE	AGENCY
	NUM					
ROSADO	BRANDON	L	56057	\$48045.0000	APPOINTED	YES 08/27/23 740
ROSADO	CARLOS	J	56057	\$51168.0000	RESIGNED	YES 09/22/23 740
ROUSSEAU	FARAH-LI		52501	\$146415.0000	INCREASE	YES 09/05/23 740
RUTZ	NICOLE	A	56057	\$41780.0000	APPOINTED	YES 09/26/23 740
SALFARLIE	SEAN	K	56058	\$58964.0000	APPOINTED	YES 10/01/23 740
SANTANA	ADALBERT		13613	\$58352.0000	INCREASE	NO 09/10/23 740
SANTANA	CRISTIAN		54504	\$40911.0000	RESIGNED	YES 09/10/23 740
SANTIAGO	EMELY	C	56073	\$67633.0000	RESIGNED	YES 09/05/23 740
SAYMAZ	SHANNON		50910	\$71540.0000	APPOINTED	YES 09/17/23 740
SCHEMBRI	DAVIDE		91717	\$440.1600	APPOINTED	NO 08/04/23 740
SCUDERI JR	ANGELO		13616	\$83442.0000	RESIGNED	NO 09/05/23 740
SENDI	QUEEN	M	40491	\$61000.0000	APPOINTED	YES 09/17/23 740



COMMUNITY BOARDS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for a public hearing by Bronx Community Board #10:

BOROUGH OF THE BRONX

COMMUNITY BOARD #10 - Wednesday, January 24, 2024, at 7:00 P.M., Ft. Schuyler House, 3077 Cross Bronx Expressway, Bronx, NY 10465.

A public hearing with respect to the Gaming Facility Text Amendment and City of Yes for Economic Development Text Amendment.



• j23-24