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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BOROUGH PRESIDENT - QUEENS

#### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Remote Public Hearing will be held by the Borough President of Queens, Donovan Richards on **Thursday, July 1, 2021**, starting at 9:30 A.M., via a live stream available on the Office of the Queens Borough President web page at: [www.queensbp.org](http://www.queensbp.org). The following items will be heard:



**CD Q14 – ULURP #180395 ZMQ - IN THE MATTER OF** an application submitted by RBB II LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 30a and 30b:

1. eliminating from an existing R5D District a C2-3 District bounded by Rockaway Freeway, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street; and
2. changing from an R5D District to a M1-3 District property bounded by Rockaway Freeway, the centerline of a Railroad Right-Of-Way, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street;

Borough of Queens, Community District 14, as shown in a diagram (for illustrative purposes only), dated April 5, 2021, and subject to the conditions of CEQR Declaration E-299.

**CD Q08 – ULURP #210192 ZMQ – IN THE MATTER OF** an application submitted by 18517 Hillside LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 15b:

1. changing from an R3X District to an R7A District property bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road;
2. changing from an R6A District to an R7A District property bounded by a line 100 feet northerly of Hillside Avenue, Chelsea Street, Hillside Avenue, and Dalny Road;
3. establishing within a proposed R7A District a C2-4 District bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road; and
4. establishing a Special Downtown Jamaica District (DJ) bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road;

Borough of Queens, Community District 8, as shown on a diagram (for illustrative purposes only), dated May 3, 2021, and subject to the conditions of CEQR Declaration E-591. (Related ULURP #N210193 ZRQ).

**C08 – ULURP #N210193 ZRQ – IN THE MATTER OF** an application submitted by submitted by 18517 Hillside LLC, pursuant to Section 201 of the New York City Charter, for an amendment to Appendix F of the NYC Zoning Resolution to map and establish the area to be rezoned as a Mandatory Inclusionary Housing Area (Related ULURP #210192 ZMQ).

**CD Q01 – ULURP #210459 ZSQ – IN THE MATTER OF** an application submitted by WF Industrial IV LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 62-837 of the Zoning Resolution to modify the height and setback, maximum width of walls facing shoreline and the ground floor streetscape requirements of Section 62-341 (Development on Land and Platforms), in connection with the construction of an approximately 495,000 square-foot motion picture studio, on property, located at 1 Steinway Place, a.k.a. 36-01 19th Avenue (Block 814, Lots 1 and 10), in an M3-1 District, Borough of Queens, Community District 1. (Related: N210457 ZAQ, N210458 ZAQ, N210460 ZAQ, N210461 LDQ).

**CW – ULURP #N220380 ZRY – IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Sections 197-d and 201 of the New York City Charter, for a zoning text amendment to update the existing FRESH Program expanding coverage as well as zoning text clarifications, that would improve food choices and nutrition in underserved areas of New York City.

**CW – ULURP #N210382 ZRY - IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Sections 197-d and 201 of the New York City Charter, for a zoning text amendment to modify regulations related to gyms, spas, and licensed massage therapy, and other health and fitness facilities defined as “Physical Culture or Health Establishments.” The text amendment would remove the requirement for these facilities to receive a special permit from the Board of Standards and Appeals.

**CW – ULURP #N210406 ZRY – IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Sections 197-d and 201 of the New York City Charter, for a zoning text amendment to establish a City Planning Commission special permit (“CPC special permit”), for new and enlarged transient hotels (Use Group 5), and motels, tourist cabins and boatels (Use Group 7).

Those who wish to testify may register for speaking time by visiting [www.queensbp.org/landuse](http://www.queensbp.org/landuse), and submitting their contact information. Each registrant will receive a confirmation email with instructions on how to participate in the live public hearing. Speaking time can also be arranged by calling (718) 286-3000, between 9:00 A.M. to 5:00 P.M., prior to the date of the hearing.

Written testimony is welcome from those unable to testify live. All written testimony must be received by 5:00 P.M., on Thursday, July 1, 2021, and may be submitted by email, to [planning@queensbp.org](mailto:planning@queensbp.org), or by conventional mail sent to the Office of the Queens Borough President, at 120-55 Queens Boulevard - Room 226, Kew Gardens, NY 11424.

j25-jy1

**CITY PLANNING**

■ PUBLIC HEARINGS

**NOTICE OF PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 20DCP100K)**

**307 Kent Avenue**

<b>Project Identification</b>	<b>Lead Agency</b>
CEQR No. 20DCP100K	City Planning Commission
ULURP No. C200306ZMK, N200307ZRK	120 Broadway, 31 <sup>st</sup> Floor
SEQR Classification: Unlisted	New York, NY 10271

**Contact Person**  
Olga Abinader, Director, (212) 720-3493  
Environmental Assessment and Review Division  
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 2, 2021 for a Draft Environmental Impact Statement (DEIS) for the 307 Kent Avenue proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on Wednesday, July 14, 2021, at 10:00 AM in conjunction with the CPC’s public hearing**

**pursuant to ULURP. Masks are required to be worn to enter the building and during the hearing. Comments are requested on the DEIS and will be accepted through July 26, 2021. In light of the Governor’s announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City’s continued efforts to contain the spread of COVID-19, the public hearing will be accessible both in person and remotely.**

To join remotely and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage>. If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

- (877) 853-5247 (Toll-free)
- (888) 788-0099 (Toll-free)
- (213) 338-8477 (Toll)
- (253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396  
Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found in the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through Monday, July 26, 2021. They can be submitted via email, to [20DCP100K\\_DL@planning.nyc.gov](mailto:20DCP100K_DL@planning.nyc.gov), or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing [oabinad@planning.nyc.gov](mailto:oabinad@planning.nyc.gov).

In addition, the DEIS and Final Scope of Work will be made available for download, at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

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. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed, to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov), or by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting.

307 Kent Associates (the applicant), proposes the construction of a mixed-use office, community facility, and retail building (the Proposed Project) at 307 Kent Avenue (Block 2415, Lot 1, Projected Development Site 1), a site controlled by the applicant in the Williamsburg neighborhood of Brooklyn, Community District 1. To facilitate the Proposed Project, the applicant is requesting a zoning map amendment to rezone the western portion of Block 2415 around the Proposed Project, including Block 2415, Lots 1, 6, 10, 7501, 7502, and a portion of (p/o) Lots 16 and 38 (the Rezoning Area), from M3-1 to M1-5 and MX-8 (M1-4/R6A), as well as a text amendment to Map 2 for Community District 1, Brooklyn within Appendix F of the Zoning Resolution to remove a portion of the Rezoning Area from the “Excluded Area” shown on this map in order to establish a Mandatory Inclusionary Housing (MIH) area and to make MIH regulations applicable (the Proposed Actions). The Proposed Actions would facilitate the development of a nine-story mixed-use building on Projected Development Site 1. The Proposed Project would require the demolition of the existing single-story warehouse building located on the site, to be followed by the construction of the new mixed-use building. The Proposed Project on Projected Development Site 1 would contain up to approximately 101,000 gross square feet (gsf), including up to 70,000 gsf of office uses, up to 22,000 gsf of community facility uses, and up to 9,000 gsf of retail uses.

In order to assess the possible impacts of the components of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was established for both the current (No-Action) and proposed zoning (With-Action) conditions by the build year of 2023. The incremental difference between the No-Action and With-Action conditions will serve as the basis for the impact analyses of the Environmental Impact Statement (EIS). As described above, in the With Action condition, Projected Development Site 1 would be redeveloped with the Proposed Project, a new, approximately 101,000-gsf, nine-story mixed-use building containing office, community facility,

and retail uses. The building would include 70,000 gsf of office uses, 22,000 gsf of community facility (medical office) uses, and 9,000 gsf of retail uses. The Proposed Project would be approximately 151 feet tall (163 feet tall to the top of the mechanical bulkhead), with a FAR of up to 6.5 (including up to 1.5 FAR of UG 4A community facility uses). Based on the proposed rezoning, market and site conditions, and consultation with the Department of City Planning (DCP), Block 2415, Lot 6, which is neither owned nor controlled by the applicant, could also be redeveloped by the proposed analysis year; and therefore this site is analyzed in the EIS as Projected Development Site 2. It is assumed that Projected Development Site 2 would be redeveloped as a new, approximately 80,500-gsf, nine-story mixed-use building containing office, community facility, and retail uses. The building would include 55,000 gsf of office uses, 17,500 gsf of community facility (medical office) uses, and 8,000 gsf of retail uses. No parking or loading berths are required or proposed. The anticipated building on Projected Development Site 2 would be approximately 125 feet tall with a total FAR of up to 6.5 (including up to 1.5 FAR of UG 4A community facility space). Based on the comparison between the No Action and With Action conditions, the RWCDs includes an incremental increase of 68,693 gsf of commercial uses, 46,667 gsf of light manufacturing and manufacturing uses, and 39,500 gsf of community facility uses. The Proposed Actions would result in an additional 523 workers within the Project Area.

The DEIS identifies potential significant adverse transportation impacts related to traffic, transit (bus), and pedestrian elements. Mitigation measures have been identified and will be further evaluated in the FEIS. Three of the identified impacted traffic intersections could be fully mitigated with the implementation of standard traffic mitigation measures (e.g., signal timing changes and lane restripings); feasible and practicable mitigation measures were not identified for six intersections. Significant adverse transit (bus) impacts could be fully mitigated by an increase in service frequency of one bus an hour for the northbound B32 during the weekday AM peak hour and the northbound B62 during the weekday PM peak hour. Significant adverse pedestrian impacts could be fully mitigated by relocating existing sidewalk obstructions. If any mitigation measures are determined to be infeasible, the impacts would remain unmitigated. In addition, two potential alternatives to the Proposed Actions were studied: a No-Action Alternative and a No Unmitigated Significant Adverse Impact Alternative. Neither alternative would meet the primary objectives of the Proposed Actions, and no feasible alternatives are available that would result in no unmitigated impacts and meet the goals of the Proposed Actions.

← j29

**CITY PLANNING COMMISSION**

**■ PUBLIC HEARINGS**

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

The public hearing will be held on Wednesday, July 14, 2021, starting at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

The meeting will be live streamed through Department of City Planning’s (DCP’s) website and accessible from the following webpage, which contains specific instructions on how to observe and participate remotely via the teleconferencing application Zoom, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287258/1>

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

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

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

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

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

**CITYWIDE**

**No. 1**

**CITYWIDE HOTELS TEXT AMENDMENT**

**CITYWIDE** **N 210406 ZRY**  
**IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article III, Chapter 2 (Use Regulations), Article IV, Chapter 2 (Use Regulations) and related Sections, to create a special permit for new hotels, motels, tourist cabins and boatels in Commercial Districts and in M1 Districts paired with Residence Districts.

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

\* \* \*

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

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

**32-00**  
**GENERAL PROVISIONS**

\* \* \*

**32-02**  
**Special Provisions for Hotels**

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be subject to the special provisions of this Section. For the purposes of this Section, #transient hotels# shall include #motels#, #tourist cabins# and #boatels#.

In all Districts, #transient hotels# shall be permitted only as set forth in this Section.

- (a) Applicability  
 A special permit for #transient hotels#, by the City Planning Commission, pursuant to Section 74-802 (Transient hotels within Commercial Districts) shall be applicable to:
  - (1) the #development# of a #transient hotel#;
  - (2) a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or
  - (3) an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption], that increases the #floor area# of such #use# by 20 percent or more.
- (b) Exclusions  
 Notwithstanding the above, the provisions of this Section shall not apply to the following:
  - (1) a #transient hotel# operated exclusively for the public purpose of temporary housing assistance by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose;
  - (2) where an application for a project containing a #transient hotel# has been filed at the Board of Standards and Appeals before [date of adoption] and such application has been approved after January 1, 2018, provided that:
    - (i) such #transient hotel# was considered in such application, as evidenced by its description or assessment at a specified location in a land use application or in environmental review documents; and
    - (ii) in the event that a temporary or final certificate of occupancy has not been issued by [six years after date of adoption], the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332 (Extension of period to complete construction); or



(3) where an application for a project containing a #transient hotel# has been certified by the City Planning Commission before [date of adoption] and has been approved by the Commission after January 1, 2018, provided that:

- (i) such #transient hotel# was considered in such application, as evidenced by its description or assessment at a specified location in a land use application or in environmental review documents; and
- (ii) in the event that a temporary or final certificate of occupancy has not been issued by [six years after date of adoption], the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332. For such applications where a special permit for a #transient hotel# has been certified by the Commission pursuant to a #Special Purpose District#, such application may continue pursuant to the regulations and term of years proposed or in effect at the time such special permit was certified by the Commission.

(c) Existing hotels

- (1) Any #transient hotel# existing on [date of adoption] shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section and subject to the applicable #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use# other than a #transient hotel#, or may be utilized for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of Section 74-802 or other applicable section of this Resolution.
- (2) The provisions of paragraph (c)(1) of this Section shall be modified up to [six years after date of adoption] to allow a #transient hotel# existing on [date of adoption] to be restored to such #use# regardless of more than two years of discontinuance of the #use#, and regardless of any change of #use# between [date of adoption] and [six years after date of adoption].
- (3) In the event a casualty damages or destroys a #transient hotel# that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

(d) Vesting regulations

The provisions of Section 11-30 (BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT) regarding the right to continue construction shall apply. As an alternative, the following provisions shall apply.

- (1) If, on or before [date of referral], an application for a #development#, #enlargement# or #conversion# to a #transient hotel# has been filed with the Department of Buildings, and if, on or before [date of adoption], the Department of Buildings has approved an application for a foundation, a new #building# or an alteration based on a complete zoning analysis showing zoning compliance for such #transient hotel#, such application may be continued, and construction may be started or continued. The application may be revised and retain vested status, provided that the #floor area# for the #transient hotel# is not increased beyond the amount approved.
- (2) However, in the case of an application for a #development#, #enlargement# or #conversion# to a #transient hotel# that has been filed with the Department of Buildings prior to January 1, 2018 and has not received a permit contingent on zoning approval on or before [date of adoption], the provisions of paragraph (d)(1) of this Section shall not apply. In lieu thereof, the provisions of this paragraph shall apply. For such applications, if, on or before [date of adoption] a permit contingent on zoning approval was lawfully issued by the Department of Buildings, such construction may be started or continued.

In the event that a temporary or final certificate of occupancy has not been issued by [six years after date of adoption], the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332 (Extension of period to complete construction).

\* \* \*

**32-10  
USES PERMITTED AS-OF-RIGHT**  
\* \* \*

**32-14  
Use Group 5**  
C1\* C2\*\* C4 C5 C6 C8  
Use Group 5 consists of hotels used primarily for transient occupancy.

A. Transient Accommodations  
#Hotels, transient#\*\*\* [PRC-H]

B. #Accessory Uses#

\* In a C1-1, C1-2, C1-3 or C1-4 District, a #transient hotel# shall not be permitted

\*\* In a C2-1, C2-2, C2-3 or C2-4 District, each #transient hotel# shall be located on a #zoning lot# in whole or in part within a 1,000-foot radius of the entrance or exit of a limited-access expressway, freeway, parkway, or highway, all of which prohibit direct vehicular access to abutting land and provide complete separation of conflicting traffic flows, measured from the centerline of the entrance or exit ramp at its intersection with the nearest adjacent #street#

\*\*\* Subject to the provisions of Section 32-02 (Special Provisions for Hotels)  
\* \* \*

**32-16  
Use Group 7**  
C2 C6\* C8

Use Group 7 consists primarily of home maintenance or repair services which:

- (1) fulfill recurrent needs of residents in nearby areas;
- (2) have a relatively small service area and are, therefore, widely distributed throughout the City; and
- (3) are incompatible in primary retail districts since they break the continuity of retail frontage.

A. Transient Accommodations  
#Motels#, #tourist cabins# or #boatels#\*\*\* [PRC-H]  
In C2 Districts, each #motel# or #tourist cabin# shall be located on a #zoning lot# in whole or in part within a 1,000 foot radius of the entrance or exit of a limited-access expressway, freeway, parkway or highway, all of which prohibit direct vehicular access to abutting land and provide complete separation of conflicting traffic flows, measured from the centerline of the entrance or exit ramp at its intersection with the nearest adjacent #street#  
\* \* \*

E. #Accessory Uses#

\* In a C6-1A District, #uses# in Use Group 7 are not permitted

\*\* Subject to the provisions of Section 32-02 (Special Provisions for Hotels)  
\* \* \*

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

**32-31  
By the Board of Standards and Appeals**

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

C4-1  
Amusement arcades [PRC-E]

C2 C4 C6 C7  
#Automotive service stations#, open or enclosed, with sites of not less than 7,500 square feet per establishment, and provided that facilities for lubrication, minor repairs, or washing are permitted only if located within a #completely enclosed building#

C3  
#Boatels# [PRC-H]

C1 C2 C3  
Camps, overnight or outdoor day [PRC-H]  
\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

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

**42-10  
USES PERMITTED AS-OF-RIGHT**

**42-11  
Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B**  
M1  
Use Groups 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B as set forth in Sections 32-13, 32-14, 32-15, 32-16, 32-18, 32-21.

Use Group 4A shall be limited to all health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health, ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), and houses of worship. Such #uses# are not subject to the special permit provisions of Sections 42-32 and 74-921.

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boats#, as listed in Section 32-16 (Use Group 7A), shall be subject to the special provisions of Section 42-111 (Special provisions for hotels in M1 Districts) or, where applicable, Section 32-02 (Special Provisions for Hotels). For the purposes of this Section, inclusive, #transient hotels# shall include #motels#, #tourist cabins# and #boats#.

**42-111 Special provisions for hotels in M1 Districts**

In M1 Districts, #transient hotels# shall be permitted only as set forth in this Section. The City Planning Commission may permit #transient hotels# in an M1 District pursuant to a special permit set forth in another Section of this Resolution, or pursuant to Section 74-803 (Transient hotels within M1 Districts), as applicable.

(a) **Applicability**

Such special permit for #transient hotels# pursuant to Section 74-803 shall be applicable to:

- (1) #development# of a #transient hotel#;
- (2) a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of December 20, 2018, did not contain such #use#; or
- (3) #enlargement# or #extension# of a #transient hotel# that existed prior to December 20, 2018, that increases the #floor area# of such #use# by 20 percent or more.

(b) **Exclusions**

The provisions of this Section shall not apply to the following:

- (1) A special permit shall not be required for a #transient hotel# operated exclusively for the public purpose of temporary housing assistance by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose.
- (1) In addition, a special permit pursuant to the provisions of Section 74-803 shall not be required for #developments#, #enlargements#, #extensions# or changes of #use# of #transient hotels# in:
  - (i) a #transient hotel# located within John F. Kennedy International Airport and LaGuardia Airport, which shall include property under the jurisdiction of the Port Authority of New York and New Jersey for airport use;
  - (ii) a #transient hotel# in an M1-6D District, a #Special Mixed Use District# or any other #Special Purpose District# where any M1 District is paired with a #Residence District#, all of which shall instead be subject to the provisions of Section 32-02 (Special Provisions for Hotels); or
  - (iii) an M1 District where another special permit in this Resolution permitting such #use# is applicable, subject to approval by the City Planning Commission, including, but not limited to, a special permit for a #transient hotel# applicable within a Special Purpose District or in a Historic District designated by the Landmarks Preservation Commission.
- (4)(2) A special permit pursuant to the provisions of Section 74-803 shall also not be required in an M1-2 District for a change of #use# to a #transient hotel# that occupies no more than 30 percent of the #floor area# on the #zoning lot# and where such #zoning lot# contains a minimum #lot area# of 100,000 square feet, comprises an entire #block#, and contains #buildings# with a minimum total of 500,000 square feet of #floor area# on December 20, 2018.

(c) **Within M1-5A and M1-5B Districts**

Within an M1-5A or M1-5B District, a special permit pursuant to Section 74-803 shall be required in conjunction with a special permit pursuant to Section 74-781 (Modifications by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts) except that a permit pursuant to Section 74-781 shall not be required for a #transient hotel# located above the ground floor level, where the #floor area# used for such #use# on the ground floor does not exceed an amount minimally necessary to access and service such #transient hotel#.

(d) **Existing hotels**

- (1) Any #transient hotel# existing prior to December 20, 2018, within an M1 District shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section and subject to the applicable #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active

operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be utilized #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of Section 74-803 or other applicable section of this Resolution.

- (2) The provisions of paragraph (d)(1) of this Section shall be modified up to [six years after date of adoption] to allow a #transient hotel# existing on [date of adoption] to be restored to such #use# regardless of more than two years of discontinuance of the #use#, and regardless of any change of #use# between [date of adoption] and [six years after date of adoption].
- (3) In addition, in the event a casualty damages or destroys a #transient hotel# within an M1 District that was in such #use# as of December 20, 2018, such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

(e) **Vesting**

The provisions of Section 11-30 (BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT) regarding the right to continue construction shall apply. As an alternative, if on or before April 23, 2018, a building permit for a #development#, #enlargement# or #conversion# to a #transient hotel#, or a partial permit for a #development# of a #transient hotel# was lawfully issued by the Department of Buildings, such construction may be started or continued. In the event that construction has not been completed and a certificate of occupancy including a temporary certificate of occupancy, has not been issued by December 20, 2021, the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332 (Extension of period to complete construction). Any special permit approved by the City Council for a #transient hotel# prior to December 20, 2018, shall be permitted and this Section shall not apply to such #transient hotel#, subject to the provisions of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution).

\* \* \*

**42-30 USES PERMITTED BY SPECIAL PERMIT**

\* \* \*

**42-32 By the City Planning Commission**

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

\* \* \*

**M1 M2 M3**

Trade expositions, with rated capacity of more than 2,500 persons [PRC-D]

**M1**

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boats#, as listed in Section 32-16 (Use Group 7A), pursuant to the special provisions of Section 42-111 (Special provisions for hotels in M1 Districts)

**M1 M2 M3**

#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#

\* \* \*

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

\* \* \*

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

\* \* \*

**42-483 Commercial uses**

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

- (a) #Transient hotels# shall be allowed, except that #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as of right, in accordance with paragraph (a) of Section 42-481 (Residential use), shall only be allowed upon certification by the Chairperson of the City Planning Commission to the



Commissioner of Buildings that the residential development goal has been met for the area in which such #transient hotel# is located, as set forth in this paragraph, (a), or where such residential development goal has not been met, by special permit pursuant to Section 74-802 (In M1-6D Districts):  
 The residential development goal shall be met when at least 865 #dwelling units#, permitted pursuant to the provisions of Section 42-481, on #zoning lots# located within an area bounded by West 28th Street, West 30th Street, a line 100 feet west of Seventh Avenue, and a line 100 feet east of Eighth Avenue, have received temporary or final certificates of occupancy subsequent to September 21, 2011.

- (b)(a) Food stores, including supermarkets, grocery stores and delicatessen stores, shall not be limited as to size of establishment.
- (c)(b) On #narrow streets#, ground floor #commercial uses# shall be subject to special streetscape provisions, as set forth in Section 42-485.
- (d)(c) All #uses# listed in Use Group 10 shall be permitted without limitation, except as provided for in paragraph (c)(b) of this Section.

\* \* \*

**ARTICLE VII  
ADMINISTRATION**

**Chapter 3  
Special Permits by the Board of Standards and Appeals**

\* \* \*

**73-25  
Boatels**

In C3 Districts, the Board of Standards and Appeals may permit #boatels# provided that the following findings are made:

- (a) that such #use# is so located as not to impair the essential character or the future use or development of the nearby residential neighborhood; and
- (b) that any restaurant permitted in connection with such #use# satisfies the conditions for issuance of special permits to eating or drinking places, as set forth in Section 73-24.

The Board may modify the regulations relating to #signs# in C3 Districts to permit a maximum total #surface area# of 50 square feet of non-#illuminated# or #illuminated# non-#flashing signs# on each of not more than three #street# or water frontages.

The Board may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area, including requirements with respect to the location of #illuminated signs#, the shielding of floodlights or adequate screening:

**73-26  
73-25  
Children's Amusement Parks**

\* \* \*

**73-27  
73-26  
Funeral Establishments**

\* \* \*

**73-28  
73-27  
Newspaper Publishing**

\* \* \*

**73-29  
73-28  
Utilization of Explosives in Manufacturing Processes**

\* \* \*

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

\* \* \*

**74-80  
TRANSIENT HOTELS**

\* \* \*

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

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

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

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

**Transient hotels within Commercial Districts**

In C1 Districts, except C1-1, C1-2, C1-3 and C1-4 Districts, in C2 Districts, except C2-1, C2-2, C2-3 and C2-4 Districts where #transient hotels# are not permitted pursuant to Section 32-14 (Use Group 5), in C4, C5, C6 and C8 Districts, in M1 Districts paired with a #Residence District#, and in M1-6D Districts, #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that such #use# will not impair the future use or development of the surrounding area. The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**74-803  
Transient hotels within M1 Districts**

In M1 Districts, pursuant to Section 42-111 (Special provisions for hotels in M1 Districts), #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that:

- (a) the site plan incorporates elements that address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building# and to service areas for refuse and laundry, and the #building's# orientation and landscaping;
- (b) the site plan demonstrates that the proposed #street wall# location and the design and landscaping of any area of the #zoning lot# between the #street line# and all #street walls# of the #building# and their prolongations will result in a site design that does not impair the character of the existing streetscape;
- (c) such #use# will not cause undue vehicular or pedestrian congestion on local #streets# or unduly inhibit vehicular or pedestrian movement or loading operations; and
- (d) such #use# will not impair the essential character including, but not limited to, existing industrial businesses, or future use or development of the surrounding area.

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

\* \* \*

**ARTICLE VIII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Midtown District**

\* \* \*

**81-60  
SPECIAL REGULATIONS FOR THE EAST MIDTOWN SUBDISTRICT**

\* \* \*

**81-62  
Special Use Provisions**

**81-621  
Special provisions for transient hotels**

Within the East Midtown Subdistrict, as shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter, the #development# of a #building# containing a #transient hotel#, as listed in Use Group 5, or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed by special permit of the City Planning Commission pursuant to the provisions of this Section. In addition, in Subareas other than the Vanderbilt Corridor, as shown on Map 2 (Special East Midtown District and Subareas), the #enlargement# of a #building# containing a #transient hotel# shall only be allowed by special permit of the City Planning Commission pursuant to the provisions of this Section.

However, in the event a casualty damages or destroys a #building# within the East Midtown Subdistrict that was used as a #transient hotel# as of May 27, 2015, in the Vanderbilt Corridor Subarea or on August 9, 2017, in other Subareas, such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit, provided the #floor area# of such reconstructed #building#, less the #floor area# of any other #buildings# on the #zoning lot# does not exceed the applicable basic maximum #floor area ratio# for the #zoning lot# set forth in Section 81-60, inclusive. #Transient hotels# existing on May 27, 2015 within the Vanderbilt Corridor Subarea or on August 9, 2017, in other Subareas, shall be considered conforming #uses#.

To permit such a #transient hotel#, the Commission shall find that such #transient hotel# will:

- (a) be appropriate to the needs of businesses in the vicinity of the East Midtown area; and
- (b) provide on-site amenities and services that will support the area's role as an office district. Such business-oriented amenities and services shall be proportionate to the scale of the #transient hotel#

being proposed, and shall include, but shall not be limited to, conference and meeting facilities, and telecommunication services. The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area. However, after August 9, 2017, #development# of a #building# containing a #transient hotel# shall be permitted under the regulations which were in effect prior to August 9, 2017, if a new building application for such #development# was filed at the Department of Buildings after June 9, 2016, and a partial permit for such application was issued by the Department of Buildings on or prior to July 20, 2017, and a temporary certificate of occupancy for the entire #building# has been granted prior to January 31, 2020. In the event that such temporary certificate of occupancy has not been granted prior to such date, and an application is filed prior to such date, pursuant to this Section, with the Board of Standards and Appeals, the Board may permit the new building permit to be renewed for a term of one year upon the following findings:

- (1) that the applicant has been prevented from completing such construction by hardship or circumstances beyond the applicant's control;
- (2) that the applicant has not recovered all or substantially all of the financial expenditures incurred in construction, nor is the applicant able to recover substantially all of the financial expenditures incurred through development that conforms and complies with any applicable amendment to this Resolution; and
- (3) that there are no considerations of public safety, health and welfare that have become apparent since the issuance of the permit that indicate an overriding benefit to the public in enforcement of the special permit provisions of this Section. In the event that the Board permits the renewal, the temporary certificate of occupancy shall be obtained by no later than January 31, 2021.

81-622

81-621

Location of uses in mixed buildings

\* \* \*

81-70

SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

\* \* \*

81-72

Use Regulations Modified

\* \* \*

81-722

Use Group T

The following #uses# are subject to the limitations on location and #floor area# of the underlying zoning district:

\* \* \*

#Use#

Hotels, where permitted, pursuant to Section 32-02 (Special Provisions for Hotels) - lobby space limited to 20 percent of total #zoning lot# frontage on #wide streets#

\* \* \*

Chapter 3

Special Limited Commercial District

\* \* \*

83-03

Use Group "LC"

Use Group "LC" comprises #residential uses# listed in Use Groups 1 and 2, and a group of specially related #uses# selected from Use Groups 3, 4, 5, 6, 8 and 9 to provide for the special needs, comfort, convenience, enjoyment, education and recreation of the residents of the surrounding communities and of the many visitors who are attracted to its activities.

\* \* \*

H. Transient Accommodations

#Hotels, transient#, where permitted pursuant to Section 32-02 (Special Provisions for Hotels)

\* \* \*

Chapter 4

Special Battery Park District

\* \* \*

84-10

ZONE A GENERAL DISTRICT REGULATIONS

\* \* \*

84-12

Use Regulations

In the areas indicated as permitted #commercial# locations in Appendices 2.3 and 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Sections 84-031 (Special permit uses), 84-032 (Uses not permitted), 84-121 (Uses along Esplanade) and this Section.

In the case of a #mixed building# containing #residential# and #commercial uses#, #residential uses# are permitted on the same

#story# as a #commercial use#, provided no access exists between such #uses# at any level containing #residences# and provided any #commercial uses# are not located over any #residences#. However, such #commercial use# may be located over #residences# by authorization of the City Planning Commission upon finding that sufficient separation of #residences# from #commercial uses# exists within the #building#.

Notwithstanding any other provisions of this Resolution, the permitted #uses# listed in Use Groups 6, 7, 8, 9 or 14 and the additional #uses# permitted hereunder shall be limited, per establishment, to 10,000 square feet of #floor area# of any #story# and shall not be located above the first #story# ceiling, except that:

- (a) in any #building# containing an #arcade# required in Section 84-134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; and
  - (b) supermarkets are permitted with no limitation on #floor area#. Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may contain #residential uses#, #transient hotel uses# where permitted pursuant to Section 32-02 (Special Provisions for Hotels), or both #residential# and hotel #uses#.
- In the case of hotel #uses# on this #zoning lot#:
- (1) a #physical culture or health establishment# may be permitted; and
  - (2) an eating and drinking establishment, as permitted in Section 32-15 (Use Group 6), and a #physical culture and health establishment# or a non-#residential accessory use#, may be located above a #story# containing #residential uses#.

\* \* \*

Chapter 8

Special Hudson Square District

\* \* \*

88-10

SUPPLEMENTAL USE REGULATIONS

\* \* \*

88-13

Commercial Use

The #commercial use# regulations applicable in M1 Districts shall apply in the #Special Hudson Square District#, except that:

- (a) food stores, including supermarkets, grocery stores or delicatessen stores, shall not be limited as to the size of the establishment;
- (b) #uses# listed in Use Group 6A, other than food stores, and Use Groups 6C, pursuant to Section 42-13, 6E, 10 and 12B, shall be limited to 10,000 square feet of #floor area# at the ground floor level, per establishment. Portions of such establishments located above or below ground floor level shall not be limited in size;
- (c) ground floor #commercial uses# shall be subject to special streetscape provisions set forth in Section 88-131;
- (d) #commercial uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive;
- (e) #transient hotels# shall be subject to the provisions of Section 32-02 (Special Provisions for Hotels); and allowed, except that:
  - (1) #development# or #enlargement# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 88-11, shall only be allowed upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal has been met for the #Special Hudson Square District# as set forth in this paragraph (e) (1), or, where such residential development goal has not been met, by special permit pursuant to Section 88-132 (Special permit for large transient hotels). The residential development goal shall be met when at least 2,255 #dwelling units#, permitted pursuant to the provisions of Section 88-11, within the #Special Hudson Square District#, have received temporary or final certificates of occupancy subsequent to March 20, 2013; and
  - (2) a change of #use# within a #qualifying building# to a #transient hotel# with greater than 100 sleeping units shall only be allowed by special permit, pursuant to Section 88-132; and
- (f) eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, are permitted only by special permit of the Board of Standards and Appeals, pursuant to Section 73-244.

\* \* \*

88-132

Special permit for large transient hotels

- (a) #Developments# or #enlargements# in the #Special Hudson Square District#, prior to the residential development goal set forth in paragraph (e) of Section 88-13 (Commercial Use) having been achieved, the City Planning Commission may permit #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where



#residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 88-11, provided the Commission finds that:

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

(b) Changes of #use# In the #Special Hudson Square District#, the City Planning Commission may permit the change of #use# of #floor area# within #qualifying buildings# to a Use Group 5 #transient hotel# with greater than 100 sleeping units provided that, at minimum, the amount of #floor area# changed to such #transient hotel# is:

- (1) preserved for Use Group 6B office #use# within a #qualifying building# located within the #Special Hudson Square District#; or
(2) created for Use Group 6B office #use# within a #building developed# after March 20, 2013, or within the #enlarged# portion of a #building#, where such #enlargement# was constructed within one year of the date an application pursuant to this Section is filed with the Department of City Planning (DCP). Such #developed# or #enlarged buildings# may be located anywhere within the #Special Hudson Square District#, and shall have either temporary or final certificates of occupancy for Use Group 6B office #use#.

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

A restrictive declaration acceptable to the DCP shall be executed and recorded, binding the owners, successors and assigns to preserve an amount of Use Group 6B office #use# within a #qualifying building#, or created within a #development# or #enlargement#, as applicable. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from Use Group 6B office #use# to any other #use#.

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

\* \* \*

ARTICLE IX
SPECIAL PURPOSE DISTRICTS

\* \* \*

Chapter 4
Special Sheepshead Bay District

\* \* \*

94-06
Special Use Regulations

\* \* \*

94-061
Permitted residential, community facility and commercial uses

A. #Residential# and #community facility uses#

#Uses# listed in Use Groups 1, 2, 3 and 4 shall be allowed anywhere within the Special District, except as set forth in Section 94-065 (Restriction on ground floor use).

B. #Commercial uses#

In Areas A, B, C, D and E, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, only those #commercial uses# listed in Section 94-062 (Use Group SB), those #uses# listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), 9 and 14, and those #uses# permitted pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed. In addition, in Area B, a food store, as listed in Section 32-15 (Use Group 6), shall also be allowed on a #zoning lot# existing on May 27, 2015, for a period of 10 years from such date. Such food store shall be limited to one such establishment per #zoning lot# and shall be limited to 15,000 square feet of #floor area# utilized for the sale of food and non-food grocery products, and further such establishment shall be limited to an additional 6,500 square feet of #floor area# for #accessory# office and storage space. There shall be no limitation on the amount of #floor area# utilized for eating or drinking places as listed in Use Group SB, pursuant to Section 94-062.

In Area F, only #commercial uses# listed in Use Group 6 and those listed in Section 62-211 from Use Groups 6, 7, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area G, only #commercial uses# listed in Use Groups 6, 7, where permitted pursuant to Section 32-02 (Special Provisions

for Hotels), 8 and 9 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area H, except for #uses# permitted pursuant to Section 94-063, #commercial uses# shall be limited to those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 and the following #uses#:

\* \* \*

#Hotels, transient#, #motels# or #boatels#, where permitted, pursuant to Section 32-02 (Special Provisions for Hotels)

Jewelry or art metal craft shops

#Motels# or #boatels#

\* \* \*

Chapter 6
Special Clinton District

\* \* \*

96-30
OTHER AREAS

\* \* \*

96-34
Special Regulations in Northern Subarea C1

Within Northern Subarea C1, Special Use Regulations Areas C1-1 and C1-2, as shown on the map in Appendix A of this Chapter, are subject to the special #use# regulations of this Section. In addition, the special Inclusionary Housing regulations set forth in this Section shall apply in Area C1-1.

(a) Inclusionary Housing Program

The boundaries of the #Inclusionary Housing designated area# within the #Special Clinton District# are shown on Map 2 in Manhattan Community District 4, in APPENDIX F of this Resolution. Such area shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

Within such #Inclusionary Housing designated area# the following special regulations shall apply. The #residential floor area# of the #zoning lot# may be increased by 1.25 square feet for each square foot of #low income floor area# provided, or by 0.625 square feet for each one square foot of #middle income floor area# provided, up to the maximum #floor area# set forth in Section 23-154 (Inclusionary Housing). However, the amount of #low income floor area# plus half the amount of #middle income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area# on the #compensated zoning lot#, provided that no more than 8,000 square feet of #middle income floor area# may be included within this calculation.

(b) Special #use# regulations

(i) In Special Use Regulations Areas C1-1 and C1-2, the following #uses# shall be permitted below the level of the lowest floor occupied by #dwelling units#:

- (i)(1) automobile showrooms or sales with preparation of automobiles for delivery; and
(ii)(2) automobile repairs.

(2) #Transient hotels# shall not be permitted within the portion of Area C1-1 that is located between Eleventh Avenue and a line 250 feet west of Eleventh Avenue, and in the portion located between West 57th Street and a line 100 feet south of West 57th Street, except by special permit of the City Planning Commission, pursuant to the provisions of this paragraph (b)(2)-

The Commission may permit #transient hotels#, resulting from a #development#, #enlargement#, #extension# or change of #use#, provided that the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future use or development of the surrounding area. The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

\* \* \*

Chapter 7
Special 125th Street District

\* \* \*

97-14
Transient Hotels Within the Park Avenue Hub Subdistrict

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed:

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met; or



(b) where such residential development goal, has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:

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

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,865 #dwelling units# within the combined areas of the #Special East Harlem Corridors District#, and the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, have received temporary or final certificates of occupancy subsequent to November 30, 2017.

\* \* \*

97-412
Maximum floor area ratio in the Park Avenue Hub Subdistrict

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum #floor area ratio# for #zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain #zoning lots# in accordance with paragraph (b) of this Section.

- (a) Maximum #floor area ratio# The maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# contains #residential floor area#, such #zoning lot# shall satisfy the provisions of either:
(1) a minimum non-#residential floor area ratio# of 2.0 shall be provided on such #zoning lot#. Such #floor area# shall not include any #floor area# containing a #transient hotel# pursuant to the provisions of Section 97-14 (Transient-Hotels Within the Park Avenue Hub Subdistrict); or

\* \* \*

Chapter 9
Special Madison Avenue Preservation District

\* \* \*

99-03
Special Use Regulations

\* \* \*

99-031
Use Group MP

Use Group MP comprises a group of #commercial# establishments selected to promote and strengthen the existing #commercial# character of the Special District. The #commercial uses# listed in Table A of this Section are permitted in any portion of the Special District located within a C1 District. The #commercial uses# listed in Tables A and B of this Section are permitted in any portion of the Special District located within a C5 District.

Table A

A. Transient Accommodations

#Hotels, transient#, where permitted pursuant to Section 32-02 (Special Provisions for Hotels)

\* \* \*

ARTICLE XI
SPECIAL PURPOSE DISTRICTS

Chapter 1
Special Tribeca Mixed Use District

\* \* \*

111-10
SPECIAL USE REGULATIONS

\* \* \*

111-13
Additional Use Regulations

\* \* \*

- (d) Areas A4, A5, A6 and A7
#Transient hotels# shall be allowed, except that #developments#, #enlargements#, #extensions# or changes of #use# that result in a #transient hotel# with greater than 100 sleeping units shall only be allowed pursuant to Section 111-31 (Special Permit for Large Transient Hotels). However, any #transient hotel# that received a special permit pursuant to Section 74-711, granted prior to October 13, 2010, may continue under the terms of such approval.

(e)(d) Environmental conditions for Area A2

\* \* \*

111-31
Special Permit for Large Transient Hotels
In Areas A4 through A7, the City Planning Commission may permit #transient hotels# that are comprised of more than 100 sleeping units, provided the Commission shall find that such #transient hotel#, resulting from a #development#, #enlargement#, #extension# or change of #use#, is so located as not to impair the essential residential character of, or the future use or development of, the surrounding area. The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

111-32
Special Permit for Certain Large Commercial Establishments

\* \* \*

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 1
Special Garment Center District

\* \* \*

121-10
SPECIAL USE REGULATIONS

\* \* \*

121-11
Transient Hotels and Offices

In the #Special Garment Center District#, #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission pursuant to Section 121-70 (Special Permit for Transient Hotels). However, a special permit shall not be required for a #transient hotel# operated exclusively for the public purpose of temporary housing assistance by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose.

Furthermore, for For a #building# subject to the provisions of Section 121-60 (ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2) and for which #HPD# issued a #certification of no harassment# that was in effect on June 11, 2018, a special permit pursuant to Section 74-802 (Transient hotels within Commercial Districts) shall not be required where such #building# is #enlarged# and a portion of which is subsequently converted to #residences# pursuant to Article I, Chapter 5 (Residential Conversions Within Existing Buildings), provided all new #transient hotel# rooms shall be located in the #enlarged# portion of such #building#, and except for #transient hotel# lobbies and #accessory uses# located below the floor level of the second #story#, the non-#enlarged# portion of such #building# shall contain only permanently affordable #residences# pursuant to a #regulatory agreement# enforceable by #HPD#. Any #transient hotel# existing prior to December 20, 2018, within the #Special Garment Center District#, shall be considered a conforming #use#. Any #enlargement# or #extension# of such existing conforming #use# shall not require a special permit. In the event a casualty damages or destroys a #building# within the #Special Garment Center District# that was used as a #transient hotel# as of December 20, 2018, such #building# may be reconstructed and continue as a #transient hotel# without obtaining a special permit, provided the #floor area# of such reconstructed #building# does not exceed the #floor area# permitted pursuant to the provisions of Section 121-31 (Maximum Permitted Floor Area Within Subdistrict A-1) or Section 121-41 (Maximum Permitted Floor Area Within Subdistrict A-2), as applicable. In Subdistrict A-2, any #development# or #enlargement# that includes offices, as listed in Section 32-15 (Use Group 6B) #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

\* \* \*

121-70
SPECIAL PERMIT FOR TRANSIENT HOTELS

In the #Special Garment Center District#, the City Planning Commission may permit a #transient hotel# as listed in Use Group 5, including #motels#, #tourist cabins# or #boatels# as listed in Use Group 7, that is not otherwise permitted pursuant to Section 121-10 (SPECIAL USE REGULATIONS), provided that:

- (a) the location of such proposed #transient hotel# within the Special District will not impair the achievement of a diverse and harmonious mix of #commercial#, #manufacturing# and #community facility uses# within Subdistrict A-1 and of #residential#, #commercial#, #manufacturing# and #community facility uses# in Subdistrict A-2, consistent with the applicable district regulations;
(b) the site plan for such #transient hotel# demonstrates that the design is appropriate, does not impair the character of the area and incorporates elements that are necessary to address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building#, the orientation of the #building# and landscaping;

- (c) such #transient hotel use# will not cause undue vehicular or pedestrian congestion on local #streets; and
- (d) such #transient hotel use# is consistent with the planning objectives of the Special District.

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

\* \* \*

**ARTICLE XIII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Coney Island District**

\* \* \*

**131-10  
SPECIAL USE REGULATIONS**

\* \* \*

**131-11  
Use Group 5**

For the purposes of this Chapter, the definition of #transient hotel# shall be modified to allow only such hotels used exclusively for transient occupancy. Such #transient hotels# used exclusively for transient occupancy shall be permitted only in specified locations as set forth in this Chapter, where permitted pursuant to Section 32-02 (Special Provisions for Hotels).

\* \* \*

**131-13  
Special Use Regulations in Subdistricts**

\* \* \*

**131-131  
Coney East Subdistrict**

The #use# regulations of the underlying C7 District are modified as set forth in this Section. The provisions of Section 32-02 (Special Provisions for Hotels) are modified to apply in a C7 District. The locations of the mandatory ground floor #use# regulations of paragraphs (b), (c), (d) and (f) of this Section are shown on the #streets#, or portions of #streets#, specified on Map 2 in the Appendix to this Chapter. #Transient hotels# and Use Groups A, B and C, as set forth in Sections 131-11 through 131-123, inclusive, and #public parking garages#, shall be the only #uses# allowed in the Coney East Subdistrict, and shall comply with the following regulations:

\* \* \*

- (e) #Transient hotels#
  - (1) Where permitted pursuant to Section 32-02, #Transient-transient hotels# shall be permitted only on #blocks# with Surf Avenue frontage, except that no #transient hotels# shall be permitted on that portion of the #block# bounded by West 15th and West 16th Streets south of the prolongation of the centerline of Bowery.
  - (2) #Transient hotel use# shall not be permitted within 50 feet of Bowery on the ground floor level of a #building#, except that where a #zoning lot# has frontage only on Bowery, a #transient hotel# lobby may occupy up to 30 feet of such frontage.
  - (3) For #transient hotels# located on #zoning lots# with at least 20,000 square feet of #lot area#, an amount of #floor area# or #lot area# of Use Group A1 #uses# equal to at least 20 percent of the total #floor area# permitted on such #zoning lot# shall be provided either onsite or anywhere within the Coney East Subdistrict.
  - (4) The #street wall# of the ground floor level of a #transient hotel# shall be occupied by active #accessory uses# including, but not limited to, lobbies, retail establishments, eating and drinking establishments and amusements.
  - (5) #Accessory# retail establishments within a #transient hotel# shall be limited to 2,500 square feet of #floor area#.

\* \* \*

**131-132  
Coney North and Coney West Subdistricts**

In the Coney North and Coney West Subdistricts, #uses# allowed by the underlying district regulations shall apply, except as modified in this Section for #uses# fronting upon #streets# specified on Map 2 (Mandatory Ground Floor Use Requirements) in the Appendix to this Chapter. For the purposes of this Section, the "building line" shown on Parcel F on Map 2 shall be considered a #street line# of Ocean Way or Parachute Way, as applicable. Furthermore, an open or enclosed ice skating rink shall be a permitted #use# anywhere within Parcel F in the Coney West Subdistrict.

- (a) Mandatory ground floor level #uses# along certain #streets#  
Any #use# listed in Use Groups A, B and C, as set forth in Section 131-12, inclusive, not otherwise allowed by the underlying district

regulations, shall be permitted within 70 feet of Riegelmann Boardwalk and within 100 feet of all other designated #streets#, as shown on Map 2.

- (1) Riegelmann Boardwalk  
Only #uses# listed in Use Groups A, B and C and, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), #transient hotels# located above the ground floor level are permitted within 70 feet of Riegelmann Boardwalk, except that a #transient hotel# lobby may occupy up to 30 feet of such ground floor frontage along Riegelmann Boardwalk. Use Group C #uses# shall be limited to 2,500 square feet of #floor area# and 30 feet of #street# frontage for each establishment. All other establishments shall be limited to 60 feet of #street# frontage, except that for any establishment on a corner, one #street# frontage may extend up to 100 feet. All ground floor #uses# within #buildings# shall have a depth of at least 15 feet measured from the #street wall# of the #building#. However, such minimum depth requirement may be reduced where necessary in order to accommodate vertical circulation cores or structural columns associated with upper #stories# of the #building#.

- (2) #Streets# other than Riegelmann Boardwalk  
At least 20 percent of the frontage of a #building# or of an open #use#, on a #street# specified on Map 2, shall be allocated exclusively to #uses# listed in Use Groups A, B or C. The remaining frontage of such #building# or open #use#, on a specified #street#, shall be allocated to #commercial uses# permitted by the underlying district regulations or, where permitted pursuant to Section 32-02, a #transient hotel#. In addition, a #residential# lobby may occupy up to 40 feet of frontage along a specified #street# frontage.

There shall be at least four separate ground floor or open #commercial# establishments fronting upon each #block# fronting on Surf Avenue.

All ground floor #commercial uses# within #buildings# shall have a depth of at least 50 feet measured from the #street wall# of the #building#. Such minimum 50 foot depth requirement may be reduced where necessary in order to accommodate a #residential# lobby, vertical circulation cores or structural columns associated with upper #stories# of the #building#.

- (b) Prohibited ground floor level #uses# along #streets# other than Riegelmann Boardwalk  
No #use# listed in this paragraph, (b), shall be permitted within 50 feet of a #street# specified on Map 2. Lobbies or entryways to non-ground floor level #uses# are permitted, provided the length of #street# frontage occupied by such lobbies or entryways does not exceed, in total, 60 feet.

\* \* \*

From Use Group 5A:

All #uses#, except that #transient hotels# shall be permitted within 200 feet of Surf Avenue between Stillwell Avenue and West 16th Street, where permitted pursuant to Section 32-02.

\* \* \*

**Chapter 4  
Special Governors Island District**

[NOTE: Modifications to this chapter are based on zoning changes proposed pursuant to the current Governors Island Text Amendment N 210126 ZRM]

\* \* \*

**134-10  
SPECIAL USE REGULATIONS**

**134-11  
Permitted Uses**

\* \* \*

**134-111  
Permitted uses in subdistricts**

In the Northern Subdistrict and the Southern Subdistrict, the following #uses# shall be permitted, except as otherwise specified in Section 134-112 (Permitted uses in the Open Space Subarea). In addition, in the Northern Subdistrict, the provisions of Section 134-14 (Certification for Large Commercial Establishments) shall apply to any #commercial use# exceeding 7,500 square feet of #floor area#.

From Use Groups 1 through 4, as set forth in Sections 22-11 through 22-14:

All #uses#.

From Use Group 5, as set forth in Section 32-14:

All #uses#, where permitted pursuant to Section 32-02 (Special Provisions for Hotels).

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

All #uses#, except automobile supply stores, drive-in banks, carpet, rug, linoleum or other floor covering stores, furniture stores, loan offices, medical or orthopedic appliance stores, paint stores, sewing machine stores or typewriter stores.

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

All #uses# in Use Group 7A, where permitted pursuant to Section 32-02 (Special Provisions for Hotels).

From Use Group 7B: bicycle rental or repair shops, sailmaking establishments, and sign painting shops, limited to 2,500 square feet of #floor area# per establishment.

\* \* \*

138-112 Permitted uses in the Open Space Subarea

In the Open Space Subarea of the Southern Subdistrict, the following #uses# shall be permitted.

\* \* \*

(b) On any pier in the Open Space Subarea, #uses# shall be limited to the following:

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

Clubs, limited to non-profit private beach clubs and non-profit private boat clubs.

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

Docks for water taxis, with a vessel capacity of up to 99 passengers.

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

#Boatels#, where permitted pursuant to Section 32-02 (Special Provisions for Hotels)

\* \* \*

Chapter 8 Special East Harlem Corridors District

\* \* \*

138-10 SPECIAL USE REGULATIONS

\* \* \*

138-12 Transient Hotels

C1-5 C2-5 C4-6 C6-4 M1-6/R9 M1-6/R10

In the districts indicated, the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed:

(a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or

(b) where such residential development goal, has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:

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

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,865 #dwelling units# within the combined areas of the #Special East Harlem Corridors District#, and the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of Article IX, Chapter 7 (Special 125th Street District), have received temporary or final certificates of occupancy subsequent to November 30, 2017.

138-13 Physical Culture or Health Establishments

Within the #Special East Harlem Corridors District#, the provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply. In lieu thereof, #physical culture or health establishments# shall be permitted as-of-right in C2-5, C4-6 and C6-4 Districts, and in M1 Districts paired with an R9 or R10 District.

138-14-138-13 Public Parking Garages

\* \* \*

ARTICLE XIV SPECIAL PURPOSE DISTRICTS

Chapter 1 Special Jerome Corridor District

\* \* \*

141-10 SPECIAL USE REGULATIONS

\* \* \*

141-11 Special Permit for Transient Hotels

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4 Districts;

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the #residential development# goal, as set forth in this Section, has been met; or
(b) by special permit by the City Planning Commission where such #residential development# goal, has not been met. To permit such a #transient hotel#, the Commission shall find that:
(1) sufficient sites are available in the area to meet the #residential development# goal; or
(2) a harmonious mix of #residential# and non-#residential-uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,006 #dwelling units# within the #Special Jerome Corridor District# have received temporary or final certificates of occupancy subsequent to March 22, 2018.

141-12 Physical Culture or Health Establishments

#Physical culture or health establishments# shall be permitted as-of-right in C2 and C4 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

141-13-141-12 Modification of Supplemental Use Provisions

\* \* \*

Chapter 2 Special Inwood District

\* \* \*

142-10 SPECIAL USE REGULATIONS

\* \* \*

142-11 Permitted Uses

\* \* \*

142-111 Special provisions for transient hotels

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts;

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
(b) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
(1) sufficient sites are available in the area to meet the residential development goal; or
(2) a harmonious mix of #residential# and non-#residential-uses# has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860



#dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to August 8, 2018.

142-112 Regulations for manufacturing uses in Subareas B2 and B3

\* \* \*

NOTICE

On Wednesday, July 14, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). The Proposed Action is a zoning text amendment to require a CPC special permit for new and enlarged transient hotels (Use Group 5) and motels, tourist cabins, and boatels (Use Group 7). The new CPC special permit would replace existing special permits for hotels in Special Purpose Districts. These include the Inwood, Jerome Avenue, East Harlem, Midtown, Garment Center, Hudson Square, 125th Street, Clinton, and Tribeca Special Purpose Districts. It would also require a CPC special permit citywide for new hotels and enlargements in C1 (except for C1-1, C1-2, C1-3 or C1-4 Districts), C2, C4, C5, C6, C8, Mixed Use (MX), and paired M1/R districts. This is the "Area of Applicability" for the Proposed Action. The proposed text amendment would retain existing findings and regulations for hotels in M1 districts where a special permit was adopted in December 2018. The Proposed Action would also retain provisions adopted in the 2018 text amendment to exempt hotels in M1 districts operated for a public purpose. The proposed zoning text amendment would affect every community district within the City, since all community districts contain zoning districts that currently permit as-of-right hotel development, either in the form of commercial (C) districts or mixed-use (MX) districts. In addition, since changes to discontinuance provisions described below may apply to existing commercial hotels that are closed on the date of enactment and could apply in all districts citywide, the action has the potential to affect all community districts.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, July 26, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP111Y.

BOROUGH OF BROOKLYN Nos. 2 & 3 2840 KNAPP STREET REZONING No. 2

CD 15 C 200203 ZMK IN THE MATTER OF an application submitted by Lipkaw Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from an R5 to an R6 District property bounded by the Shore Parkway (northerly portion), Knapp Street, a line 250 feet northerly of Emmons Avenue, and Brigham Street and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration of E-611.

No. 3

CD 15 N 200204 ZRK IN THE MATTER OF an application submitted by Lipkaw Realty, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

BROOKLYN

\* \* \*

Brooklyn Community District 15

\* \* \*

Map 2 [date of adoption]



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

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

Portion of Community District 15, Brooklyn

\* \* \*

Nos. 4 & 5

307 KENT AVENUE REZONING No. 4

CD 1 C 200306 ZMK

IN THE MATTER OF an application submitted by 307 Kent Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- 1. changing from an M3-1 District to an M1-5 District property bounded by South 2nd Street, a line 300 feet northwesterly of Wythe Avenue, South 3rd Street, and Kent Avenue;
2. changing from an M3-1 District to an M1-4/R6A District property bounded by South 2nd Street, a line 210 feet northwesterly of Wythe Avenue, South 3rd Street, and a line 300 feet northwesterly of Wythe Street; and
3. establishing a Special Mixed Use District (MX-8) bounded by South 2nd Street, a line 210 feet northwesterly of Wythe Avenue, South 3rd Street, and a line 300 feet westerly of Wythe Street;
4. as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-592.

No. 5

CD 1 N 200307 ZRK

IN THE MATTER OF an application submitted by Soma 142, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area.

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

APPENDIX F INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY INCLUSIONARY HOUSING AREAS

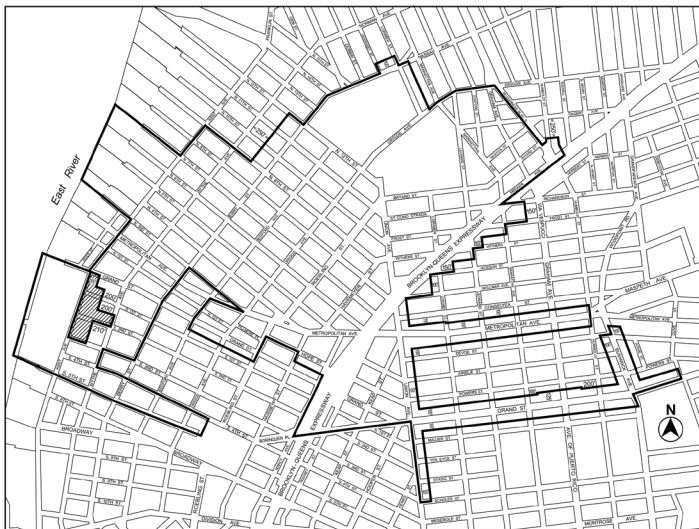
Brooklyn

Brooklyn Community District 1

\* \* \*

Map 2 - [Date of Adoption]

[Existing Map]



□ Inclusionary Housing designated area  
 ▨ Excluded Area

[Proposed Map]



□ Inclusionary Housing designated area  
 ▨ Excluded Area  
 ▩ Mandatory Inclusionary Housing Area see Section 23-154(d)(3)  
 Area 2 – [date of adoption] – MIH Program Option 1 and Option 2

**NOTICE**

On Wednesday, July 14, 2021, a public hearing is being held by the City Planning Commission, accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by 307 Kent Associates. The Proposed Actions include a zoning map amendment to rezone the western portion of Block 2415, including Block 2415, Lots 1, 6, 10, 7501, 7502, and a portion of (p/o) Lots 16 and 38 (the Rezoning Area), from M3-1 to M1-5 and MX-8 (M1-4/R6A), as well as a text amendment to Appendix F of the Zoning Resolution to remove a portion of the Rezoning Area from the “Excluded Area” shown on the applicable map in order to establish a Mandatory Inclusionary Housing (MIH) area and to make MIH regulations applicable. The Proposed Actions would facilitate a proposal by the applicant to construct a mixed-use office, community facility, and retail building (the Proposed Project) at 307 Kent Avenue (Block 2415, Lot 1, Projected Development Site 1), a site controlled by the applicant in the Williamsburg neighborhood of Brooklyn, Community District 1.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, July 26, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 20DCP100K.

**No. 6**  
**101 VARICK AVENUE**

**CD 1** **C 210329 PCK**  
**IN THE MATTER OF** an application submitted by the New York City Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of a property, located at 101 Varick Avenue (Block 2974, Lot 113) for use as a DOT operations and warehouse facility.

**BOROUGH OF MANHATTAN**  
**No. 7**

**RESTORING THE GEORGE CITY MAP AMENDMENT**  
**CD 12** **C 180024 MMM**

**IN THE MATTER OF** an application submitted by The Port Authority of New York and New Jersey 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 elimination, discontinuance and closing of West 178th Street and West 180th Street between Haven Avenue and Cabrini Boulevard;
- the elimination, discontinuance and closing of West 179th Street between the westerly end of West 179th Street and Cabrini Boulevard;
- the elimination, discontinuance and closing of Haven Avenue between West 177th Street and West 178th Street;
- the elimination, discontinuance and closing of Haven Avenue between West 179th Street and West 180th Street;
- the elimination, discontinuance and closing of West 177th Street at its intersection with Haven Avenue;
- the widening of a portion of Haven Avenue south of West 181st Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Acc Nos. 30259 and 3026.

**Nos. 8 & 9**  
**629-639 WEST 142<sup>ND</sup> STREET REZONING**  
**No. 8**

**CD 9** **C 210261 ZMM**

**IN THE MATTER OF** an application submitted by Soma 142, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an existing R6A District to an R9A District property bounded by a line midway between West 142<sup>rd</sup> Street and West 143<sup>rd</sup> Street and its westerly prolongation, a line 365 feet westerly of Broadway, West 142<sup>nd</sup> Street and its westerly prolongation, and the easterly boundary line of Riverside Park, as shown on a diagram (for illustrative purposes only) dated March 15, 2021, and subject to the conditions of CEQR Declaration E-607.

**No. 9**

**CD 9** **N 210262 ZRM**

**IN THE MATTER OF** an application submitted by Soma 142, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area.

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

**APPENDIX F**

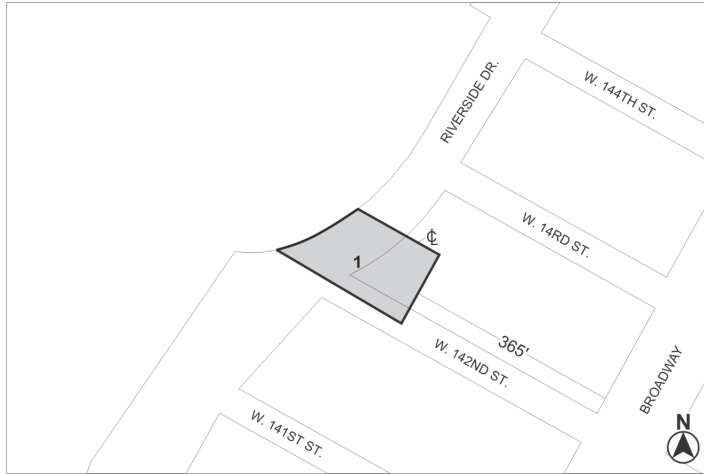
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**


	* * *
<b>Manhattan</b>	* * *
<b>Manhattan Community District 9</b>	* * *

Map 4 – [date of adoption]



[PROPOSED MAP]



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

Portion of Community District 9, Manhattan  
 \* \* \*

**No. 10**  
**THE WINDERMERE**

**CD 4** **C 210202 ZSM**

**IN THE MATTER OF** an application submitted by Windermere Properties LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-711 of the Zoning Resolution to modify:

1. the use regulations of:
  - a. Section 22-10 (Uses Permitted As-of Right) to allow the conversion of residential floor area to commercial floor area; and
  - b. Section 32-421 (Limitation on Floors Occupied by Commercial Uses) to allow commercial use in Use Group 6 uses to be located above the first story of a building occupied by residential use on its upper stories; and
2. the bulk regulations of:
  - a. Sections 35-32 (Open Space Ratio for Residential Portions of Buildings) and 23-15 (Open Space and Floor Area Regulations in R6 through R10 Districts) to reduce the required amount of open space;
  - b. Section 33-43 (Maximum Height of Walls and Required Setbacks) to allow the building to penetrate the permitted height and setback requirements;
  - c. Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines) to reduce the minimum required distance between legally required windows and walls; and
  - d. Section 23-87 (Permitted Obstructions in Courts) to allow portions of the building to be located within the inner court;

in connection with the proposed conversion, alteration and enlargement of an existing 8-story building, on property, located at 400-406 West 57<sup>th</sup> Street (Block 1066, Lot 32), in C1-8 and R8/C1-5 Districts, within the Special Clinton District.

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

**BOROUGH OF QUEENS**  
**No. 11**

**LEFRAK CITY SENIOR CENTER**

**CD 4** **C 210337 PCQ**

**IN THE MATTER OF** an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located a 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114) for use as a neighborhood senior center.

**No. 12**

**106-02 ROCKAWAY BEACH BOULEVARD REZONING**  
**CD 14** **C 180395 ZMQ**

**IN THE MATTER OF** an application submitted by RBB II LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30a and 30b:

1. eliminating from an existing R5D District a C2-3 District bounded by Rockaway Freeway, Beach 106<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 108<sup>th</sup> Street; and
2. changing from an R5D District to a M1-3 District property bounded by Rockaway Freeway, the centerline of a Railroad Right-Of-Way, Beach 106<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 108<sup>th</sup> Street;

as shown in a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-215.

**BOROUGH OF STATEN ISLAND**  
**Nos. 13, 14 & 15**

**RIVER NORTH (LIBERTY TOWERS)**

**No. 13**

**CD 1** **C 210289 ZMR**

**IN THE MATTER OF** an application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

1. eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, Hamilton Avenue, a line 100 feet westerly of Stuyvesant Place, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street;
2. eliminating a Special Hillside Preservation District (HS) bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
3. changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
4. establishing within an existing R6 District a C2-4 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place;
5. establishing within a proposed R7-3 District a C2-4 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; and
6. establishing a Special St. George District (SG) bounded by Richmond Terrace, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-614.

**No. 14**

**CD 1** **C 210291 ZSR**

**IN THE MATTER OF** an application submitted by Richmond SI Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 128-62\* of the Zoning Resolution as follows:

1. to modify the rear yard requirements of Section 23-47 (Minimum Required rear yard);
2. to modify the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions);
3. to modify the height and setback requirements of Section 128-33\* (Maximum Base Height) and Section 128-34\* (Maximum Building Height); and
4. to modify the planting requirements of Section 128-42 (Planting Areas);

in connection with a proposed mixed-use development, on property located at 24 Stuyvesant Place (Block 13, Lots 82, 92, 100 and p/o Lot 8), in an R7-3/C2-4\*\* District, within the Special St. George District (SG)\*\*.

\* Note: Sections 128-33, 128-34 & 128-62 are proposed to be change under a concurrent related application for a Zoning Text change (N 210290 ZRR).

\*\* Note: This site is proposed to be rezoned by changing R6(HS) & R6/C2-2(HS) Districts to an R7-3/C2-4(SG) District under a concurrent related application for a Zoning Map change (C 210289 ZMR).

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



No. 15

CD 1

N 210290 ZRR

IN THE MATTER OF an application submitted by Richmond SI Owner, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 8 (Special St. George District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

ARTICLE 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#. 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 3 Residential Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

\* \* \*

23-011 Quality Housing Program

\* \* \*

R6 R7 R8 R9 R10

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

- (1) Article VII, Chapter 8 (Special Regulations applying to Large Scale Residential Developments) ,except that they may be permitted as an alternative to apply within #Large Scale Residential Developments# located:
(i) in C2-5 Districts mapped within R9-1 Districts in Community District 3 in the Borough of Manhattan.

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

\* \* \*

Special Ocean Parkway District;

Special St. George District;

Special Transit Land Use District; or

Special Tribeca Mixed Use District.

\* \* \*

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 8 Special St. George District

128-00 GENERAL PURPOSES

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

- (a) to build upon St. George's existing strengths as a civic center, neighborhood and transit hub by providing rules that will bolster a thriving, pedestrian-friendly business and residence district;
(b) to establish zoning regulations that facilitate continuous ground floor retail and the critical mass needed to attract and sustain a broader mix of uses;
(c) to require a tall, slender building form that capitalizes on St. George's hillside topography and maintains waterfront vistas;
(d) to encourage the reuse and reinvestment of vacant office buildings;
(e) to accommodate an appropriate level of off-street parking while reducing its visual impact; and
(f) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes; and
(g) to promote the most desirable use of land and building development in accordance with the District Plan for St. George and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

128-01 Definitions

Definitions specifically applicable to this Chapter are set forth in this Section and may modify definitions set forth in Section 12-10 (DEFINITIONS). Where matter in italics is defined both in Section 12-10 and in this Chapter, the definitions in this Chapter shall govern.

Commercial street

A "commercial street" shall be a #street#, or portion thereof, where special regulations pertaining to ground floor #uses# on #commercial streets#, pursuant to Section 128-11, apply to #zoning lots# fronting upon such #streets#. #Commercial streets# are designated on Map 2 in the Appendix to this Chapter.

\* \* \*

128-056 Applicability of the Quality Housing Program

In C4-2 Districts, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to Section 23-011 (Quality Housing Program) shall not apply. In lieu thereof, the #bulk# regulations of this Chapter shall apply. However, where any of the Quality Housing Program elements set forth Article II, Chapter 8 (Quality Housing Program) are provided, the associated #floor area# exemption shall apply.

In C2-4 Districts mapped within R6 Districts, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to Section 23-011 shall apply.

In R7-3 Districts, the Quality Housing Program shall apply. For the purposes of applying such regulations, #buildings# constructed pursuant to the #bulk# regulations of this Chapter shall be considered #Quality Housing buildings#, and any #building# containing #residences# shall also comply with the requirements of Article II, Chapter 8.

For the purposes of applying the Quality Housing Program elements set forth in Article II, Chapter 8 to C2-4 Districts mapped within R6 Districts and to R7-3 Districts, the elements set forth in Sections 28-23 (Planting Areas) and 28-40 (Parking for Quality Housing) shall be superseded by the planting and parking location provisions of this Chapter.

\* \* \*

128-20 FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS

128-21 Maximum Floor Area Ratio

In C4-2 Districts within the Upland Subdistrict, the underlying #floor area ratio# and #open space# regulations shall not apply. In lieu thereof, the maximum #floor area ratio# for any #use#, separately or in combination, shall be 3.4, and no #floor area# bonuses shall apply, except that for #zoning lots# with less than 10,000 square feet of #lot area# without frontage on a #commercial street#, the maximum #floor area ratio# for any #use#, separately or in combination, shall be 2.2, and no #floor area# bonuses shall apply.

In R7-3 Districts, the maximum #floor area ratio# for any #use# within a #Mandatory Inclusionary Housing area# shall be 6.0.

**128-22  
Maximum Lot Coverage**

In C4-2 Districts within the Upland Subdistrict and in R7-3 Districts, the underlying #open space ratio# provisions shall not apply. In lieu thereof, the maximum permitted #lot coverage# for a #residential building#, or portion thereof, shall be 70 percent for an #interior# or #through lot# and 100 percent for a #corner lot#.

\* \* \*

**128-30  
HEIGHT AND SETBACK REGULATIONS**

The provisions of this Section, inclusive, shall apply to all #buildings or other structures# within the Upland Subdistrict, except in C2-4 Districts mapped within R6 Districts, where the underlying height and setback regulations shall apply.

In C1-2 Districts mapped within R3-2 Districts, all #buildings or other structures# shall comply with the height and setback regulations of R4 Districts, except that the maximum perimeter wall height shall be 26 feet, and the #street wall# location provisions of Section 128-32 (Street Wall Location) shall apply.

The underlying height and setback regulations of C4-2 Districts within the Upland Subdistrict shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall apply. In R7-3 Districts, all #buildings or other structures# shall comply with the height and setback regulations of this Section, inclusive.

In the South and North Waterfront Subdistricts, the underlying height and setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall apply, except that:

- (a) in the South Waterfront Subdistrict, rooftop regulations shall be as modified in Section 128-31 (Rooftop Regulations); and
- (b) in the North Waterfront Subdistrict, #developments#, #enlargements#, alterations and changes of #use# permitted pursuant to Section 128-61 (Special Permit for North Waterfront Sites) shall instead be subject to the Proposed Plans, as set forth in Section 128-61, as approved pursuant to such special permit.

All heights shall be measured from the #base plane#, except that wherever a minimum or maximum base height is specified for #zoning lots# with multiple #street frontages#, such heights shall be determined separately for each #street# frontage, with each height measured from the final grade of the sidewalk fronting such #street wall#.

\* \* \*

**128-32  
Street Wall Location**

The following #street wall# regulations shall apply in C1-2 Districts mapped within R3-2 Districts and in C4-2 Districts within the Upland Subdistrict. In R7-3 Districts, no #street wall# location provisions shall apply.

- (a) #Street walls# along #commercial streets#

\* \* \*

**128-33  
Maximum Base Height**

In C4-2 Districts within the Upland Subdistrict, the The maximum height of a #building or other structure# before setback shall be as specified on Map 3 (Minimum and Maximum Base Heights) in the Appendix to this Chapter. Where a maximum base height of 65 feet applies as shown on Map 3, such maximum base height shall be reduced to 40 feet for #zoning lots developed# or #enlarged# pursuant to the tower provisions of Section 128-35. When a #building# fronts on two intersecting #streets# for which different maximum base heights apply, the higher base height may wrap around to the #street# with the lower base height for a distance of up to 100 feet.

In R7-3 Districts, the maximum base height shall be 75 feet.

In C4-2 Districts within the Upland Subdistrict and in R7-3 Districts, all All portions of #buildings or other structures# above such maximum base heights shall provide a setback at least 10 feet in depth measured from any #street wall# facing a #wide street# and 15 feet in depth from any #street wall# facing a #narrow street#.

In C4-2 Districts within the Upland Subdistrict and in R7-3 Districts, dormers may exceed the maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts). However, on any #zoning lot# that includes a tower #developed# or #enlarged# pursuant to Section 128-35, dormers shall not be permitted.

**128-34  
Maximum Building Height**

In C4-2 Districts within the Upland Subdistrict, for #buildings# that are not #developed# or #enlarged# pursuant to the tower provisions of Section 128-35 (Towers), the maximum height of a #building or other structure# and the maximum number of #stories#, as applicable, shall be as set forth in Section 23-662 (Maximum height of buildings and setback regulations) for a residential equivalent of an R6 District. Separate maximum #building# heights are set forth within such Section for #developments# or #enlargements# with #qualifying ground floors# and for those with #non-qualifying ground floors#. However, on Bay Street where there is a maximum base height of 85 feet, the maximum height of a #building or other structure# also shall be 85 feet.

In C4-2 Districts within the Upland Subdistrict for #buildings# that are #developed# or #enlarged# pursuant to the tower provisions of Section 128-35, the maximum height of the tower portion of a #building# shall be 200 feet, and the height of all other portions of the #building# shall not exceed the applicable maximum base height. Where a maximum base height of 65 feet applies as shown on Map 3 in the Appendix to this Chapter, such maximum base height shall be reduced to 40 feet for #zoning lots developed# or #enlarged# pursuant to the tower provisions of Section 128-35.

In R7-3 Districts, the maximum height of a #building or other structure# shall be 185 feet or 18 #stories#, whichever is lower. The tower provisions of Section 128-35 shall not apply.

\* \* \*

**128-50  
PARKING REGULATIONS**

\* \* \*

**128-51  
Required Off-street Parking and Loading**

In the #Special St. George District#, the following parking and loading regulations shall apply:

- (a) In C4-2 Districts, the following special regulations shall apply:

- (a)(1) #Residential uses#

One off-street parking space shall be provided for each #dwelling unit# created after October 23, 2008, including any #dwelling units# within #buildings# converted, pursuant to Article I, Chapter 5 (Residential Conversion Within Existing Buildings), except that the provisions of Section 25-25 (Modification of Requirements for Income-restricted Housing Units, Affordable Independent Residences for Seniors or Other Government-assisted Dwelling Units) shall apply to #income-restricted housing units#. However, where the total number of required spaces is five or fewer or, for #conversions#, where the total number of required spaces is 20 or fewer, no parking shall be required, except that such waiver provision shall not apply to any #zoning lot# subdivided after October 28, 2008. The provisions of Section 73-46 (Waiver of Requirements for Conversions) shall apply to #conversions# where more than 20 parking spaces are required.

- (b)(2) #Commercial# #uses#

For #commercial# #uses#, the off-street parking and loading requirements of a C4-3 District shall apply, except that food stores with 2,000 or more square feet of #floor area# per establishment shall require one parking space per 400 square feet of #floor area# and, for places of assembly and hotels, the off-street parking and loading requirements of a C4-2 District shall apply.

(c)(3) #Community facility use#

For ambulatory diagnostic or treatment health care facilities listed in Use Group 4, the off-street parking requirements of a C4-3 District shall apply.

(b) In R7-3 Districts, the parking and loading regulations of an R7-2 District shall apply, except as modified by Sections 128-52 (Special Floor Area Regulations) through 128-56 (Curb Cuts on Commercial Streets).

(c) In C2-4 Districts mapped within R6 Districts, the underlying regulations shall apply, except as modified by Sections 128-52 through 128-56.

\* \* \*

128-60

SPECIAL APPROVALS

The special permit for North Waterfront sites set forth in Section 128-61 is established in order to guide and encourage appropriate #use# and #development# in a unique location within the #Special St. George District# that serves as a gateway between Staten Island and Manhattan for both visitors and daily commuters. Redevelopment of the North Waterfront sites pursuant to this special permit provides an appropriate means to address the special characteristics of these sites, while accommodating their continuing transportation function, as part of their transformation into a regional destination that will contribute to the revitalization of the #Special St. George District# and surrounding area.

The special permit for #buildings# in R7-3 Districts set forth in Section 128-62 is established to allow modification of #bulk# regulations and mandatory improvements, except #floor area ratio# provisions, in order to encourage better site planning, and streetscapes that are consistent with the goals of the Special District.

\* \* \*

128-62

Special Permit for Buildings in R7-3 Districts

For any #zoning lot# in an R7-3 District, the City Planning Commission may permit modification of #bulk# regulations, except #floor area ratio# provisions, and modification of mandatory improvements, provided the Commission shall find that such modifications:

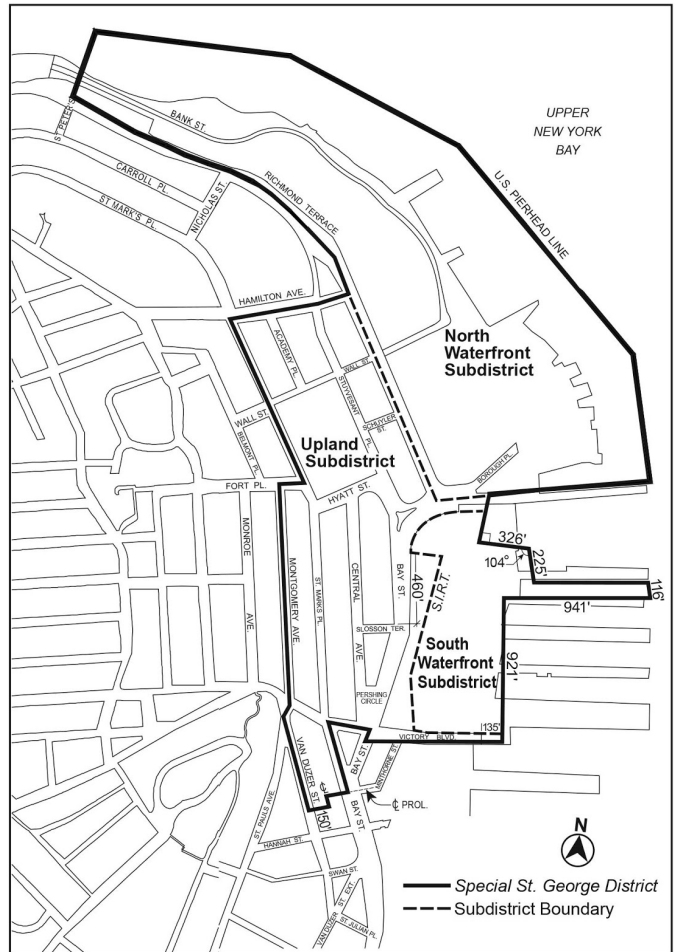
- (a) will aid in achieving the general purposes and intent of the Special District;
- (b) will enhance the distribution of #bulk# on the #zoning lot#;
- (c) will not unduly obstruct access to light and air from surrounding #streets# and properties; and
- (d) will result in a better site plan and urban design relationship with adjacent #streets#, open areas, and the surrounding neighborhood.

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

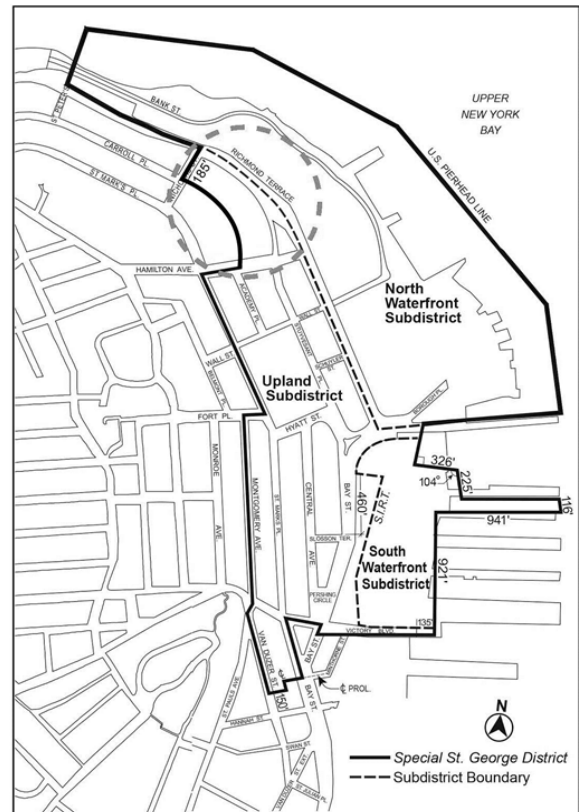
Appendix - Special St. George District Plan

Map 1 - Special St. George District and Subdistricts [date of adoption]

[EXISTING MAP]



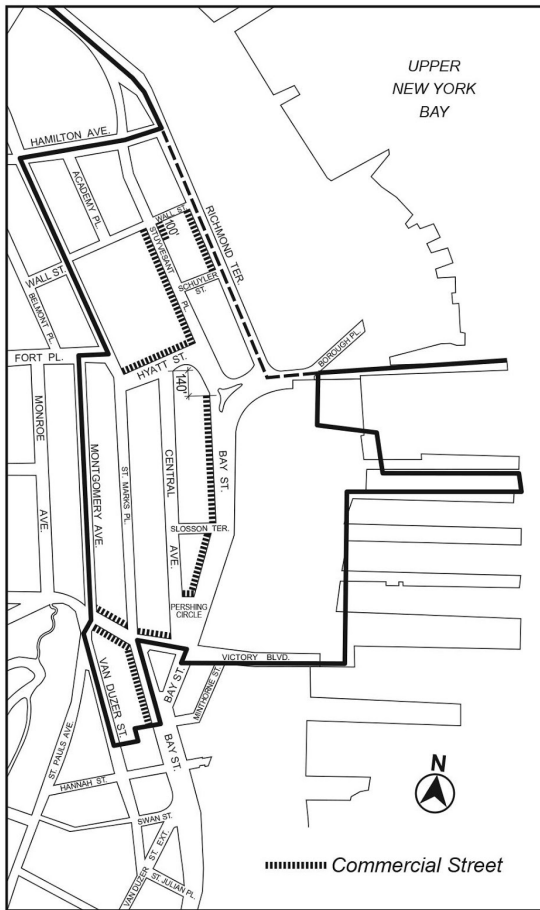
[PROPOSED MAP]



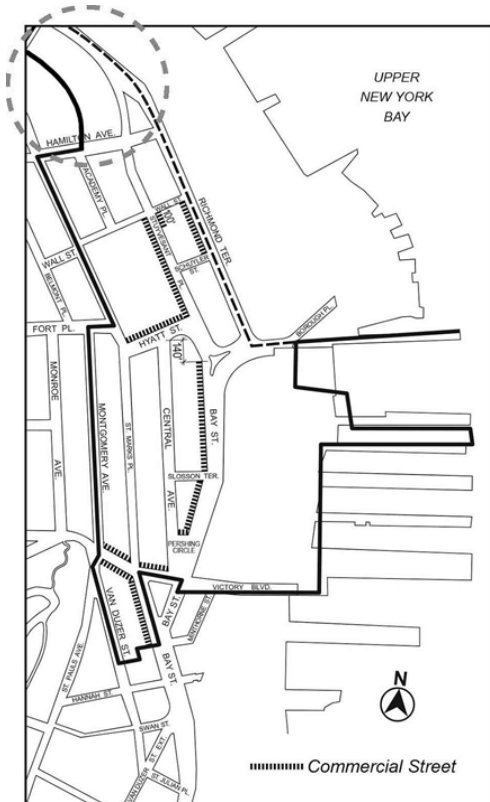
Map 2 - Commercial Streets [date of adoption]



[EXISTING MAP]

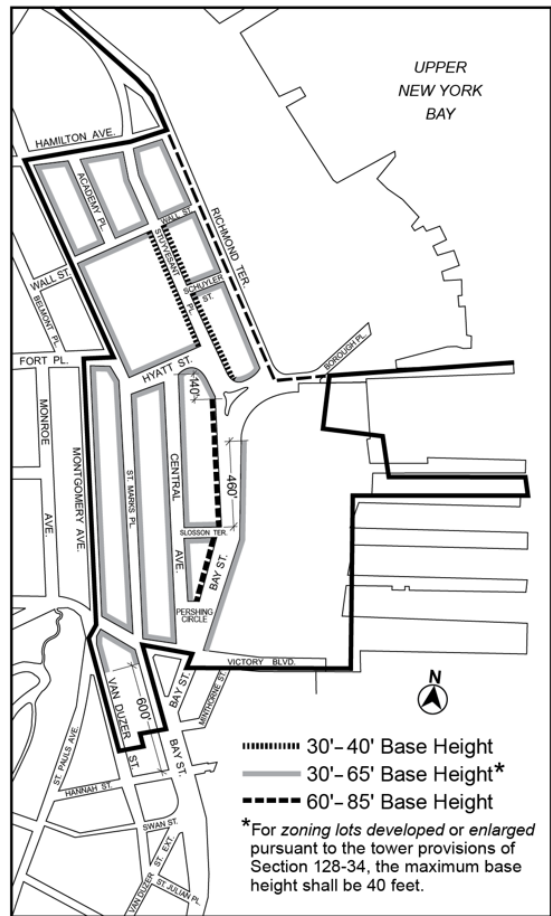


[PROPOSED MAP]

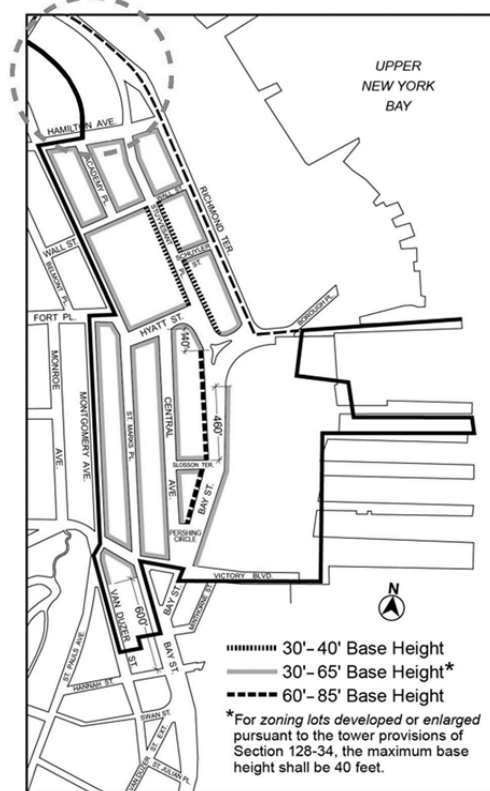


Map 3 – Minimum and Maximum Base Heights [date of adoption]

[EXISTING MAP]

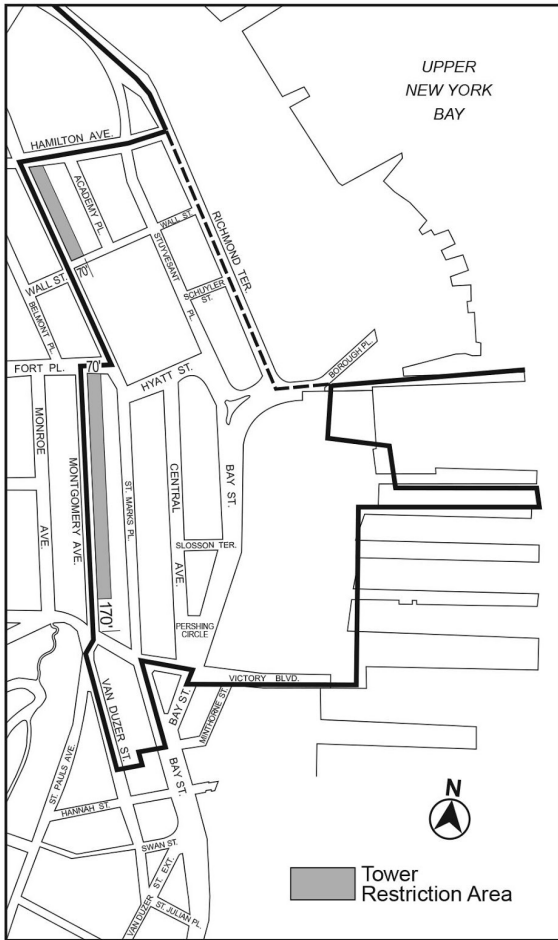


[PROPOSED MAP]

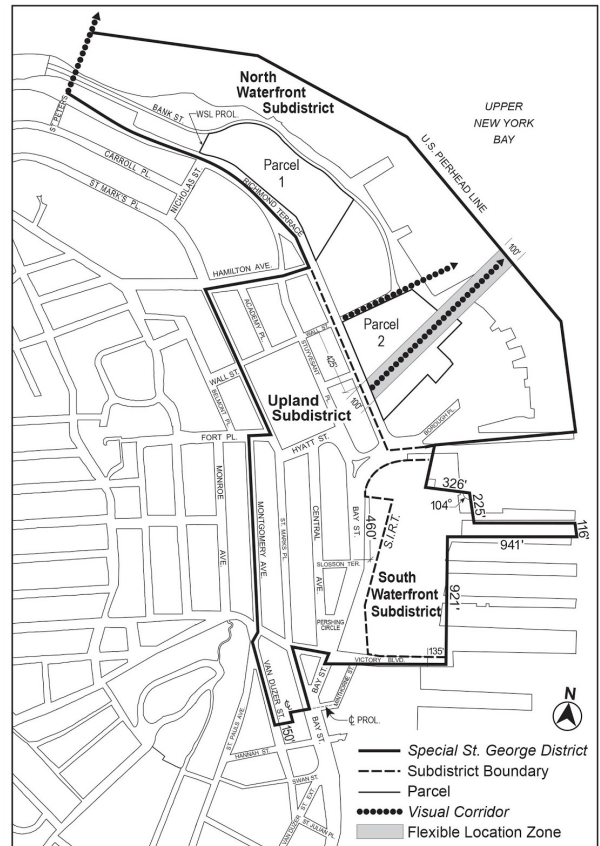


Map 4 – Tower Restriction Areas [date of adoption]

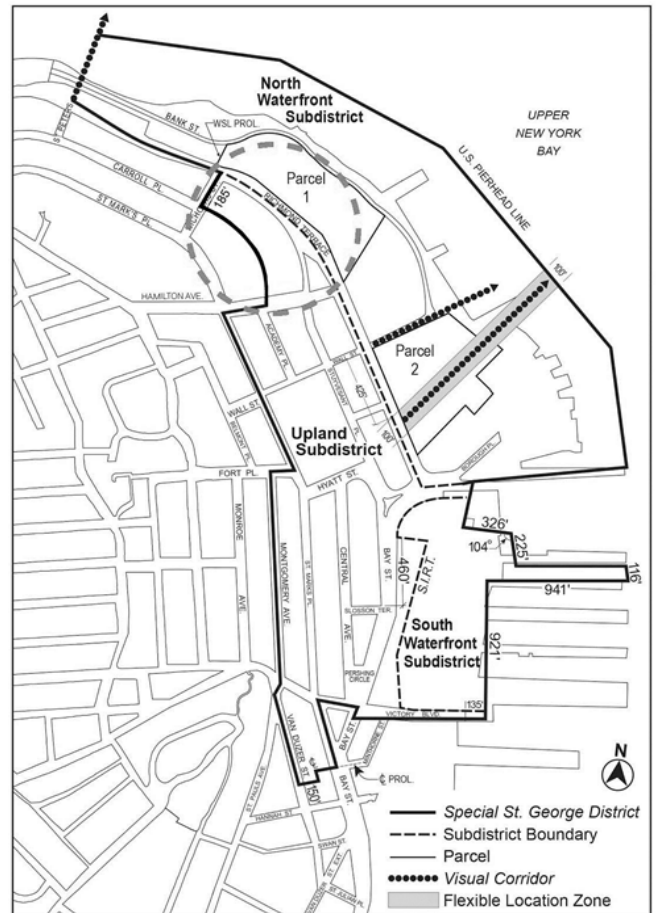
[EXISTING MAP]



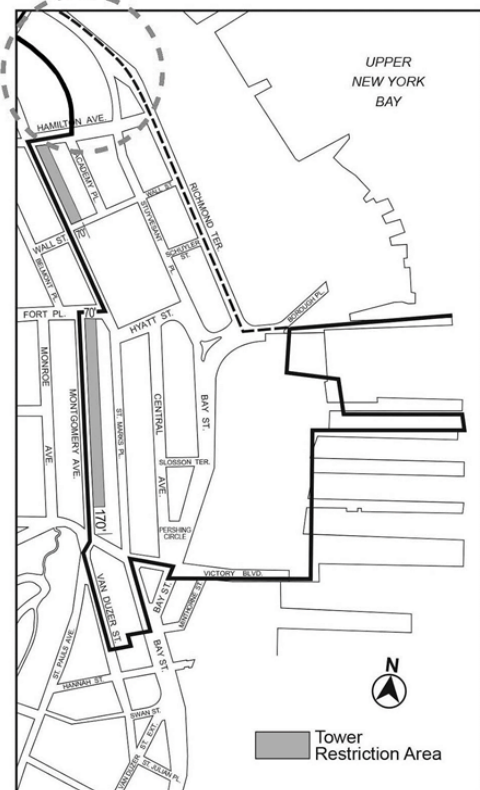
[EXISTING MAP]



[PROPOSED MAP]



[PROPOSED MAP]



Map 5 – Visual Corridors and Parcels [date of adoption]

\* \* \*

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

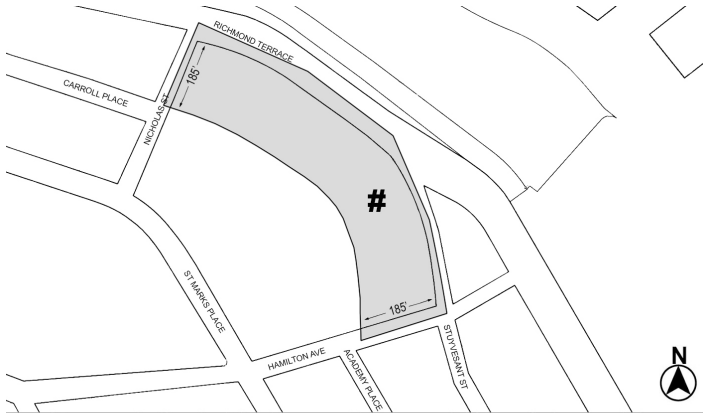
STATEN ISLAND

Staten Island Community District 1

\* \* \*

Map 3 – [date of adoption]

[PROPOSED MAP]



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

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

\* \* \*

NOTICE

On Wednesday, July 14, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by Richmond SI Owner LLC ("The Applicant"). The Applicant seeks approval of a series of discretionary land use actions including a zoning map amendment, zoning text amendments, and a special permit (the "Proposed Actions") from the City Planning Commission (CPC) that would facilitate the development of a mixed use project comprising residential and commercial uses, open space, and accessory parking (the "Proposed Development") in the St. George neighborhood of Staten Island, Community District 1. The Project Area includes two vacant development sites and an underdeveloped site near the St. George Waterfront and the Staten Island Ferry Terminal. The Proposed Actions would facilitate the development of 919,442 gross square feet (gsf) of floor area within four buildings across two development sites. The Applicant's site would be developed with three buildings totaling 801,594 gsf (see architectural drawings in Appendix A). The Applicant also would develop an approximately 7,790 square foot (sf) privately owned public space next to the intersection of Stuyvesant Place and Hamilton Avenue. An additional site that is not controlled or under ownership of the Applicant ("Projected Development Site 2") is projected to be developed as a result of the Proposed Actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, July 26, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 20DCPI40R.

Nos. 16 & 17  
252 VICTORY BOULEVARD  
No. 16

CD 1 C 210361 ZMR  
IN THE MATTER OF an application submitted by Victory Boulevard Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

- 1. changing from an R3-2 District to an R6B District property bounded by the northwesterly centerline prolongation of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;
- 2. changing from an R3X District to an R6B District property bounded by the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly centerline prolongation of Bayview Place, and a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation;
- 3. establishing within an existing R3-2 District a C1-3 District bounded by the northwesterly centerline prolongation of Bayview Place, a line midway between Victory Boulevard and Rosewood Place, a line 400 feet northeasterly of Cebra Avenue, and Victory Boulevard; and
- 4. establishing within the proposed R6B District a C1-3 District bounded by northwesterly centerline prolongation of Avon Place, a line 75 feet southeasterly of Victory Boulevard, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-615.

No. 17

CD 1 N 210362 ZRR  
IN THE MATTER OF an application submitted by Victory Boulevard Realty, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

STATEN ISLAND

Staten Island Community District 1

\* \* \*

Map 2 – [date of adoption]



[EXISTING]



Mandatory Inclusionary Housing Program Area see Sections 23-154(d)(2), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3)  
 Area 2 — 6/26/19 MIH Program Option 1 and Deep Affordability Option  
 Area 3 — 6/26/19 MIH Program Option 1 and Deep Affordability Option

[PROPOSED]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3)  
 Area 2 — 6/26/19 MIH Program Option 1 and Deep Affordability Option  
 Area 3 — 6/26/19 MIH Program Option 1 and Deep Affordability Option  
 Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Staten Island

\* \* \*

**BOROUGH OF THE BRONX**

**No. 18**

**2100 BARTOW AVENUE**

**N 210435 PXX**

**CD 10**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 2100 Bartow Avenue (Block 5141, Lot 810) (Administration For Children's Services office).

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



☛ j29-jy14

**FRANCHISE AND CONCESSION REVIEW COMMITTEE**

■ MEETING

**PUBLIC NOTICE IS HEREBY GIVEN** that the Franchise and Concession Review Committee, will hold a remote public meeting on Wednesday, July 14, 2021, at 2:30 P.M., via Microsoft Teams dial-in. The dial-in information is below:

Dial-in #: +1-646-893-7101  
 Access Code: 136 790 630  
 Press # on further prompts

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 email, at DisabilityAffairs@mocs.nyc.gov, or via phone, at (646) 872-0231. Any person requiring reasonable accommodation for the public meeting should contact MOCS, at least five (5) business days in advance of the meeting, to ensure availability.

j28-jy14

**HOUSING AUTHORITY**

■ MEETING

Because of the ongoing COVID-19 health crisis and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, scheduled for Wednesday, June 30, 2021, at 10:00 A.M., will be limited to viewing the livestream or listening, via phone, instead of attendance in person.

For public access, the meeting will be streamed live on NYCHA's Website, <http://nyc.gov/nycha> and <http://on.nyc.gov/boardmeetings>, or can be accessed by calling (646) 558-8656 using Webinar ID: 822 7060 5738 and Passcode: 3881717485.

For those wishing to provide public comment, pre-registration is required, via email, to [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), or by contacting (212) 306-6088, no later than 5:00 P.M., on the day prior to the Board Meeting. When pre-registering, please provide your name, development or organization name, contact information and item you wish to comment on. You will then be contacted with instructions for providing comment.

Comments are limited to the items on the Calendar.

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

Copies of the Calendar will be available on NYCHA's Website, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA's Website, 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 <http://www1.nyc.gov/site/nycha/about/board-calendar.page>, to the extent practicable, at a reasonable time before the meeting.

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

j9-30

**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, July 13, 2021, the Landmarks Preservation Commission (LPC or agency) will hold a public hearing by teleconference with respect to the properties list below, and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. The teleconference will be by the Zoom app and will be live streamed on the LPC's YouTube channel, [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc). Members of the public should observe the meeting on the YouTube channel 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, under the "Hearings" tab, <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Any person requiring language assistance services or other reasonable accommodation in order to participate in the hearing or attend the meeting should contact the LPC by contacting Anthony Fabre, Director of Community and Intergovernmental Affairs, at [anfibre@lpc.nyc.gov](mailto:anfibre@lpc.nyc.gov), at least five (5) business days before the hearing or meeting. Please note: Due to the City's response to COVID-19, this public hearing and meeting is subject to change and/or cancellation.

**122 Gates Avenue - Clinton Hill Historic District**  
**LPC-21-09251** - Block 1981 - Lot 35 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**  
An Italianate style rowhouse, designed by Effingham Nichols & John W. Gregory and built c. 1863. Application is to construct a rear yard addition.

**347 President Street - Carroll Gardens Historic District**  
**LPC-21-05095** - Block 436 - Lot 46 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**  
A Neo-Grec style rowhouse, built in 1878. Application is to construct a rear yard addition.

**267 Cumberland Street - Fort Greene Historic District**  
**LPC-21-06055** - Block 2102 - Lot 2 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**  
A rowhouse built in 1863. Application is to construct a rear yard addition.

**174 Bergen Street - Boerum Hill Historic District**  
**LPC-21-03796** - Block 386 - Lot 26 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**  
A modified Italianate style rowhouse, built in 1873-74. Application is to replace windows.

**29 Center Drive - Douglaston Historic District**  
**LPC-21-00717** - Block 8064 - Lot 76 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**  
A Greek Revival/Italianate style freestanding house with attached garage, porch, c. 1848-1850. Application is to construct additions, modify the garage, porch, steps and retaining wall, and reconstruct a cupola.

**100 Prospect Avenue - Douglaston Historic District**  
**LPC-21-04351** - Block 8095 - Lot 42 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**  
An Arts and Craft/Shingle style house built in 1910. Application is to construct a retaining wall and fencing at the rear yard and widen the driveway.

**145 Hudson Street - Tribeca West Historic District**  
**LPC-21-06618** - Block 214 - Lot 7502 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**  
A 1920s Industrial style factory with Art Deco style elements, designed by Renwick, Aspinwall & Guard and built in 1929. Application is to alter the entrance.

**53 West 9th Street - Greenwich Village Historic District**  
**LPC-21-07882** - Block 573 - Lot 71 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**  
An Anglo-Italianate style house with English and Italianate style elements built in 1854. Application is to install shutters.

**408-410 Broadway - SoHo-Cast Iron Historic District**  
**LPC-21-08147** - Block 196 - Lot 5 - **Zoning:** M1-5  
**CERTIFICATE OF APPROPRIATENESS**  
An Italianate style store and loft building, designed by Henry Engelbert and built c. 1866-1868. Application is to modify openings, replace infill and install signage.

**547 West 26th Street - West Chelsea Historic District**  
**LPC-21-08999** - Block 698 - Lot 10 - **Zoning:** M1-5  
**CERTIFICATE OF APPROPRIATENESS**  
A utilitarian garage, designed by Charles H. Caldwell and built in 1912-14. Application is to install and alter canopies, and install.

**30 Rockefeller Plaza - Individual and Interior Landmark**  
**LPC-21-09092** - Block 1265 - Lot 7501 - **Zoning:** C5-2.5, C5-3  
**CERTIFICATE OF APPROPRIATENESS**  
An office building and designated lobby, designed by the Associated Architects and featuring artwork by Jose Maria Sert and Frank Brangwyn, and constructed in 1931-33 as part of an Art Deco style office, commercial and entertainment complex. Application is to modify openings, extend walls, and replace light fixtures within the interior lobby, install storefront infill at the ground floor, and install attractions and accretions at the rooftop observation terraces.

**333 Central Park West - Upper West Side/Central Park West Historic District**  
**LPC-21-05268** - Block 1207 - Lot 29 - **Zoning:** R10A R7-2  
**CERTIFICATE OF APPROPRIATENESS**  
A Neo-Renaissance style apartment building, designed by Albert Joseph Bodker and built in 1909-1910. Application is to install a rooftop pergola.

**15 East 91st Street - Expanded Carnegie Hill Historic District**  
**LPC-21-05725** - Block 1503 - Lot 14 - **Zoning:** R10 R8B  
**CERTIFICATE OF APPROPRIATENESS**  
A Modern style apartment building, designed by Leonard Schultze & Associates and built in 1946-47. Application is to remove a balcony enclosure.

**1083 Fifth Avenue - Expanded Carnegie Hill Historic District**  
**LPC-21-01604** - Block 1501 - Lot 4 - **Zoning:** R10, P1  
**CERTIFICATE OF APPROPRIATENESS**  
A Beaux-Arts style townhouse, designed by Turner & Kilian and built in 1901-02, with significant alterations by Ogden Codman in 1913-15. Application is to enlarge a rooftop bulkhead.

**120 East 106th Street - Individual Landmark**  
**LPC-21-09366** - Block 1633 - Lot 61 - **Zoning:** R7-2  
**CERTIFICATE OF APPROPRIATENESS**  
A Romanesque Revival style church building, designed by Napoleon Le Brun & Sons and built in 1883-1887. Application is to install a barrier-free access lift.

**1047 Amsterdam Avenue - Individual Landmark**  
**LPC-21-09853** - Block 1865 - Lot 1 - **Zoning:** R7-2  
**CERTIFICATE OF APPROPRIATENESS**  
An ecclesiastical complex set in landscaped grounds comprising seven religious and institutional buildings, designed in varied styles, by Ithiel Town, Heins & LaFarge, Cram, Goodhue & Ferguson, Hoyle, Doran & Berry, Cook & Welch, Ralph Adams Cram, and C. Grant LaFarge and built over the course of the 19th and 20th Century. Application is to remove a retaining wall, regrade, and install fencing and light fixtures.

☛ j29-jy13

**BOARD OF STANDARDS AND APPEALS**

**■ PUBLIC HEARINGS**

**July 22, 2021 and July 23, 2021, 10:00 A.M. and 2:00 P.M.**

**NOTICE IS HEREBY GIVEN** of teleconference public hearings, Monday, July 22, 2021, at 10:00 A.M. and 2:00 P.M., and Tuesday, July 23, 2021, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website ([www.nyc.gov/bsa](http://www.nyc.gov/bsa)), with remote public participation, on the following matters:

**SPECIAL ORDER CALENDAR**

**490-72-BZ**  
APPLICANT – Gerald J. Caliendo, RA, AIA, for Eran Gohari, owner  
SUBJECT – Application August 5, 2020 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted the operation of a commercial bank (UG 6) which expired on February 5, 2020; Waiver of the Board's Rules of Practice of Procedures. R4 zoning district.  
PREMISES AFFECTED – 4200 Baychester Avenue, Block 5023, Lot 29, Borough of Bronx.  
**COMMUNITY BOARD #12BX**

**220-14-BZII thru 221-14-BZII**  
APPLICANT – Hirschen Singer & Epstein LLP, for Post Industrial Thinking LLC, owner.  
SUBJECT – Application January 7, 2021 – Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of two 3-story single family residences which expired on January 12, 2020; Waiver of the Board's Rules of Practice and Procedures. M1-1 zoning district.

PREMISES AFFECTED – 8-10 Underhill Avenue, Block 1122, Lot 37, Borough of Brooklyn.

**COMMUNITY BOARD #8BK**

**2017-286-BZII**

APPLICANT – Eric Palatnik, P.C., for Ditmars 31st Street Associates LLC, owner.

SUBJECT – Application December 18, 2020 – Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (The Rock Health & Fitness ) to be located within the cellar level of a proposed three-story retail building. The Amendment seeks to permit the enlargement of the facility to include the first floor. C4-2A/R5D zoning district.

PREMISES AFFECTED – 22-06 31st Street, Block 844, Lot 40, Borough of Queens.

**COMMUNITY BOARD #1Q**

**APPEAL CALENDAR**

**2019-255-A**

APPLICANT – Shmuel D. Flaum, for Mendy Samuel Blau, owner.

SUBJECT – Application September 5, 2019 – Proposed enlargement of an existing single-family home with a portion located within the bed of a mapped street contrary to General City Law §36 and within the street widening line contrary to General City Law §35. R3X zoning district.

PREMISES AFFECTED – 621 Alonzo Road, Queens - Block 15510, Lot 0011

**COMMUNITY BOARD #14Q**

*Margery Perlmutter, Chair/Commissioner*

j28-29



**CITYWIDE ADMINISTRATIVE SERVICES**

■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week, at:

<https://www.propertyroom.com/s/nyc+fleet>

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

Vehicles can be viewed in person, at:

Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214  
Phone: (718) 802-0022

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

f23-a4

**OFFICE OF CITYWIDE PROCUREMENT**

■ SALE

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

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

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

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

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

j4-j30

**HOUSING PRESERVATION AND DEVELOPMENT**

■ PUBLIC HEARINGS

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

j4-d30



*“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](http://nyc.gov/competetowin)

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

**HHS ACCELERATOR**

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

Important information about the new method

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

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

**Participating NYC Agencies**

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

- Administration for Children’s Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)



Department of Youth and Community Development (DYCD)  
Housing and Preservation Department (HPD)  
Human Resources Administration (HRA)  
Office of the Criminal Justice Coordinator (CJC)

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

**ADMINISTRATION FOR CHILDREN'S SERVICES**

■ AWARD

*Human Services/Client Services*

**06821P0321-FAMILY ENRICHMENT CENTER RFP** - Competitive Sealed Proposals/Pre-Qualified List - PIN#06821P0321003 - AMT: \$1,338,720.00 - TO: Graham-Windham, 1 Pierrepont Plaza, 9 Floor, Brooklyn, NY 11201-2776.

Family Enrichment Centers: BX02: Hunts Point/Longwood.

Special Case Determination not required because procurement is for Client/Human Services and is the preferred method under PPB Rule 3-01 (c)

◀ j29

**TREATMENT FAMILY FOSTER CARE** - Negotiated Acquisition - Other - PIN#06821N0056001 - AMT: \$2,866,340.00 - TO: Forestdale Inc., 6735 112th Street, Forest Hills, NY 11375-2349.

Negotiated Acquisition Extension (One Year Ext.) The Administration for Children's Services is extending this Family Foster Care contract by one year from July 1, 2021 thru June 30, 2022, to continue providing these critical mandated services to our youth while ACS completes the RFP process for new awards. The RFP is anticipated to be released spring 2021, with new awards to begin on 7/1/2022.

The Administration for Children's Services is extending this Family Foster Care contract by one year from July 1, 2021 thru June 30, 2022, to continue providing these critical mandated services to our youth while ACS completes the RFP process for new awards. The RFP is anticipated to be released spring 2021, with new awards to begin on 7/1/2022.

◀ j29

**SCO - RES CARE NAE** - Negotiated Acquisition - Other - PIN#06821N0015001 - AMT: \$25,906,680.37 - TO: SCO Family of Services, 1 Alexander Place, Glen Cove, NY 11542.

Residential Care Services - This Negotiated Acquisition Extension, is to extend the subject contract until 6/30/2022, to continue providing these critical mandated services to our youth while ACS completes the RFP process for new awards. The RFP is anticipated to be released spring 2021 with new awards to begin on 7/1/2022.

Pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules, ACS has decided to extend the current contract agreement with this vendor utilizing the negotiated acquisition extension procurement method to continue providing these critical and state-mandated services. ACS is planning a new RFP for these services with an anticipated release Spring 2021.

◀ j29

**FAMILY FOSTER CARE** - Negotiated Acquisition - Other - PIN#06821N0088001 - AMT: \$1,808,566.75 - TO: Cayuga Home For Children Inc., 101 Hamilton Avenue, Auburn, NY 13021.

Negotiated Acquisition Extension (One Year Ext.) The Administration for Children's Services is extending this Family Foster Care contract by one year from July 1, 2021 thru June 30, 2022, to continue providing these critical mandated services to our youth while ACS completes the RFP process for new awards. The RFP is anticipated to be released spring 2021, with new awards to begin on 7/1/2022.

Pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules. The Administration for Children's Services, is extending this Family Foster Care contract by one year from July 1, 2021 thru June 30, 2022, to continue providing these critical mandated services to our youth while ACS completes the RFP process for new awards. The RFP is anticipated to be released spring 2021, with new awards to begin on 7/1/2022.

◀ j29

**ADMINISTRATION**

■ INTENT TO AWARD

*Services (other than human services)*

**COACH BUS SERVICES** - Negotiated Acquisition - Other - PIN#06821N0041 - Due 7-12-21 at 9:00 A.M.

The Administration for Children's Services (ACS) intends to enter negotiations with Corporate Transportation Group., for the continued provision of Coach Bus Services. In accordance with Section 3-04(b)(2) (iii) of the Procurement Policy Board Rules, ACS intends to use the negotiated acquisition extension process to extend their contract for one year from July 1,2021 to June 30, 2022. This notice is for informational purposes only. Organizations interested in future solicitations for these services, are invited to do so by registering the NYC Mayor's Office of Contract Services (MOCS) PASSPort system. To register with PASSPort, please go to [www.nyc.gov/PASSPort](http://www.nyc.gov/PASSPort). There you will find additional guides to assist you with the registration process.

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

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038. Alex Linetskiy (212) 341-3488; [Doron.Pinchas@acs.nyc.gov](mailto:Doron.Pinchas@acs.nyc.gov)

j24-30

**CITYWIDE ADMINISTRATIVE SERVICES**

■ AWARD

*Goods*

**AIR MATTRESS** - Competitive Sealed Bids - PIN#85721B0006001 - AMT: \$1,237,500.00 - TO: Krystal Touch of NY Inc., 185 Wallace Street, Freeport, NY 11520.

◀ j29

*Goods and Services*

**FUEL CARD SERVICES - OGS RENEWAL** - Intergovernmental Purchase - PIN#85719G8260KXLR001 - AMT: \$2,500,000.00 - TO: Wex Bank, 7990 South Union Park Center, Suite 350, Salt Lake City, UT 84047.

NYS Contract # PS67946 Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: (518) 474-6717.

◀ j29

*Services (other than human services)*

**PROF. DEVEL. TRAINING FOR CITY EMPLOYEES-RENEWAL #1** - Renewal - PIN#85619P8198KXLR001 - AMT: \$72,992.42 - TO: Philip Vassallo, 21 Cori Street, Parlin, NJ 08859-1719.

◀ j29

**PROF. DEVEL. TRAINING FOR CITY EMPLOYEES-RENEWAL #1** - Renewal - PIN#85619P8208KXLR001 - AMT: \$85,798.11 - TO: Judi Hampton/Public Relations Inc., 75 Cambridge Parkway, Suite 308E, Cambridge, MA 02142-1229.

◀ j29

**PROF. DEVEL. TRAINING FOR CITY EMPLOYEES-RENEWAL #1** - Renewal - PIN#85619P8197KXLR001 - AMT: \$211,917.59 - TO: Advanced Resolution Management LLC, 46 Lake Avenue, Suite 2, Tuckahoe, NY 10707.

◀ j29

**ADMINISTRATION**

■ SOLICITATION

*Goods*

**TRAILER, BRINE PRODUCTION - DSNY (RE-AD)** - Competitive Sealed Bids - PIN#8572000173 - Due 8-3-21 at 10:30 A.M.

All bids are done on PASSPort. To review the details for this solicitation and participate, please use the following link below and use the keyword search fields to find solicitation for TRAILER, BRINE PRODUCTION - DSNY (RE-AD).

You can search by PIN #: 857 21B0140 or search by keyword: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

If there are any issues with PASSPort, contact: [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Peter Le (212) 386-0418; ple@dcas.nyc.gov

j29

INTENT TO AWARD

Goods and Services

6-MONTH NAE FOR CITYWIDE PROCUREMENT CARD SERVICE PROGRAM - Negotiated Acquisition - Other - PIN#85721N0003 - Due 6-29-21 at 10:00 AM.

In accordance with Section 3-04(b)(2)(D) of the Procurement Policy Board Rules, the Department of Citywide Administrative Services (DCAS), is seeking to use the Negotiated Acquisition method to extend its current contract with U.S. Bank National Association, whose primary office is located at, 901 Marquette Avenue, Minneapolis, MN 55402, to maintain an uninterrupted Citywide procurement card service program for a period of six months. The contract term shall be from June 9, 2021 to December 8, 2021. Contract Amount: \$48,987,237. This advertisement is for informational purposes only.

There is a compelling need for services that cannot be timely met via competitive sealed bidding. The proposed term of the extension, is the minimum time necessary to meet the need, until a new contract is available. There is a compelling need for services that cannot be timely met via competitive sealed bidding. The proposed term of the extension, is the minimum time necessary to meet the need, until a new contract is available.

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. Nazmije Toci (212) 386-0441; ntoci@dcas.nyc.gov

j23-29

FLEET

INTENT TO AWARD

Services (other than human services)

85621T0286-VOLPE AGREEMENT FOR CFTP AND SFTP - Government to Government - PIN#85621T0286 - Due 7-2-21 at 12:00 P.M.

Pursuant to Section 3-13 of the Procurement Policy Board Rules, the New York City Department of Citywide Administrative Services ("DCAS"), intends to enter into a contract with the Department of Transportation, Volpe Center, to procure via government-to-government purchase services to create a Clean Fleet Transition Plan and Safe Fleet Transition Plan in accordance with Executive order 53 NYC. The term of the agreement is for a five year agreement to support NYC Fleet efforts for sustainable and safe fleet operations. The proposed contract amount is Five Hundred Forty Two Thousand Dollars(\$542,000.00). The term of the contract will be from May 13, 2021 to June 30, 2026. The proposed contract is procured via Government to Government Purchase, pursuant to Section 3-13 of the Procurement Policy Board Rules.

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. Andrew Dworjan (212) 386-5028; adworjan@dcas.nyc.gov

j24-30

DESIGN AND CONSTRUCTION

AWARD

Construction/Construction Services

HWS2020R: INSTALLATION OF SIDEWALKS, ADJACENT CURBS AND PEDESTRIAN RAMPS AS NECESSARY IN VARIOUS LOCATIONS-BOROUGH OF STATEN ISLAND - Competitive Sealed Bids - PIN#85020B0053 - AMT: \$2,489,031.00 - TO: J.Pizzirusso Landscaping Corp., 2400 East 69th Street, Brooklyn, NY 11234.

j29

HWS2020X: INSTALLATION OF SIDEWALKS, ADJACENT CURBS AND PEDESTRIAN RAMPS AS NECESSARY IN VARIOUS LOCATIONS-BOROUGH OF THE BRONX. -

Competitive Sealed Bids - PIN#85020B0051 - AMT: \$3,670,779.00 - TO: Power Concrete Co. Inc., 497 Raymond Boulevard, Newark, NJ 07105.

j29

HWS2020Q1: INSTALLATION OF SIDEWALKS, ADJACENT CURBS AND PEDESTRIAN RAMPS AS NECESSARY IN VARIOUS LOCATIONS-BOROUGH OF QUEENS - Competitive Sealed Bids - PIN#85020B0047 - AMT: \$5,462,855.00 - TO: Heavy Construction Co, Inc., 138-13 Springfield Boulevard, Springfield Gardens, NY 11413.

j29

ECONOMIC DEVELOPMENT CORPORATION

SOLICITATION

Goods and Services

REQUEST FOR PROPOSALS, CONSULTANT SERVICES, WATERFRONT AND OFF-SHORE WIND INFRASTRUCTURE M/W/DBE TRAINING PROGRAM - Request for Proposals - PIN#9734 - Due 8-5-21 at 11:59 P.M.

NYCEDC, seeks a qualified consultant to administer the Waterfront and Off-Shore Wind Infrastructure M/W/DBE Training Program (the "Program"), including related marketing and vetting activities.

In July 2006, New York City Economic Development Corporation ("NYCEDC") created a business development program, Opportunity M/W/DBE, dedicated to providing technical assistance and contracting opportunities to certified minority, women, and disadvantaged businesses ("M/W/DBEs"). Opportunity M/W/DBE aims to increase, facilitate, and encourage participation by certified M/W/DBEs on NYCEDC projects and increase their financial and technical capacity.

Opportunity M/W/DBE is launching a program designed to assist minority-owned, women-owned, and disadvantaged business enterprises (MBE, WBE, and DBE, respectively) with interest in NYC's waterfront construction, including in the offshore wind industry, in navigating the current and upcoming opportunities in this space. The proposed program will target M/W/DBE based in and/or registered with New York City ("NYC") or New York State ("NYS") that are currently operating in or seek to pivot to service the growing waterfront sector. Through this program, the selected consultant will develop and operate an education, networking, and technical assistance program for participating M/W/DBE businesses. Business capacity building to be provided will focus on financial management, business infrastructure, waterfront-sector training, and workforce development. The technical assistance provided will assist businesses with project management and operation and provide networking opportunities with waterfront contractors, including offshore wind developers. This support will help M/W/DBE companies to establish their business in NYC as the waterfront, including offshore wind, construction sector continues to grow in the region.

The most recent NYC disparity study (and ones previously) found a documented disparity between the available M/W/DBEs in construction and professional services associated with construction (such as engineering) and the M/W/DBEs winning NYC contracts. This Program attempts to help remedy this documented disparity regarding discrimination in construction by specifically targeting the trades related to waterfront construction, which could include offshore wind.

NYCEDC plans to select a consultant on the basis of factors stated in the RFP which include, but are not limited to: the quality of the proposal, experience of key staff identified in the proposal, experience and quality in performing services similar to those encompassed in the RFP, approach and methodology, M/W/DBE participation, and business plan for financial sustainability.

It is the policy of NYCEDC to comply with all Federal, State and City laws and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, age, disability, marital status and other protected category and to take affirmative action in working with contracting parties to ensure certified Minority and Women-owned Business Enterprises (MWBEs) share in the economic opportunities generated by NYCEDC's projects and initiatives. Please refer to the Equal Employment and Affirmative Compliance for Non-Construction Contracts Addendum in the RFP.

This project has Minority and Women Owned Business Enterprise ("M/WBE") participation goals, and all respondents will be required to submit an M/WBE Participation Proposal with their response. To learn more about NYCEDC's M/WBE program, visit http://edc.nyc/opportunity-mwdbe. For the list of companies who have been certified with the New York City Department of Small Business Services as M/WBE, please go to the, www.nyc.gov/buycertified.

NYCEDC established the Contract Financing Loan Fund programs for Minority, Women and Disadvantaged Business Enterprise (M/W/DBE)



interested in working on public construction projects. Contract Financing Loan Fund facilitates financing for short-term mobilization needs such as insurance, labor, supplies and equipment. Bidders/subcontractors are strongly encouraged to visit the NYCEDC website, at <http://edc.nyc/opportunity-mwdbe> to learn more about the program.

An optional informational session will be held on Tuesday, July 20, 2021, at 11:00 A.M. via an MS Teams Call. Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_Y2FhOTEyYTUtMDdjNy0ONDkxLTk3ZjMtMjg2MTMzZGU1ODc2%40thread.v2/0?context=%7b%22Tid%22%3a%22f1d4198c-95e0-40fe-bf4a-3faa2bea4dbd%22%2c%22Oid%22%3a%229b8af818-75af-498e-8b7d-53b5885c04df%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2FhOTEyYTUtMDdjNy0ONDkxLTk3ZjMtMjg2MTMzZGU1ODc2%40thread.v2/0?context=%7b%22Tid%22%3a%22f1d4198c-95e0-40fe-bf4a-3faa2bea4dbd%22%2c%22Oid%22%3a%229b8af818-75af-498e-8b7d-53b5885c04df%22%7d). Via Conference call number: +1 347-378-3690, Passcode: 718803070#. Those who wish to attend should RSVP by email, to [WaterfrontMWDBE@edc.nyc](mailto:WaterfrontMWDBE@edc.nyc) on or before July 19, 2021.

Respondents may submit questions regarding the subject matter of this RFP and/or request clarifications from NYCEDC by Thursday, July 22, 2021. Questions should be directed to [WaterfrontMWDBE@edc.nyc](mailto:WaterfrontMWDBE@edc.nyc). Questions regarding the subject matter of this RFP will not be accepted after 5:00 P.M., on Thursday, July 22, 2021. Answers to all questions will be posted by Wednesday, July 28, 2021, to <https://edc.nyc/rfps>. Technical questions pertaining to downloading and submitting proposals to this RFP may be directed to, [WaterfrontMWDBE@edc.nyc](mailto:WaterfrontMWDBE@edc.nyc) on or before Thursday, August 5, 2021.

Detailed submission guidelines and requirements are outlined in the RFP, available as of Tuesday, June 29, 2021. To download a copy of the solicitation documents please visit, <https://edc.nyc/rfps>. RESPONSES ARE DUE NO LATER THAN Thursday, August 5, 2021. Please click the link in the "Deadlines" section of this project's web page (which can be found on, <https://edc.nyc/rfps>) to electronically upload a proposal for this solicitation.

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

*Economic Development Corporation, Please submit all requests to the project email address listed in the advertisement. Waterfront MWDBE RFP Team (347) 461-2927; [WaterfrontMWDBE@edc.nyc](mailto:WaterfrontMWDBE@edc.nyc)*

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## ENVIRONMENTAL PROTECTION

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### ENGINEERING, DESIGN AND CONSTRUCTION

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#### ■ SOLICITATION

*Construction Related Services*

**82621P0034-BEDC - CSO-NC-DES** - Competitive Sealed Proposals - Other - PIN#82621P0034 - Due 8-3-21 at 2:00 P.M.

Preliminary Design and Design Services for the Newtown Creek Combined Sewer Overflow Storage Tunnel. This Request for Proposal ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal, at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82621P0034 into the Keywords search field. If you need assistance submitting a response, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).

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## FIRE DEPARTMENT

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### FACILITY MANAGEMENT (BUILDINGS UNIT)

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#### ■ SOLICITATION

*Services (other than human services)*

**05721B0350-05721000971 - MEDICAL WASTE REMOVAL** - Competitive Sealed Bids - PIN#05721B0350 - Due 7-27-21 at 4:00 P.M.

FDNY is seeking a qualified Contractor for the provision of Containers and the Pick-up, Transportation, and the Disposal of Regulated Medical Waste Removal at FDNY Facilities. This competitive sealed bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, please visit the PASSPort Public Portal, at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" button. To locate the RFx on the Public Portal, enter EPIN: 05721B0350

into the Keywords search field. If you need assistance submitting a response, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).

This procurement is subject to LL1-MWBE.

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## HEALTH AND MENTAL HYGIENE

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#### ■ INTENT TO AWARD

*Human Services/Client Services*

### MOBILE AND SITE-BASED BEHAVIORAL HEALTH

**TREATMENT** - Demonstration Project - Testing or experimentation is required - PIN#22AS012001ROX00 - Due 7-9-21 at 11:00 A.M.

The New York City Department of Health and Mental Hygiene (DOHMH) intends to begin a demonstration project with up to nine (9) vendors to implement the Continuous Engagement between Community and Clinic Treatment (CONNECT) model, which seeks to provide a flexible care model that offers mobile and site-based behavioral health treatment to create a seamless continuum between outpatient and field-based treatment. Additionally, CONNECT will provide fully integrated mental health and substance use treatment. The priority target population are people with mental health and substance use needs, with failed connections to treatment who also may have histories of justice involvement and homelessness. The overall goal of the program is to improve participants' functioning and participation in community, family, and work; build resiliency; and maintain people within community settings.

In order to properly test out this demonstration project, the vendors would need to currently operate licensed mental health clinics, operate integrated operating services, which are integrated mental health and substance use services licenses for behavioral health ambulatory care, operating clinics in neighborhoods with high rates for prevalence of depression and suicide, emergency department and inpatient hospital visits, Single Point of Access (SPOA) referrals for SMI services and Mobile Crisis Team referrals, high poverty rates and are in Taskforce on Racial Inclusion and Equity (TRIE) areas per DOHMH.

Vendors interested in providing these services are invited to submit a written expression of interest by contacting Michael Santangelo by email, at [msantangelo@health.nyc.gov](mailto:msantangelo@health.nyc.gov), by no later than July 9, 2021, at 11:00 A.M.

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

*Health and Mental Hygiene, 42-09 28th Street, 17th Floor, Long Island City, NY 11101. Michael Santangelo (347) 396-6671; [msantangelo@health.nyc.gov](mailto:msantangelo@health.nyc.gov)*

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## HOMELESS SERVICES

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#### ■ INTENT TO AWARD

*Human Services/Client Services*

### 07121N0015-BOBS PLACE NEGOTIATED ACQUISITION

**EXTENSION** - Negotiated Acquisition - Other - PIN#07121N0015 - Due 7-2-21 at 2:00 P.M.

This is a negotiated acquisition extension for Bob's Place, located at 88-55 161st Street, Jamaica, NY 11432. The one year extension is necessary so as to continue shelter services for single adults at the location.

This is a negotiated acquisition extension for Bob's Place, located at 88-55 161st Street, Jamaica, NY 11432. The one year extension is necessary, so as to continue shelter services for single adults at the location, until a new contract is in place.

j25-jy1

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## HUMAN RESOURCES ADMINISTRATION

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#### ■ AWARD

*Human Services/Client Services*

**MASTER LEASING FOR HOMELESS AND AT-RISK PERSONS (GROUP 16)** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#09617I0004012 - AMT: \$98,614,304.00 -



TO: MBD Community Housing Corp., 1789 Southern Boulevard, Bronx, NY 10460.

Contract Term: 4/15/2021 - 6/30/2051

◀ j29

**TRANSITIONAL SUPPORTIVE CONGREGATE HOUSING FOR PLWA** - Negotiated Acquisition - Judgment required in evaluating proposals - PIN#09611P0049017N001 - AMT: \$1,873,245.00 - TO: Services for The Underserved Inc., 463 7th Avenue, New York, NY 10018.

Contract Term: 4/1/2021 - 3/31/2022

◀ j29

**NON-EMERGENCY NY/NY III PERMANENT CONGREGATE HOUSING AND SUPPORT SERVICES FOR PLWA** - Negotiated Acquisition - Judgment required in evaluating proposals - PIN#09619N0011001N002 - AMT: \$154,653.00 - TO: Camba Inc., 1720 Church Avenue, Brooklyn, NY 11226.

Contract Term: 7/1/2021 - 6/30/2022

◀ j29

**MASTER LEASING FOR HOMELESS AND AT-RISK PERSONS (GROUP 14)** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#09617I0004011 - AMT: \$101,591,430.00 - TO: Concourse House HDFC, 2751 Grand Concourse, Bronx, NY 10468.

Contract Term: 4/15/2021 - 6/30/2051

◀ j29

**ACTION NYC IN CBOS - MODEL 1** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#09619I0005001 - AMT: \$437,497.50 - TO: African Communities Together, Inc., 127 West 127th Street, Suite 221, New York, NY 10027.

Contract Term: 1/1/2021 - 6/30/2023

◀ j29

**MASTER LEASING FOR HOMELESS AND AT-RISK PERSONS (GROUP 13)** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#09617I0004009 - AMT: \$127,187,365.00 - TO: Settlement Housing Fund, Inc., 247 West 37th Street, 4th Floor, New York, NY 10018.

Contract Term from 4/15/2021 to 6/30/2051.

◀ j29

**LAW DEPARTMENT**

■ AWARD

*Services (other than human services)*

**02521N0023-ICE MILLER (NAE) 02521X001662** - Negotiated Acquisition - Other - PIN#02521N0023001 - AMT: \$35,000.00 - TO: Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200.

Ice Miller NAE #1 for the provision of Employee Benefits Tax Consulting Services in relation to pension systems PIN 02521X01662 or 025165X10000A56; E-PIN 025175N00437 Ice Miller NAE #1 for the provision of Employee Benefits Tax Consulting Services in relation to pension systems for Legal Counsel Division PIN 02521X01662 or 025165X10000A56; E-PIN 025175N00437. Given the need for such consulting services, the Department is seeking a negotiated acquisition extension contract in order to maintain continuity of services while it completes a new procurement for these services. Ice Miller NAE #1 for the provision of Employee Benefits Tax Consulting Services in relation to pension systems PIN 02521X01662 or 025165X10000A56; E-PIN 025175N00437

The Department needs to enter into an extension contract with the current contractor because of the need to maintain continuity of services, which are critical to the mission of the Department while the Department completes the procurement of a new contract for these services. The contract resulting from this negotiated acquisition extension procurement will be terminated if the new contract awards are registered prior to the end date of the negotiated acquisition contract.

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**MANAGEMENT AND BUDGET**

■ VENDOR LIST

*Services (other than human services)*

**VALUE ENGINEERING PRE-QUALIFICATION QUESTIONNAIRE**

OMB maintains a Pre-qualified List (PQL) for Value Engineering (VE) Consultant Services for Complex Capital Projects. Consultant must be a Certified Value Specialist (CVS), as accredited by SAVE International. Consultant must have recent experience in performing complex VE studies on projects that are valued at over \$100 million. To request a pre-qualification questionnaire, please contact Michelle Hoover by July 30, 2021 via e-mail at [contracts@omb.nyc.gov](mailto:contracts@omb.nyc.gov).

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**NYC HEALTH + HOSPITALS**

**METROPLUS HEALTH PLAN**

■ SOLICITATION

*Services (other than human services)*

**RFP FOR INTERACTIVE VIRTUAL AGENT & COMPUTER TELEPHONY INTEGRATION** - Request for Proposals - PIN#MHP-1040 - Due 7-29-21 at 3:00 P.M.

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

NYC Health + Hospitals, 50 Water Street, 12th Floor, New York, NY 10038. Rami Halfone (212) 908-3604; [halfora@metroplus.org](mailto:halfora@metroplus.org)

◀ j29

**SANITATION**

**LEGAL AFFAIRS**

■ SOLICITATION

*Services (other than human services)*

**PAPER RECYCLING- NEGOTIATED ACQUISITION** - Negotiated Acquisition - Other - PIN#82721N0001 - Due 7-9-21 at 5:00 P.M.

Notice of Intent to Enter Into Negotiations (PPB Rule 3-04): The New York City Department of Sanitation, intends to enter into negotiations with Pratt Paper, Inc., to obtain the most cost effective and efficient paper recycling processing for the City. The term of the contract is for ten years. Vendors interested in responding to other future solicitations for these types of services, should contact the Department of Sanitation, at [dsnyprocurements@dsny.nyc.gov](mailto:dsnyprocurements@dsny.nyc.gov).

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

Sanitation, 44 Beaver Street, 5th Floor, New York, NY 10004. Mehak Kapoor (212) 437-5053; [mkapoor@dsny.nyc.gov](mailto:mkapoor@dsny.nyc.gov)

j25-jy1

**YOUTH AND COMMUNITY DEVELOPMENT**

**PROCUREMENT**

■ INTENT TO AWARD

*Services (other than human services)*

**FY22 CAPACITY BUILDING SERVICES NEGOTIATED ACQUISITION EXTENSIONS FOR WIOA** - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN#26016P0001015N004 - Due 7-6-21 at 9:00 A.M.

In accordance with Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) wishes to extend the following Capacity Building Contracts through a Negotiated Acquisition Extension. The contractors listed below will provide Capacity Building Services under Service Option III :

Workforce Innovation and Opportunity Act (WIOA) funded Programs. The contractors will provide capacity building services around career development and literacy. The term of these contract extensions shall be for a one-year period from 7/1/2021 to 6/30/2022 with no option to renew. Below are the EPINs, Contract Amounts, Contractor names and Addresses

EPIN: 26016P0001015N004  
Amount: \$100,000.00  
Contractor: Literacy Assistance Center  
Address: 85 Broad Street, 27th Floor, New York, NY 10004

PIN: 26016P0001014N003  
Amount: \$100,000.00  
Contractor: Workforce Professionals Training Institute  
Address: 11 Park Place, Suite 701, New York, NY 10007

Please be advised that this is for information purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.nyc.gov

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.  
Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Renise Ferguson (646) 343-6320; referguson@dycd.nyc.gov

j28-jy2

**FY22 DYCD ONLINE NEGOTIATED ACQUISITION EXTENSION** - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN#26016P0001005N002 - Due 7-6-21 at 9:00 A.M.

In accordance with Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) wishes to extend the following Capacity Building for DYCD Online contract services through a Negotiated Acquisition Extension. The contractor outlined below will provide our CBO communities the appropriate assistance to help them acquire the necessary proficiency to utilize DYCD online, so they can accurately report data on their programs to DYCD. Further, this provider trains CBOs on the effectiveness of DYCD Online as a management tool and helps them comply with diverse data reporting requirements. The term of the contract shall be from July 1, 2021 through June 30, 2022. Below is the contractor pin, contractor name, contractor address and contract amount.

EPIN: 26016P0001005N002  
Contractor: EXPANDED SCHOOLS INC.  
Contractor Address: 11 West 42nd Street, 3rd Floor,  
New York, NY 10036  
Contract Amount: \$200,000.00

Please be advised this is for information purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.nyc.gov

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.  
Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Renise Ferguson (646) 343-6320; referguson@dycd.nyc.gov

j28-jy2

**FY22 DYCD ADULT LITERACY TECHNICAL ASSISTANCE NEGOTIATED ACQUISITION EXTENSION** - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN#26017X0131CNVN001 - Due 7-6-21 at 9:00 A.M.

In accordance with Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) wishes to extend the following Capacity Building Contract for Adult Literacy Services through a Negotiated Acquisition Extension. The Literacy Assistance Center supports adult education teachers in improving and adapting teaching strategies needed to meet new instructional challenges.

The term of the contract shall be from July 1, 2021 through June 30, 2023. Below is the contractor EPIN, contractor name, contractor address and contract amount.

EPIN: 26017X0131CNVN001  
Amount: \$559,186.00  
Contractor: Literacy Assistance Center  
Address: 85 Broad Street, 27th Floor, New York, NY 10004

Please be advised this is for information purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.nyc.gov

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

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Renise Ferguson (646) 343-6320; referguson@dycd.nyc.gov

j28-jy2

**AGENCY RULES**

**BUSINESS INTEGRITY COMMISSION**

■ NOTICE

**CAPA REGULATORY AGENDA FY 2022**

Pursuant to section 1042 of the Charter, the City of New York Business Integrity Commission sets forth below its regulatory agenda for the City's fiscal year of 2022:

1. **SUBJECT:** Safety in the Trade Waste Industry
  - A. **Reason:** On November 20, 2019, Mayor de Blasio signed Local Law 198 of 2019, expanding BIC's jurisdiction to include traffic safety in the trade waste industry. It enables BIC to promulgate rules relating to safety in the industry, among other things. On April 13, 2021, BIC held a CAPA hearing regarding an initial set of safety rules for the trade waste industry. BIC intends to promulgate additional such rules in FY 2022.
  - B. **Anticipated Contents:** Amend Subchapters A, E, and G of Chapter 1 of Title 17 of the Rules of the City of New York.
  - C. **Objectives:** Increase safety in the trade waste industry pursuant to the authority granted in LL 198 of 2019.
  - D. **Legal basis:** Sections 1043(a) and 2101(b) of the New York City Charter.
  - E. **Types of Individuals and entities likely to be affected:** Trade waste industry.
  - F. **Other relevant laws:** 49 CFR parts 300-399; 17 NYCRR part 820; Article 9 of Title III of NY VTL; and Title VII of VTL.
  - G. **Approximate schedule:** First and second quarter of FY 2022.

Agency Contacts: Nicole Mathias (212) 437-0627  
David Feldman (212) 437-0510

2. **SUBJECT:** Side guards
  - A. **Reason:** Many vehicles belonging to BIC-licensed and registered companies will be required to comply with Local Law 56 of 2015, which requires the installation of side guards, a life-saving and relatively inexpensive safety measure. This requirement takes effect on January 1, 2024. BIC, in coordination with the Department of Citywide Administrative Services, will need to promulgate rules further defining and clarifying specific policies and exemptions regarding side guards.
  - B. **Anticipated Contents:** Amendments to Subchapters E and G of Chapter 1 of Title 17 of the Rules of the City of New York.
  - C. **Objectives:** To put LL 56 of 2015 into effect.
  - D. **Legal basis:** Sections 1043(a) and 2101(b) of the New York City Charter.
  - E. **Types of individuals and entities likely to be affected:** Trade waste industry.
  - F. **Other relevant laws:** None.
  - G. **Approximate schedule:** To be determined.

Agency Contacts: Nicole Mathias  
(212) 437-0627  
David Feldman  
(212) 437-0510

- 3. **SUBJECT:** Require Licensees/Registrants to disclose detailed vehicle information.
  - A. **Reason:** Certain vehicles belonging to BIC-licensed and registered companies are currently required to comply with the requirements set forth in Local Law 145 of 2013 (regarding vehicle emissions), which went into effect on January 1, 2020. Additionally, as of January 1, 2024, certain vehicles will be required to comply with the requirements of Local Law 56 of 2015 (regarding side guards). In order to assess a company's compliance with those laws, BIC-licensed and registered companies provide the Commission with certain information regarding each vehicle in their fleet. As BIC promulgates new safety rules pursuant to Local Law 198 of 2019, BIC will want to require trade waste companies to disclose additional details about their trade waste vehicles.
  - B. **Anticipated Contents:** Amendment to 17 RCNY Section 5-03.
  - C. **Objectives:** To assist BIC in determining a company's progress toward compliance with local laws.
  - D. **Legal basis:** Section 2101(b) of the New York City Charter.
  - E. **Types of Individuals and entities likely to be affected:** Trade waste industry.
  - F. **Other relevant laws:** None.
  - G. **Approximate schedule:** To be determined.

Agency Contacts: Nicole Mathias  
(212) 437-0627  
David Feldman  
(212) 437-0510

- 4. **SUBJECT:** Commercial Waste Zones (CWZ)
  - A. **Reason:** On November 20, 2019, Mayor de Blasio signed Local Law 199 of 2019, giving the Department of Sanitation ("DSNY") authority to develop a system of geographic zones for the collection of putrescible waste, organic material, and recyclables from commercial establishments. Private trade waste carters that are awarded zones must be licensed by BIC. BIC will have co-enforcement authority with DSNY in the zones. BIC is currently promulgating rules relating to CWZ, with a CAPA hearing held on May 4, 2021. That hearing related to micro-haulers, who solely collect under a prescribed annual tonnage of organic waste by bicycle or zero emissions vehicles. BIC anticipates it may need to promulgate additional rules relating to CWZ.
  - B. **Anticipated Contents:** Amendments to Subchapters A, B, C, E, F, and G of Chapter 1 of the Rules of the City of New York.
  - C. **Objectives:** To enable BIC to implement and enforce the CWZ system, in coordination with DSNY.
  - D. **Legal basis:** Sections 1043(a) and 2101(b) of the New York City Charter.
  - E. **Types of Individuals and entities likely to be affected:** Trade waste licensees and their customers.
  - F. **Other relevant laws:** None.
  - G. **Approximate schedule:** First and Second Quarter of FY 2022.
- 5. **SUBJECT:** Adjudication of trade waste violations at the OATH Hearings division
  - A. **Reason:** Currently, BIC files most of its administrative violations with OATH's Trials Division. BIC and OATH have determined that BIC should move to filing most of its violations in the Hearings Division. Making this change requires BIC to promulgate a penalty schedule and related rules.
  - B. **Anticipated Contents:** Amendments to 17 RCNY Chapter 1.
  - C. **Objectives:** To permit BIC to file most of its violations in the Hearings Division of OATH.
  - D. **Legal basis:** Section 2101(b) of the New York City Charter.

Agency Contacts: Nicole Mathias  
(212) 437-0627  
David Feldman  
(212) 437-0510

- E. **Types of Individuals and entities likely to be affected:** Trade Waste Community
- F. **Other relevant laws:** None.
- G. **Approximate schedule:** First Quarter of FY 2022.

Agency Contacts: Nicole Mathias  
(212) 437-0627  
David Feldman  
(212) 437-0510

- 6. **SUBJECT:** Rulemaking Petition
  - A. **Reason:** BIC is proposing to add new rules to implement Section 1043(g) of the New York City Charter, which permits any person to petition a city agency to consider the adoption of any rule and requires each agency to have rules creating a procedure for the submission, consideration, and disposition of such petitions.
  - B. **Anticipated Contents:** Amendments to 17 RCNY Chapter 3.
  - C. **Objectives:** Implement Section 1043(g) of the New York City Charter.
  - D. **Legal basis:** Sections 1043 and 2101 of the New York City Charter.
  - E. **Types of Individuals and entities likely to be affected:** Trade waste industry and public wholesale markets communities.
  - F. **Other relevant laws:** None.
  - G. **Approximate schedule:** First or Second Quarter of FY 2022.

Agency Contacts: Nicole Mathias  
(212) 437-0627  
David Feldman  
(212) 437-0510

← j29

# SPECIAL MATERIALS

## CHANGES IN PERSONNEL

MANHATTAN COMMUNITY BOARD #6 FOR PERIOD ENDING 05/14/21							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
OSTERMAN	CODY	D	56087	\$52659.0000	RESIGNED	YES 05/01/21	346

COMMUNITY COLLEGE (BRONX) FOR PERIOD ENDING 05/14/21							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
JIMENEZ	ELIZABET		10102	\$15.9200	APPOINTED	YES 04/01/21	463
JOINVILLE	PATRICE	A	04844	\$36614.0000	INCREASE	NO 04/30/21	463
LEE	KRISTI	J	10102	\$15.6100	APPOINTED	YES 05/03/21	463
MENDEZ	HENRY		04687	\$50.6900	APPOINTED	YES 02/03/21	463
MORALES	ERNELTZ		04844	\$52139.0000	RESIGNED	NO 04/28/21	463
SHALE	ADAM		04608	\$84.1800	APPOINTED	YES 04/23/21	463
TOBAR	JESSICA	D	10102	\$15.6100	APPOINTED	YES 01/10/21	463

COMMUNITY COLLEGE (QUEENSBORO) FOR PERIOD ENDING 05/14/21							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CHAVARRIAGA	ROY	A	04844	\$36614.0000	INCREASE	NO 04/30/21	464
CHAVARRIAGA	ROY	A	04841	\$36522.0000	APPOINTED	YES 04/30/21	464
EL-ACHKAR	HELEN	S	10102	\$17.0000	APPOINTED	YES 04/05/21	464
HERRERA	CARLOS		04294	\$74.4800	DECEASED	YES 04/20/21	464
MENDEZ	ANTHONY		10102	\$17.0000	APPOINTED	YES 04/19/21	464
OTERI	DIANE	T	04625	\$60.0000	APPOINTED	YES 04/06/21	464
OWUSU	GIPTY		10102	\$17.0000	RESIGNED	YES 11/25/20	464

COMMUNITY COLLEGE (KINGSBORO) FOR PERIOD ENDING 05/14/21							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
DRAYTON ZLOBINS	CHRISTOP	S	04625	\$62.0000	APPOINTED	YES 05/03/21	465
ESPOSITO	JENNIE		10102	\$15.6100	RESIGNED	YES 03/05/21	465
GARSON	LAURIE	K	04689	\$46.4600	APPOINTED	YES 03/06/21	465
NURDJAJA	JOANN	C	04626	\$53.8800	APPOINTED	YES 05/05/21	465
STATHIS	COURTNEY		04607	\$31.6800	APPOINTED	YES 02/28/21	465



COMMUNITY COLLEGE (MANHATTAN)  
FOR PERIOD ENDING 05/14/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as ABBASI, ADEM, AGUIRRE, AKULOV, ALI, ALSABER, ALVARADO, AMADOR, ANDERSON, ANDRUCCIOLI, ANTHONY, ARRIARAN LA TOR, ARROYO, ARVAI, BEAUPIERRE, BEDERSON, BELL, BERKUN, BERMAN, BISHOP, BOBKER, BRIGSTEIN, BUKTENICA, BURKE, BUSBEE, CABALLERO, CABAN, CAI, CASSEUS, COHEN, COLQUHOLIN, COOPER, CRAIGO, CRAMER, DE LLANO, DELGADO, DIDONATO, DIONISI, DOWNER, DRESCH, EHUE, FIELDS, FLOYD, FODE, FORD, GALLAND, GARCES KILEY, GARRIGA, GEE, GERA, GIZA.

COMMUNITY COLLEGE (MANHATTAN)  
FOR PERIOD ENDING 05/14/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as GLICKSMAN, GOMARIZ, GOODRICH, GRASSO, HO, HOEFT, HOVHANNISYAN, HUIE, IOVEVA, JAYAWERA, JEAN, JENNER, KAHANDA, KAHANDA, KENDALL, KHARGI, KIMORA, KLASSEN, KOCH, KOHN, KORZUN, KOTZIN, KROEZE, KUJO, KURTZ, LACSAMANA, LANDESMAN, LANZISERO, LASHLEY, LAVERY, LAVILLA, LEAMY, LEE, LEE, LEHMAN, LESHAR, LEWIS, LINCOLN, LINDEN, LISSARD, LIU, LIU.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as LIU, LO, LOCKIE, LUM, MACKLIN, MAJMUJAR, MANDAL, MANFORD, MANSUR.

COMMUNITY COLLEGE (MANHATTAN)  
FOR PERIOD ENDING 05/14/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as MARAZZO, MARMOLEJO, MARTINEZ, MARTINEZ MERAZ, MASTERS, MATHESON, MAZZA, MAZZEO, MC DOUGALE, MC GONIGLE, MCBRIDE, MCDONALD, MCDONOUGH, METROWITICH, MENDEZ, MILLER, MINOR, MINYUKOVA, MODESTE, MOHAMMAD, MOJICA, MONACO, MONAHAN, MORALES, MORENO, MUHUMUZA, MULLINGS, MUNIRUZAMAN, MURILLO FERNAND, MURELO, MUSAEV, NADLER, NAIR, NARAGHI, NAUTH, NEWMAN, NICCHI, NICOLUDIS, NIKONOV, NIYAZOV, NKANSAN, NOBBEE, NOUROLLAHI, OHAYON, OKE, OKSMAN, ORAMAS, PARK, PARKER, PARKER, PECK.

COMMUNITY COLLEGE (MANHATTAN)  
FOR PERIOD ENDING 05/14/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees such as PELLAZ, PERDJA, PEREIRA-OLSON, PETERS, PETTAY, PIERRE, PLUMMER, POLAKOV, POLANCO, POLAKOVA, PORCELLI, PORSTNER, POTES, POTTAYIL, PROSCIA, PULZZI, RAINEY, RAMDAYAL, RAYMOND, RECHTMAN, REGUILLO SANCHE, REILLY, REINHARDT, RIAZ, RICCI, RICE, RICHARDS, RIZZO, ROBBINS-STATHAS, RODRIGUEZ, ROMU, ROTHENBERG.

# READER'S GUIDE

The City Record (CR) is published each business day. The Procurement section of the City Record is comprised of notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Notice of solicitations and other notices for most procurement methods valued at or above \$100,000 for goods, services, and construction must be published once in the City Record, among other requirements. Other procurement methods authorized by law, such as sole source procurements, require notice in the City Record for five consecutive editions. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

## NOTICE TO ALL NEW YORK CITY CONTRACTORS

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

## CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

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

## VENDOR ENROLLMENT APPLICATION

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

## SELLING TO GOVERNMENT TRAINING WORKSHOP

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

## PRE-QUALIFIED LISTS

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

## NON-MAYORAL ENTITIES

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

entities directly at the addresses given in the Vendor Information Manual.

## PUBLIC ACCESS CENTER

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

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

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

## PROMPT PAYMENT

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

## PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc)

## COMMON ABBREVIATIONS USED IN THE CR

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

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

## KEY TO METHODS OF SOURCE SELECTION

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

CSB	Competitive Sealed Bidding including multi-step Special Case Solicitations/Summary of Circumstances:
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
CP/PQ/4	Demonstration Project
DP	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition
NA/8	For ongoing construction project only: Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors
NA/11	Immediate successor contractor required due to termination/default

For Legal services only:

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

## HOW TO READ CR PROCUREMENT NOTICES

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

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

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

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

## SAMPLE NOTICE

## POLICE

### DEPARTMENT OF YOUTH SERVICES

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

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

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

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

◀m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN #056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 A.M.	Bid submission due 4-21-03 by 11:00 A.M.; bid opening date/time is the same.
Use the following address unless otherwise specified or submit bid/proposal documents; etc.	Paragraph at the end of Agency Division listing providing Agency
◀	Indicates New Ad
m27-30	Date that notice appears in The City Record



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Email: \_\_\_\_\_  
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