



THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD
U.S.P.S.0114-660

Printed on paper containing
40% post-consumer material

VOLUME CXXXV NUMBER 199

TUESDAY, OCTOBER 14, 2008

PRICE \$4.00

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THE CITY RECORD

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

Subscription—\$500 a year; daily, \$4.00 a copy (\$5.00 by mail) Periodicals Postage Paid at New York, N.Y.
POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, Room 2208, New York, N.Y. 10007 - 1602

Editorial Office
1 Centre Street, Room 2208
New York N.Y. 10007-1602
Telephone (212) 669-8252

Subscription Changes/Information
1 Centre Street, Room 2208
New York N.Y. 10007-1602
Telephone (212) 669-8252

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BRONX BOROUGH PRESIDENT

PUBLIC HEARINGS

A public hearing is being called by the President of the Borough of The Bronx, Honorable Adolfo Carrión, Jr. on Thursday, October 16, 2008 at 10:00 A.M. in the offices of the Borough President, 198 East 161st Street (one block east of the Grand Concourse) 2nd Floor, The Bronx, New York 10451, on the following items:

CD 1 in The Bronx and CD 11 in Manhattan-ULURP APPLICATION NO: C 080533 PCY: IN THE MATTER OF an application submitted by the Department of Transportation, Department of Parks and Recreation and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of easements (Block 2543, p/o Lot 2) for use as a pedestrian and bicycle pathway.

CD 2 - ULURP APPLICATION NO: C 070443 MMX: IN THE MATTER OF an application submitted by the New York City Economic Development Corporation and the Department of Small Business Services, 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 of the City Map involving:

- The establishment of Food Center Drive and Hunts Point Landing east of Halleck Street;
- The elimination, discontinuance and closing of Hunts Point Avenue between Halleck Street and the U.S. Bulkhead Line, Farragut Street between Hunts Point Avenue and the U.S. Bulkhead Line, Viele Avenue between Halleck Street and Hunts Point Avenue, and a portion of Ryawa Avenue between Halleck Street and Hunts Point Avenue;
- The widening of Halleck Street between Hunts Point Avenue and Viele Avenue;
- The modification and delineation of sewer corridors necessitated thereby;
- The adjustment of grades necessitated thereby; and
- Any acquisition or disposition of real property related thereto,

In accordance with Map Number 13120 dated June 29, 2008, and signed by the Borough President.

CD 11 ULURP APPLICATION NO: C 080197 MMX: IN THE MATTER OF an application submitted by the New York City Police Department, Fire Department, Department of Information, Technology and Telecommunications, Department of Design and Construction, and Department of Citywide Administrative Services, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- The establishment of Marconi Street north of Waters Place;

- The adjustment of grades necessitated thereby; and
- Any acquisition or disposition of real properties related thereto,

Community District 11, Borough of The Bronx, in accordance with Map No. 13122 dated August 11, 2008, and signed by the Borough President.

CD 11 ULURP APPLICATION NO: C 090070 PCX: IN THE MATTER OF an application submitted by the NYPD, FDNY, DOITT, AND DCAS, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 1200 Waters Place (Block 4226, Lots 75, and p/o Lots 40 and 55) for use as a public safety answering center.

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

o8-15

MANHATTAN BOROUGH PRESIDENT

MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MANHATTAN BOROUGH BOARD MEETING is scheduled for October 16, 2008 from 8:30 A.M. to 10:00 A.M., at the Harlem State Office Building located at 163 West 125th Street, 2nd Floor, Art Gallery.

PLEASE NOTE: Individuals requesting sign-language interpreters or other reasonable accommodations for disabilities should contact the Office of the Manhattan Borough President, located at 1 Centre Street, 19th Floor South, New York, NY 10007 at (212) 669-8300. NO LATER THAN THREE (3) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING/MEETING.

o6-15

CITY COUNCIL

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearings on the matters indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 9:30 A.M. on Thursday, October 16, 2008:

WEST 22ND STREET GARAGE

MANHATTAN CB - 4 C 070261 ZSM Application submitted by AG West 22nd Street Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 137 spaces on portions of the first floor, cellar and sub-cellar of a proposed mixed use building on property located at 133-145 West 22nd Street (Block 798, Lots 19, 21, 23, 24 and 25) in a C6-3A District.

TRIBECA NORTH TEXT AMENDMENT

MANHATTAN CB - 1 N 080297 ZRM Application submitted by the Office of the Borough President and Community Board 1, Manhattan pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 111-104 (Special provisions for Areas A1, A2, A3, A4, and B2) relating to the Special Tribeca Mixed Use District in Community District 1 in the Borough of Manhattan.

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE IX: SPECIAL PURPOSE DISTRICTS

d) Area A4

Except as set forth herein, the bulk regulations of the underlying district shall apply.

- (1) In C6-2A and C6-3A Districts, the height and setback# regulations as set forth in Table A of Section 35-24, shall be modified, as follows: in C6-2A Districts to permit a maximum building height of 160 feet within 100 feet of a #wide street#.

District	Minimum Base Height (in ft.)	Minimum Base Height (in ft.)	Minimum Building Height (in ft.)
C6-2A	60	70	110
C6-3A	69	70	140

In a C6-3A District, a penthouse portion of a #building#, not exceeding ten feet in height, may be constructed above the maximum building height, provided that such penthouse portion is set back at least 25 feet from any #narrow street#.

However, the provisions of this paragraph, (d) (1), shall not apply to any #building# located in Historic Districts designated by the Landmarks Preservation Commission.

* * *

HUNTER'S POINT SOUTH

QUEENS CB - 2 C 080276 MMQ Application submitted by the New York City Economic Development Corporation and the Department of Parks and Recreation, 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:

- a change in the street system;
- the establishment of park and park additions;
- the delineation of permanent sewer corridors; within an area generally bounded by 50th Avenue, 2nd Street, and the U.S. Pierhead Line at Newtown Creek and the East River;
- the elimination of portions of 48th Avenue between Vernon Boulevard and 21st Street;
- the elimination of a park between Vernon Boulevard and 11th Street,
- the elimination, discontinuance and closing of a portion of Vernon Boulevard;
- the establishment of a Public Place between 50th and 51st Avenues;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 5003 dated April 1, 2008, and signed by the Borough President.

HUNTER'S POINT SOUTH

QUEENS CB - 2 C 080362 ZMQ Application submitted by the New York City Economic Development Corporation and the Department of Housing Preservation and Development pursuant to Sections 197-c

and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from an M1-4 District to an R7-3 District property bounded by 54th Avenue, a line 530 feet easterly of 2nd Street, the U.S. Pierhead and Bulkhead Line, and 2nd Street and its southerly centerline prolongation;
2. changing from an M3-1 District to an R10 District property bounded by the southerly street line of 50th Avenue and its westerly prolongation, 2nd Street and its southerly centerline prolongation, the U.S. Pierhead and Bulkhead Line, and the U.S. Pierhead Line;
3. establishing within a proposed R7-3 District a C2-5 District bounded by 54th Avenue, a line 75 feet easterly of 2nd Street and its southerly centerline prolongation, a line 695 feet southerly of 54th Avenue, and 2nd Street and its southerly centerline prolongation;
4. establishing within a proposed R10 District a C2-5 District bounded by:
 - a. the southerly street line of 50th Avenue and its westerly prolongation, a line 5 feet easterly of Center Boulevard, 51st Avenue, and Center Boulevard;
 - b. the southerly street line of 50th Avenue, 2nd Street, 51st Avenue, and a line 75 feet westerly of 2nd Street;
 - c. a line 105 feet northerly of Borden Avenue, 2nd Street, a line 144 feet southerly of Borden Avenue, a line 75 feet westerly of 2nd Street, a line 75 feet southerly of Borden Avenue, Center Boulevard, Borden Avenue, a line 105 feet westerly of 2nd Street, a line 75 feet northerly of Borden Avenue, and a line 75 feet westerly of 2nd Street;
 - d. a line 118 feet northerly of 54th Avenue, 2nd Street, 55th Avenue, and a line 75 feet westerly of 2nd Street;
 - e. 54th Avenue, a line 75 feet easterly of Center Boulevard, 55th Avenue, and Center Boulevard;
 - f. the southerly boundary line of a park and its easterly prolongation, 2nd Street, 56th Avenue, and a line 75 feet westerly of 2nd Street; and
 - g. the southerly boundary line of a park and its westerly prolongation, a line 75 feet southeasterly of Center Boulevard, 57th Avenue, and Center Boulevard; and
5. establishing a Special Hunter's Point South District ("SHP") bounded by the southerly street line of 50th Avenue and its westerly prolongation, 2nd Street, 54th Avenue; a line 530 feet easterly of 2nd Street, the U.S. Pierhead and Bulkhead Line, and the U.S. Pierhead Line;

as shown on a diagram (for illustrative purposes only), dated April 21, 2008, and which includes CEQR Designation E-213.

HUNTER'S POINT SOUTH

QUEENS CB - 2 N 080363 ZRQ

Application submitted by the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the addition of Article XII, Chapter 5 (Special Southern Hunters Point District) to establish a special district and modify related regulations in Community District 2.

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

**ARTICLE 1
GENERAL PROVISIONS**

**Chapter 1
Title, Establishment of Controls and Interpretation of Regulations**

**11-12
Establishment of Districts**

Establishment of the Special Southern Hunters Point District

In order to carry out the purposes of this Resolution, as set forth in Article XII, Chapter 5, the #Special Southern Hunters Point District# is hereby established.

**12-10
Definitions**

Special Southern Hunters Point District

The "Special Southern Hunters Point District" is a special

purpose district designated by the letters "SHP" in which special regulations set forth in Article XII, Chapter 5, apply. The Special Southern Hunters Point District appears on the #zoning maps# superimposed on other districts and its regulations supersede, supplement and modify those of the districts upon which it is imposed.

**Chapter 3
Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens**

**13-01
Applicability**

In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, and the portion of Queens Community Districts 1 and 2 bounded by Queens Plaza North, 21st Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 43rd Street, Skillman Avenue, 39th Street, 48th Avenue, 30th Street, 49th Avenue, Dutch Kills Canal, Newtown Creek, ~~Second Street~~, the East River, the westerly prolongation of 50th Avenue, Center Boulevard, 49th Avenue, Fifth Street, Anable Basin, and the East River ("Long Island City subject area"), #accessory# off-street parking spaces, #public parking lots# and #public parking garages# shall be used or #developed# in accordance with the provisions of this Chapter, except as otherwise provided in Section 13-011 (Exceptions). In the event of a conflict between the provisions of this Chapter and those contained in special purpose district regulations or Sections ~~26-05~~ 26-15 (Curb Cuts) or 37-30 (STREETSCAPE), the more restrictive provisions shall apply. For the purpose herein, the more restrictive provisions shall be considered those which permit the:

**Chapter 4
Sidewalk Cafe Regulations**

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

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

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Downtown Jamaica District	No	Yes
<u>Southern Hunters Point District</u>	<u>No</u>	<u>Yes</u>

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

**CHAPTER 2
SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA**

**62-80
WATERFRONT ACCESS PLANS**

**62-85
Borough of Queens**

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

- Q-1: Northern Hunters Point, as set forth in Section 62-851
- Q-2: Downtown Flushing, as set forth in Section 62-852.
- Q-3: Newtown Creek, in the #Special Southern Hunters Point District#, as set forth in Section 125-45. (Newtown Creek Waterfront Access Plan)

**ARTICLE XII
SPECIAL PURPOSE DISTRICTS**

(All text is new; it is not underlined)

**Chapter 5
Special Southern Hunters Point District
125-00
GENERAL PURPOSES**

The "Special Southern Hunters Point 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 encourage well-designed new development that complements the built character of the Hunters Point neighborhood;
- (b) to maintain and reestablish physical and visual public access to and along the waterfront;
- (c) to broaden the regional choice of residences by

introducing new affordable housing;

- (d) to achieve a harmonious visual and functional relationship with the adjacent neighborhood;
- (e) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;
- (f) to take maximum advantage of the beauty of the East River waterfront and provide an open space network comprised of public parks, public open space and public access areas;
- (g) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms; and
- (h) to promote the most desirable use of land and building development in accordance with the district plan for Southern Hunters Point and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

**125-01
General Provisions**

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Southern Hunters Point District#, the regulations of the #Special Southern Hunters Point District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Southern Hunters Point District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**125-02
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Southern Hunters Point District# Plan.

The District Plan includes the following nine maps:

- Map 1 Special Southern Hunters Point District Plan, Subdistricts and Parcels
- Map 2 Special Ground Floor Use Regulations
- Map 3 Street Wall Location
- Map 4 Minimum Base Heights of 40 feet
- Map 5 Maximum Base Heights other than 70 feet
- Map 6 Tower Areas
- Map 7 Mandatory Sidewalk Widening and Publicly Accessible Open Area
- Map 8 Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict
- Map 9 Newtown Creek Waterfront Access Plan
- Map 10 Permitted Curb Cut Locations

**125-03
Subdistricts**

In order to carry out the purposes and provisions of this Chapter, the #Special Southern Hunters Point District# is divided into two subdistricts: the East River Subdistrict and the Newtown Creek Subdistrict. The East River Subdistrict is further subdivided into parcels A through G. The location and boundaries of the subdistricts and parcels are shown on Map 1 (Special Southern Hunters Point District Plan, Subdistricts and Parcels) in Appendix A.

**125-04
Applicability of District Regulations**

**125-041
Modification of use and bulk regulations for zoning lots bounding parks**

Where the #lot line# of a #zoning lot# coincides with the boundary of a #public park#, such #lot line# shall be considered to be a #street line# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

**125-042
Modification of Article VI, Chapter 2**

The provisions of Sections 62-41 (Requirements for Waterfront Public Access) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified as set forth in Section 125-45 (Newtown Creek Waterfront Access Plan).

**125-10
USE REGULATIONS**

**125-11
Ground Floor Use Along Designated Streets**

Map 2 (Special Ground Floor Use Regulations) in Appendix A of this Chapter specifies locations where the special ground floor #use# regulations of this Section apply. Such regulations shall apply along the entire #street# frontage of the #building#, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 30 feet of the #street wall# shall be limited to #commercial# or #community facility uses# permitted by the underlying district. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space. In no event shall the length of #street# frontage occupied by lobby space exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is

less, except that the length of lobby frontage need not be less than 20 feet.

**125-12
Transparency Requirements**

The ground floor #street wall# bounding any #community facility use# other than a #school# shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area, and the maximum sill height of all show windows shall be two feet six inches above the adjoining sidewalk or public access area.

The ground floor #street wall# bounding any #commercial use# shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials. Furthermore, the maximum sill level of all show windows shall be two feet six inches above the adjoining sidewalk or public access area.

**125-13
Location of Uses in Mixed Buildings**

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

**125-14
Security Gates**

All security gates that are swung, drawn or lowered to secure commercial or community facility premises shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street# or any publicly accessible area, except that this provision shall not apply to entrances or exits to parking garages.

**25-20
FLOOR AREA REGULATIONS**

**125-21
East River Subdistrict**

In the East River Subdistrict, the maximum #residential floor area ratio# shall be as set forth in the table below, and no #floor area# bonuses shall apply.

Parcel	Maximum Floor Area
Parcel A	12.0
Parcel B	10.0
Parcel C	10.5
Parcel D	12.0
Parcel E	12.0
Parcel F	10.0
Parcel G	12.0

**125-22
Newtown Creek Subdistrict**

In the Newtown Creek Subdistrict, the maximum #floor area ratio# shall be 2.75, and may be increased only as set forth in this Section.

- (a) Floor area bonus for public amenities
For #developments# located within the Newtown Creek Subdistrict that provide a publicly accessible private street and open area, the #floor area ratio# may be increased from 2.75 to a maximum permitted #floor area ratio# of 3.75, provided that the Chair of the City Planning Commission has certified that such publicly accessible private street and open area comply with the design standards of Section 125-44 (Private Street Requirements in Newtown Creek Subdistrict) and Section 125-45 (Publicly Accessible Open Area in Newtown Creek Subdistrict).
- (b) Floor area increase for Inclusionary Housing
 - (1) Within the #Special Southern Hunters Point District#, the Newtown Creek Subdistrict 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, and this Section, applicable within the Special District.
 - (2) In the Newtown Creek Subdistrict, for #developments# that provide a publicly accessible private street and open area that comply with the provisions of paragraph (a) of this Section, the #floor area ratio# for any #zoning lot# with #buildings# containing #residences# may be increased from 3.75 to a maximum #floor area ratio# of 5.0 through the provision of #lower income housing#,

pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING), except that:

- (i) the height and setback regulations of paragraph (b) of Section 23-942 shall not apply. In lieu thereof, the special height and setback regulations of Section 125-30 (HEIGHT AND SETBACK REGULATIONS), inclusive, of this Chapter shall apply, and
- (ii) The provisions of paragraph (a)(2) of Section 23-952 (Substantial rehabilitation and off-site new construction options) shall be modified to require that in the event the #lower income housing# is not located within the same Community District as the #compensated development#, it is located within a one-half mile radius of the #compensated development# in an adjacent Community District in the Borough of Queens.

**125-30
HEIGHT AND SETBACK REGULATIONS**

The underlying height and setback regulations shall not apply, except as set forth in this Section. In lieu thereof, the height and setback regulations of this Section, 125-30, inclusive, shall apply. All heights shall be measured from the #base plane#.

**125-31
Rooftop Regulations**

- (a) Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Southern Hunters Point District#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit provided that either

- (1) the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage or,
- (2) the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

- (b) Screening requirements for mechanical equipment

For all #developments# and #enlargements#, all mechanical equipment located on any roof of a #building or other structure# shall be fully enclosed, except that openings in such enclosure shall be permitted only to the extent necessary for ventilation and exhaust.

**125-32
Balconies**

Balconies shall not be permitted below a height of 70 feet. Above a height of 70 feet, balconies are permitted provided that at least 50 percent of the perimeter of the balcony is bounded by building walls, exclusive of parapet walls.

**125-33
Required Street Walls**

- (a) Street wall location

All #street walls# of #buildings# shall be located on #street lines# of #zoning lots# as shown on Map 3 (Street Wall Location). For the purposes of applying the height and setback regulations of this Section, wherever a #building# fronts upon any #public park#, or any sidewalk widening, publicly accessible open area or private street #developed# in accordance with the design requirements of Sections 125-41 through 125-46, inclusive, the boundary of such #public park#, sidewalk widening, publicly accessible open area or private street shall be considered to be a #wide street line#
- (b) Minimum base heights

All #street walls# shall extend up to at least a minimum base height of 50 feet or the height of the #building#, whichever is less, except that a minimum base height of 40 feet shall be permitted in the locations specified on Map 4 (Minimum Base Heights of 40 feet).
- (c) Maximum base heights

The maximum height of a #street wall# before setback shall be 70 feet, except in the locations specified on Map 5 (Maximum Base Heights other than 70 feet).

- (d) Recesses

Recesses, not to exceed three feet in depth, shall be permitted on the ground floor where required to provide access to the #building#, and recesses, not to exceed five feet in depth, shall be permitted on the ground floor where required to provide access to utilities. Above the height of the second #story# or 30 feet above adjoining grade, whichever is greater, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#.
- (c) Required setbacks and maximum building heights

Setbacks are required for all portions of #buildings# that exceed the applicable maximum base height, except #schools#. All required setbacks shall be provided at a height not lower than the applicable minimum base height. A setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except that the depth of such setbacks may include the depth of any permitted recesses in the #street wall#. For the purposes of this paragraph, (c), the following shall be considered #wide streets#:
 - (1) Second Street between 54th Avenue and Borden Avenue;
 - (2) 55th Avenue between Center Boulevard and Second Street, and
 - (3) Center Boulevard between 50th Avenue and 57th Avenue

Above the applicable maximum base height, the maximum building height shall be 125 feet, except where towers are permitted pursuant to Section 125-34.

**125-34
Towers**

Any portion of a #building# that exceeds a height of 125 feet shall comply with the following provisions:

- (a) Tower location and maximum tower height
All towers shall be located entirely within a Tower Area as designated on Map 6 (Tower Areas). The maximum height of such towers shall be as indicated for the specified location on Map 6. For #buildings# higher than 165 feet, the #stories# entirely within 40 feet of the highest roof level of the #building# shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.
- (b) Orientation and maximum tower size

The outermost walls of each #story# located entirely above a height of 125 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to Second Street or Center Boulevard, whichever is closest, shall be 95 feet. The maximum length of any other side of such rectangle shall be 170 feet. Each #story# of a tower located entirely above a height of 125 feet shall not exceed a gross area of 11,000 square feet.

However, on Parcel G in the East River Subdistrict, the maximum length of the side of such rectangle that is parallel or within 45 degrees of being parallel to Second Street shall not exceed 170 feet.
- (c) Tower and base integration

Notwithstanding the setback provisions of paragraph (c) of Section 125-33, up to 50 percent of the #street wall# width of a tower may rise sheer from grade without setback.

**125-35
Authorization for Height and Setback Modifications**

Within the #Special Southern Hunters Point District#, for any #development# or #enlargement#, the City Planning Commission may modify the regulations set forth in Section 125-30, inclusive, provided the Commission finds that such modifications:

- (a) will result in a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public access areas, #streets# and properties;

- (b) are consistent with the goals of the Special District to provide flexibility of architectural design and encourage more attractive building forms; and
- (c) will result in a #development# or #enlargement# that enhances the streetscape and is compatible with #development# in the surrounding area.

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

125-40 DISTRICT PLAN ELEMENTS

125-41 Sidewalk Widening

Map 7 (Mandatory Sidewalk Widening and Publicly Accessible Open Area) shows locations of mandatory sidewalk widenings in the East River Subdistrict. The depth of such sidewalk widenings shall be as indicated on Map 7 and shall be measured perpendicular to the #street line# unless otherwise indicated. All sidewalk widenings shall be improved to Department of Transportation standards for sidewalks, shall be at the same level as the adjoining public sidewalk, and shall be accessible to the public at all times.

125-42 Publicly Accessible Open Area Requirements on Parcels B, D, E and F

Map 7 (Mandatory Sidewalk Widening and Publicly Accessible Open Areas) shows locations where open areas are permitted or required on Parcels B, D, E and F in the East River Subdistrict. Where any such area is provided, it shall be publicly accessible and comply with the standards of Section 37-741 (Seating), Section 37-743 (Lighting and electrical power), Section 37-744 (Litter receptacles), Section 37-745 (Bicycle parking), Section 37-746 (Drinking fountains), Section 37-747 (Public space signage), Section 37-76 (Mandatory Allocation of Frontages for Permitted Uses), and Section 37-77 (Maintenance).

In addition the provisions of Section 37-742 (Planting and trees) shall apply to such open areas, and shall be modified to require that:

- (a) at least 30 percent of each open area be comprised of planting beds;
- (b) at least two four-inch caliper trees or three ornamental trees be provided within such open areas on Parcels D and F, and
- (c) No trees shall be required within the open areas on Parcels B and E.

125-43 Publicly Accessible Open Area Requirements on Parcel G

A publicly accessible private open area shall be provided within the area of Parcel G in the East River Subdistrict shown on Map 7 (Mandatory Sidewalk Widening and Publicly Accessible Open Area). No excavation or building permit shall be issued for any #development# on such parcel until the Chairperson of the City Planning Commission certifies to the Department of Buildings that a site plan for such open area has been submitted that is consistent with the Department of Parks and Recreation design standards used for the development of the adjacent #public park#. A certification under this paragraph shall be granted on condition that an acceptable restrictive declaration is executed and filed, binding the owners, successors and assigns to develop such publicly accessible private open area in accordance with the approved site plan and to maintain such open area in accordance with maintenance standards acceptable to the Department of Parks and Recreation.

In the event that Parcel G is not owned by the City, then, prior to design and development of the publicly accessible open area, the owner of Parcel G may make a request directed to the Office of the Mayor to transfer to the City its fee simple absolute interest, free and clear of any encumbrances in the such open area. The City may accept the transfer request, provided that development of the open area is made in accordance with guidelines established by the Chairperson of the City Planning Commission and the Commissioner of the Department of Parks and Recreation, and transfer is made pursuant to such instruments as are necessary for implementation. In the event of a transfer, the #bulk# and parking computations for the #zoning lot# shall include the transferred property and such transfer shall not be deemed a #non-compliance#.

125-44 Private Street Requirements in Newtown Creek Subdistrict

In the Newtown Creek Subdistrict, where a private street is provided pursuant to paragraph (a) of Section 125-22, such private street shall be constructed to minimum Department of Transportation standards for public #streets#, including lighting, curbs and curb drops. Such private street shall consist of a paved road bed with a minimum width of 34 feet from curb to curb with 13-foot wide sidewalks on each side along its entire length. Such private street shall be located as shown on Map 8 (Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict). One tree shall be planted for every 25 feet of curb length of the private street. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees

shall be planted at approximately equal intervals along the entire length of the curb of the private street,

125-45 Publicly Accessible Open Area in Newtown Creek Subdistrict

Where a publicly accessible private open area is provided pursuant to paragraph (a) of Section 125-22, such open area shall be located as shown on Map 8 (Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict). No excavation or building permit shall be issued for any #development# on such parcel until the Chairperson of the City Planning Commission certifies to the Department of Buildings that a site plan for such open area has been submitted that is either:

- (a) consistent with the Department of Parks and Recreation design standards for the #public park# located on 55th Avenue between Center Boulevard and Second Street, or
- (b) in the event that design standards have not been developed for the #public park# located on 55th Avenue between Center Boulevard and Second Street, acceptable to the Chairperson of the City Planning Commission and the Department of Parks and Recreation.

A certification under this paragraph shall be granted on condition that an acceptable restrictive declaration is executed and filed, binding the owners, successors and assigns to develop such publicly accessible private open area in accordance with the approved site plan and to maintain such open area in accordance with maintenance standards acceptable to the Department of Parks and Recreation. Such approved plan shall allow for pedestrian access from 55th Avenue to the residential entrance of a #building# bounding the publicly accessible private open area. The paved width of such access shall not exceed 13 feet, and its location shall be within the area shown on Map 8.

125-46 Newtown Creek Waterfront Access Plan

Map 9 shows the boundaries of the area comprising the Newtown Creek Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area consists of Block 11, Lot 1, as established on (effective date of amendment).

- (a) Modification of #use# requirements

All Use Group 6 and 9 #uses# listed in Section 62-212 (Waterfront-enhancing uses) shall be a permitted #use# in #Residence Districts# within the Newtown Creek Waterfront Access Plan, provided that:

- (1) such #use# is limited to not more than 10,000 square feet of #floor area# per establishment;
- (2) the total amount of #floor area# used for such #uses# does not exceed two percent of the total amount of #floor area# permitted on the #zoning lot#; and
- (3) such #uses# are located below the level of the first #story# ceiling of a #building#.

Additionally, docks for water taxis and docks or mooring facilities for non-commercial pleasure boats (Use Group 6) shall be a permitted #use# within the Newtown Creek Waterfront Access Plan.

- (b) Modifications of design standards

The provisions of Sections 62-41 (Requirements for Waterfront Public Access) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified at the following designated locations which are shown on Map 7:

- (1) #Shore public walkway#
- The requirements for Prototype I described in paragraph (b)(1) of Section 62-831 (Waterfront Access Plan BK-1: Greenpoint-Williamsburg) shall apply to all new #development#.
- (2) #Upland connection#
- A single #upland connection# shall be provided through Block 11, Lot 1 abutting the prolongation of 5th Street and extending from the shore public walkway northerly to 54th Avenue.
- (3) #Supplemental public access area#
- #Supplemental public access areas# shall be provided pursuant to Section 62-415, paragraph (a), and shall be located as indicated on Map 9.

125-47 Phased Implementation of Publicly Accessible Areas

In the Newtown Creek Subdistrict, the Chairperson of the City Planning Commission shall allow for the phased implementation of all required publicly accessible areas upon certification to the Commissioner of Buildings that a plan has been submitted that provides for an amount of public access area proportionate to the amount of #floor area# being #developed# in each phase. For any #development# located within 100 feet of a #shoreline#, the initial phase shall

provide, at a minimum, the required #shore public walkway# and any adjacent #supplemental public access areas# located between such #development# and such #shore public walkway#. For any #development# that fronts upon 54th Avenue, the initial phase shall provide, at a minimum, the required publicly accessible private street.

125-50 PARKING REGULATIONS

The regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall apply except as set forth in this Section.

125-51 General Regulations

For the purposes of Section 125-50 (PARKING REGULATIONS), inclusive, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level#.

No #public parking garages# or #public parking lots# shall be permitted.

125-52 Location of off-street parking spaces

- (a) Enclosure of spaces

All off-street parking spaces shall be located within facilities that, except for entrances and exits, are entirely below the level of any #street# or publicly accessible open area upon which such facility or portion thereof fronts, or shall be located, at every level above-grade, behind commercial, community facility or #residential floor area# so that no portion of such parking facility is visible from adjoining #streets# or publicly accessible open areas. Such #floor area# shall have a minimum depth of 30 feet.

- (b) Rooftop landscaping

Any roof area of a parking garage not otherwise covered by a #building# and larger than 400 square feet shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the building in which it is located. Hard surfaced areas shall not cover more than 50 percent of such roof area. #Schools# shall be exempt from the provisions of this paragraph, (b).

125-53 Maximum Size of Permitted Accessory Group Parking Facilities

In the East River Subdistrict, Section 13-134 (Multiple use development) shall apply except that the maximum number of spaces within an #accessory# parking facility for a multiple #use development# shall be 780. Section 13-141 (Location of accessory off-street parking spaces) shall not apply.

In the Newtown Creek Subdistrict, Section 13-134 shall apply except that the maximum number of spaces within an #accessory# parking facility for a multiple #use development# shall not exceed 40 percent of the number of #dwelling units# within the #development#.

125-54 Off-site Facilities in the East River Subdistrict

In the East River Subdistrict, all #accessory# off-street parking spaces may be provided within parking facilities on #zoning lots# other than the same #zoning lot# as the #uses# to which they are #accessory#, provided such parking facilities are located within the #Special Southern Hunters Point District#, and the number of parking spaces within such facility shall not exceed the combined maximum number of spaces permitted on each off-site #zoning lot# using such facility, less the number of any spaces provided on such #zoning lots#.

125-55 Location of curb cuts

Curb cuts are permitted only in the locations indicated on Map 10 (Permitted Curb Cut Locations) in Appendix A. The aggregate width of all curb cuts provided for any #development# shall not exceed 50 feet.

125-56 Accessory Indoor Bicycle Parking

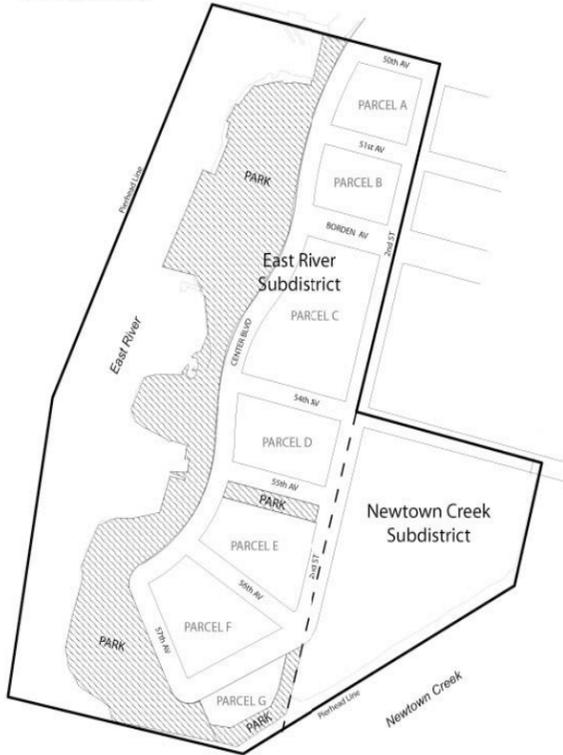
Within the #Special Southern Hunters Point District#, a designated area for #accessory# bicycle parking shall be provided for all #developments# or #enlargements#. Such designated area shall be enclosed, accessible and secure, and excluded from the definition of #floor area#. #Accessory# facilities, such as lockers, showers and circulation space shall also be excluded from the definition of #floor area#.

- (a) For #residential buildings# with ten or more #dwelling units#, one bicycle parking space shall be

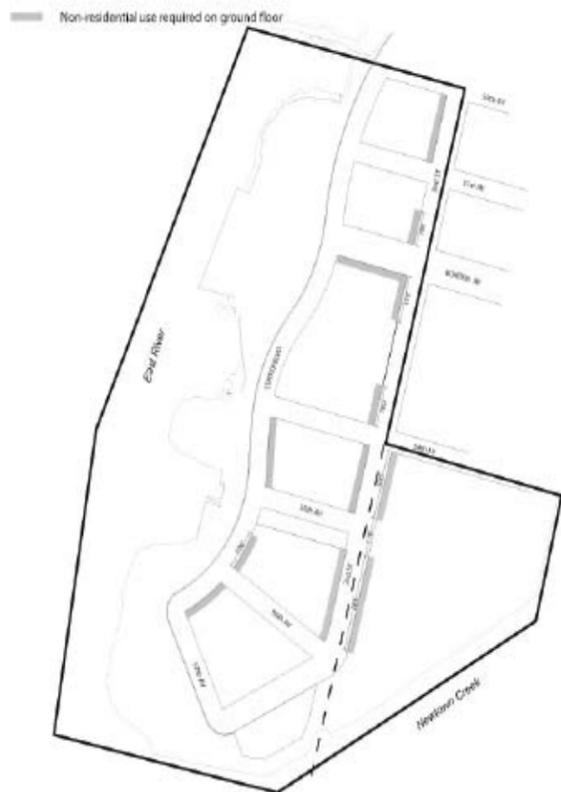
provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.

- (b) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6B office #use#, one bicycle parking space shall be provided for every 5,000 square feet of such office #use#, up to a maximum of 200 bicycle parking spaces.
- (c) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6A or 6C retail #use#, one bicycle parking space shall be provided for every 5,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.

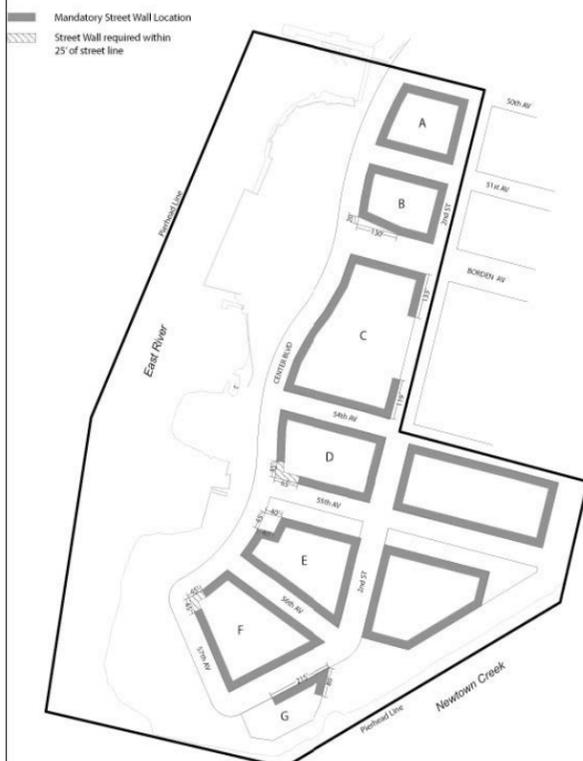
Special Southern Hunters Point District
Map 1. Special Southern Hunter's Point District Plan, Subdistricts and Parcels



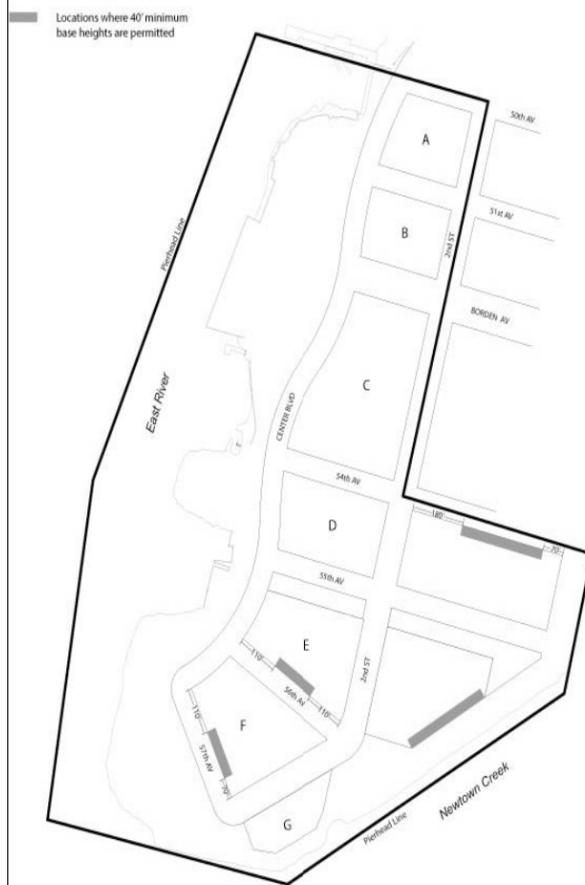
Special Southern Hunters Point District
Map 2. Special Ground Floor Use Regulations



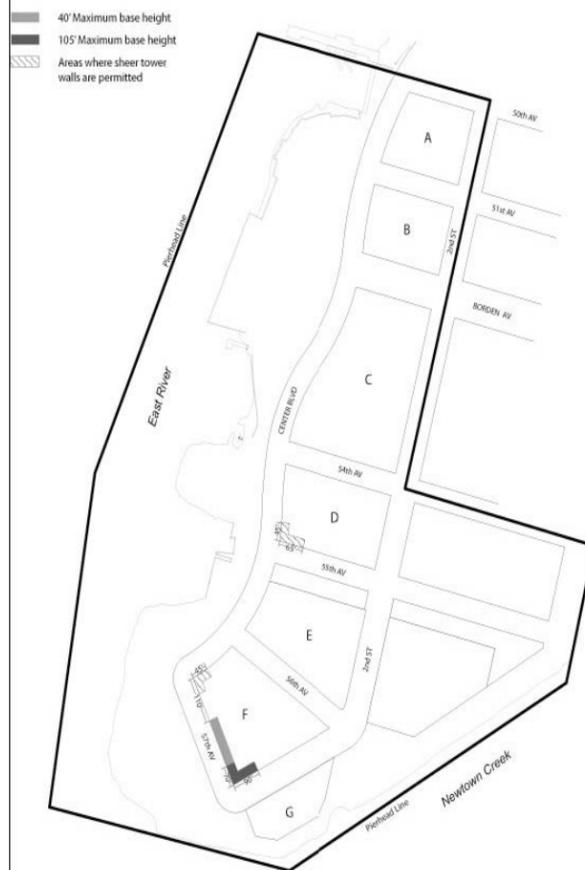
Special Southern Hunters Point District
Map 3. Street Wall Location



Special Southern Hunters Point District
Map 4. Minimum Base Heights of 40 feet



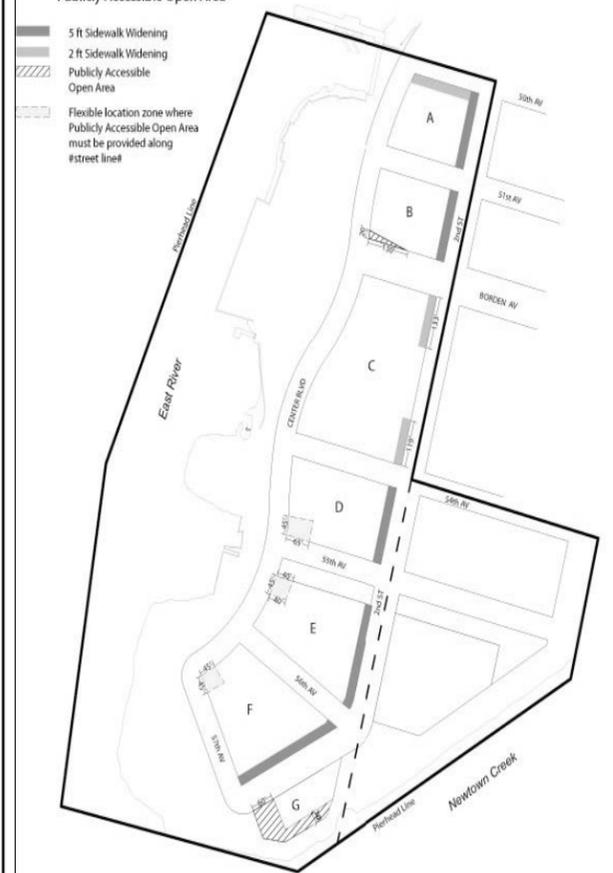
Special Southern Hunters Point District
Map 5. Maximum Base Heights other than 70 feet



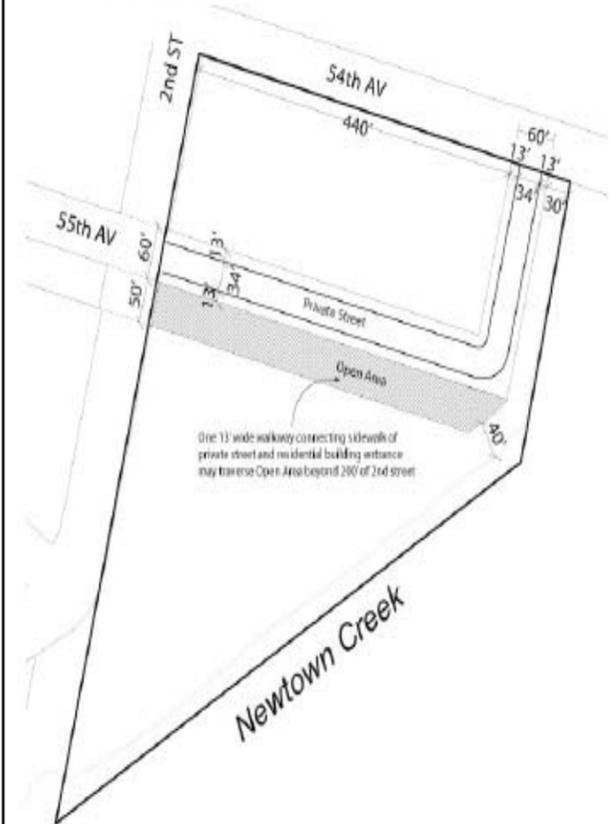
Special Southern Hunters Point District
Map 6. Tower Areas



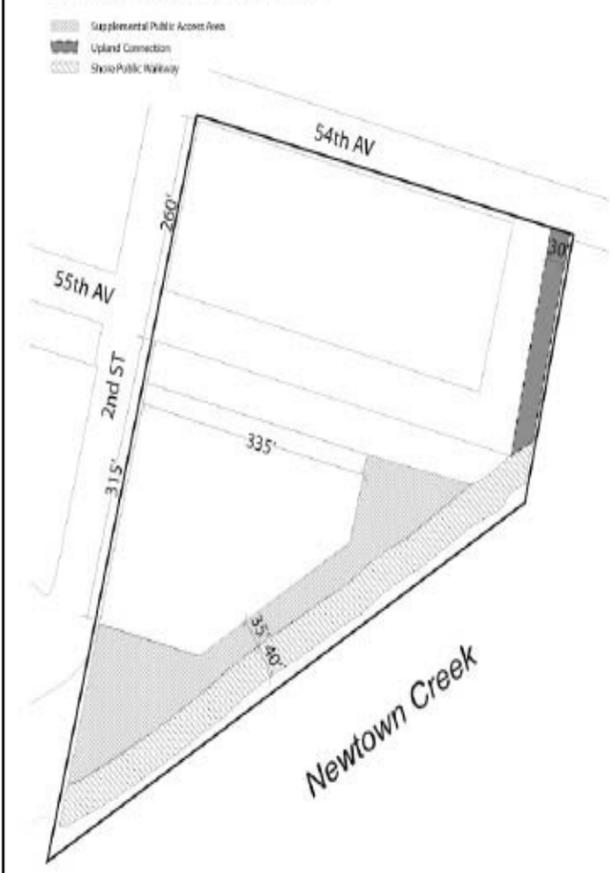
Special Southern Hunters Point District
Map 7. Mandatory Sidewalk Widening and Publicly Accessible Open Area



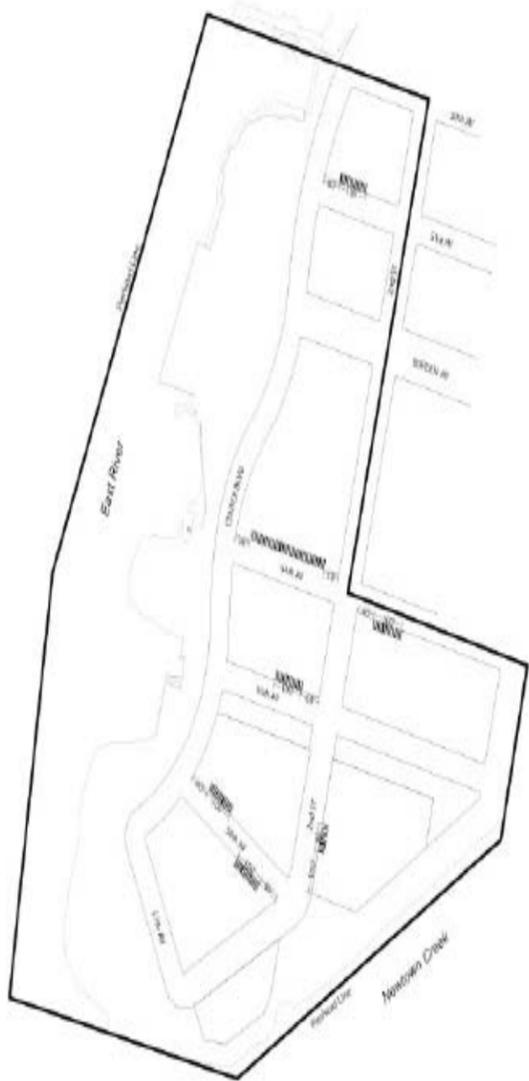
Special Southern Hunters Point District
Map 8. Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict



Special Southern Hunters Point District
Map 9. Newtown Creek Waterfront Access Plan (Q-3)



Special Southern Hunters Point District
Map 10. Permitted Curb Cut Locations



HUNTER'S POINT SOUTH

QUEENS CB - 2 **C 080364 PQQ**
Application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 2nd Street (Block 1, Lots 1 and 10; Block 5, Lot 1; Block 6, Lots 1, 2, and 14); the bed of 54th Avenue between 2nd Street and the East River; and the bed of 55th Avenue between 2nd Street and the East River.

HUNTER'S POINT SOUTH

QUEENS CB - 2 **C 080365 HAQ**
Application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 2nd Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD

to facilitate development of Hunter's Point South, a mixed-use development.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 A.M. on Thursday, October 16, 2008:

KINGS COUNTY "T" BUILDING

BROOKLYN CB - 9 **20095124 HHK**
Application submitted by the New York City Health and Hospitals Corporation pursuant to Section 7385(6) of its Enabling Act, respecting the leasing of approximately 14,000 square feet of space on the 5th floor of the "T Building" located on the campus of Kings County Hospital Center located at 451 Clarkson Avenue.

09-16

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 9:30 A.M. on Thursday, October 16, 2008:

DELANO CAFÉ · LOUNGE

QUEENS CB - 7 **2009 TCQ**
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Delano Café Corp., b/b/a Delano Café · Lounge, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 29-02A Francis Lewis Boulevard.

CHERRY CAFÉ & RESTAURANT

QUEENS CB - 1 **20095043 TCQ**
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Cherry Café & Restaurant, Inc., for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 34-02 Broadway.

09-16

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearings on the matters indicated below:

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Chambers, City Hall, New York City, New York 10007, commencing at 9:30 A.M. on Friday, October 17, 2008:

WILLETS POINT DEVELOPMENT PLAN

QUEENS CB - 7 **C 080221 MMQ**
Application submitted by the New York City Economic Development Corporation, 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 streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Maps No. 5000, 5001 and 5002, all dated March 25, 2008, and signed by the Borough President.

WILLETS POINT DEVELOPMENT PLAN

QUEENS CB - 7 **C 080381 ZMQ**
Application submitted by the Economic Development Corporation and the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10a and 10b:

1. changing from an R3-2 District to a C4-4 District property bounded by Northern Boulevard, the westerly line of a westerly service entrance of Van Wyck Expressway Extension, the southeasterly street line of a service entrance, the southeasterly street line of Willets Point Boulevard, the northeasterly centerline prolongation of 34th Avenue, Willets Point Boulevard, and a southerly service exit of Northern Boulevard;
2. changing from an M3-1 District to a C4-4 District property bounded by Northern Boulevard, a southerly service exit of Northern Boulevard, Willets Point Boulevard, the northeasterly centerline prolongation of 34th Avenue, the southeasterly street line of a service entrance, the westerly boundary line of a park, a line 1280 feet northwesterly of Roosevelt Avenue, a line 540 feet northwesterly of a U.S. Pierhead and Bulkhead Line, Roosevelt Avenue, and 126th Street; and
3. establishing a Special Willets Point District ("WP") bounded by Northern Boulevard, a westerly service entrance of Van Wyck Expressway Extension, the westerly boundary line of a park, a line 1280 feet northwesterly of Roosevelt Avenue, a line 540 feet northwesterly of a U.S. Pierhead and Bulkhead Line, Roosevelt Avenue, and 126th Street;

Community District 7, Borough of Queens as shown on a diagram (for illustrative purposes only), dated April 21, 2008, and which includes CEQR designation E-214.

WILLETS POINT DEVELOPMENT PLAN

QUEENS CB - 7 **N 080382 ZRQ**
Application submitted by the New York City Economic Development Corporation and the Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter for amendments of the Zoning Resolution of the City of New York, concerning the addition of Article XII, Chapter 4 (Special Willets Point District), and modifications of related sections, establishing a special district in Community District 7, Matter underlined is new, to be added; Matter within # # is defined in Section 12-10; Matter in ~~strikeout~~ is old, to be deleted; * * * indicates where unchanged text appears in the Zoning Resolution

* * *

11-12 Establishment of Districts

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

* * *

Establishment of the Special West Chelsea District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 8, the #Special West Chelsea District# is hereby established.

Establishment of the Special Willets Point District

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

* * *

12-10 DEFINITIONS

* * *

Special West Chelsea District

* * *

Special Willets Point District

The "Special Willets Point District" is a Special Purpose District designated by the letters "WP" in which special regulations set forth in Article XII, Chapter 4, apply. The #Special Willets Point District# appears on the #zoning maps# superimposed on other districts and its regulations supplement or supersede those of the districts on which it is superimposed.

Story

* * *

14-44 Special Zoning Districts Where Certain Sidewalk Cafes are Permitted

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

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Queens		
Downtown Jamaica District	No	Yes
Special Willets Point District	No	Yes

* * *

All text is new; it is not underlined

Article XII - Special Purpose Districts Chapter 4 Special Willets Point District

124-00 GENERAL PURPOSES

The "Special Willets Point 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 transform Willets Point into a diverse and sustainable community that enhances connections to its surroundings through a unique combination of uses;
- (b) to create a retail and entertainment destination that catalyzes future growth and strengthens Flushing's role as a nexus of economic, social and cultural activity;
- (c) to encourage a mix of uses that complement sporting venues within Flushing Meadows - Corona Park;
- (d) to maximize utilization of mass transit, reducing the automobile dependency of the redevelopment;
- (e) to create a livable community combining housing, retail and other uses throughout the district;
- (f) to create a walkable, urban streetscape environment with publicly accessible open spaces;
- (g) to encourage the pedestrian orientation of ground floor uses;
- (h) to build upon the diversity of Queens as well as the proximity of regional transportation facilities, including the Van Wyck and Whitestone expressways, LaGuardia and JFK Airports and the Long Island Railroad;
- (i) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms; and
- (j) to promote the most desirable use of land and building development in accordance with the District Plan and Urban Renewal Plan for Willets Point and thus improve the value of land and buildings and thereby improve the City's tax revenues.

124-01 General Provisions

The provisions of this Chapter shall apply to all #developments#, #enlargements#, #extensions#, alterations and changes of #use# within the #Special Willets Point District#. The regulations of all other Chapters of this

Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

124-02 Definitions

Connector street

A “connector street” shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-31 (Standards for Streets and Blocks), inclusive.

Eastern perimeter street

The “eastern perimeter street” shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-31 (Standards for Streets and Blocks), inclusive.

Primary retail street

The “primary retail street” shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-31 (Standards for Streets and Blocks), inclusive.

Residential street

A “residential street” shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-31 (Standards for Streets and Blocks), inclusive.

Retail street

A “retail street” shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-31 (Standards for Streets and Blocks), inclusive.

Service street

A “service street” shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-31 (Standards for Streets and Blocks), inclusive.

124-021 Modification of “Street”

For the purposes of establishing #blocks# and applying the #use#, #signage#, #street# tree, height and setback, #court#, publicly accessible open space regulations and curb cut regulations of this Chapter, #connector streets#, the #eastern perimeter street#, the #primary retail street#, #residential streets#, #retail streets# and #service streets# shall be considered #streets#, and their boundaries shall be treated as #street lines#.

124-03 District Plan and Maps

District Maps are located within Appendix A of this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

The District Plan includes the following five maps:

- Map 1 - District Plan
- Map 2 - Mandatory Intersections
- Map 3 - Location Requirements
- Map 4 - Height Limits
- Map 5 - Locations of Tower Walls without Setbacks

124-04 Applicability of District Regulations

124-041 Applicability of Chapter 1 of Article I

Within the #Special Willets Point District#, Section 11-15 (Environmental Requirements) shall apply, except that prior to issuing a building permit for any #development#, or for an #enlargement#, #extension# or a change of #use#, on a tax lot or #zoning lot# that has an (E) designation(s) for hazardous material contamination, noise or air quality, the Department of Buildings shall be furnished with a report from the Department of Environmental Protection of the City of New York stating:

- (a) in the case of an (E) designation for hazardous material contamination, that environmental requirements related to the (E) designation have been met for that lot; or
- (b) in the case of an (E) designation for noise or air quality, that the plans and drawings for such #development# or #enlargement# will result in compliance with the environmental requirements related to the (E) designation.

124-042 Applicability of Chapter 3 of Article VII

The following special permit by the Board of Standards and Appeals shall not be applicable:

Section 73-16 (Public Transit, Railroad or Electric Utility Substations) shall not apply to electrical utility substations. In lieu thereof, such #uses# shall be allowed

within the #Special Willets Point District# upon authorization of the City Planning Commission, pursuant to Section 124-16 (Authorization for Electrical Utility Substations)

124-043 Applicability of Chapter 4 of Article VII

The following special permit by the City Planning Commission shall not be applicable:

Section 74-61 (Public Transit, Railroad or Electric Utility Substations) shall not apply to electrical utility substations. In lieu thereof, such #uses# shall be allowed within the #Special Willets Point District# upon authorization of the City Planning Commission, pursuant to Section 124-16 (Authorization for Electrical Utility Substations)

124-05 Certification for Large Developments

The requirements of this Section shall apply to #zoning lots# of at least 200,000 square feet of #lot area#, containing #developments# or #enlargements# resulting in at least 100,000 square feet of #floor area# on such #zoning lots#.

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

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

- (a) all #streets# and private streets within or abutting the proposed #development# or #enlargement# comply with the provisions of Section 124-31 (Standards for Streets and Blocks), inclusive;
- (b) all #streets# and private streets within or abutting the proposed #development# or #enlargement# are constructed to grades acceptable to the Commissioner of Buildings and the Commissioner of Transportation;
- (c) all publicly accessible open areas within or abutting the proposed #development# or #enlargement# comply with the provisions of Section 124-40 (PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS), inclusive; and
- (d) for any portion of the #Special Willets Point District# not within the proposed #development# or #enlargement# and for which a certification pursuant to this Section has not been obtained, plans shall be submitted showing that the #development# or #enlargement# that is the subject of this certification will not preclude such portions of the #Special Willets Point District# from complying with the provisions of Section 124-31 and 124-40 under future certifications pursuant to this Section.

The Chairperson may allow for phased #development# upon certification to the Commissioner of Buildings that a plan has been submitted that provides for the completion of any private streets and publicly accessible open spaces that are integral to the #development# of a #building# or #buildings# within each phase.

The Chairperson shall modify the provisions of Section 124-31 (Standards for Streets and Blocks), inclusive, to the minimum extent necessary in the event that the Fire Department determines in writing that such modifications are required under law or regulation governing adequate fire access.

All required private streets and publicly accessible open areas, once certified in accordance with the provisions of this Section, shall be duly recorded in the form of a signed declaration of restrictions, including a maintenance and operation agreement, indexed against the property, binding the owners, successors and assigns to provide such private streets and publicly accessible open areas and public access thereto in accordance with the plans certified by the Chairperson of the City Planning Commission. Such declaration or maintenance and operation agreement shall require that a bond be posted that would ensure that the private streets and public access areas are maintained in accordance with the declaration or maintenance and operation agreement and are closed only at authorized times. The filing of such declaration in the Borough Office of the Register of the City of New York shall be a precondition for the issuance of a building permit.

In addition, the private streets and publicly accessible open areas integral to the #development# or #enlargement# of a #building# or #buildings# shall be recorded on the certificate of occupancy for such #building# or #buildings# by the Department of Buildings and shall be a condition of issuance of such certificate of occupancy.

124-10 SPECIAL USE REGULATIONS

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

124-11 Regulation of Residential Uses

124-111 Location of residential use within buildings

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

124-112 Residential entrances on residential streets

Each ground floor #dwelling unit# on a #residential street# shall be directly accessible from such #residential street#. No more than one entrance to a #residential street# shall be required for any one ground floor #dwelling unit#.

124-12 Regulation of Commercial Uses in Area B

- (a) Within Area B, #commercial# and special permit #uses# shall be limited to those #uses# permitted in a C1-4 District and physical culture or health establishments pursuant to Section 73-36, provided that #commercial uses# shall be located no more than 100 feet from a #connector street#, 34th Avenue, Willets Point Boulevard or Area A.
- (b) Within Area B, #uses# permitted in the underlying district shall be permitted within an area east and south of Willets Point Boulevard and contiguous with Area A, provided that such area shall be limited to 115,000 square feet in land area.

124-13 Uses Permitted As-of-Right

The following special permits shall not apply. In lieu thereof, such uses shall be permitted as-of-right as described below:

Section 74-41 (Arenas, Auditoriums, Stadiums or Trade Expositions) shall not apply for trade expositions with a capacity in excess of 2,500 persons provided that the facility has a #floor area# of no more than 400,000 square feet.

(Section 73-482 (In Commercial or Manufacturing Districts) shall not apply for group parking facilities exceeding 225 spaces, provided such facilities comply with the regulations set forth in Section 124-50 (OFF-STREET PARKING REGULATIONS), inclusive.

In #buildings# with frontage on 126th Street, the following special permits shall not apply. In lieu thereof, such uses shall be permitted as-of-right:

Section 73-244 (In C2, C3, C4*, C6-4**, M1-5A, M1-5B, M1-5M and M1-6M Districts and the Special Tribeca Mixed Use District) shall not apply for eating and drinking establishments with a capacity of more than 200 persons, which shall be permitted as-of-right within 100 feet of a #Residence District# boundary.

Section 73-36 (Physical Culture or Health Establishments)

Section 74-46 (Indoor Interactive Entertainment Facilities)

Sections 73-35 (Amusement Arcades) and 74-47 (Amusement Arcades)

124-14 Retail Continuity

The following regulations shall apply within Area A to all portions of #buildings# with frontage on 126th Street, the #primary retail street#, the #retail streets#, #connector streets#, and, in the event that a utility easement is retained on the #block# bounded by Roosevelt Avenue and 126th Street, along the frontage of the publicly accessible open space required by paragraph (d) of Section 124-42.

- (a) Ground floor #uses#

#Uses# located on the ground floor level or within five feet of #base flood elevation# shall be limited to #commercial uses# permitted by the underlying district, but not including #uses# listed in Use Groups 6B, 6E, 8C, 8D, 9B, 10B or 12D. A building's frontage shall be allocated exclusively to such #uses#, except for lobby space or entryways, parking where permitted pursuant to Section 124-50, inclusive, and vehicular access where permitted pursuant to Section 124-53 (Curb Cut restrictions). Such #uses# shall have a minimum depth of 50 feet measured from any #street wall# facing 126th Street, the #primary retail street# or #connector streets#.

In no event shall the length of such frontage occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the building's frontage, whichever is less, except that the width of a lobby need not be less than 20 feet.
- (b) Maximum length of establishments facing 126th Street and the #primary retail street#

The length of ground floor frontage occupied by any establishment shall not exceed 110 feet along 126th Street and 65 feet along the #primary retail street#. Such maximum lengths shall apply within 50 feet

of any #street wall# facing 126th Street and the #primary retail street#. However, the provisions of this paragraph, (b), shall not apply within 300 feet of Northern Boulevard.

(c) Access

Access to each ground floor establishment shall be provided directly from a #street#.

(d) Transparency

For any new #development# or #enlargement#, each ground floor #street wall# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such glazed area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

However, in locations where such ground floor #street wall# above the level of the adjoining sidewalk or public access area is below #base flood elevation#, the required glazed area shall occupy an area measured from #base flood elevation# to a height 10 feet above #base flood elevation#.

**124-15
Modification of Sign Regulations**

The height of all #signs# shall be measured from #base flood elevation#. The underlying #sign# regulations shall apply, except as set forth in this Section.

- (a) Within Area A, the #sign# regulations of a C4 District shall apply, except for #street walls# facing Roosevelt Avenue, Northern Boulevard and 126th Street.
- (b) Within Area B, the #sign# regulations of a C1 District shall apply, except that within the area described in paragraph (b) of Section 124-12, the sign regulations of a C4 district shall apply.
- (c) Within Area A, for #street walls# facing Roosevelt Avenue or Northern Boulevard, the #sign# regulations of a C4 District shall apply, except that #signs# shall be limited to 85 feet in height.
- (d) For #street walls# facing 126th Street to a height of 35 feet, the #sign# regulations of a C4 District shall apply, provided that the maximum projection of any #sign# from the exterior wall of a #building# shall be four feet, and the transparency requirements of paragraph (d) of Section 124-14 are met.
- (e) For #street walls# facing 126th Street above 35 feet in height, the #sign# regulations of a C4 District shall apply except that all permitted #signs#, including #illuminated signs# and #flashing signs#, shall be permitted without limitation on #surface area#, provided that:
- (1) no such #signs# are higher than 85 feet;
 - (2) the maximum projection of any #sign# from the exterior wall of a #building# shall be four feet, except that projections not exceeding six feet are permitted, provided that such projections beyond four feet shall comprise not more than 20 percent of the #surface area# of all such #signs# on the establishment; and
 - (3) no #sign# attached to a #building or other structure# shall extend above any parapet wall or roof of such #building or other structure#.
- (f) Within 150 feet of the neighborhood park required pursuant to Section 124-40 paragraph (a), #flashing signs# whose message is visible from such park shall not be permitted.
- (g) The provisions of Section 32-67 (Special Provisions Applying Along District Boundaries) shall not apply in the #Special Willets Point District#.

**124-16
Authorization for Electrical Utility Substations**

The City Planning Commission may authorize electrical utility substations in the #Special Willets Point District# in order to serve the needs of the Special District, and the regulations thereof shall be modified as necessary to accommodate the operational needs of the substation, upon authorization of the City Planning Commission, provided the Commission finds that:

- (a) the architectural and landscaping treatment of such #use# will blend harmoniously with the abutting area to the extent reasonably permitted by the operational needs of the substation; and
- (b) if the site proposed for such #use# is within Area A, that there are difficulties in locating such #use# within Area B.

The City Planning Commission may, consistent with cost-effective operations and capital planning, and the operational needs of the substation, prescribe appropriate conditions and safeguards on matters necessary to effectuate the provisions of paragraph (a) of this Section which are not regulated by other applicable codes, laws, rules or regulations. The applicant shall provide the Department of City Planning with a general description of such codes, laws, rules or regulations and a certification that the proposed substation shall comply therewith.

**124-17
Special Permit for Cogeneration Power Plant**

The Board of Standards and Appeals may permit a combined heat and power cogeneration plant not to exceed 100,000 square feet in #floor area#, provided that:

- (a) the power plant is designed to maximize both electric and thermal cogeneration system efficiency to the greatest extent feasible;
- (b) a detailed energy analysis is submitted to the Board demonstrating that the system as designed will operate with maximum efficiency and perform more effectively than a traditional, power-purchased-from-grid, system; and
- (c) the power plant is designed primarily to serve the #Special Willets Point District#.

In addition, the Board shall refer such application to the Department of Environmental Protection for a report to ensure that the power plant is designed to maximize cogeneration efficiency to the greatest extent feasible and that the system as designed will operate with maximum efficiency and perform more effectively than a traditional, power-purchased-from-grid system.

The Board may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area including safety devices, emissions limits, and the concealment of such use with building enclosures, landscaping, buffer zones or other methods.

**124-18
Special Permit for Wastewater Treatment Plant**

The Board of Standards and Appeals may permit an enclosed membrane bio-reactor wastewater treatment plant not to exceed 100,000 square feet in #floor area# on a site not to exceed 40,000 square feet in area, provided that the following findings are made:

- (a) that in all cases the proposed plant promotes and protects the public health, safety and general welfare;
- (b) the proposed plant will be adequate for anticipated #development# in the area to be served;
- (c) the proposed plant is designed primarily to serve the #Special Willets Point District#;
- (d) the site for such #use# is so located as to minimize the adverse effects on the integrity of existing and future development, and to minimize the interruption of the continuity of retail frontage;
- (e) the architectural and landscaping treatment of such #use# will blend harmoniously with the rest of the area; and
- (f) that such #use# will conform to the performance standards applicable to M1 Districts.

In addition, the Board shall refer such application to the Department of Health and the Department of Environmental Protection for a report to ensure that the site-specific design of the enclosed, membrane bio-reactor waste water treatment plant meets all city and state health and effluent standards.

The Board may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area including requirements for soundproofing, safety devices, and the concealment of such #use# with building enclosures, landscaping, buffer zones or other methods.

**124-19
Location and Other Requirements for Specific Uses**

**124-191
Convention center**

A trade exposition center, hereinafter referred to as a convention center, is permitted in the #Special Willets Point District# only in accordance with this Section and shall be located on a #connector street#. A convention center may only be located in the area as depicted on Map 3 (Location Requirements), being entirely within 650 feet of Northern Boulevard.

Furthermore, a convention center may not be located within 200 feet of 126th Street, and any portion of a convention center located between 200 feet and 450 feet of 126th Street shall be limited to no more than 50,000 square feet of #floor area#.

Section 124-14 (Retail Continuity) shall not be applicable to a convention center. In lieu thereof, the transparency requirements of this Section shall apply to the #street wall# of the convention center facing a #connector street#. Such #street wall# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of such #street wall#, measured to a height of 15 feet above the level of the adjoining sidewalk or public access area. Not less than 40 percent of such area shall be glazed with transparent materials.

The main entrance(s) of such convention center shall be on a #connector street#.

**124-192
Location of theaters**

Theaters comprising over 10,000 square feet in #floor area# shall be located entirely within 600 feet of the intersection of Roosevelt Avenue and 126th Street.

**124-193
Location of office uses in towers**

Use Group 6B office #uses# located on any #story# entirely above 120 feet in height shall be located entirely within 600 feet of the intersection of Roosevelt Avenue and 126th Street.

**124-20
BULK REGULATIONS**

In the #Special Willets Point District#, bulk regulations shall be as set forth in this Section, inclusive.

**124-21
Floor Area Regulations**

#Zoning lots# containing less than 200,000 square feet of #lot area# shall not exceed a #floor area ratio# of 2.0.

#Zoning lots# containing at least 200,000 square feet of #lot area# shall have a maximum #floor area ratio# as follows:

- (a) Within Area A:
- (1) #Zoning lots# of at least 28 acres of #lot area# shall have a maximum #commercial floor area ratio# of 2.0 and a maximum total #floor area ratio# of 4.6.
 - (2) For #zoning lots# less than 28 acres:
 - (i) North of the centerline of 34th Avenue, now or formerly, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 3.4.
 - (ii) South of the centerline of 34th Avenue, now or formerly, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 5.0.
- (b) Within Area B:
- (1) #Zoning lots# of at least 33 acres of #lot area# shall have a maximum #commercial floor area ratio# of 2.0 and a maximum total #floor area ratio# of 2.25.
 - (2) For #zoning lots# less than 33 acres:
 - (i) North of the centerline of 34th Avenue, now or formerly, the #floor area ratio# shall not exceed 2.0.
 - (ii) South of the centerline of 34th Avenue, now or formerly, and north and west of the centerline of Willets Point Boulevard, now or formerly, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 3.0.
 - (iii) South and east of the centerline of Willets Point Boulevard, now or formerly, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 4.0.

**124-22
Height and Setback Regulations**

The height and setback regulations of this Section shall apply throughout the #Special Willets Point District#, except that #developments# or #enlargements# that result in less than 100,000 square feet of #floor area# on #zoning lots# of less than 200,000 square feet shall be limited to the height and setback regulations of an R6B District. The height of all #buildings or other structures# shall be measured from the level of the adjoining sidewalk or other publicly accessible open area. For the purposes of this Section, 34th Avenue and Willets Point Boulevard shall be considered to be #connector streets#, 127th Street shall be considered to be a #residential street#, and public access areas provided pursuant to paragraph (d) of Section 124-42 (Types and Standards of Publicly Accessible Open Space) shall be considered a #connector street#.

- (a) Street Wall Location and Base Heights
- (1) Except along 126th Street, Northern Boulevard and #residential streets#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# or public access area and shall extend without setback to at least a minimum base height of 60 feet or the height of the building, whichever is less. The maximum height of a #building or other structure# before setback shall be 85 feet. However, the minimum base height of a convention center shall be 40 feet or the height of the #building#, whichever is less.
 - (2) Along 126th Street, at least 80 percent of the #aggregate width of street walls# shall be located within 60 feet of the

#street line# of 126th Street and shall extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is less. The maximum height of a #building or other structure# before setback shall be 85 feet. However, for #buildings# directly opposite Citifield Stadium, a setback lower than 60 feet shall be permitted provided that:

- (i) for #buildings# greater than 85 feet in height, an additional setback is provided between a height of 60 and 85 feet; and
- (ii) eating and drinking establishments with outdoor seating on terraces overlooking 126th Street are provided on the second #story#. Such terraces shall be located on the roof level above the ground floor level of the #building#, at a height not lower than 20 feet or higher than 30 feet above the level of the sidewalk fronting the 126th #street wall# of the #building#, and shall have a minimum depth of 15 feet.

(3) Along #residential streets#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# or public access area and shall extend without setback to at least a minimum base height of 40 feet or the height of the building, whichever is less. The maximum height of a #building or other structure# before setback shall be 85 feet. Where #street walls# facing #residential streets# contain ground floor #dwelling units#, such #street walls# shall be set back at least four feet from the #street line#. The #building# may project into the required setback area provided that:

- (i) any such projection does not exceed 20 feet in width;
- (ii) any such projection does not exceed 25 feet in height;
- (iii) the aggregate width of all such projections at the level of any #story# shall not exceed 50 percent of the width of the #street wall# of the #building#; and
- (iv) all such projections are at least 10 feet apart.

(4) Along Northern Boulevard, no portion of a #street wall# shall be located closer to Northern Boulevard than eight feet. At least 70 percent of the #aggregate width of street walls# shall be located between eight and 15 feet of the Northern Boulevard #street line# and shall extend without setback to at least a minimum base height of 60 feet or the height of the #building#, whichever is less. The maximum height of a #building or other structure# before setback shall be 85 feet.

(5) Wherever an open area is provided between the #street wall# of a #building# and the #streetline#, such area shall be planted, except at entrances to and exits from the #building#, and except where non-#residential uses# are provided at the ground floor level of the #building#.

(b) Required setbacks and maximum building height

Except as provided in paragraph (c)(6) of this Section, setbacks are required for all portions of #buildings# that exceed a height of 85 feet. Such setbacks shall be provided at a height not lower than 60 feet. The depth of the required setback shall be at least 10 feet measured from any required #street wall# fronting on a #wide street#, and at least 15 feet from any required #street wall# fronting on a #narrow street#. Where portions of #buildings# that exceed a height of 85 feet are not located above a required #street wall#, such portions shall be set back at least ten feet from a #wide street line# and at least 15 feet from a #narrow street line#. However, dormers may penetrate a height of 85 feet in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts). Within the area shown on Map 4 as limited to 232 feet above mean sea level, no portion of a #building# shall exceed a height of 120 feet except in accordance with the tower provisions of paragraph (c) of this Section.

(c) Towers

Within the area shown on Map 4 as limited to 232 feet above mean sea level, any #story# of a #building# located above a height of 120 feet shall comply with the provisions of this paragraph, (c). Such portions of a #building# are hereinafter referred to as "towers."

(1) Maximum tower size
Each #residential story# of a tower located entirely above a height of 120 feet shall not exceed a gross area of 11,000 square feet.

(2) Maximum tower length

The maximum length of any #residential story# located entirely above a height of 120 feet shall not exceed 170 feet. Such length shall be measured by inscribing within a rectangle the outermost walls of the tower at the level of each #story# entirely above a height of 120 feet. No side of such rectangle shall exceed a length of 170 feet.

(3) Orientation

The length of any #residential story# located entirely above a height of 120 feet shall be at least 1.5 times its width and oriented so that the long side of such tower faces within 25 degrees of geographical south. Such length shall be measured by inscribing within a rectangle the outermost walls of the tower at the level of each #story# entirely above a height of 120 feet. The orientation provisions of this paragraph, (3), need not apply if at least 75 percent of all towers in the #Special Willets Point District# for which building permits have been issued comply with such provisions.

(4) Tower top articulation

For towers containing #residences#, the highest three #stories#, or as many #stories# as are located entirely above a height of 120 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

(5) Distance between towers

The minimum distance between all towers shall be 60 feet.

(6) Tower walls without setbacks

To permit a #building# to rise from grade to a tower portion without setback, the setback provisions of paragraph (b) of this Section shall not apply to any portion of a #building# located within the tower wall location areas shown on Map 5, provided that this exception from paragraph (b) of this Section shall not apply to more than one tower for each #block#.

(d) Maximum total height

The maximum height of any #building or other structure# shall be as depicted on Map 4 (Height Limits). The height limits established in Map 4 include reference points for two airport referenced imaginary surfaces, as defined in Section 61-30, that are continuous planes, and one area with a maximum height limitation of 232 feet above mean sea level. The coordinates of the points are as follows:

Point 1	73°50'42.9"W	40°45'38.1"N
Point 2	73°50'36.8"W	40°45'45.6"N
Point 3	73°50'26.6"W	40°45'39.3"N
Point 4	73°50'33.6"W	40°45'30.7"N

The height limits hereby established supersede the height limits described in Article VI, Chapter 1 (SPECIAL REGULATIONS APPLYING AROUND MAJOR AIRPORTS). Application may be made to the Board of Standards and Appeals pursuant to Section 73-66 (Height Regulations around Airports) for a permit to construct a #building or other structure# in excess of what is permitted pursuant to this paragraph, (d), provided that such application is also referred to the Port Authority of New York and New Jersey.

124-30 MANDATORY IMPROVEMENTS

124-31 Standards for Streets and Blocks
#Developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on #zoning lots# of at least 200,000 square feet, shall front upon #streets# that comply with the requirements of this Section, inclusive.

124-311 Maximum length of blocks

The maximum length of a #block# shall be 450 feet, except that:

- (a) where a #block# includes a convention center, such length shall be unlimited;
- (b) where a #block# bounds the intersection of 126th Street and Northern Boulevard, such length shall be limited to 675 feet;
- (c) where a #block# bounds the intersection of 126th Street and Roosevelt Avenue, such length shall be limited to 575 feet; and

(d) #blocks# or portions of #blocks# east of a line 600 feet east of and parallel to 126th Street and west of a line 1,350 feet east of and parallel to 126th Street shall have a maximum distance between intersections on a #connector street# of 218 feet, except where a #block# includes a convention center or the minimum two-acre park required pursuant to Section 124-40 (PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS). Where public pedestrian access between a #connector street# and another #street# on the same #block# is located no less than 218 feet from both intersections on a #connector street# through provision of open space pursuant to Section 124-40, inclusive, such #block# or a portion of a #block# east of a line 600 feet east of and parallel to 126th Street and west of a line 1,350 feet east of and parallel to 126th Street may have a maximum distance between intersections on a #connector street# that does not exceed 400 feet, provided that there is only one such #block# in the Special District.

124-312 New streets

The provisions of this Section shall apply to all private streets constructed after (effective date of amendment):

(a) #Primary retail street#

One #primary retail street# shall be provided parallel to, or generally parallel to, 126th Street, and comply with the following requirements:

- (1) The western boundary of such #street# shall be not less than 220 feet and not more than 320 feet from 126th Street.
- (2) Such #street# shall intersect two #retail streets# and two #connector streets#.
- (3) The width of such #street# shall be a minimum of 70 feet and a maximum of 80 feet, comprised of:
 - (i) two 15 foot wide sidewalks, one adjacent to each curb;
 - (ii) two nine foot wide strips, one adjacent to each sidewalk that can be used as either parking lanes or pedestrian amenity areas that may include landscaping, seating and walkways;
 - (iii) two travel lanes in the center of the #street# totaling 22 feet in width; and
 - (iv) one optional eight to 10 foot wide landscaped median located on the centerline of the #street# between the two travel lanes provided that the #street# width shall not exceed 72 feet without such median.

(b) #Connector streets#

Two #connector streets# shall be provided as follows:

- (1) One #connector street# shall intersect 126th Street opposite 34th Avenue within the area shown on Map 2.
- (2) One #connector street# shall intersect 126th Street opposite the south side of Citifield Stadium within the area shown on Map 2.
- (3) Both #connector streets# shall intersect with the #primary retail street# and with each other at a point east of the #primary retail street#.
- (4) The width of each #connector street# shall be at least 75 feet and no more than 86 feet, comprised of:
 - (i) two 15 foot wide sidewalks, one adjacent to each curb;
 - (ii) two nine foot wide strips, one adjacent to each sidewalk that can be used as either parking lanes or pedestrian amenity areas that may include landscaping, seating and walkways; and
 - (iii) at least two travel lanes and not more than three travel lanes totaling at least 22 feet and not more than 33 feet in width, and one bike lane at least five feet wide.
- (5) Where a convention center fronts upon a #connector street#, the requirements set forth in this paragraph, (b), shall be modified to eliminate the nine foot wide strip and, in lieu thereof, require a 12 foot wide drop off lane that, in the aggregate, shall not exceed 300 feet.

(c) #Retail streets#
A minimum of two and maximum of three #retail streets# shall be provided as follows:

- (1) One #retail street# shall intersect 126th Street opposite the entrance to Citifield stadium, within the area shown on Map 2;
- (2) One #retail street# shall intersect 126th Street opposite the north side of Citifield Stadium within the area shown on Map 2;
- (3) Two #retail streets# shall intersect with the #primary retail street#;
- (4) The width of each #retail street# shall be no more than 68 feet wide, comprised of:
 - (i) two 13 foot wide sidewalks, one adjacent to each curb;
 - (ii) two ten foot wide strips, one adjacent to each sidewalk that can be used as pedestrian amenity areas that may include landscaping, seating and walkways; and
 - (iii) two travel lanes totaling at least 22 feet in width.

(d) #Eastern perimeter street#
One #eastern perimeter street# shall be provided as follows:

- (1) The eastern boundary of such #street# shall be within 20 feet of the eastern boundary of the #Special Willets Point District#, extending between Roosevelt Avenue and a #connector street#;
- (2) The width of such #street# shall be at least 62 feet and no more than 75 feet, comprised of:
 - (i) (i)a 13 foot wide sidewalk along its western boundary and a sidewalk at least five feet wide along its eastern boundary;
 - (ii) two eight foot wide strips, one adjacent to each sidewalk that can be used as either a parking lane or as pedestrian amenity areas that may include landscaping, seating and walkways; and
 - (iii) at least two and no more than three travel lanes totaling at least 20 feet and not more than 33 feet in width.

(e) #Residential street#
All #streets#, other than those listed in paragraphs (a) through (d) of this Section, that have one or more ground floor #dwelling units# fronting on the #street# shall be considered #residential streets#, except where such #street# is designated a #service street# pursuant to paragraph (f) of this Section. #Residential streets# shall be provided as follows:

- (1) A #residential street# shall be a minimum of 62 feet wide and a maximum of 64 feet wide, comprised of:
 - (i) two 13 foot wide sidewalks, one adjacent to each curb;
 - (ii) two eight foot wide strips, one adjacent to each sidewalk that can be used as either a parking lane or as pedestrian amenity areas that may include landscaping, seating and walkways; and
 - (iii) two travel lanes totaling between 20 and 22 feet in width.

(f) #Service street#
All newly constructed #streets#, other than those listed in paragraphs (a) through (e) of this Section, shall be improved as a #service street#. A minimum of 50 percent of the #uses# located on the ground floor level or within five feet of #base flood elevation# fronting a #service street# shall contain non-#residential uses#. #Service streets# shall be provided as follows:

- (1) A #service street# may only be located as one of the #streets# bounding:
 - (i) a #block# that bounds the intersection of 126th Street and Northern Boulevard; and
 - (ii) a #block# that bounds the intersection of 126th Street and Roosevelt Avenue.
- (2) A #service street# shall be a minimum of 62 feet wide and a maximum of 64 feet wide, comprised of:
 - (i) Two 13 foot wide sidewalks, one adjacent to each curb;

- (ii) two eight foot wide strips, one adjacent to each sidewalk that can be used as either a parking lane or as pedestrian amenity areas that may include landscaping, seating and walkways; and
- (iii) two travel lanes totaling between 20 and 22 feet in width.

**124-32
Street Tree Planting**

All new #developments# or #enlargements# shall provide and maintain trees of not less than three-inch caliper at the time of planting in the sidewalk adjacent to the #building# on the side of the sidewalk closest to the travel lane. All such trees shall be provided for the entire length of the frontage of the #building#, for every 25 feet of such frontage, except where curb cuts or utilities make such planting infeasible. Species shall be selected, installed and maintained in accordance with specifications established by the Department of Parks and Recreation. However, street trees need not be provided where such trees may interfere with truck movements in the loading area for a convention center.

**124-33
Mandatory Sidewalk Widening**

In the event that 34th Avenue remains a mapped street, all #developments# or #enlargements# on 34th Avenue shall provide a sidewalk widening of no less than 13 feet in width. No obstructions shall be permitted from the lowest level to the sky except for those permitted pursuant to Section 37-53, paragraph(f)(3). When one end of the sidewalk widening abuts an existing building, the special design treatment specified in Section 37-53, paragraph (f)(5) shall be required.

**124-34
Roof Design Requirements**

Any roof of a facility containing off-street parking spaces, not otherwise covered by a #building#, which is larger than 400 square feet shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is fully enclosed, except that openings in such enclosure shall be permitted only to the extent necessary for ventilation and exhaust, and that it is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the building in which it is located. Hard surfaced areas shall not cover more than 50 percent of such roof area.

**124-40
PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS**

Publicly accessible open spaces shall be provided as specified in this Section, inclusive. In the event of a conflict between the provisions of this Section, inclusive, and any underlying regulation, the provisions of this Section shall govern.

**124-41
Amount of Publicly Accessible Open Space**

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

For #developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on #zoning lots# of at least 200,000 square feet, the following amount of publicly accessible open space shall be provided for each 1,000 square feet of #floor area#:

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

Such publicly accessible open space may be transferred from the #zoning lot# containing the #development# or #enlargement# to any other #zoning lot# in the #Special Willets Point District# provided that such publicly accessible open space meets the requirements of Section 124-42, inclusive.

**124-42
Types and Standards of Publicly Accessible Open Space**

The following types and standards of publicly accessible open space shall apply:

- (a) Park
At least one park not less than two acres in area shall be provided. Such park shall be bounded on all sides by #streets# or a #school#, and at least one of the #streets# bounding the park shall be a #connector street#. No portion of such park shall be closer than 200 feet from the boundaries of the #Special Willets Point District#. Up to five percent of the area of such outdoor park may be covered by a #building or other structure#. A minimum of fifty percent of such park shall be planted, except that the planted area may be reduced to forty percent if a playground acceptable to the Department of Parks and Recreation is provided within such park.
- (b) 126th Street
The provisions of this paragraph, (b), shall apply along the western boundary of #blocks# bounding 126th Street:
 - (1) A sidewalk with a minimum width of 15 feet shall be located adjacent to the curb, and have an elevation not higher than one foot above the level of the road bed.

(2) A pedestrian amenity area at least 20 feet wide and no more than 35 feet wide shall be located between such sidewalk and the #street wall# of any #building# fronting upon 126th Street. Pedestrian circulation space at least five feet wide shall be provided within such area within 1.5 feet of the #ground floor elevation# of such #street walls# to allow pedestrian movement in a direction parallel with the #street# and connecting with sidewalks of #streets# intersecting 126th Street;

(3) On each such #block# there shall be a minimum of two ramps connecting the sidewalk along 126th Street and the pedestrian circulation space. In addition, stairways shall be provided linking the sidewalk and pedestrian circulation space so that each establishment on the #block# with entrances facing 126th Street is readily accessible by such stairs or ramps; and

(4) All publicly accessible open spaces shall comply with the provisions of Sections 37-725 (Steps), 37-726 (Permitted obstructions), 37-728 (Standards of accessibility for persons with disabilities), 37-73 (Kiosks and Open Air Cafes) and 37-74 (Amenities) except for the following modifications:

- (i) Section 37-73, paragraph (b) shall be modified to permit open air cafes to be at a different elevation from adjoining public access areas and from adjoining sidewalks.
- (ii) Section 37-73, paragraphs (c)(4) and (d) shall not apply to the certification of open air cafes in the Special District, and the filing of plans for open air cafes in the Borough Office of the City Register shall not be required.
- (iii) For publicly accessible open space on the western boundary of #blocks# facing Citifield Stadium, Section 37-73, paragraph (b) shall be modified to limit the aggregate area of open air cafes to no more than 50 percent of the public access area, and to allow open air cafes to occupy up to 75 percent of #street# frontage.
- (iv) In Section 37-741, the requirement for a minimum of one linear foot of required seating for every two linear feet of #street# frontage within 15 feet of the #street line# shall not apply.
- (v) For public access areas on the western boundary of #blocks# facing Citifield Stadium, Section 37-741 shall be modified so that seating for open air cafes may count toward the seating requirement, in the category of movable seating, provided that 25 percent of the linear seating capacity is provided through other seating types.
- (vi) For publicly accessible open space not on the western boundary of #blocks# facing Citifield Stadium, Section 37-742 shall be modified to require planters, planting beds and accessible lawns at a rate of 200 square feet for every 1,000 square feet of publicly accessible open space.
- (vii) Section 37-747 (Public space signage) shall not apply; in lieu thereof, paragraph (i) (Hours of Access) of this Section shall apply.

(c) Roosevelt Avenue
Along the south side of #blocks# bounding Roosevelt Avenue, the following provisions shall apply:

- (1) A bike lane with a minimum width of five feet shall be located no more than 16 feet from the curb line;
- (2) A pedestrian amenity area at least 20 feet in width and not more than 45 feet in width shall be provided between the bike lane and the #street wall# of a #building#; and
- (3) Within the pedestrian amenity area, there shall be a sidewalk with a minimum width of 13 feet, generally parallel to Roosevelt Avenue, linking the sidewalk along 126th Street to either a sidewalk along the #eastern perimeter street#, if built, or the sidewalk leading to the Roosevelt Avenue Bridge.

- (4) A minimum of 50 percent of the pedestrian amenity area shall be planted.
- (d) #Block# at Roosevelt Avenue and 126th Street
In the event that a utility easement is retained on the #block# bounded by Roosevelt Avenue and 126th Street, the following improvements shall be provided:
 - (1) An entry plaza of at least 7,000 square feet shall be provided adjacent to the intersection of 126th Street and Roosevelt Avenue, as follows:
 - (i) the plaza shall include no less than 60 feet and no more than 80 feet of frontage along 126th Street;
 - (ii) each #use# or establishment with frontage on the plaza shall include at least one entrance to such plaza;
 - (iii) at least two amenities shall be provided from among those listed in Section 37-748, except that a kiosk that provides information instead of food service shall also be permitted; and
 - (iv) the area of such plaza does not overlap with the requirements of paragraph (c) of this Section for Roosevelt Avenue.
 - (2) A central plaza of at least 20,000 square feet shall be provided as follows:
 - (i) the plaza shall have at least 100 feet of frontage on a #connector street#;
 - (ii) the prolongation of the centerline of the #primary retail street# shall intersect with such plaza; and
 - (iii) such plaza shall meet the pedestrian amenity standards of paragraph (b)(4) of this Section for 126th Street.
 - (iv) a minimum of 15 percent of such plaza shall be planted.
 - (3) A pedestrian corridor area shall be provided linking the entry plaza required pursuant to paragraph (d)(1) of this Section and the central plaza required pursuant to paragraph (d)(2) of this Section, as follows:
 - (i) such corridor shall be at least 60 feet in width and include, within such width, a 40 foot utility easement;
 - (ii) such corridor shall be at least 150 feet in length;
 - (iii) each #use# or establishment with frontage on such corridor shall include at least one entrance to such corridor; and
 - (iv) each side of such corridor area shall be planted with street trees of not less than three-inch caliper at the time of planting for the entire length of such corridor, at a rate of one tree for every 25 feet of the length of each side of such corridor.
- (e) Northern Boulevard Along the north side of #blocks# bounding Northern Boulevard, the following provisions shall apply:
 - (1) A sidewalk with a minimum width of 13 feet shall be located adjacent to the curb and have an elevation not higher than one foot above the road bed of Northern Boulevard;
 - (2) An open area at least eight feet wide and no more than 15 feet wide shall be located between the sidewalk and the #street wall# of a #building#, except that such area need not be provided where such areas may interfere with truck movements in the loading area for a convention center located on any such #block#; and
 - (3) A minimum of 70 percent of such open area shall be planted.
- (f) #Eastern perimeter street#

Along the #eastern perimeter street# between the required sidewalk and the eastern boundary of the #Special Willets Point District#, an open area with a minimum depth of eight feet and a maximum depth of 15 feet shall be provided. At least 70 percent of such open area shall be planted.

- (g) Convention center
If a convention center is provided, a pedestrian amenity area shall be required between the #street line# and the #street wall# of the convention center. The pedestrian amenity area shall have a depth of at least 10 feet and not more than 22 feet and shall meet the standards of paragraph (b)(4) of this Section for 126th Street.
- (h) Standards for additional areas
If the amount of public access areas required pursuant to paragraphs (a) through (g) of this Section does not total eight acres, the difference shall be provided in the form of one or more public access areas located not closer than 100 feet to the boundary of the #Special Willets Point District#.
- (i) Hours of Access
All publicly accessible open space shall be accessible to the public from sunrise to one hour after sunset. Entry plaques for public access areas over one-half acre in size shall be provided as described in paragraph (a) of Section 37-751, except that the number of such plaques shall be provided so that one such plaque is located at each point of entry to such publicly accessible open space, and lettering at least one inch in height shall be provided stating the words, "Open to the public:" followed by hours permitted pursuant to this paragraph (i).
- (j) Active Recreation
A minimum of one-half acre of public access area shall be designed for active recreational use. This area may be located anywhere within the eight acres of publicly accessible open space required within the #Special Willets Point District#. Such area may include rooftop areas, provided that adequate public access is provided to the general public and that, regardless of the size of such rooftop area, entry plaques are provided for each point of entry pursuant to paragraph (i) of this Section. Access to such areas shall comply with the Americans with Disabilities Act of 1990.

**124-50
OFF-STREET PARKING REGULATIONS**

Off-street parking shall be provided for all required parking spaces and loading as specified by the underlying district, except as modified by the special regulations of this Section, inclusive.

**124-51
Use and Location of Parking Facilities**

The provisions of this Section shall apply to all off-street parking spaces within the #Special Willets Point District#.

Floor space used for parking shall be exempt from the definition of #floor area#.

Parking facilities with over 225 parking spaces shall provide adequate reservoir space at the vehicular entrances to accommodate either ten automobiles or five percent of the total parking spaces provided in such facility, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles.

- (a) All off-street parking spaces shall be located within facilities that, except for entrances and exits, meet the following standards:
 - (1) are located entirely below the level of any #street# or publicly accessible open area upon which such facility, or portion thereof, fronts; or
 - (2) are located in a #cellar# no more than four feet above grade within Area B, provided that the #street wall# is set back at least four feet from the #street line# except for projections permitted pursuant to Section 124-22, paragraph (a)(3) and planted areas are provided pursuant to Section 124-22, paragraph (a)(5) and further provided that 50 percent of such #street wall# with adjacent parking spaces consists of opaque materials; or
 - (3) are located, at every level above-grade, behind #commercial#, #community facility# or #residential floor area# at least 25 feet from any #street wall# or public access area; or
 - (4) are located above-grade and adjacent to a #street wall# or public access area, provided that any non-horizontal parking deck structures are not visible from the exterior of the #building# in elevation view and opaque materials are located in the exterior building wall between the bottom of the floor of each parking deck and no less than three feet above such deck and a total of at least 50 percent of such #street wall# with adjacent parking spaces consists of opaque materials. A parking structure so screened shall be permitted only in the following locations:
 - (i) Except within #blocks# that bound the intersection of 126th Street and Northern Boulevard or 126th Street and Roosevelt Avenue, a parking facility may be located adjacent to a #street wall# facing 126th Street above

- (ii) A parking facility may be located adjacent to a #street wall# limited to a height of 85 feet on a #block# that bounds the intersection of 126th Street and Northern Boulevard provided that such #street wall# is on Northern Boulevard and is more than 100 feet from 126th Street, and provided that no less than 60 percent and no more than 70 percent of the surface area of the portion of such #street wall# with adjacent parking spaces consists of one or more of the following: #signs#, graphic or sculptural art, or living plant material. At least 25 feet of #commercial#, #community facility# or #residential floor area# shall separate such parking spaces from any other adjacent #street#;
- (iii) A parking facility not on a #block# that bounds the intersection of 126th Street and Northern Boulevard may be located adjacent to a #street wall# limited to a height of 40 feet facing Northern Boulevard, provided that such #street wall# with adjacent parking spaces is on Northern Boulevard and is more than 100 feet from 126th Street. At least 25 feet of #commercial#, #community facility# or #residential floor area# shall separate such parking spaces from any other adjacent #street#;
- (iv) A parking facility may be located adjacent to a #street wall# on a #block# that bounds the intersection of 126th Street and Roosevelt Avenue, provided that such #street wall# with adjacent parking spaces is more than 100 feet from 126th Street, Roosevelt Avenue and at least 25 feet from any #connector street#;
- (v) A parking facility may be located adjacent to a #street wall# limited to a height of 40 feet facing the eastern boundary of the #Special Willets Point District#, within 200 feet of such eastern boundary, so that such parking facility is not visible from a #connector street#. At least 25 feet of #commercial#, #community facility# or #residential floor area# shall separate such parking spaces from adjacent #residential# and #connector streets#.
- (vi) A parking facility may be located adjacent to a #street wall# where such #street wall# is on a #service street#, provided that at least 25 feet of #commercial#, #community facility# or #residential floor area# shall separate such parking spaces from adjacent #residential#, #connector#, #retail# or #primary retail streets#;
- (b) All parking facilities with parking spaces adjacent to an exterior building wall that is not a #street wall# shall provide screening of such exterior wall so that any non-horizontal parking deck structures are not visible from the exterior of the #building# in elevation view and opaque materials are located in the exterior building wall between the bottom of the floor of each parking deck and no less than three feet above such deck and a total of at least 50 percent of such exterior building wall with adjacent parking spaces consists of opaque materials.
- (c) All parking facilities shall not be open to the sky, and all parking facilities shall have a roof that meets the design requirements of Section 124-34.

- (d) All #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefore is made to the landlord. Furthermore, if #accessory# and public parking spaces are provided on the same #block#, all such spaces shall be located within the same parking facility.
- (e) A maximum of five percent of required #accessory residential# off-street parking spaces may be made available as car share spaces. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one space. These spaces shall be #used# by motor vehicles that are provided by a certified car share operator, in accordance with the provisions of this paragraph, for rental on an hourly basis. Car share spaces shall be located at unstaffed, self-service locations (except if located within a facility that includes attended parking spaces), and the certified car share operator shall not, with the exception of leased parking spaces, maintain a place of business on the #zoning lot#, have any employees located there, or erect any #sign# on any portion thereof, except that one #sign# with an area not exceeding one square foot shall be permitted. Car share spaces shall be for vehicles that are generally be available for pick-up 24 hours per day. Car share spaces in accordance with the provisions of this paragraph, (e), shall not be considered #commercial uses# and shall be exempt from the definition of #floor area#. The provisions of Section 36-46 (Restrictions on Use of Accessory Off-Street Parking Spaces) shall not apply to such car share spaces. The Buildings Commissioner shall permit car share spaces only if the Chair of the City Planning Commission, in consultation with the Commissioner of Transportation, has certified that:
 - (1) the proposed car share operator is engaged in the business of providing car share services to the general public;
 - (2) the owner of the #accessory# off-street parking facility has signed an agreement with such car share operator limiting any car share spaces to permitted car sharing #use#; and
 - (3) the number of proposed car share spaces is in compliance with this paragraph (e).
- (f) All #accessory# off-street parking spaces may be provided within parking facilities in #buildings# other than the same #building# as the #uses# to which they are #accessory#, provided that:
 - (1) the off-street parking space within such facility is counted only once in meeting the parking requirements for a specific #building#; and
 - (2) such parking facilities are located within the #Special Willets Point District#; or
 - (3) such parking facilities are located within distances specified by Sections 36-421 (Maximum distance from zoning lot) and 36-43 (Off-site spaces for Commercial or Community Facility Uses), as applicable.

124-52 Loading Restrictions

Loading areas shall not be permitted within 75 feet of 126th Street or within 50 feet of the #primary retail street#. Loading areas for a convention center #use# shall not be permitted within 100 feet of a #connector street#.

124-53 Curb Cut Restrictions

No driveway curb cuts for parking facilities or loading berths shall be permitted along 126th Street, the #primary retail street#, the #connector streets#, across from public open space of two or more acres, and within 50 feet of the intersection of any #streets#, , except for a convention center or a #transient hotel# with a minimum of 50,000 square feet of #floor area#, and except that the City Planning Commission may authorize curb cuts, provided the Commission finds that such curb cuts are needed, do not unduly inhibit surface traffic or pedestrian flow and do not impair the essential character of the surrounding area.

Where permitted, the maximum aggregate width of curb cuts on any frontage shall be limited to 24 feet for #residential streets# and 60 feet for all other #streets#, except that the maximum shall be 100 feet for #blocks# that bound the intersection of 126th Street and Northern Boulevard or 126th Street and Roosevelt Avenue and for #blocks# that contain a #transient hotel# with a minimum of 50,000 square feet of #floor area#. For a convention center, the maximum aggregate width of curb cuts on any frontage shall be limited to 100 feet, except that curb cuts shall be unlimited when located directly adjacent to the loading area of the convention center. All curb cuts shall be achieved with minimal reduction to the grade of the sidewalk over which they pass.

124-54 Indoor Bicycle Parking

Within the #Special Willets Point District#, a designated area for #accessory# bicycle parking shall be provided for all #developments# or #enlargements#. Such designated area shall be enclosed, accessible and secure, and excluded from the definition of #floor area#. #Accessory# facilities, such as

lockers, showers and circulation space shall also be excluded from the definition of #floor area#.

- (a) For #residential buildings# with ten or more #dwelling units#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.
- (b) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6B office #use#, one bicycle parking space shall be provided for every 5,000 square feet of such office #use#, up to a maximum of 200 bicycle parking spaces.
- (c) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6A or 6C retail #use#, one bicycle parking space shall be provided for every 10,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.

124-60 SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

For any #development#, #enlargement#, alteration or change of #use# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

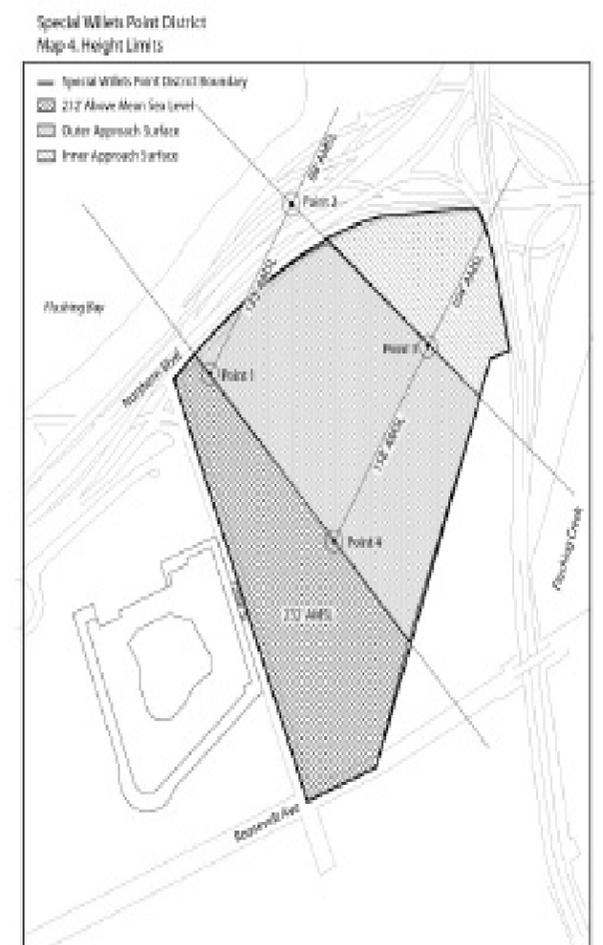
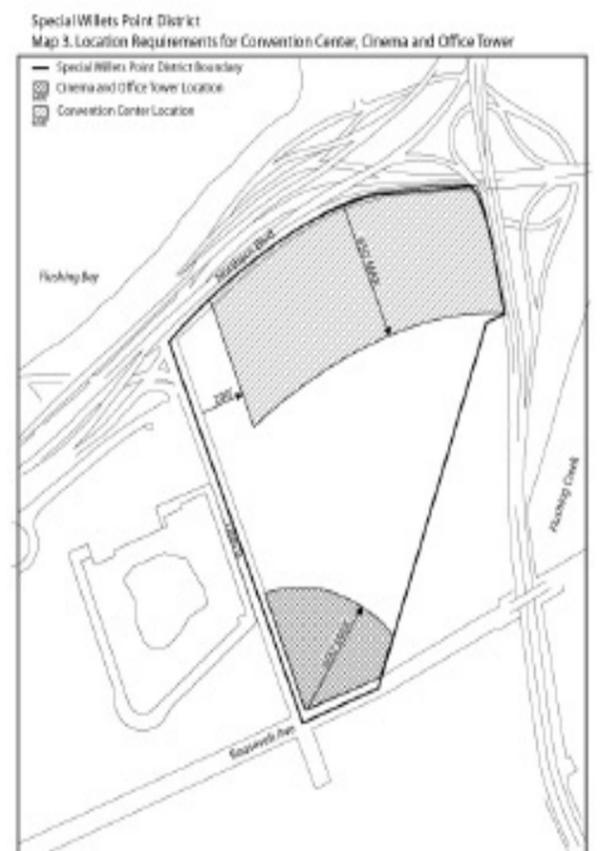
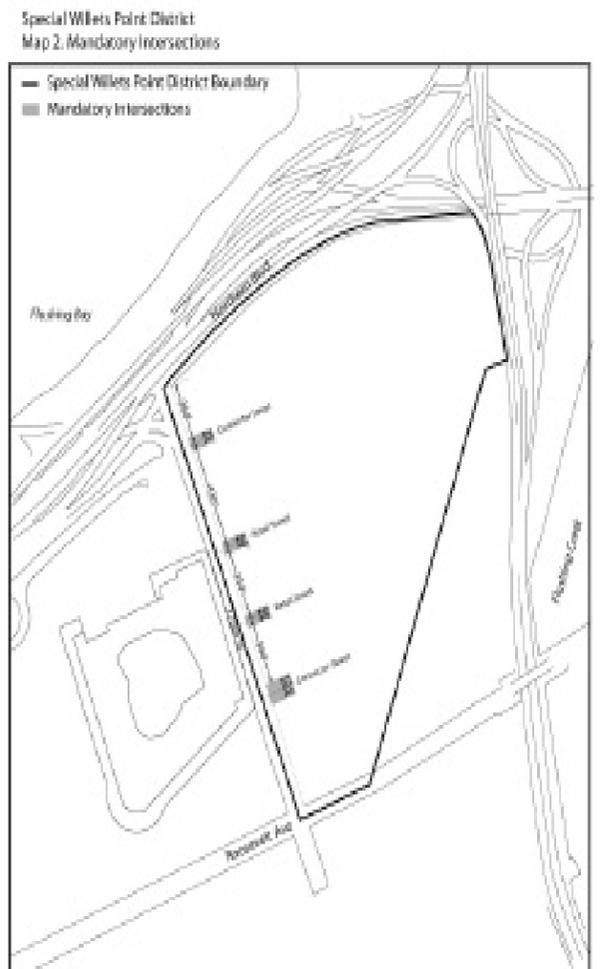
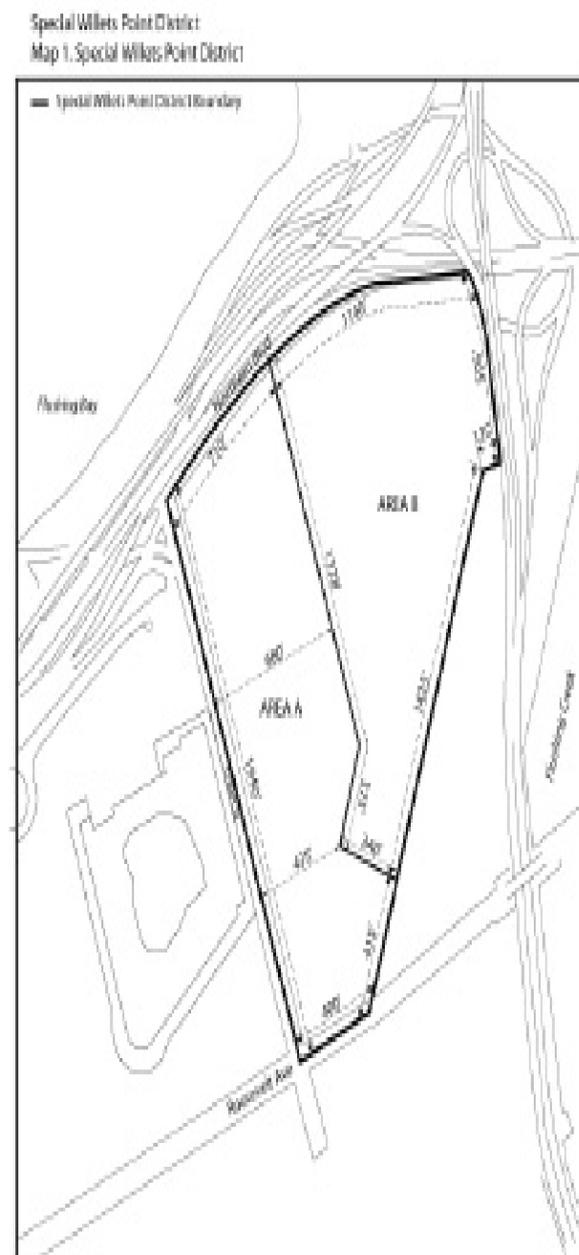
- (a) modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve the programmatic requirements of the #development#;
- (c) #bulk# modifications will enhance the distribution of #bulk# within the Special District;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding streets; and
- (e) #development# or #enlargement# will relate harmoniously to the character of the surrounding area.

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

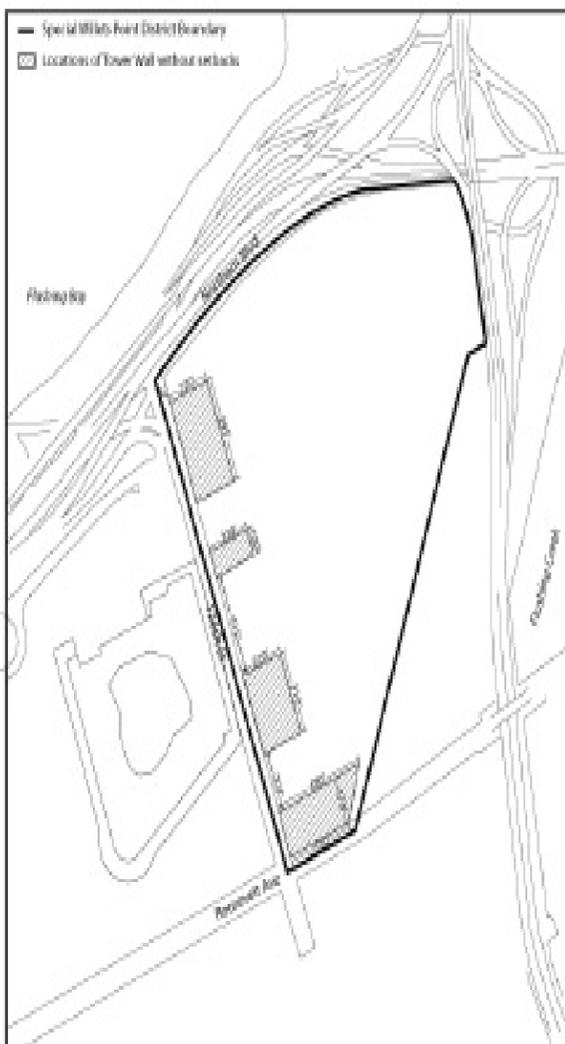
Appendix A Special Willets Point District

- Map 1 - Special Willets Point District
- Map 2 - Mandatory Intersections
- Map 3 - Location Requirements for Convention Center, Cinema and Office Tower
- Map 4 - Height Limits
- Map 5 - Locations of Tower Walls without Setbacks

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Special Willets Point District
Map 5. Locations of Former Walks without Setbacks



WILLETS POINT DEVELOPMENT PLAN
QUEENS CB - 7 **N 080383 HGQ**
Designation of the Willets Point Urban Renewal Area, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal (Urban Renewal) Law of New York State, located in Community District 7 in the Borough of Queens and described as follows:

Blocks	Land Use	Lots
1820	Commercial	1, 6, 9, 18, 34, 108
1821	Commercial	1, 6, 16, 25, 27
1822	Commercial	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
1823	Commercial	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
1824	Commercial	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
1825	Commercial	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
1826	Commercial	1, 5, 14, 18, 20, 31, 35
1827	Commercial	1
1828	Commercial	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
1829	Commercial	19, 21, 40, 71
1830	Commercial	1, 9, 10, 21
1831	Commercial	1, 10, 35
1832	Commercial	1, 10
1833	Commercial	1 (p/o), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425

All mapped and/or built streets within the project boundary

Willets Point Development
QUEENS CB - 7 **C 080384 HUQ**
Application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Willets Point Urban Renewal Plan for the Willets Point Urban Renewal Area.

The following properties are proposed for acquisition:

Blocks	Lots
1820	1, 6, 9, 18, 34, 108
1821	1, 6, 16, 25, 27
1822	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
1823	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
1824	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
1825	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
1826	1, 5, 14, 18, 20, 31, 35
1827	1
1828	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
1829	19, 21, 40, 71
1830	1, 9, 10, 21
1831	1, 10, 35
1832	1, 10
1833	1 (partial), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425

All mapped and/or built streets within the project boundary

Willets Point Development Plan
QUEENS CB - 7 **C 080385 HDQ**
Application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of

the New York City Charter, for the disposition of city-owned property comprising the sites within the Willets Point Urban Renewal Area.

The properties are to be disposed to a developer to be selected by the Department of Housing Preservation and Development for redevelopment in accordance with the Willets Point Urban Renewal Plan and consist of the following:

Blocks	Lots
1820	1, 6, 9, 18, 34, 108
1821	1, 6, 16, 25, 27
1822	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
1823	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
1824	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
1825	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
1826	1, 5, 14, 18, 20, 31, 35
1827	1
1828	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
1829	19, 21, 40, 71
1830	1, 9, 10, 21
1831	1, 10, 35
1832	1, 10
1833	1 (p/o), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425

And all mapped and/or built streets within the project boundary, Borough of Queens, Community District 7

320 STERLING STREET

Application submitted by the New York City Department of Housing Preservation and Development for Council approval, pursuant to Section 577 of the Private Housing Finance Law, for a modification to a previously approved Urban Development Action Area Project and related tax exemption located at 320 Sterling Street, Council District no. 40, Borough of Brooklyn.

o10-17

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS have been adopted by the City Planning Commission scheduling public hearings on the following matters to be held in Spector Hall, 22 Reade Street, New York, New York on Wednesday, October 29, 2008, commencing at 10:00 A.M.

BOROUGH OF BROOKLYN
No. 1
BED-STUY GATEWAY BID

CD 3 **N 090095 BDK**
IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Bed-Stuy Gateway Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Bed-Stuy Gateway Business Improvement District.

BOROUGH OF MANHATTAN
Nos. 2 & 3
WEST 143RD STREET APARTMENTS
No. 2

CD 10 **C 080501 HAM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 148 West 143rd Street (Block 2011, Lot 57), as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such area; and

- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a six-story residential building, tentatively known as West 143rd Street Apartments, with approximately 34 residential units.

No. 3

CD 10 **C 080502 PQM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 148 West 143rd Street (Block 2011, Lot 57).

BOROUGH OF QUEENS
No. 4
BOARD OF ELECTIONS WAREHOUSE

CD 1 **C090056 PCQ**
IN THE MATTER OF an application submitted by the Board of Elections 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 at 37-18 Northern Boulevard (Block 214, Lot 40) for use as a warehouse facility.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
22 Reade Street, Room 2E
New York, New York 10007
Telephone No. (212) 720-3370

o14-29

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 11 - Thursday, October 16, 2008, 7:30 P.M., 1740 84th Street, Brooklyn, NY

The applicant seeks a recommendation for the renewal of a revocable consent to operate an unenclosed sidewalk cafe consisting of 7 tables and 17 seats abutting the existing restaurant at the above address.

Public Hearing on the Capital and Expense Budget recommendations for FY 2010.

o10-16

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 18 - Wednesday, October 15, 2008, 8:00 P.M., Kings Plaza Community Room, Flatbush Avenue and Avenue V, Brooklyn, NY

Continued Public Hearing on an application by Mercy Home for Children, 243 Prospect Park West, under the auspices of the New York State Office of Mental Retardation and Developmental Disabilities (OMRDD), to establish a community residence at 1641 East 53rd Street, a detached two-family brick frame 1 3/4 story cape style house.

The Capital and Expense Budget Submissions for Fiscal Year 2010, community residents are invited to submit budget requests at this time for consideration by the Board for inclusion in the Board's Budget submissions for FY 10.

o9-15

BOROUGH OF BROOKLYN

Community Board #18 - Public Hearing on Capital and Expense Budget for FY 2010 will take place on Wednesday, October 15, 2008 at 8:00 P.M. at King's Plaza Community Room, Flatbush Avenue and Avenue V, Brooklyn.

BOROUGH OF BRONX

Community Board #3 - Public Hearing on Capital and Expense Budget for FY 2010 will take place on Tuesday, October 14, 2008 at 6:00 P.M. at the Office of Bronx Community Board #3, 1426 Boston Road (E170 Street and Prospect Avenue).

o8-14

BOROUGH OF BRONX

Community Board #9 - Public Hearing on Capital and Expense Budget for FY 2010 will take place on Thursday, October 16, 2008 at 7:00 P.M. at Community Board 9, 1967 Turnbull Avenue, Suite 7, Bronx, NY 10473.

o9-16

DEFERRED COMPENSATION BOARD

■ NOTICE

The New York City Deferred Compensation Plan Board will hold it's monthly meeting on Thursday, October 16, 2008 from 10:00 AM to 1:00 PM. The meeting will be held at 40 Rector Street, 3rd Floor, NYC.

o14-16

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, October 28, 2008 at 11:00 AM**, at the Landmarks Preservation Commission will conduct a public hearing in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Landmarks, Landmark Sites, and Historic District. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007- (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

ITEMS TO BE HEARD

BOROUGH OF MANHATTAN

Public hearing Item No.1

LP-2313 **CONSOLIDATED EDISON COMPANY BUILDING**, 4 Irving Place (2-12 Irving Place, 121-147 East 14th Street, 120-140

East 15th Street), Manhattan.
Landmark Site: Borough of Manhattan Tax Map Block 870, Lot 24 in part consisting of the land on which the described building is situated.

PUBLIC HEARING ITEM NO. 2

LP-2312 ST. NICHOLAS OF MYRA ORTHODOX CHURCH, 288 East 10th Street (aka 155-157 Avenue A), Manhattan.
Landmark Site: Borough of Manhattan Tax Map Block 437, Lot 25

PUBLIC HEARING ITEM NO. 3

LP-2315 144 WEST 14TH STREET BUILDING, 144 West 14th Street (aka 138-146 West 14th Street), Manhattan.
Landmark Site: Borough of Manhattan Tax Map Block 609, Lots 1101 and 1102

BOROUGH OF THE BRONX

PUBLIC HEARING ITEM NO. 4

LP-2311 MUSEUM BUILDING, FOUNTAIN OF LIFE AND TULIP TREE ALLEE, NEW YORK BOTANICAL GARDEN, Bounded by Bronx River, Bronx River Parkway and Bronx and Pelham Parkway), Bronx Parkway, Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 3272, Lot 1 in part.

BOROUGH OF BROOKLYN

PUBLIC HEARING ITEM NO. 5

LP-2314

PROPOSED PROSPECT HEIGHTS HISTORIC DISTRICT, Borough of Brooklyn.

Boundary Description

The proposed Prospect Heights Historic District consists of the properties bounded by a line beginning at the southwest corner of Underhill Avenue and Prospect Place, extending southerly along the western curblin of Underhill Avenue to a point in said curblin formed by its intersection with a line extending westerly from the northern property line of 349-351 Park Place, aka 147-151 Underhill Avenue (Block 1160, Lot 1), easterly across Underhill Avenue and along said property line, northerly along the western property line of 369 Park Place, easterly along the northern Property lines of 369 to 411 Park Place and a portion of the northern property line of 413 Park Place, easterly along the angled northern property lines of 413 to 421 Park Place, southerly along the eastern property line of 421 Park Place across Park Place to its southern curblin, easterly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 426 Park Place, southerly along said property line, easterly along the northern property lines of 423 to 429 Sterling Place, southerly along a portion of the eastern property line of 429 Sterling Place, easterly along the northern property line of 431 Sterling Place, southerly along the eastern property line of 431 Sterling Place, across Sterling Place to its southern curblin, easterly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 446 Sterling Place, southerly along said property line, westerly along the southern property lines of 446 to 364 Sterling Place, northerly along a portion of the western property line of 364 Sterling Place, westerly along the southern property line of 346 Sterling Place, aka 185 Underhill Avenue and across Underhill Avenue to its western curblin, southerly along said curblin to the northwest corner of Underhill Avenue and St. John's Place, westerly along the northern curblin of St. John's Place to a point formed by its intersection with a line extending southerly from the western property line of 323 St. John's Place, aka 200 Underhill Avenue, northerly along the angled property lines of 323 St. John's Place, aka 200 Underhill Avenue, and 198 to 188 Underhill Avenue, easterly along a portion of the northern property line of 188 Underhill Avenue, northerly along the western property lines of 186 Underhill Avenue (aka 186A Underhill Avenue) to 176 Underhill Avenue, aka 340-344 Sterling Place, and across Sterling Place to its northern curblin, westerly along said curblin to a point formed by its intersection with a line extending northerly across Sterling Place from a portion of the eastern property line of 288 Sterling Place, aka 29 Butler Place, southerly across Sterling Place and said property line, following its eastward angle to the northern curblin of Butler Place, westerly along said curblin to a point formed by its intersection with a line extending southerly from a portion of the western property line of 286 Sterling Place, aka 27 Butler Place, northerly along said property line, westerly along the angled southern property lines of 284 and 282 Sterling Place, continuing westerly along the southern property lines of 280 to 276 Sterling Place, southerly along a portion of the eastern property line of 274 Sterling Place, westerly along the southern property line of 274 Sterling Place, northerly along a portion of the western property line of 274 Sterling Place, westerly along the southern property line of 272 Sterling Place and the angled southern property lines of 270 and 268 Sterling Place, northerly along the western property line of 268 Sterling Place and across Sterling Place to its northern curblin, westerly along said curblin to the northeast corner of Sterling Place and Vanderbilt Avenue, northerly along the eastern curblin of Vanderbilt Avenue and across Park Place to a point in said curblin formed by its intersection with a line extending eastward from the southern property line of 630A Vanderbilt Avenue, westerly across Vanderbilt Avenue and along said property line, southerly along a portion of the eastern property line of 210A-220 Prospect Place and the eastern property line of 233-235 Park Place, across Park Place and continuing southerly along the eastern property line of 248 Park Place, westerly along the southern property line of 248 Park Place, southerly along a portion of the

eastern property line of 226-246 Park Place, westerly along the southern property line of 226-246 Park Place, southerly along the eastern property line of 213 Sterling Place to the northern curblin of Sterling Place, westerly along said curblin, northerly along the eastern curblin of Flatbush Avenue, easterly along the northern property line of 375 Flatbush Avenue, easterly along the northern property lines of 375 Flatbush Avenue and 183 to 187 Sterling Place, northerly along portions of the western property lines of 189-191 Sterling Place and 200 Park Place, westerly along a portion of the southern property line of 200 Park Place and the southern property lines of 196 to 188 Park Place and the angled southern property lines of 186 to 180 Park Place, northerly along the western property line of 180 Park Place and across Park Place to its northern curblin, westerly along said curblin, northerly along the eastern curblin of Carlton Avenue to a point in said curblin formed by its intersection with a line extending easterly from the southern property line of 632A Carlton Avenue, westerly across Carlton Avenue and along said property line to a point formed by its intersection with a line extending southerly from the western property line of 632 Carlton Avenue, northerly along said line and the western property line of 632 Carlton Avenue, easterly along a portion of the northern property line of 632 Carlton Avenue, northerly along the western property lines of 628-630 and 626 Carlton Avenue, westerly along the angled southern property lines of 140 and 138 Prospect Place, northerly along a portion of the western property line of 138 Prospect Place, westerly along the southern property line of 321 Flatbush Avenue to the eastern curblin of Flatbush Avenue, northerly along the eastern curblin of Flatbush Avenue to the northern curblin of Prospect Place, westerly along said curblin to a point formed by its intersection with a line extending southward from the western property line of 115 Prospect Place, northerly along said property line and the angled western property lines of 112 to 102 St. Mark's Avenue, westerly along the southern property line of 285 Flatbush Avenue to the eastern curblin of Flatbush Avenue, northerly along said curblin to the northern curblin of St. Mark's Avenue, westerly along the northern curblin of Saint Mark's Avenue to a point formed by its intersection with a line extending southward from the western property line of 75 St. Mark's Avenue, northerly along said property line, easterly along the northern property line of 75 St. Mark's Avenue, northerly along a portion of the western property line of 77 St. Mark's Avenue, easterly along the northern property lines of 77 to 107 St. Mark's Avenue and a portion of the northern property line of 109 St. Mark's Avenue, northerly along the western property line of Block 1143, Lot 140 (an interior lot), westerly along a portion of the southern property line of 538 Bergen Street and the southern property lines of 536 and 534 Bergen Street, northerly along the western property line of 534 Bergen Street and across Bergen Street to the northern curblin of Bergen Street, westerly along said curblin to a point formed by its intersection with a line extending southward from the western property line of 531 Bergen Street, northerly along said property line, easterly along the northern property lines of 531 to 535 Bergen Street and a portion of the northern property line of 537 Bergen Street, northerly along the western property line of 546 Dean Street to the southern curblin of Dean Street, easterly along the southern curblin of Dean Street to a point formed by its intersection with a line extending southerly from the western property line of 536 Carlton Avenue, aka 561-565 Dean Street, northerly across Dean Street and along the western property lines of 536 to 522 Carlton Avenue, easterly along a portion of the northern property line of 522 Carlton Avenue, northerly along the western property lines of 520 to 516 Carlton Avenue, aka 734-738 Pacific Street, to the southern curblin of Pacific Street, easterly along said curblin to the southwest corner of Pacific Street and Carlton Avenue, southerly along the western curblin of Carlton Avenue and across Dean Street to the southwest corner of Dean Street and Carlton Avenue, easterly across Carlton Avenue and along the southern curblin of Dean Street to a point formed by its intersection with a line extending northerly from the eastern property line of 555 Carlton Avenue, aka 574 Dean Street, southerly along the eastern property lines of 555 to 565A Carlton Avenue and a portion of the eastern property line of 567 Carlton Avenue, easterly along the northern property lines of 573 to 585 Bergen Street, southerly along the eastern property line of 585 Bergen Street and across Bergen Street to the southern curblin of Bergen Street, easterly along said curblin to a point formed by its intersection with a line extending southward and across Bergen Street from the western property line of 570 Vanderbilt Avenue, aka 635 Bergen Street, northerly across Bergen Street and along the western property lines of 570 to 566 Vanderbilt Avenue and a portion of the western property line of 564 Vanderbilt Avenue, westerly along a portion of the southern property line of 564 Vanderbilt Avenue, northerly along portions of the western property lines of 564 and 560 Vanderbilt Avenue, easterly along a portion of the northern property line of 560 Vanderbilt Avenue, northerly along a portion of the western property line of 560 Vanderbilt Avenue and the western property lines of 558 to 552 Vanderbilt Avenue, aka 662 Dean Street to the southern curblin of Dean Street, easterly along said curblin and across Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Dean Street, northerly across Dean Street and along the eastern curblin of Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Pacific Street, easterly along the southern curblin of Pacific Street to a point formed by its intersection with a line extending northward from the eastern property line of 565 Vanderbilt Avenue, aka 820-826 Pacific Street, southerly along the eastern property lines of 565 to 583 Vanderbilt Avenue and across Dean Street to its southern curblin, easterly along said curblin to a point formed by its intersection with a line extending northward from the eastern property line of 680 Dean Street, southerly along the eastern property line of 680 Dean Street and the angled eastern property line of 589 Vanderbilt Avenue, easterly along a portion of the northern property line of 591 Vanderbilt Avenue, southerly along the eastern property line of 591 Vanderbilt Avenue and a portion of the eastern property line of 593 Vanderbilt Avenue, easterly along a portion of the northern property line of 593

Vanderbilt Avenue, southerly along a portion of the eastern property line of 593 Vanderbilt Avenue and the eastern property lines of 593½ to 601 Vanderbilt Avenue, aka 651 Bergen Street, continuing southerly across Bergen Street to its southern curblin, westerly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 603 Vanderbilt Avenue, aka 640 Bergen Street, southerly along the eastern property lines of 603 to 623 Vanderbilt Avenue to the northern curblin of St. Mark's Avenue, westerly along said curblin to a point formed by its intersection with a line extending northerly and across St. Mark's Avenue from the eastern property line of 625 Vanderbilt Avenue, aka 236 St. Mark's Avenue, southerly across St. Mark's Avenue and along the eastern property lines of 625 to 633 Vanderbilt Avenue and a portion of the eastern property line of 635 Vanderbilt Avenue, easterly along the northern property lines of 239 to 277 Prospect Place, northerly along a portion of the western property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place, southerly along a portion of the eastern property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place and the northern property lines of 287 and 289 Prospect Place, southerly along the angled portion of the eastern property lines of 289 and 291 Prospect Place, easterly along the angled northern property lines of 293 to 297 Prospect Place, southerly along a portion of the eastern property line of 297 Prospect Place, easterly along the northern property lines of 299 to 307 Prospect Place, southerly along a portion of the eastern property line of 307 Prospect Place, easterly along the northern property line of 309 Prospect Place, southerly along the eastern property line of 309 Prospect Place and across Prospect Place to its southern curblin, and easterly along said curblin to the point of the beginning.

o10-28

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, October 21, 2008 at 9:30 A.M. in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF QUEENS 09-1478 - Block 1460, lot 14-35-18 87th Street - Jackson Heights Historic District
 One of a pair of neo-Tudor style rowhouses designed by C. F. and D. E. McAvoy and built in 1926. Application is to replace roofing.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF STATEN ISLAND 08-2102 - Block 15, lot 141-112 Carroll Place - St. George/New Brighton Historic District
 A neo-Colonial style garage and chauffeur's quarters designed by T. Hutchison and built in 1924. Application is to construct an addition. Zoned R3A.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 08-6946 - Block 215, lot 13-58 Hicks Street - Brooklyn Heights Historic District
 An early 19th century frame residence and rear building, altered in the 1950's. Application is to alter the facades and construct an addition. Zoned R6.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 09-1782 - Block 325, lot 1-239-245 Degraw Street - Cobble Hill Historic District
 A neo-Grec style store and residence built circa 1880. Application is to replace storefront infill and windows.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 09-3663 - Block 326, lot 24-15 Tompkins Place - Cobble Hill Historic District
 A Greek Revival style rowhouse built in the 1840s. Application is to construct a rear yard addition. Zoned R6.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 09-0110 Block 1319, lot 39-194 and 198 Sterling Street - Prospect Lefferts Gardens Historic District
 A neo-Renaissance style rowhouse designed by William Debus and built in 1910. Application is to legalize the installation of ironwork without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 08-5453 - Block 5181, lot 77-455 East 17th Street - Ditmas Park Historic District
 A Colonial Revival style free-standing house designed by A. White Pierce and built in 1902. Application is to legalize façade alterations performed without Landmarks Preservation Commission permits.

BINDING REPORT
 BOROUGH OF MANHATTAN 09-3798 - Block 73, lot 10 and 11-89 and 95 South Street - South Street Seaport Historic District
 A modern pier and retail structure built circa 1980;..... Application is to demolish the Pier 17, reconstruct the pier and relocate the Tin Building and construct seven new buildings and pavilion structures. Zoned C-2-8.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 08-7350 - Block 231, lot 4-307 Canal Street, aka 49 Howard Street - SoHo-Cast Iron Historic District
 An Italianate style store building built in 1856 and 1862. Application is to replace ground floor infill.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 09-2272 - Block 609, lot 62/63-

133 and 135 West 13th Street - Greenwich Village Historic District
Two Greek-Revival style rowhouses built in 1845. Application is to alter the facades and areaways.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-2534 – Block 610, lot 16-115-125 7th Avenue South – Greenwich Village Historic District
A building designed by the Liebman Melting Partnership and built in 1990-1994. Application is to alter the façade and construct a rooftop addition. Zoned CA-5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-3702 - Block 611, lot 34-131 7th Avenue South - Greenwich Village Historic District
A commercial building designed by George M. McCabe and built in 1929. Application is to construct a rooftop addition, and replace windows and storefront infill. Zoned C2-6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-2161 - Block 529, lot 1-644 Broadway - NoHo Historic District
A Queen Anne/Romanesque Revival style bank and loft building designed by Stephen D. Hatch and built in 1889-91. Application is to install windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-2492 - Block 530, lot 31-53 Great Jones Street - NoHo Historic District Extension
A garage building built in circa 1882 and converted to a storage building by Harry Kirshbaum in 1928. Application is to install storefront infill and an exhaust duct.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 08-7198 - Block 641, lot 43-84 Jane Street - Greenwich Village Historic District
A Greek Revival style rowhouse built in 1858. Application is to construct rear yard and rooftop additions. Zoned R-6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-3052 - Block 822, lot 30-5 West 20th Street - Ladies' Mile Historic District
An Italianate style dwelling built in 1852 and altered in 1904 to accommodate storefronts at the first and second stories. Application is to replace windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-3680 – Block 846, lot 56-866 Broadway – Ladies' Miles Historic District
A Greek Revival style rowhouse built in 1847-48, and altered at the ground floor for commercial use in the 1850s. Application is to replace the storefront infill and alter the stair bulkhead.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 06-4323 - Block 1251, lot 7501-190 Riverside Drive - Riverside-West End Historic District
An Beaux-Arts style apartment building designed by Townsend, Steidle & Haskell and built in 1909-10. Application is to construct a rooftop addition. Zoned R10A.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-1519 - Block 1237, lot 61-610 West End Avenue - Riverside- West End Historic District
A neo-Renaissance style apartment building designed by George & Edward Blum and built in 1910. Application is to install a sidewalk canopy and alter the front courtyard.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-3066 - Block 1170, lot 1-390 West End Avenue - Apthorp Apartments B Individual Landmark
An Italian Renaissance style apartment building designed by Clinton and Russell and built in 1906-08. Application is to install rooftop mechanical units and an acoustical screen.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-1612 - Block 1249, lot 40-312 West 88th Street - Upper West Side/Central Park West Historic District
A Flemish Revival style rowhouse designed by Joseph H. Taft and built in 1885-90. Application is to construct a rear yard addition. Zoned R8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 08-8589 – Block 1129, lot 64-66 West 77th Street – Upper West Side/Central Park West Historic District
A Renaissance Revival style flats building designed by Thom and Wilson and built in 1894-95. Application is to install a sidewalk canopy.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-3811 – Block 1212, lot 27-117 West 81st Street – Upper West Side/Central Park West Historic District
A Northern Renaissance Revival style rowhouse designed by Henry L. Harris and built in 1884-1885. Application is to alter the existing rooftop addition. Zoned R-8B.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-3778 – Block 1376, lot -60, 63-12-14 East 62nd Street - Upper East Side Historic District
Two houses built in 1879-80 and redesigned in the neo-French Classic style by Harry Allan Jacobs in 1915-16. Application is to construct rooftop additions. Zoned C5-1 and R8B/LH-1.

MODIFICATION OF USE AND BULK
BOROUGH OF MANHATTAN 09-5779 - Block 1376, lot 60, 61, 62, and 63-12-18 East 62nd Street - Upper East Side Historic District
Three houses built in 1879-80 and redesigned in the neo-French Classic style by Harry Allan Jacobs in 1915-16; and a house built in 1879-80 and redesigned in the neo-Renaissance style by Harry Pelton in 1903. Application is to request that

the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a special permit pursuant to Section 74-711. Zoned C5-1 and R8B/LH-1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-3813 - Block 1389, lot 29-45 East 74th Street - Upper East Side Historic District
A rowhouse built in 1879, and altered in 1957 by Sidney and Gerald M. Daub. Application is to construct a stoop, alter the facade and construct a rear yard and roof top addition. Zoned R8B.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-1020 - Block 1393, lot 25-45 East 78th Street - Upper East Side Historic District
A Neo-Federal style residence built in 1913-1914 and designed by Arthur C. Jackson. Application is to install a stretch banner.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 090937 - Block 1386, lot 62-12-14 East 72nd Street - Upper East Side Historic District
A modern style apartment building designed by James E. Ware, originally built in 1890, altered in 1966; and a neo-Renaissance style residence designed by Rose and Store and built in 1892-94. Application is to the demolish 12 East 72nd Street and the rear façade of 14 East 72nd Street, construct a new building and a new rear façade at 14 East 72nd Street; and install a new entrance with marquee. Zoned R10/Pl.

o7-21

■ PUBLIC MEETING

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York that on **Tuesday, October 14, 2008**, there will be a Public Meeting of the Landmarks Preservation Commission in the Public Hearing Chamber at 1 Centre Street, 9th Floor North, Borough of Manhattan, City of New York. For information about the Public Meeting agenda, please contact the Public Information Officer at (212) 669-7817.

o10-14

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 40 Worth Street, Room 814 commencing at 2:00 P.M. on Wednesday, October 22, 2008. Interested Parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 40 Worth Street, 9th Floor South, New York, NY 10013, or by calling (212) 442-8040.

#1 In the matter of a proposed revocable consent authorizing The Trustees of Columbia University in the City of New York to maintain and use pipes and conduits under, across and along Amsterdam Avenue, south of West 118th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$24,963
For the period July 1, 2009 to June 30, 2010 - \$25,690
For the period July 1, 2010 to June 30, 2011 - \$26,417
For the period July 1, 2011 to June 30, 2012 - \$27,144
For the period July 1, 2012 to June 30, 2013 - \$27,871
For the period July 1, 2013 to June 30, 2014 - \$28,598
For the period July 1, 2014 to June 30, 2015 - \$29,325
For the period July 1, 2015 to June 30, 2016 - \$30,052
For the period July 1, 2016 to June 30, 2017 - \$30,779
For the period July 1, 2017 to June 30, 2018 - \$31,506

the maintenance of a security deposit in the sum of \$7,200, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#2 In the matter of a proposed revocable consent authorizing The Trustees of Columbia University in the City of New York to maintain and use two conduits under and across Fort Washington Avenue, south of West 168th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$3,873
For the period July 1, 2009 to June 30, 2010 - \$3,986
For the period July 1, 2010 to June 30, 2011 - \$4,099
For the period July 1, 2011 to June 30, 2012 - \$4,212
For the period July 1, 2012 to June 30, 2013 - \$4,325
For the period July 1, 2013 to June 30, 2014 - \$4,438
For the period July 1, 2014 to June 30, 2015 - \$4,551
For the period July 1, 2015 to June 30, 2016 - \$4,664
For the period July 1, 2016 to June 30, 2017 - \$4,777
For the period July 1, 2017 to June 30, 2018 - \$4,890

the maintenance of a security deposit in the sum of \$1,100, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#3 In the matter of a proposed revocable consent authorizing The Trustees of Columbia University in the City of New York to maintain and use pipes and conduits under and across Broadway, north of West 116th Street, and under and across

West 116th Street, east of Claremont Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$24,247
For the period July 1, 2009 to June 30, 2010 - \$24,953
For the period July 1, 2010 to June 30, 2011 - \$25,659
For the period July 1, 2011 to June 30, 2012 - \$26,365
For the period July 1, 2012 to June 30, 2013 - \$27,071
For the period July 1, 2013 to June 30, 2014 - \$27,777
For the period July 1, 2014 to June 30, 2015 - \$28,483
For the period July 1, 2015 to June 30, 2016 - \$29,189
For the period July 1, 2016 to June 30, 2017 - \$29,895
For the period July 1, 2017 to June 30, 2018 - \$30,601

the maintenance of a security deposit in the sum of \$7,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#4 In the matter of a proposed revocable consent authorizing The Trustees of Columbia University in the City of New York to maintain and use conduits under, across and along West 113th Street, West 114th Street, West 115th Street, Claremont Avenue, West 120th Street and Amsterdam Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$ 84,657
For the period July 1, 2009 to June 30, 2010 - \$ 87,123
For the period July 1, 2010 to June 30, 2011 - \$ 89,589
For the period July 1, 2011 to June 30, 2012 - \$ 92,055
For the period July 1, 2012 to June 30, 2013 - \$ 94,521
For the period July 1, 2013 to June 30, 2014 - \$ 96,987
For the period July 1, 2014 to June 30, 2015 - \$ 99,459
For the period July 1, 2015 to June 30, 2016 - \$101,919
For the period July 1, 2016 to June 30, 2017 - \$104,385
For the period July 1, 2017 to June 30, 2018 - \$106,851

the maintenance of a security deposit in the sum of \$24,700, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#5 In the matter of a proposed revocable consent authorizing New York Recycling Ventures, Inc. to construct, maintain and use fenced-in planted areas on the sidewalks of East Bay Avenue, Whittier Street, Viele Avenue and Longfellow Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2019 - \$173/per annum.

the maintenance of a security deposit in the sum of \$3,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

o1-22

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ AUCTION

PUBLIC AUCTION SALE NUMBER 09001-I

NOTICE IS HEREBY GIVEN of a bi-weekly public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on Wednesday, October 29, 2008 (SALE NUMBER 09001-I). This auction is held every other Wednesday unless otherwise notified. Viewing is on auction day only from 8:30 A.M. until 9:00 A.M. The auction begins at 9:00 A.M.

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

A listing of vehicles to be offered for sale in the next auction can be viewed on our Website, on the Friday prior to the sale date at: <http://www.nyc.gov/auctions>
Terms and Conditions of Sale can also be viewed at this site.

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

o7-29

PUBLIC AUCTION SALE NUMBER 09001-H

NOTICE IS HEREBY GIVEN of a bi-weekly public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on Wednesday, October 15, 2008 (Sale Number 09001-H). This auction is held every other Wednesday unless otherwise notified. Viewing is on auction day only from 8:30 A.M. until 9:00 A.M. The auction begins at 9:00 A.M.

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

A listing of vehicles to be offered for sale in the next auction can be viewed on our web site, on the Friday prior to the sale date at: <http://www.nyc.gov/auctions>
Terms and Conditions of Sale can also be viewed at this site.

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

o1-15

POLICE

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

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

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

INQUIRIES

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

FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

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

j1-d31

■ AUCTION

PUBLIC AUCTION SALE NUMBER 1143

NOTICE IS HEREBY GIVEN of a ONE (1) day public auction of unclaimed salvage vehicles, motorcycles, automobiles, trucks, and vans. Inspection day is October 20, 2008 from 10:00 A.M. - 2:00 P.M. Salvage vehicles, motorcycles, automobiles, trucks, and vans will be auctioned on October 21, 2008 at approximately 9:30 A.M.

Auction will be held at the Erie Basin Auto Pound, 700 Columbia Street (in Redhook area of B'klyn., 2 blocks from Halleck St.)

For information concerning the inspection and sale of these items, call the Property Clerk Division's Auction Unit information line (646) 610-4614.

o8-21

PROCUREMENT

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

AGING

CONTRACT MANAGEMENT SERVICES

■ AWARDS

Goods & Services

SERVICES FOR SENIOR CITIZENS – Renewal – PIN# 12509FEDCAP1 – AMT: \$99,990.00 – TO: New York State Industries for the Disabled, 11 Columbia Circle Drive, Albany, NY 11203.

o14

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ VENDOR LISTS

Goods

ACCEPTABLE BRAND LIST – In accordance with PPB Rules, Section 2-05(c)(3), the following is a list of all food items for which an Acceptable Brands List has been established.

1. Mix, Biscuit - AB-14-1:92
2. Mix, Bran Muffin - AB-14-2:91
3. Mix, Corn Muffin - AB-14-5:91
4. Mix, Pie Crust - AB-14-9:91

5. Mixes, Cake - AB-14-11:92A
6. Mix, Egg Nog - AB-14-19:93
7. Canned Beef Stew - AB-14-25:97
8. Canned Ham Shanks - AB-14-28:91
9. Canned Corned Beef Hash - AB-14-26:94
10. Canned Boned Chicken - AB-14-27:91
11. Canned Corned Beef - AB-14-30:91
12. Canned Ham, Cured - AB-14-29:91
13. Complete Horse Feed Pellets - AB-15-1:92
14. Canned Soups - AB-14-10:92D
15. Infant Formula, Ready to Feed - AB-16-1:93
16. Spices - AB-14-12:95
17. Soy Sauce - AB-14-03:94
18. Worcestershire Sauce - AB-14-04:94

Application for inclusion on the above enumerated Acceptable Brand Lists for foods shall be made in writing and addressed to: Purchase Director, Food Unit, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-4207.

j4-jy17

EQUIPMENT FOR DEPARTMENT OF SANITATION –

In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:
A. Collection Truck Bodies
B. Collection Truck Cab Chassis
C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8562.

j4-jy17

OPEN SPACE FURNITURE SYSTEMS - CITYWIDE – In accordance with PPB Rules, Section 2.05(c)(3), an Acceptable Brands List, #AB-17W-1:99, has been established for open space furniture systems.

Application for consideration of product for inclusion on this acceptable brands list shall be made in writing and addressed to: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007, (212) 669-8562.

j4-jy17

COMPTROLLER

■ AWARDS

Goods

IBM FILE SYSTEM AND TAPE STORAGE SOLUTIONS – Intergovernmental Purchase – Judgment required in evaluating proposals - PIN# 01509BIS1730 – AMT: \$440,000.00 – TO: International Business Machines Corp., 80 State Street, Albany, NY 12207.

o14

BUREAU OF ASSET MANAGEMENT

■ AWARDS

Services (Other Than Human Services)

INVESTMENT ADVISORY SERVICES – Renewal – PIN# 0150186217QS – AMT: \$2,595,000.00 – TO: Lord Abbett and Company LLC, 90 Hudson Street, Jersey City, NJ 07302-3973.

o14

ECONOMIC DEVELOPMENT CORPORATION

■ SOLICITATIONS

Construction / Construction Services

IFB REHABILITATION OF LONG ISLAND RAIL ROAD UNDERPASS AT SUTPHIN BOULEVARD, QUEENS – Public Bid – PIN# 55048 – DUE 11-14-08 AT 11:00 A.M. Bid documents may be obtained at GJDC's offices at 90-04 161st Street, 7th Floor, Jamaica, NY 11432. Cost for the bid package is \$150 and is refundable in accordance with instructions included in the bid documents. GJDC will accept only certified checks or money orders made payable to "Greater Jamaica Development Corporation." Cash will not be accepted.

A pre-bid meeting is scheduled for 10:00 A.M. on October 29, 2008 in the Jamaica Marketing Center, located at 93-43 Sutphin Boulevard, Jamaica, N.Y. Representatives from GJDC, design consultant HDR/Daniel Frankfurt, resident engineer to LiRo Engineers, and the Long Island Railroad will be present to address questions regarding the project. The pre-bid meeting will be followed by a site walk-through. Attendance to this meeting is not mandatory, but strongly advised.

Bid Requests for Information (RFIs) must be submitted via e-mail to sutphinunderpass@gjdc.org and must be received on or before October 31, 2008. No RFIs will be accepted after that date. RFIs and associated answers will be distributed via e-mail to all contractors who picked up the bid package.

This project has Disadvantaged Business Enterprise (“DBE”) participation goals and all respondents will be required to submit a DBE Utilization Plan with their response. For the list of companies who have been certified as DBE, visit the New York State Uniform Certification Program at <http://biznet.nysucp.net>.

Each bid must be prepared and submitted in accordance with instructions for Bidders and must be accompanied by a bid bond in the amount of 5 percent of bid value.

The contract will be awarded by GJDC, in consultation with EDC and LIRR, to the lowest responsible and responsive bidder.

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.
Greater Jamaica Development Corp., 90-04 161st Street, Jamaica, NY 11432. Peter J. Engelbrecht (718) 291-0282, sutphinunderpass@gjdc.org

o14

EDUCATION

DIVISION OF CONTRACTS AND PURCHASING

■ SOLICITATIONS

Services

RECORDING, REPORTING AND TRANSCRIPTION SERVICES – CSB – PIN# B0727040 – DUE 11-05-08 AT 5:00 P.M. – To download, please go to <http://vendorportal.nycenet.edu>. If you are unable to download this RFB, please contact the Vendor Hotline at (718) 935-2300 or email at vendorhotline@schools.nyc.gov. If you have questions or comments regarding this RFB, please send an e-mail to Marvin Spruck at mspruck@schools.nyc.gov with your company name, address, phone, fax and e-mail address.

The New York City Department of Education (NYCDOE), on behalf of its Impartial Hearing Office (IHO), seeks bids from vendors who can furnish digital recordings and transcripts of all hearings. There will be a pre-bid conference at 65 Court Street, 12th Floor Conference Room, Room 1202, Brooklyn, NY 11201 at 2:00 P.M. on October 21, 2008.

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.
NYCDOE, Division of Contracts and Purchasing
65 Court Street, Room 1201, Brooklyn, NY 11201
(718) 935-2300, <http://schools.nyc.gov/dcp>

o14

ENVIRONMENTAL PROTECTION

■ INTENT TO AWARD

Goods & Services

DAKOTA SOFTWARE – Sole Source – Available only from a single source - PIN# 82609EHSCC009 – DUE 10-29-08 AT 11:00 A.M. – DEP/PMO intends to enter into sole source negotiations with Dakota for the purchase of their Dakota Software Compliance Library. Any firm believe it can provide the required software application is invited to indicate via e-mail or letter.

● BULK IMPORT SYSTEM (BIS) SOFTWARE APPLICATION

– Sole Source – Available only from a single source - PIN# 8269030834 – DUE 10-29-08 AT 11:00 A.M. - DEP/PMO intends to enter into sole source negotiations with ISDi International, Inc. for the purchase and customization of the Bulk Import System (BIS) software application. Any firm believe it can provide the required software application is invited to indicate via e-mail or letter.

● JEPRS SOFTWARE APPLICATION – Sole Source – Available only from a single source - PIN# 8269300031 – DUE 10-29-08 AT 11:00 A.M. - DEP/PMO intends to enter into sole source negotiations with Infusion Development, Inc. for the purchase and customization of JEPRS software application. Any firm believe it can provide the required software application is invited to indicate via e-mail or letter.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Environmental Protection
59-17 Junction Blvd., 17th Floor, Flushing, NY 11373.
Ira Elmore (718) 595-3259, Irae@dep.nyc.gov

o8-15

BUREAU OF WASTEWATER TREATMENT

■ AWARDS

Construction Related Services

JOB CONTRACT FOR GENERAL CONSTRUCTION SOUTH REGION PLUMBING WORK, BROOKLYN, QUEENS, STATEN ISLAND, AND MANHATTAN – Competitive Sealed Bids – PIN# 82608WPC1164 – AMT: \$6,000,000.00 – TO: Wittman Plumbing Associates, Inc., 100 Hinsdale Street, Brooklyn, NY 11207.
CONTRACT: JOC-08-SP.

o14

FIRE

■ INTENT TO AWARD

Goods

TELECOMMUNICATION EQUIPMENT – Sole Source – Available only from a single source - PIN# 057090001731 – DUE 10-30-08 AT 4:00 P.M. – The Fire Department intends to enter into sole source negotiations with CIT Communications Finance Corporation for the purchase of telecommunication equipment located in various FDNY facilities. Qualified vendors may express interest in providing such goods in writing by October 30, 2008 at 4:00 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.
Fire Department, 9 MetroTech Center, 5th Floor, Brooklyn, NY 11201. Kristina LeGrand (718) 999-1234, legrandkm@fdny.nyc.gov

o14-20

HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-3863.

j1-d31

SOLICITATIONS

Goods

MULTI-CHANNEL AND SINGLE CHANNEL PIPETTES WITH CALIBRATIONS – CSB – PIN# 11109058 – DUE 10-27-08 AT 2:30 P.M. – Medical Service Agreement. Same as or equal to Vitec Calibrations.

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.
Bellevue Hospital Center, Purchasing Dept., 462 First Avenue, Room 12E31, New York, NY 10016.
Roberta Mazyck, Procurement Analyst, (212) 562-3928.

o14

PLUMBING SUPPLIES AT LINCOLN HOSPITAL – Competitive Sealed Bids – PIN# 22209049 – DUE 10-28-08 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.
Generations +/Northern Manhattan Health Network for Metropolitan Hospital c/o Lincoln Hospital Center, 234 East 149th Street, Bronx, NY 10451. Junior Cooper (718) 579-5096.

o14

ALLERGY THERAPEUTIC AND DIAGNOSTIC ITEMS – Competitive Sealed Bids – PIN# 21109022 – DUE 10-28-08 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.
Metropolitan Hospital Center c/o Lincoln Hospital Center 234 East 149th Street, Bronx, NY 10451.
Daisy Aquino, Procurement Analyst II, (718) 579-3147.

o14

TOURNIQUET ELECTRONIC VERSION SYSTEM – 1 CSB – BID# QHN 2009 1039 EHC – DUE 10-24-08 AT 2:00 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Queens Health Network, Procurement Services and Contracts, 82-68 164th Street, "S" Building, 2nd Fl., Jamaica, NY 11432. Leo Morrone (718) 883-6000.

o14

Goods & Services

COMPREHENSIVE PREVENTATIVE MAINTENANCE AND EMERGENCY SERVICE OF THE NURSE CALL BELL SYSTEM – Competitive Sealed Bids – PIN# 11209032 – DUE 10-27-08 AT 3:00 P.M. – Through-out the Harlem Hospital Campus (MLK, WP, K, and the Ron Brown Bldgs.) There will be a mandatory site visit on 10/21/08 at 10:00 A.M. at Harlem Hospital Center, 506 Lenox Avenue, Old Nurses Residence Bldg., 3rd Floor Conference Room (Facilities Mgmt.), New York, NY 10037.

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.
Generations+/Northern Manhattan Health Network for Harlem Hospital c/o Lincoln Hospital Center 234 East 149th Street, Bronx, NY 10451.
Giselle Rodriguez (718) 579-5087.

o14

PREVENTIVE MAINTENANCE AND ENERGY REPAIR SERVICE FOR A OMNI LASER – Competitive Sealed Bids – PIN# 11209034 – DUE 10-28-08 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.
Harlem Hospital Center c/o Lincoln Hospital Center 234 East 149th Street, Bronx, NY 10451.
Sonia Barnes, Procurement Analyst II, (718) 579-5035.

o14

Services

ROOF INSPECTION AND MAINTENANCE PROGRAM – CSB – PIN# 21-09-042 – DUE 10-27-08 AT 2:00 P.M. – Voluntary walk thru scheduled for 10/22/08, 12:00 P.M. at Jacobi Medical Center, Purchasing Dept., Bldg. 4, 7S17.

- **PREVENTIVE MAINTENANCE DIESEL GENERATOR AND LOAD BANK TEST** – CSB – PIN# 21-09-038 – DUE 10-24-08 AT 3:00 P.M. - Voluntary walk thru scheduled for 10/21/08, 11:00 A.M. at Jacobi Medical Center, Purchasing Dept., Bldg. 4, 7S17.
- **SUPPLY AND INSTALL ONE KOBELCO MODEL KNOW-CH 2 STAGE OIL FREE WATER COOLED ROTARY SCREW AIR COMPRESSOR PACKAGE** – CSB – PIN# 21-09-037 – DUE 10-24-08 AT 2:00 P.M. - Voluntary walk thru scheduled for 10/21/08, 10:00 A.M. at Jacobi Medical Center, Purchasing Dept., Bldg. 4, 7S17.
- **INSTALLATION OF MEDICAL GAS SYSTEM** – CSB – PIN# 21-09-040 – DUE 10-24-08 AT 1:00 P.M. - Voluntary walk thru scheduled for 10/21/08, 12:00 P.M. at Jacobi Medical Center, Purchasing Dept., Bldg. 4, 7S17.
- **PREVENTIVE MAINTENANCE FOR ALL FIRE SYSTEMS AND RELATED EQUIPMENT** – CSB – PIN# 21-09-041 – DUE 10-27-08 AT 11:00 A.M. - Voluntary walk thru scheduled for 10/22/08, 11:00 A.M. at Jacobi Medical Center, Purchasing Dept., Bldg. 4, 7S17.
- **SUPPLY AND INSTALL GRUNDFOS MODEL CR90 2-2 HP PUMP AND OVERHAUL OLD PUMP** – CSB – PIN# 21-09-039 – DUE 10-24-08 AT 1:00 P.M. - Voluntary walk thru scheduled for 10/21/08, 12:00 P.M. at North

Central Bronx Hospital, 3424 Kossuth Ave., Bronx, NY 10467. Engineering Department, Dennis Stivella, (718) 519-3328.

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.
Jacobi Medical Center, Purchasing Department Nurses Residence, Rm. 7S17, 1400 Pelham Parkway South and Eastchester Road, Bronx, NY 10461.
Karyn Hill (718) 918-3149. Request bid packages by fax: (718) 918-7823.

o14

HOMELESS SERVICES

OFFICE OF CONTRACTS AND PROCUREMENT

SOLICITATIONS

Human/Client Service

SAFE HAVEN OPEN-ENDED RFP – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-08S-04-1164 – DUE 08-27-10 – The Department of Homeless Services has issued an Open Ended Request for Proposals (PIN 071-08S-04-1164) as of August 27, 2007 seeking appropriately qualified vendors to develop and operate a stand-alone Safe Haven for chronic street homeless single adults and/or adult couples without minor children.

There is no due date for proposals under this RFP. Proposals will be reviewed by the Department as they are received and contracts will be awarded on an on-going basis until the Department's needs are met.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Homeless Services, 33 Beaver Street, 13th Floor, New York, NY 10004.
Suellen Schulman (212) 361-8400, sshulma@dhs.nyc.gov

a27-f12

CORRECTION: TRANSITIONAL RESIDENCES FOR HOMELESS/DROP-IN CENTERS – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 01-02-09 AT 2:00 P.M. CORRECTION: The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

Request for proposals is also available on-line at www.nyc.gov/cityrecord

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Homeless Services, 33 Beaver Street 13th Floor, New York, NY 10004.
Marta Zmoira (212) 361-0888, mzoita@dhs.nyc.gov

f29-d31

HOUSING AUTHORITY

PURCHASING DIVISION

SOLICITATIONS

Goods

- HOSE AND HOSE COUPLINGS** – Competitive Sealed Bids – RFQ #6066 – DUE 10-28-08 AT 10:35 A.M.
- **TOPSOILS** – Competitive Sealed Bids – RFQ #6053 – DUE 10-28-08 AT 10:40 A.M.
- **G.E. REFRIGERATORS PARTS** – Competitive Sealed Bids – RFQ #6060 – DUE 10-28-08 AT 10:50 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.
Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Bid documents available via internet ONLY:
http://www.nyc.gov/html/nycha/html/business/goods_materials.shtml *Atul Shah (718) 707-5450.*

o14

JUVENILE JUSTICE

SOLICITATIONS

Human/Client Service

CORRECTION: PROVISION OF NON-SECURE DETENTION CENTERS – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 13007DJJ001 – DUE 11-14-08 AT 3:00 P.M. – CORRECTION: The NYC Department of Juvenile Justice (DJJ) is seeking one or more appropriately qualified vendors to provide non-secure detention services for youth. Services shall include, but not be limited to, custody, basic youth care, food, clothing, shelter, education, health care, recreation, court related services, social work and case management services, social skills instruction, group sessions and monitoring and supervision of these services. In addition, the contract will require that a defibrillator shall be located in each program facility and that all staff requiring CPR training shall be certified in use of said defibrillator.

Each program facility will provide at least 10 and no more than 12 beds in accordance with the applicable regulations promulgated by the New York State Office of Children and Family Services (NYS OCFS), 9 N.Y.C.R.R. Section 180 et seq. The Department is seeking to provide services at

facilities that will be operational at any time from January 1, 2007 to December 31, 2010. A vendor may submit an offer for more than one Facility Option. Current Agency vendors operating non-secure group homes that have contracts expiring in calendar year 2006 are urged to respond to this solicitation.

All program facilities shall be appropriately equipped to provide services for male or female youth as required by the Department, and be located in one of the five boroughs. The term of the contracts awarded from this solicitation will be for three years and will include an additional three-year option to renew. The anticipated maximum average annual funding available for each contract will be \$1,067,000, excluding start-up costs. Proposed start-up costs will be considered in addition to the proposed annual line item budget. Greater consideration will be given to applicants offering more competitive prices.

If your organization is interested in being considered for award of the subject contract, please hand deliver a written expression of interest addressed to my attention at 110 William Street, 13th Floor, New York, NY 10038. The expression of interest should specifically address the following:

1. Indicate each program facility for which the vendor is submitting.
2. Describe each proposed facility, its location, and proposed date of operation.
3. Attach appropriate documentation demonstrating the current use of each proposed facility and the vendor's site control of the facility for a period of at least 3 years.
4. For each proposed facility,
 - a) Indicate the number of beds to be provided and demonstrate that the facility has the capacity to provide the indicated number of beds.
 - b) Demonstrate that the facility will be appropriately equipped to provide services for male or female youth.
5. Demonstrate the vendor's organizational capability to:
 - a) Provide the indicated number of beds at each proposed facility. (If the vendor is a current provider, also demonstrate the capability to provide the indicated number of beds in addition to those already provided.)
 - b) Ensure that each proposed facility will be fully operational by required date in accordance with the applicable regulations promulgated by the New York State Office of Children and Family Services (NYS OCFS), 9 N.Y.C.R.R. Section 180 et seq.
6. Demonstrate the quantity and quality of the vendor's successful relevant experience.
7. Attach for each proposed facility three-year annual line item operating budget. Include staffing details. Proposed start up costs should be included in addition to the proposed three-year annual line item operating budget.

All expressions of interest received in the manner set forth will be reviewed to determine if they are responsive to the material requirements of this solicitation. Expressions of interest determined to be non-responsive will not be further considered. Expressions of interest determined to be responsive will be considered in terms of the following factors:

- Appropriateness of each proposed facility.
- Demonstrated site control of each proposed facility.
- Demonstrated level of organizational capability to provide the proposed number of beds and to ensure that each proposed facility if fully operational by the applicable requisite date.
- Demonstrated quantity and quality of successful relevant experience.
- Annual budget amount and cost effectiveness of the budget.

The Department will enter into negotiations with the vendor(s) determined to be the best qualified at the time of evaluation, based on consideration of the above-cited factors. A contract will be awarded to the responsible vendor(s) whose offer(s) is/are determined to be the most advantageous to the City, taking into consideration the price and the other factors set forth in this solicitation. In the case that a vendor is eligible for award of more than one program facility, the Department reserves the right, based upon the vendor's demonstrated organizational capability and the best interest of the City, respectively, to determine how many and for which program facility(ies) the vendor will be awarded a contract.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Juvenile Justice, 110 William Street 13th Floor, New York, NY 10038.
Chuma Uwechia (212) 442-7716, cuwechia@djj.nyc.gov

n20-13

PARKS AND RECREATION

CONTRACT ADMINISTRATION

SOLICITATIONS

Construction/Construction Services

CONSTRUCTION OF A GOLF COURSE AT FERRY POINT PARK – Request for Qualifications – PIN# 8462008XC092C10 – DUE 01-05-09 AT 4:00 P.M. – The New York City Department of Parks and Recreation is establishing a list of Prequalified Contractors for the construction of a state-of-the-art public 18 hole golf course in Ferry Point Park, Bronx, NY. The prequalification process is designed to ensure that bids are solicited from only those firms that have demonstrated a high degree of competence and possess the requisite prior experience in the relevant areas of work. Bids will be solicited only from this prequalified list. The prequalification application package can be obtained by contacting Juan Alban, Department of Parks and Recreation, Room 60, Olmsted Center, Flushing Meadows-Corona Park, Flushing, NY 11368, (718) 760-6855 or from the Agency website at www.nyc.gov/park.org/ferrypointrfq.

A pre-qualification conference will be held on November 20, 2008. The deadline for submission of applications is January 5, 2009.

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

*Parks and Recreation, Olmsted Center, Room 64
Flushing Meadows Corona Park, Flushing, NY 11368.
Juan Alban (718) 760-6771, juan.alban@parks.nyc.gov
Olmsted Center, Room 60, Flushing Meadows Corona Park
Flushing, NY 11368.*

o10-17

CONSTRUCTION OF IMAGINATION PLAYGROUND IN BURLING SLIP

– Competitive Sealed Bids –
PIN# 8462009M000C02 – DUE 11-20-08 AT 10:30 A.M. –
Located on John Street between South and Front Streets, Manhattan, known as Contract #MG-41100-107MA.
Vendor Source ID#: 55860.
This contract is subject to Apprenticeship program requirements.

A pre-bid meeting is schedule for Wednesday, October 29, 2008 at 11:00 A.M. at the Olmsted Center, Design Conference Room.

Bid documents are available for a fee of \$100.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of NY, Parks and Recreation. A separate check/money order is required for each project. The Company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

*Parks and Recreation, Olmsted Center, Room 64
Flushing Meadows Corona Park, Flushing, NY 11368.
Juan Alban (718) 760-6771, Juan.Alban@parks.nyc.gov
Olmsted Center, Room 60, Flushing Meadows-Corona Park,
Flushing, NY 11368.*

o14-16

RECONSTRUCTION OF THE TERRACE AND LANDSCAPING AT THE GOLDEN AGE CENTER

– Competitive Sealed Bids – PIN# 8462008X016C01 –
DUE 11-18-08 AT 10:30 A.M. – In Owen F. Dolen Park, located at East Tremont and Westchester Avenues, The Bronx, known as Contract #X016-107M.
Vendor Source ID#: 55774.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 129 of 2005.

● PLUMBING WORK IN CONNECTION WITH THE RECONSTRUCTION OF THE TERRACE AND LANDSCAPING AT THE GOLDEN AGE CENTER

– Competitive Sealed Bids – PIN# 8462008X016C02 –
DUE 11-13-08 AT 10:30 A.M. - In Owen F. Dolen Park, located at East Tremont and Westchester Avenues, The Bronx, known as Contract #X016-307M.
Vendor Source ID#: 55775.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of NY, Parks and Recreation. A separate check/money order is required for each project. The Company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

*Parks and Recreation, Olmsted Center, Room 64
Flushing Meadows Corona Park, Flushing, NY 11368.
Juan Alban (718) 760-6771, Juan.Alban@parks.nyc.gov
Olmsted Center, Room 60, Flushing Meadows-Corona Park,
Flushing, NY 11368.*

o14

RECONSTRUCTION OF THE RETAINING WALL IN HINES PARK

– Competitive Sealed Bids –
PIN# 84620008X026C01 – DUE 11-19-08 AT 10:30 A.M. –
Located between Fulton and Franklin Avenues, South of East 167th Street, The Bronx, known as Contract#X026-107M.
Vendor Source ID#: 55781.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 129 of 2005.

● CONSTRUCTION OF A DOG RUN IN FRANCES HAMBURGER STERNBERG PARK

– Competitive Sealed Bids – PIN# 84620009B055C01 – DUE 11-19-08 AT 10:30 A.M. - Bounded by Montrose Avenue, Boerum, Lorimer and Leonard Streets, Brooklyn, known as Contract #B055-108M.
Vendor Source ID#: 55782.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 129 of 2005.

● RECONSTRUCTION OF BOILERS AND HEATING SYSTEMS

– Competitive Sealed Bids –
PIN# 8462008M000C06 – DUE 11-13-08 AT 10:30 A.M. - At various Department of Parks and Recreation facilities, Manhattan, known as Contract #MG-307M.
Vendor Source ID#: 55779.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of NY, Parks and Recreation. A separate check/money order is required for each project. The Company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

*Parks and Recreation, Olmsted Center, Room 64
Flushing Meadows Corona Park, Flushing, NY 11368.
Juan Alban (718) 760-6771, Juan.Alban@parks.nyc.gov
Olmsted Center, Room 60, Flushing Meadows-Corona Park,
Flushing, NY 11368.*

o14

CONTRACTS

■ SOLICITATIONS

Services (Other Than Human Services)

EMERGENCY PRUNING, REMOVAL OF STREET AND PARKLAND TREES, QUEENS – Competitive Sealed Bids – PIN# 84609Q000X01 – DUE 11-03-08 AT 11:30 A.M.

● **EMERGENCY PRUNING, REMOVAL OF PARKLAND AND STREET TREES, CITYWIDE** – Competitive Sealed Bids – PIN# 84609C000X06 – DUE 11-03-08 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.

*Parks and Recreation, 24 West 61st Street, New York, NY 10023. Akia Slade-Holder (212) 830-7987
akia.slade-holder@parks.nyc.gov*

o14

REVENUE AND CONCESSIONS

■ SOLICITATIONS

Services (Other Than Human Services)

OPERATION OF A CAFE – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# M70-79-R – DUE 11-21-08 AT 3:00 P.M. – At the Rotunda, located at 79th Street in Riverside Park, Manhattan.

Hard copies of the RFP can be obtained, at no cost, commencing on Monday, October 6, 2008 through Friday, November 21, 2008, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 403, New York, NY 10065.

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

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

*Parks and Recreation, The Arsenal-Central Park
830 Fifth Avenue, Room 407, New York, NY 10021.
Gabrielle Ohayon (212) 360-1397,
gabrielle.ohayon@parks.nyc.gov*

o6-20

RENOVATION AND OPERATION OF THE BAYSIDE MARINA

– Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# Q135-M – DUE 11-26-08 AT 3:00 P.M. – Located at the east end of 28th Avenue and Cross Island Parkway, Queens. Parks will hold a recommended proposer meeting on Wednesday, November 5, 2008 at 11:00 A.M. at the proposed concession site, which is located at the east end of 28th Avenue and Cross Island Parkway, Queens. All interested parties are urged to attend.

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

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

*Parks and Recreation, The Arsenal-Central Park
830 Fifth Avenue, Room 407, New York, NY 10021.
Alexander Han (212) 360-1397, alexander.han@parks.nyc.gov*

o14-27

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT ADMINISTRATION

■ SOLICITATIONS

Services

JANITORIAL AND MAINTENANCE BUILDING SERVICES – Competitive Sealed Bids – PIN# SCA-0901P – DUE 10-29-08 AT 10:00 A.M. – SCA Headquarters at 30-30 Thomson Avenue, L.I.C., NY 11101 and The Office of The Inspector General, 188 W. 230th Street, Bronx, NY 10463.

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

*School Construction Authority, 30-30 Thomson Avenue,
1st Floor, Long Island City, New York 11101.
Ms. K. Idlett (718) 472-8360, kidlett@nycsca.org*

o7-14

Construction/Construction Services

SCIENCE LAB UPGRADES – Competitive Sealed Bids – PIN# SCA09-11556D-2 – DUE 10-27-08 AT 10:00 A.M. – IS 61 (Brooklyn). Project Range: \$1,070,000.00 to \$1,124,000.00. Non-refundable bid document charge: \$100.00, certified check or money order only. Make payable to the New York City School Construction Authority. Bidders must be pre-qualified by the SCA.

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

*School Construction Authority, Plans Room Window
Room #1046, 30-30 Thomson Avenue, 1st Floor
Long Island City, New York 11101, (718) 752-5852.*

o7-14

SCIENCE LAB – Competitive Sealed Bids – PIN# SCA09-004431-1 – DUE 10-23-08 AT 11:00 A.M. – Eastside HS (Manhattan). Project Range: \$1,330,000.00 to \$1,395,000.00. Non-refundable bid document charge: \$100.00, certified check or money order only. Make payable to the New York City School Construction Authority. Bidders must be pre-qualified by the SCA.

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

*School Construction Authority, Plans Room Window
Room #1046, 30-30 Thomson Avenue, 1st Floor
Long Island City, New York 11101, (718) 752-5849.*

o7-14

SCIENCE LAB UPGRADE – Competitive Sealed Bids – PIN# SCA09-10983D-1 – DUE 11-03-08 AT 11:00 A.M. – Liberty HS (Manhattan). Project Range: \$1,390,000.00 to \$1,463,000.00. Non-refundable bid document charge: \$100.00, certified check or money order only. Make payable to the New York City School Construction Authority. Bidders must be pre-qualified by the SCA.

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

*School Construction Authority, Plans Room Window
Room #1046, 30-30 Thomson Avenue, 1st Floor
Long Island City, New York 11101, (718) 752-5854.*

o14-20

TRIBOROUGH BRIDGE & TUNNEL AUTHORITY

■ SOLICITATIONS

Goods

CAB/CHASSIS SEWER AND CATCH BASIN CLEANERS AND ROADWAY SWEEPERS – Competitive Sealed Bids – PIN# OP1400X00000 – DUE 11-06-08 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.

*Triborough Bridge and Tunnel Authority, 2 Broadway
Bid Suite, New York, NY 10004, Bid Administration,
(646) 252-7094, vprocure@mtabt.org
All bids must be delivered to the 2 Broadway, Bid Suite,
located at the 3 Stone Street entrance. Please allow extra time
for delivery.*

o14

AGENCY PUBLIC HEARINGS ON CONTRACT AWARDS

“These Hearings may be cablecast on NYC TV Channel 74 on Sundays, from 5:00 p.m. to 7:00 p.m. For more information, visit: www.nyc.gov/tv” **NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor’s Office of Contract Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, N.Y. 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay services.**

AGING

■ PUBLIC HEARINGS

CANCELLATION OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, October 16, 2008, in Spector Hall, 22 Reade Street, Main Floor, Borough of

Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER of three (3) proposed contracts between the Department for the Aging of the City of New York and the Contractors listed below, for the provision of Senior Services, e.g., Information and Case Assistance to older adults in the Boroughs of Brooklyn, Manhattan and The Bronx. The contract term shall be from August 1, 2008 to June 30, 2009.

Contractor/Address

1. Polish & Slavic Center Inc.
177 Kent Street, Brooklyn, NY 11222

PIN# 12509DISC2WQ **Amount** \$144,118
Boro/CD Brooklyn, CD 1

2. United Jewish Council of the East Side, Inc.
235 East Broadway, New York, New York 10002

PIN# 12509DISC3UQ **Amount** \$137,378
Boro/CD Manhattan, CD 3

3. Bronx Jewish Community Council, Inc.
2930 Wallace Avenue, Bronx, NY 10467

PIN# 12509DISC1WQ **Amount** \$246,972
Boro/CD Bronx, CD's 4, 7, 10 and 11

The proposed contracts are being funded through City Council Discretionary Funds Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection at the Office of the Department for the Aging, Contract Procurement and Support Services, 2 Lafayette Street, 4th floor, New York, New York 10007, on business days, from October 3, 2008 to October 16, 2008, excluding Holidays, from 10:00 A.M. to 4:00 P.M.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within 5 business days after publication of this notice. Written requests to speak should be sent to Betty Lee, Deputy Agency Chief Contracting Officer at the Department for the Aging (DFTA), 2 Lafayette St., 4th Floor, NY, NY 10007. If DFTA receives no written request to speak within the prescribed time, DFTA reserves the right not to conduct the public hearing.

CRIMINAL JUSTICE COORDINATOR

■ PUBLIC HEARINGS

REVISED NOTICE OF CONTRACT PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, October 16, 2008, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER of a proposed contract between the Criminal Justice Coordinator's Office and Safe Horizon, Inc., 2 Lafayette Street, New York, NY 10007, for the provision of alternative dispute resolution services as an alternative to court processing in New York County and Kings County. The contract shall be in an amount not to exceed \$598,556. The contract term shall be from July 1, 2008 to June 30, 2010 and will contain two two-year renewal options from July 1, 2010 to June 30, 2012 and from July 1, 2012 to June 30, 2014. PIN #: 00209DMPS204.

The proposed contractor has been selected by means of the Competitive Sealed Proposal Method, pursuant to section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Office of the Criminal Justice Coordinator, One Centre Street, 10th Floor North, New York, NY 10007, from October 14, 2008 to October 16, 2008, excluding Saturdays, Sundays and Holidays, from 9:00 A.M. to 12:00 P.M. and from 2:00 P.M. to 4:00 P.M.

YOUTH AND COMMUNITY DEVELOPMENT

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a **Special Contract Public Hearing** will be held on Thursday, October 23, 2008, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER of a proposed contract between the Department of Youth and Community Development and the Contractor listed below, for the Tax Levy/ Immigration Initiative Services Programs which will provide immigration assistance and counseling on all immigration matters to the low-income immigration population in the Borough of Queens, as needed. The Contractor's PIN number and contract amount is indicated below. The contract term shall be from July 1, 2007 to June 30, 2008 with no option to renew.

Contractor/Address	PIN #	Amount
CUNY School of Law Foundation, Inc./CLRN 65-21 Main Street Flushing, NY 11367	26008077723F	\$105,000

The proposed contractor is being funded through City Council Discretionary Funds Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Youth and Community Development, Office of the ACCO, 156 William Street, 2nd Floor, New York, NY 10038, on business days, from October 14, 2008 to October 23, 2008, excluding Holidays, from 9:00 A.M. to 5:00 P.M.

AGENCY RULES

BUILDINGS

■ NOTICE

NOTICE OF ADOPTION OF RULE

NOTICE IS HEREBY GIVEN, pursuant to the authority vested in the Commissioner of the Department of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the addition of Section 3606-03 of Title 1 of the Official Compilation of the Rules of the City of New York, regarding the amendment of the Reference Standard FEMA FIRMS 360497, as identified in Section BC G402 of the building code. This rule was published on August 22, 2008 and had a public hearing on September 22, 2008.

Dated: October 8, 2008
New York, New York

Robert D. LiMandri
Commissioner
Department of Buildings

Matter underlined is new to Title 1 of the Official Compilation of the Rules of the City of New York. Matter *italicized* is new to reference standard FEMA FIRMS 360497.

Section 1. Subchapter G of chapter 3600 of title 1 of the Rules of the City of New York is amended by adding a new section 3606-03 to read as follows:

§3606-03 Federal Emergency Management Agency ("FEMA") Letters of Map Revision. Pursuant to Section 28-103.19 of the Administrative Code, the reference standard FEMA FIRMS 360497, as identified in Section BC G402 of the Building Code, is modified for New York City to read as follows:

FEMA	Flood Insurance Rate Map,	G102.2, G102.3,
FIRMS	Community Number 360497,	G102.3.1, G102.3.2,
360497	Panel Numbers 1 through 0457,	G103.3, G201.2
	Revised September 5, 2007;	
	Federal Emergency Management	
	Agency, with the following Letter	
	of Map Revision:	
	<i>Letter of Map Revision effective</i>	
	<i>September 29, 2008, FEMA</i>	
	<i>case # 08-02-0948P, revising</i>	
	<i>FIRM panel 0111.</i>	

STATEMENT OF BASIS AND PURPOSE

This rule is promulgated pursuant to the authority of the Commissioner of Buildings under Sections 643 and 1043 of the New York City Charter and Section 28-103.19 of the New York City Administrative Code, and amends the Reference Standard FEMA FIRMS 360497, as identified in Section BC G402 of the building code.

The FEMA FIRMS 360497 are the Flood Insurance Rate Maps published by FEMA, and are referenced in the building code for the purpose of enforcement of the construction standards of the National Flood Insurance Program. This rule updates the FEMA FIRMS to incorporate a Letter of Map Amendment approved by FEMA for the Hunts Point area of the Bronx, resulting from the placement of fill in that area. This amendment ensures New York City's continued compliance with and eligibility to participate in the National Flood Insurance Program.

SPECIAL MATERIALS

HOMELESS SERVICES

■ NOTICE

NOTICE OF CONCEPT PAPER

The Department of Homeless Services ("DHS") intends in the near future to issue a Request for Proposals seeking qualified vendors to operate up to five day-only Drop-In Centers that provide housing placement services connected to off-site respite beds to single homeless adults living on the streets of New York City. In advance of the issuance of the Drop-In Centers RFP, DHS is releasing a "concept paper" presenting the agency's proposed approach and requesting comments and feedback on this important program. The concept paper will be posted on the agency's website, www.nyc.gov/dhs, beginning 10/20/08 and public comment is invited. Please go to the DHS website for additional information.

o8-15

NOTICE OF CONCEPT PAPER

The Department of Homeless Services ("DHS") intends in the near future to issue a Request for Proposals seeking qualified vendors to operate an updated approach to the network of overnight beds linked to the Drop-In Centers located throughout the 5 boroughs. This network of overnight beds is called the Respite Bed Program; part of the larger continuum of the Emergency Shelter Network Program. In advance of the issuance of the Respite Bed Program RFP, DHS is releasing a "concept paper" presenting the agency's proposed approach and requesting comments and feedback on this important program. The concept paper will be posted on the agency's website, www.nyc.gov/dhs, beginning 10/20/08 and public comment is invited. Please go to the DHS website for additional information.

o8-15

HOUSING PRESERVATION & DEVELOPMENT

■ NOTICE

**OFFICE OF PRESERVATION SERVICES
CERTIFICATION OF NO HARASSMENT UNIT**

**REQUEST FOR COMMENT ON APPLICATION FOR
CERTIFICATION OF NO HARASSMENT PURSUANT
TO LOCAL LAW 19 OF 1983**

DATE OF NOTICE: October 8, 2008

**TO: OCCUPANTS, FORMER OCCUPANTS AND
OTHER INTERESTED PARTIES OF**

Address	Application #	Inquiry Period
3035 Brighton 1st Street, Brooklyn	77/08	September 1, 2005 to Present
63 South Portland Avenue, Brooklyn	79/08	September 9, 2005 to Present
207 Madison Street, Brooklyn	81/08	September 11, 2005 to Present
137 West 122nd Street, Manhattan	82/08	September 12, 2005 to Present
30 West 46th Street, Manhattan	83/08	September 15, 2005 to Present
125 Chambers Street, Manhattan	85/08	September 23, 2005 to Present

The Department of Housing Preservation and Development has received an application for a certification that during the inquiry period noted for the premises above, that no harassment has occurred at such premises in the form of threats, use of physical force, deprivation of essential services such as heat, water, gas or electric, or by any other conduct intended to cause persons to vacate the premises or waive rights related to their occupancy. Upon the issuance of a Certification, an owner can legally convert the premises to non-single room occupancy use.

Comments as to whether harassment has occurred at the premises should be submitted to the Anti-Harassment Unit, 100 Gold Street, 3rd Floor, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement call (212) 863-8272.

o8-15

**OFFICE OF PRESERVATION SERVICES
CERTIFICATION OF NO HARASSMENT UNIT**

**REQUEST FOR COMMENT ON APPLICATION FOR
CERTIFICATION OF NO HARASSMENT PURSUANT
TO THE SPECIAL CLINTON DISTRICT PROVISIONS
OF THE ZONING RESOLUTION**

DATE OF NOTICE: October 8, 2008

**TO: OCCUPANTS, FORMER OCCUPANTS AND
OTHER INTERESTED PARTIES OF**

Address	Application #	Inquiry Period
765 8th Avenue, Manhattan	80/08	September 5, 1973 to Present

Prior to the issuance of a permit by the Department of Buildings for the alteration or demolition of residential buildings in certain areas of the **Special Clinton District**, the Department of Housing Preservation and Development is required to certify that: 1) prior to evicting or otherwise terminating the occupancy of any tenant preparatory to alteration or demolition, the owner shall have notified HPD of the owner's intention to alter or demolish the building and 2) the eviction and relocation practices followed by the owner of the building satisfy all applicable legal requirements and that no harassment has occurred.

The owner of the building located at the above-referenced address seeks the issuance of an HPD Certification. The owner has represented and certified to HPD of the owner's intention to alter or demolish the building and that the eviction and relocation practices followed by the owner satisfy all applicable legal requirements and that no harassment has occurred. For your information HPD considers harassment to include, but not be limited to, the threatened or actual use of physical force, deprivation of essential services such as heat, water, gas or electric, or any other conduct intended to cause persons to vacate the premises or waive rights related to their occupancy.

HPD requests that if you have any comments or evidence of unlawful eviction and relocation practices or harassment occurring at the above referenced premises that you notify the Anti-Harassment Unit, 3rd Floor, 100 Gold Street, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement call (212) 863-8272.

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READER'S GUIDE

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

New York City's "Burma Law" (Local Law No. 33 of 1997) No Longer to be Enforced. In light of the United States Supreme Court's decision in **Crosby v. National Foreign Trade Council**, 530 U.S. 363 (2000), the City has determined that New York City's Local Law No. 33 of 1997 (codified in Administrative Code Section 6-115 and Charter Section 1524), which restricts City business with banks and companies doing business in Burma, is unconstitutional. This is to advise, therefore, that the language relating to Burma contained in existing New York City contracts may not be enforced.

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 \$7 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. To register for these lists-free of charge-, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application.

- Online at NYC.gov/selltonyc
- To request a hardcopy application, call the Vendor Enrollment Center at (212) 857-1680.

Attention Existing Suppliers:

Even if you already do business with NYC agencies, be sure to fill out an application. We are switching over to citywide, centralized Bidders Lists instead of the agency-specific lists previously used to issue notices about upcoming contract opportunities. To continue receiving notices of New York City contract opportunities, you must fill out and submit a NYC-FMS Vendor Enrollment application. If you are uncertain whether you have already submitted an application, call us 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, 110 William Street, New York, NY 10038. Morning and afternoon sessions are convened on the first Tuesday of each month. For more information, and to register, call (212) 618-8845.

PRE-QUALIFIED LIST

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstance. When it is decided by an agency 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 list 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 the 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 3-11 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists.

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, Housing Authority. Suppliers interested in applying for inclusion on bidders list should contact these entities directly (see Vendor Information Manual) at the addresses given.

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 10:00 A.M to 3:00 P.M. For information, contact the Mayor's Office of Contract Services at (212) 788-0010.

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 the program, contact the New York City Department of Small Business Services, 110 William Street, 2nd Floor, New York, New York 10038 (212) 513-6311.

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 now pays interest on all late invoices. The grace period that formerly existed was eliminated on July 1, 2000. 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 Website, <http://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:

- AB Acceptable Brands List
- AC Accelerated Procurement
- AMT Amount of Contract
- BL Bidders List
- CSB Competitive Sealed Bidding (including multi-step)
- CB/PQ CB from Pre-qualified Vendor List
- CP Competitive Sealed Proposal (including multi-step)
- CP/PQ CP from Pre-qualified Vendor List
- CR The City Record newspaper
- DA Date bid/proposal documents available
- DUE Bid/Proposal due date; bid opening date
- EM Emergency Procurement
- IG Intergovernmental Purchasing
- LBE Locally Based Business Enterprise
- M/WBE Minority/Women's Business Enterprise
- NA Negotiated Acquisition
- NOTICE Date Intent to Negotiate Notice was published in CR
- OLB Award to Other Than Lowest Responsible & Responsive Bidder/Proposer
- PIN Procurement Identification Number
- PPB Procurement Policy Board
- PQ Pre-qualified Vendors List
- RS Source required by state/federal law or grant
- SCE Service Contract Short-Term Extension
- DP Demonstration Project
- SS Sole Source Procurement
- ST/FED Subject to State &/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:
- CP **Competitive Sealed Proposal** (including multi-step)
- CP/1 Specifications not sufficiently definite
- CP/2 Judgement required in best interest of City
- CP/3 Testing required to evaluate
- CB/PQ/4
- CP/PQ/4 **CB or CP from Pre-qualified Vendor List/** Advance qualification screening needed
- DP Demonstration Project
- SS **Sole Source Procurement/**only one source
- RS Procurement from a Required Source/ST/FED
- NA Negotiated Acquisition
For ongoing construction project only:
- NA/8 Compelling programmatic needs

- NA/9 New contractor needed for changed/additional work
- NA/10 Change in scope, essential to solicit one or limited number of contractors
- NA/11 Immediate successor contractor required due to termination/default
For Legal services only:
- NA/12 Specialized legal devices needed; CP not advantageous
- WA **Solicitation Based on Waiver/Summary of Circumstances** (Client Services/BSB or CP only)
- WA1 Prevent loss of sudden outside funding
- WA2 Existing contractor unavailable/immediate need
- WA3 Unsuccessful efforts to contract/need continues
- IG **Intergovernmental Purchasing** (award only)
- IG/F Federal
- IG/S State
- IG/O Other
- EM **Emergency Procurement** (award only) An unforeseen danger to:
- EM/A Life
- EM/B Safety
- EM/C Property
- EM/D A necessary service
- AC **Accelerated Procurement/**markets with significant short-term price fluctuations
- SCE **Service Contract Extension/**insufficient time; necessary service; fair price
Award to Other Than Lowest Responsible & Responsive Bidder or Proposer / Reason (award only)
- OLB/a anti-apartheid preference
- OLB/b local vendor preference
- OLB/c recycled preference
- OLB/d other: (specify)

HOW TO READ CR PROCUREMENT NOTICES

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

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section. At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified UNLESS a different one is given in the individual notice. In that event, the directions in the individual notice should be followed. The following is a SAMPLE notice and an explanation of the notice format used by the CR.

SAMPLE NOTICE:

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
NYPD, Contract Administration Unit, 51 Chambers Street, Room 310, New York, NY 10007. Manuel Cruz (646) 610-5225.

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

NUMBERED NOTES

Numbered Notes are Footnotes. If a Numbered Note is referenced in a notice, the note so referenced must be read as part of the notice. **1.** All bid deposits must be by company certified check or money order made payable to Agency or Company.