



# THE CITY RECORD

Official Journal of The City of New York

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

VOLUME CXLVIII NUMBER 133

TUESDAY, JULY 13, 2021

Price: \$4.00

## TABLE OF CONTENTS

### PUBLIC HEARINGS AND MEETINGS

Borough President - Manhattan . . . . . 4307  
 City Planning . . . . . 4307  
 City Planning Commission . . . . . 4309  
 Board of Correction . . . . . 4327  
 Employees' Retirement System . . . . . 4327  
 Franchise and Concession Review  
 Committee . . . . . 4327  
 Office of Labor Relations . . . . . 4327  
 Landmarks Preservation Commission . . . 4327

### PROPERTY DISPOSITION

Citywide Administrative Services . . . . . 4329  
 Housing Preservation and Development . 4329

### PROCUREMENT

Citywide Administrative Services . . . . . 4330  
 District Attorney - New York County . . . 4330  
 Health and Mental Hygiene . . . . . 4330

Homeless Services . . . . . 4330  
 Human Resources Administration . . . . . 4330  
 Information Technology and  
 Telecommunications . . . . . 4331  
 New York City Police Pension Fund . . . . 4331  
*Procurement* . . . . . 4331  
 Taxi and Limousine Commission . . . . . 4331  
 Transportation . . . . . 4331  
*Bridges* . . . . . 4331

### AGENCY RULES

Consumer Affairs . . . . . 4332

### SPECIAL MATERIALS

Housing Preservation and Development . 4332  
 Changes in Personnel . . . . . 4333

### LATE NOTICE

Build NYC Resource Corporation . . . . . 4335  
 Industrial Development Agency . . . . . 4336  
 Homeless Services . . . . . 4337  
 Information Technology and  
 Telecommunications . . . . . 4338

## THE CITY RECORD

**BILL DE BLASIO**

Mayor

**LISETTE CAMILO**

Commissioner, Department of Citywide  
Administrative Services

**JANAE C. FERREIRA**

Editor, The City Record

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

Subscription \$500 a year, \$4.00 daily (\$5.00 by mail). Periodicals Postage Paid at New York, NY  
POSTMASTER: Send address changes to  
THE CITY RECORD, 1 Centre Street,  
17th Floor, New York, NY 10007-1602

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

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

## PUBLIC HEARINGS AND MEETINGS

See Also: *Procurement; Agency Rules*

### BOROUGH PRESIDENT - MANHATTAN

#### ■ PUBLIC HEARINGS

#### CORRECTED NOTICE

The July Meeting of the Manhattan Borough Board, Public Hearing, and Vote on 343 Madison Avenue/MTA HQ (an application by BP 343 Madison Associates LLC in partnership with the MTA, for two Vanderbilt Corridor special permits (ZR 81-633 and 81-634) to

facilitate the redevelopment of the site with a maximum 30.0 FAR commercial building located, at 341-347 Madison Avenue, in the East Midtown neighborhood of Manhattan Community District 5), Citywide Hotels Text Amendment (a Zoning Text Amendment to analyze and understand the potential impact of a citywide City Planning Commission (CPC) Hotel Special Permit in NYC), Health and Fitness Citywide Text Amendment (a proposal to amend the Zoning Resolution to modify regulations related to gyms, spas, licensed massage therapy, and other health and fitness facilities defined as "Physical Culture or Health Establishments." The proposed text amendment will remove the requirement for such facilities to receive a special permit by the Board of Standards and Appeals (ZR 73-36)), and FRESH Update (A citywide text amendment to expand the FRESH program to other underserved neighborhoods of the Bronx, Brooklyn, Queens and Staten Island. In addition, the proposal will modify rules for certification of a FRESH food store) will be held on Thursday, July 15th, 2021, at 8:30 A.M., at 1 Centre Street, 19th Floor South, New York, NY 10007.

Accessibility questions: Brian Lafferty, (212) 669-4564, [blafferty@manhattanbp.nyc.gov](mailto:blafferty@manhattanbp.nyc.gov), by: Wednesday, July 14, 2021, 4:00 P.M.



jy8-15

### CITY PLANNING

#### ■ PUBLIC HEARINGS

**NOTICE OF PUBLIC HEARING ON THE  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 19DCP157K)**

**Gowanus Rezoning and Related Actions**

**Project Identification**  
CEQR No. 19DCP157K

**Lead Agency**  
City Planning Commission

ULURP Nos. 210177ZMK,  
N210178ZRK, 210052HAK,  
210053PPK, 210179MMK,  
210180MMK  
SEQRA Classification: Type I

120 Broadway, 31st Floor  
New York, NY 10271

#### Contact Person

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

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 19, 2021 for a Draft Environmental Impact Statement (DEIS) for the Gowanus Neighborhood Rezoning proposal in accordance with Article 8 of the Environmental Conservation Law. **In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public hearing on the DEIS will be accessible both in person and remotely. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on July 28, 2021, at 10:00 A.M. in conjunction with the CPC's public hearing pursuant to ULURP. Masks are required to be worn to enter the building and during the hearing. Comments are requested on the DEIS and will be accepted through August 9, 2021.**

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

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

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396  
Password: 1

[The Participant ID can be skipped by pressing #]

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

Comments are requested on the DEIS and will be accepted through August 9, 2021. They can be submitted via email to [19DCP157K\\_DL@planning.nyc.gov](mailto:19DCP157K_DL@planning.nyc.gov) or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271.

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

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov) or by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting.

The City of New York, acting through the Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), the Department of Parks and Recreation (NYC Parks), and the Department of Citywide Administrative Services is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City Map amendments, and disposition of City-Owned property (collectively, the "Proposed Actions")—to implement land use and zoning recommendations in the Gowanus Rezoning and Related Actions (the "Neighborhood Plan" or "Plan"). The area subject to the Proposed Actions (the "Project Area") is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east; Huntington, 3rd, 7th, and 15th Streets to the south; and Warren, Baltic, and Pacific Streets to the north. The

Proposed Actions would affect an approximately 81-block area of the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6.

The Proposed Actions are intended to facilitate development patterns that meet the long-term vision of a thriving, inclusive, and more resilient Gowanus where existing and future residents and workers can participate in civic, cultural, and economic activities and where a wholly unique resource—the Gowanus Canal—can thrive and play an active role in that equitable and sustainable growth.

Overall, the Proposed Actions are expected to result in a net increase of approximately 8,500 dwelling units (DU), 735,000 square feet (sf) of commercial space, 251,000 sf of community facility space (inclusive of a new, 500-seat public school), and approximately six acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of approximately 132,000 sf of warehouse space, 125,000 sf of self-storage space, and 60,000 sf of other industrial space. On privately owned sites, the Proposed Actions could result in a net increase of approximately 7,500 DUs, including approximately 2,000 permanently affordable DUs for lower-income New Yorkers in accordance with the Mandatory Inclusionary Housing Program (MIH). On City-Owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes. It is expected that the projected development shown in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2035, following approval of the proposed actions.

The Proposed Actions affect an approximately 81-block area surrounding the Gowanus Canal and a segment of 4th Avenue. The area directly affected by the Proposed Actions, or Project Area, is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east; Huntington, 3rd, 7th, and 15th Streets to the south; and Warren, Baltic, and Pacific Streets to the north. The area encompasses approximately 200 acres, and is defined by the 1.8-mile-long, man-made Gowanus Canal, which splits the neighborhood, and the major north-south and east-west corridors that connect the upland areas to the surrounding neighborhoods.

The Proposed Actions include discretionary land use approvals that are subject to review under ULURP, Section 200 of the City Charter, and the CEQR process. The discretionary approvals are summarized below.

- **Zoning Map Amendments.** The Proposed Actions would replace all or portions of existing R6, R6B, R8A, R8A/C2-4, C8-2, M1-1, M1-2, M2-1, and M3-1 zoning districts with R6A, R6B, M1-4/R6A, M1-4/R6B, M1-4/R7-2, M1-4/R7A, M1-4/R7X, C44D, and M1-4 zoning districts. The Proposed Actions would also eliminate an existing C2-4 overlay along 4th Avenue within the Project Area, and replace it with the C4-4D district within the Special Gowanus Mixed-Use District (GSD).
- **Zoning Text Amendments.** The Proposed Actions include amendments to the text of New York City's Zoning Resolution (ZR) to establish the GSD within the Project Area, create the Gowanus Waterfront Access Plan (WAP) for waterfront blocks within the Project Area, remove the Special Enhanced Commercial District – 1 (EC) within the Project Area, and amend Appendix F of the ZR to apply MIH to proposed R6A, M1-4/R6A, M1-4/R6B, M1-4/R7-2, M1-4/R7A, M1-4/R7X, and C4-4D zoning districts to require a share of new housing to be permanently affordable where significant new housing capacity would be created. In addition, the text of the ZR would be amended to:
  - o create a Special Permit to allow hotels in the Project Area (as permitted by the underlying zoning district regulations);
  - o create an Authorization to allow for the exemption of school floor area and modified bulk under certain conditions throughout the GSD;
  - o create an Authorization to modify the use, streetscape, and bulk envelope (height and setback) regulation) for existing, large mixed-use sites seeking to redevelop while integrating new development with substantial, existing building(s); and
  - o create an Authorization to allow an increase in density in exchange for identified transit improvements;
  - o create a Chairperson Certification to allow an increase in density in exchange for identified transit improvements at the Union Street (R train) subway station.
- **Disposition Approval and Urban Development Action Area Project (UDAAP) Designation.** The Proposed Actions include an Urban Development Action Area Project (UDAAP) designation of City-Owned property on Block 471 and project approval for the purpose of disposition and development pursuant to the proposed zoning, sought by HPD. In addition,

HPD is seeking an amendment to a previously approved UDAAP designation for a City-Owned property on Block 1028, Lot 7, which requires approval by the City Council and Mayor.

- **City Map Amendments.** The Proposed Actions include amendments to the City Map to acquire and map portions of Block 471, Lots 1 and 100, as parkland and streets; remove the "Public Place" designation on Block 471; and demap 7th Street between Smith Street and the Gowanus Canal.
- **Disposition of City-Owned Property.** The Proposed Actions include the disposition of City-Owned property under the jurisdiction of the Department of Citywide Administrative Services (DCAS). DCAS, behalf of EDC, is seeking the disposition of development rights from a City-Owned property, located on Block 456, Lot 29, pursuant to the proposed zoning.

The Proposed Actions would result in significant adverse impacts related to community facilities (child care), shadows, historic and cultural resources (architectural and archaeological resources), transportation (traffic, pedestrians, and transit), air quality, and construction (noise). Mitigation measures being proposed to address those impacts, where feasible and/or practical, are discussed in the DEIS. Between publication of this DEIS and the Final EIS, DCP will continue to explore measures that could reduce or mitigate the impacts in these areas. If no possible mitigation can be identified, an unavoidable significant adverse impact would result.

The DEIS considers three alternatives – a No-Action alternative, a No Unmitigated Significant Adverse Impact Alternative, and a Lower Density Alternative. The No-Action Alternative examines future conditions but assumes the Proposed Action is not adopted. Under the No Action Alternative, the Project Area would not be rezoned, and much of Gowanus would remain largely unchanged and underutilized. The No Unmitigated Significant Adverse Impact Alternative examines a scenario in which the density and other components of the Proposed Actions are changed specifically to avoid the unmitigated significant adverse impacts associated with the Proposed Actions. This alternative considers development that would not result in any unmitigable significant adverse impacts. However, to eliminate all unmitigated significant adverse impacts, the Proposed Actions would have to be modified to a point where the principal goals and objectives of the Proposed Actions would not be fully realized. The Lower Density Alternative was developed for the purpose of assessing whether lower-density residential development in some portions of the Project Area would eliminate or reduce the significant adverse impacts of the Proposed Actions while also meeting the goals and objectives of the Proposed Actions. Like the Proposed Actions, the Lower Density Alternative would work in unison with the comprehensive set of strategies put forth in the Neighborhood Plan, which seeks to foster a resilient Gowanus where existing and future residents and workers are able to participate in civic, cultural, and economic activities, and where the Canal would continue to play an active role in that equitable and sustainable growth. However, the Lower Density Alternative would result in fewer DUs, including affordable units, and would be somewhat less supportive of the Proposed Action's objectives with respect to affordable housing, while continuing to result in significant adverse impacts related to community facilities (child care), shadows, historic and cultural resources, transportation (traffic, transit, and pedestrians), air quality (mobile sources), and construction noise.

◀ jy13

**CITY PLANNING COMMISSION**

■ PUBLIC HEARINGS

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

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

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

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

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

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

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

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

**CITYWIDE  
No. 1  
CITYWIDE HOTELS TEXT AMENDMENT**

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

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

\* \* \*

**ARTICLE III  
COMMERCIAL DISTRICT REGULATIONS**

**Chapter 2  
Use Regulations**

**32-00  
GENERAL PROVISIONS**

\* \* \*

**32-02  
Special Provisions for Hotels**

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

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

(a) Applicability

A special permit for #transient hotels#, by the City Planning Commission, pursuant to Section 74-802 (Transient hotels within Commercial Districts) shall be applicable to:

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

(b) Exclusions

Notwithstanding the above, the provisions of this Section shall not apply to the following:

- (1) a #transient hotel# operated exclusively for the public purpose of temporary housing assistance by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose;
- (2) where an application for a project containing a #transient hotel# has been filed at the Board of Standards and Appeals

before [date of adoption] and such application has been approved after January 1, 2018, provided that:

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

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

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

(c) Existing hotels

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

(d) Vesting regulations

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

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

on zoning approval on or before [date of adoption], the provisions of paragraph (d)(1) of this Section shall not apply. In lieu thereof, the provisions of this paragraph shall apply. For such applications, if, on or before [date of adoption] a permit contingent on zoning approval was lawfully issued by the Department of Buildings, such construction may be started or continued.

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

\* \* \*

32-10

USES PERMITTED AS-OF-RIGHT

\* \* \*

32-14

Use Group 5

C1\* C2\*\* C4 C5 C6 C8

Use Group 5 consists of hotels used primarily for transient occupancy.

A. Transient Accommodations

#Hotels, transient#\*\*\* [PRC-H]

B. #Accessory Uses#

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

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

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

\* \* \*

32-16

Use Group 7

C2 C6\* C8

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

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

A. Transient Accommodations

#Motels#, #tourist cabins# or #boatels#\*\* [PRC-H]

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

\* \* \*

E. #Accessory Uses#

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

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

\* \* \*

32-30

USES PERMITTED BY SPECIAL PERMIT

32-31

By the Board of Standards and Appeals

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

C4-1

Amusement arcades [PRC-E]

C2 C4 C6 C7

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

C3

#Boatels# [PRC-H]

C1 C2 C3

Camps, overnight or outdoor day [PRC-H]

\* \* \*

ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS

Chapter 2
Use Regulations

\* \* \*

42-10
USES PERMITTED AS-OF-RIGHT

42-11
Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B
M1

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

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

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

42-111
Special provisions for hotels in M1 Districts

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

(a) Applicability

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

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

(b) Exclusions

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

- (1) A special permit shall not be required for a #transient hotel# operated exclusively for the public purpose of temporary housing assistance by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose.
(i) In addition, a special permit pursuant to the provisions of Section 74-803 shall not be required for #developments#, #enlargements#, #extensions# or changes of #use# of #transient hotels# in:
(i)(2) a #transient hotel# located within John F. Kennedy International Airport and LaGuardia Airport, which shall include property under the jurisdiction of the Port Authority of New York and New Jersey for airport use;
(i)(3) a #transient hotel# in an M1-6D District, a #Special Mixed Use District# or any other #Special Purpose District# where any M1 District is paired with a #Residence District#, all of which shall instead be subject to the provisions of Section 32-02 (Special Provisions for Hotels); or
(iii) an M1 District where another special permit in this Resolution permitting such #use# is applicable, subject to approval by the City Planning Commission, including, but not limited to, a special permit for a #transient hotel# applicable within a Special Purpose District or in a Historic District designated by the Landmarks Preservation Commission.
(4)(2) A special permit pursuant to the provisions of Section 74-803 shall also not be required in an M1-2 District for a change of #use# to a #transient hotel# that occupies no more than 30 percent of the #floor area# on the #zoning lot# and where such #zoning lot# contains a minimum #lot area# of 100,000 square feet, comprises an entire #block#, and contains #buildings# with a minimum total of 500,000 square feet of #floor area# on December 20, 2018.

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

Within an M1-5A or M1-5B District, a special permit pursuant to Section 74-803 shall be required in conjunction with a special permit pursuant to Section 74-781 (Modifications by special

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

(d) Existing hotels

- (1) Any #transient hotel# existing prior to December 20, 2018, within an M1 District shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section and subject to the applicable #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building# or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be utilized #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of Section 74-803 or other applicable section of this Resolution.
(2) The provisions of paragraph (d)(1) of this Section shall be modified up to [six years after date of adoption] to allow a #transient hotel# existing on [date of adoption] to be restored to such #use# regardless of more than two years of discontinuance of the #use#, and regardless of any change of #use# between [date of adoption] and [six years after date of adoption].
(3) In addition, in the event a casualty damages or destroys a #transient hotel# within an M1 District that was in such #use# as of December 20, 2018, such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

(e) Vesting

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

\* \* \*

42-30
USES PERMITTED BY SPECIAL PERMIT

\* \* \*

42-32
By the City Planning Commission

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

\* \* \*

M1 M2 M3

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

M1

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

M1 M2 M3

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

\* \* \*

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

\* \* \*

42-48 Supplemental Use Regulations in M1-6 Districts

\* \* \*

42-483

Commercial uses

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

- (a) Transient hotels# shall be allowed, except that developments# or enlargements# of transient hotels# with greater than 100 sleeping units on zoning lots# where residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 42-481 (Residential use), shall only be allowed upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal has been met for the area in which such transient hotel# is located, as set forth in this paragraph, (a), or where such residential development goal has not been met, by special permit pursuant to Section 74-802 (In M1-6D Districts): The residential development goal shall be met when at least 865 #dwelling units#, permitted pursuant to the provisions of Section 42-481, on zoning lots# located within an area bounded by West 28th Street, West 30th Street, a line 100 feet west of Seventh Avenue, and a line 100 feet east of Eighth Avenue, have received temporary or final certificates of occupancy subsequent to September 21, 2011. (b)(a) Food stores, including supermarkets, grocery stores and delicatessen stores, shall not be limited as to size of establishment. (c)(b) On narrow streets#, ground floor commercial uses# shall be subject to special streetscape provisions, as set forth in Section 42-485. (d)(c) All uses# listed in Use Group 10 shall be permitted without limitation, except as provided for in paragraph (c)(b) of this Section.

\* \* \*

ARTICLE VII ADMINISTRATION

Chapter 3 Special Permits by the Board of Standards and Appeals

\* \* \*

73-25 Boatels

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

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

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

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

73-26 Children's Amusement Parks

\* \* \*

73-27 Funeral Establishments

\* \* \*

73-28 Newspaper Publishing

\* \* \*

73-29 Utilization of Explosives in Manufacturing Processes

\* \* \*

Chapter 4 Special Permits by the City Planning Commission

\* \* \*

74-80 TRANSIENT HOTELS

\* \* \*

74-802

In M1-6D Districts

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

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

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

Transient hotels within Commercial Districts

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

74-803 Transient hotels within M1 Districts

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

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

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

\* \* \*

ARTICLE VIII SPECIAL PURPOSE DISTRICTS

Chapter 1 Special Midtown District

\* \* \*

81-60 SPECIAL REGULATIONS FOR THE EAST MIDTOWN SUBDISTRICT

\* \* \*

81-62 Special Use Provisions

81-621 Special provisions for transient hotels

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

However, in the event a casualty damages or destroys a building# within the East Midtown Subdistrict that was used as a transient hotel# as of May 27, 2015, in the Vanderbilt Corridor Subarea or on August 9, 2017, in other Subareas, such building# may be reconstructed and used as a transient hotel# without obtaining-

a special permit, provided the #floor area# of such reconstructed #building#, less the #floor area# of any other #buildings# on the #zoning lot# does not exceed the applicable basic maximum #floor area ratio# for the #zoning lot# set forth in Section 81-60, inclusive. #Transient hotels# existing on May 27, 2015 within the Vanderbilt Corridor Subarea or on August 9, 2017, in other Subareas, shall be considered conforming #uses#.

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

- (a) be appropriate to the needs of businesses in the vicinity of the East Midtown area; and
- (b) provide on-site amenities and services that will support the area's role as an office district. Such business-oriented amenities and services shall be proportionate to the scale of the #transient hotel# being proposed, and shall include, but shall not be limited to, conference and meeting facilities, and telecommunication services.

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

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

81-622-

81-621

Location of uses in mixed buildings

\* \* \*

81-70 SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

\* \* \*

81-72 Use Regulations Modified

\* \* \*

81-722 Use Group T

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

\* \* \*

#Use#

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

\* \* \*

Chapter 3 Special Limited Commercial District

\* \* \*

83-03 Use Group "LC"

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

\* \* \*

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

\* \* \*

Chapter 4 Special Battery Park District

\* \* \*

84-10 ZONE A GENERAL DISTRICT REGULATIONS

\* \* \*

84-12 Use Regulations

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

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

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

- (a) in any #building# containing an #arcade# required in Section 84-134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; and
- (b) supermarkets are permitted with no limitation on #floor area#. Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may contain #residential uses#, #transient hotel uses# where permitted pursuant to Section 32-02 (Special Provisions for Hotels), or both #residential# and hotel #uses#.

In the case of hotel #uses# on this #zoning lot#:

- (1) a #physical culture or health establishment# may be permitted; and
- (2) an eating and drinking establishment, as permitted in Section 32-15 (Use Group 6), and a #physical culture and health establishment# or a non-#residential accessory use#, may be located above a #story# containing #residential uses#.

\* \* \*

Chapter 8 Special Hudson Square District

\* \* \*

88-10 SUPPLEMENTAL USE REGULATIONS

\* \* \*

88-13 Commercial Use

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

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

- (f) eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, are permitted only by special permit of the Board of Standards and Appeals, pursuant to Section 73-244.

\* \* \*

**88-132**

**Special permit for large transient hotels**

(a) ~~Developments or enlargements~~ In the ~~Special Hudson Square District~~, prior to the residential development goal set forth in paragraph (e) of Section 88-13 (Commercial Use) having been achieved, the City Planning Commission may permit ~~developments or enlargements of transient hotels~~ with greater than 100 sleeping units on ~~zoning lots~~ where ~~residential use~~ is permitted as-of-right, in accordance with paragraph (a) of Section 88-11, provided the Commission finds that:

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

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

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

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

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

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

\* \* \*

**ARTICLE IX**  
**SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 4**  
**Special Sheepshead Bay District**

\* \* \*

**94-06**  
**Special Use Regulations**

\* \* \*

**94-061**  
**Permitted residential, community facility and commercial uses**

A. ~~Residential and community facility uses~~

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

B. ~~Commercial uses~~

In Areas A, B, C, D and E, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, only those ~~commercial uses~~ listed in Section 94-062 (Use Group SB), those ~~uses~~ listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), 9 and 14, and those ~~uses~~ permitted pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed. In addition, in Area B, a food store, as listed in Section 32-15 (Use Group 6), shall also be allowed on a ~~zoning lot~~ existing on May 27, 2015, for a period of 10 years from such date. Such food store shall be limited to one such establishment per ~~zoning lot~~ and shall be limited to 15,000

square feet of ~~floor area~~ utilized for the sale of food and non-food grocery products, and further such establishment shall be limited to an additional 6,500 square feet of ~~floor area~~ for ~~accessory~~ office and storage space. There shall be no limitation on the amount of ~~floor area~~ utilized for eating or drinking places as listed in Use Group SB, pursuant to Section 94-062.

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

In Area G, only ~~commercial uses~~ listed in Use Groups 6, 7, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), 8 and 9 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying ~~Commercial Districts~~.

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

\* \* \*

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

~~Jewelry or art metal craft shops~~

~~Motels or boatels~~

\* \* \*

**Chapter 6**  
**Special Clinton District**

\* \* \*

**96-30**  
**OTHER AREAS**

\* \* \*

**96-34**  
**Special Regulations in Northern Subarea C1**

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

(a) Inclusionary Housing Program

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

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

(b) Special ~~use~~ regulations

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

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

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

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

\* \* \*

**Chapter 7**  
**Special 125th Street District**



\* \* \*

**97-14  
Transient Hotels Within the Park Avenue Hub Subdistrict**

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

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

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

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

\* \* \*

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

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

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

\* \* \*

**Chapter 9  
Special Madison Avenue Preservation District**

\* \* \*

**99-03  
Special Use Regulations**

\* \* \*

**99-031  
Use Group MP**

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

Table A

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

\* \* \*

**ARTICLE XI  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Tribeca Mixed Use District**

\* \* \*

**111-10  
SPECIAL USE REGULATIONS**

\* \* \*

**111-13  
Additional Use Regulations**

\* \* \*

- (d) Areas A4, A5, A6 and A7

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

- (e)(d) Environmental conditions for Area A2

\* \* \*

**111-31  
Special Permit for Large Transient Hotels**

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

**111-32  
Special Permit for Certain Large Commercial Establishments**

\* \* \*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Garment Center District**

\* \* \*

**121-10  
SPECIAL USE REGULATIONS**

\* \* \*

**121-11  
Transient Hotels and Offices**

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

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

\* \* \*

**121-70  
SPECIAL PERMIT FOR TRANSIENT HOTELS**

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

- (a) the location of such proposed #transient hotel# within the Special

District will not impair the achievement of a diverse and harmonious mix of #commercial#, #manufacturing# and #community facility-uses# within Subdistrict A-1 and of #residential#, #commercial#, #manufacturing# and #community facility-uses# in Subdistrict A-2, consistent with the applicable district regulations;

- (b) the site plan for such #transient hotel# demonstrates that the design is appropriate, does not impair the character of the area and incorporates elements that are necessary to address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building#, the orientation of the #building# and landscaping;
(c) such #transient hotel use# will not cause undue vehicular or pedestrian congestion on local #streets; and
(d) such #transient hotel use# is consistent with the planning objectives of the Special District.

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

\* \* \*

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

Chapter 1
Special Coney Island District

\* \* \*

131-10
SPECIAL USE REGULATIONS

\* \* \*

131-11
Use Group 5

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

\* \* \*

131-13
Special Use Regulations in Subdistricts

\* \* \*

131-131
Coney East Subdistrict

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

\* \* \*

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

\* \* \*

131-132
Coney North and Coney West Subdistricts

In the Coney North and Coney West Subdistricts, #uses# allowed by the underlying district regulations shall apply, except as modified in

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

- (a) Mandatory ground floor level #uses# along certain #streets#

Any #use# listed in Use Groups A, B and C, as set forth in Section 131-12, inclusive, not otherwise allowed by the underlying district regulations, shall be permitted within 70 feet of Riegelmann Boardwalk and within 100 feet of all other designated #streets#, as shown on Map 2.

- (1) Riegelmann Boardwalk

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

- (2) #Streets# other than Riegelmann Boardwalk

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

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

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

- (b) Prohibited ground floor level #uses# along #streets# other than Riegelmann Boardwalk

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

\* \* \*

From Use Group 5A:

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

\* \* \*

Chapter 4
Special Governors Island District

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

\* \* \*

134-10
SPECIAL USE REGULATIONS

134-11
Permitted Uses

\* \* \*

134-111
Permitted uses in subdistricts

In the Northern Subdistrict and the Southern Subdistrict, the following #uses# shall be permitted, except as otherwise specified

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

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

All #uses#.

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

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

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

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

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

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

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

\* \* \*

**134-112 Permitted uses in the Open Space Subarea**

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

\* \* \*

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

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

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

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

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

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

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

\* \* \*

**Chapter 8 Special East Harlem Corridors District**

\* \* \*

**138-10 SPECIAL USE REGULATIONS**

\* \* \*

**138-12 Transient Hotels**

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

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

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

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

(1) sufficient sites are available in the area to meet the #residential development# goal; or

(2) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

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

**138-13 Physical Culture or Health Establishments**

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

**138-14-138-13 Public Parking Garages**

\* \* \*

**ARTICLE XIV SPECIAL PURPOSE DISTRICTS**

**Chapter 1 Special Jerome Corridor District**

\* \* \*

**141-10 SPECIAL USE REGULATIONS**

\* \* \*

**141-11 Special Permit for Transient Hotels**

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

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

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

(1) sufficient sites are available in the area to meet the #residential development# goal; or

(2) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

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

**141-12 Physical Culture or Health Establishments**

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

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

\* \* \*

**Chapter 2 Special Inwood District**

\* \* \*

**142-10 SPECIAL USE REGULATIONS**

\* \* \*

**142-11 Permitted Uses**

\* \* \*

**142-111 Special provisions for transient hotels**

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

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

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

(1) sufficient sites are available in the area to meet the residential development goal; or

(2) — a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to August 8, 2018.

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

\* \* \*

NOTICE

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

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

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

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

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

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

No. 3

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

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

\* \* \*

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

BROOKLYN

\* \* \*

Brooklyn Community District 15

\* \* \*

Map 2 [date of adoption]



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

Portion of Community District 15, Brooklyn

\* \* \*

Nos. 4 & 5
307 KENT AVENUE REZONING
No. 4

CD 1 C 200306 ZMK
IN THE MATTER OF an application submitted by 307 Kent Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

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

No. 5

CD 1 N 200307 ZRK
IN THE MATTER OF an application submitted by Soma 142, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area.

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

APPENDIX F
INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY INCLUSIONARY HOUSING AREAS

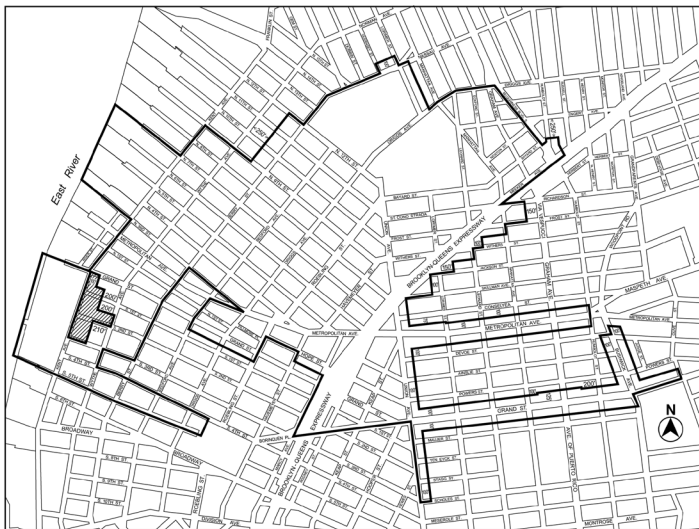
Brooklyn

Brooklyn Community District 1

\* \* \*

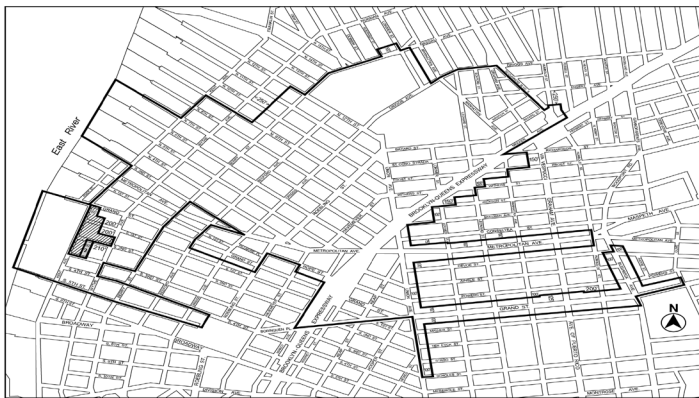
Map 2 - [Date of Adoption]

[Existing Map]



Legend for Existing Map: Inclusionary Housing designated area (white box), Excluded Area (hatched box).

[Proposed Map]



Legend for Proposed Map: Inclusionary Housing designated area (white box), Excluded Area (hatched box), Mandatory Inclusionary Housing Area (grey box). Area 2 - [date of adoption] - MIH Program Option 1 and Option 2.

NOTICE

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

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

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

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

No. 6
101 VARICK AVENUE

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

BOROUGH OF MANHATTAN
No. 7

RESTORING THE GEORGE CITY MAP AMENDMENT
CD 12 C 180024 MMM

IN THE MATTER OF an application submitted by The Port Authority of New York and New Jersey pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of West 178th Street and West 180th Street between Haven Avenue and Cabrini Boulevard;
the elimination, discontinuance and closing of West 179th Street between the westerly end of West 179th Street and Cabrini Boulevard;
the elimination, discontinuance and closing of Haven Avenue between West 177th Street and West 178th Street;
the elimination, discontinuance and closing of Haven Avenue between West 179th Street and West 180th Street;
the elimination, discontinuance and closing of West 177th Street at its intersection with Haven Avenue;
the widening of a portion of Haven Avenue south of West 181st Street;
the adjustment of grades and block dimensions necessitated thereby;

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

Nos. 8 & 9
629-639 WEST 142ND STREET REZONING
No. 8

CD 9 C 210261 ZMM

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

No. 9

CD 9 N 210262 ZRM

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

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

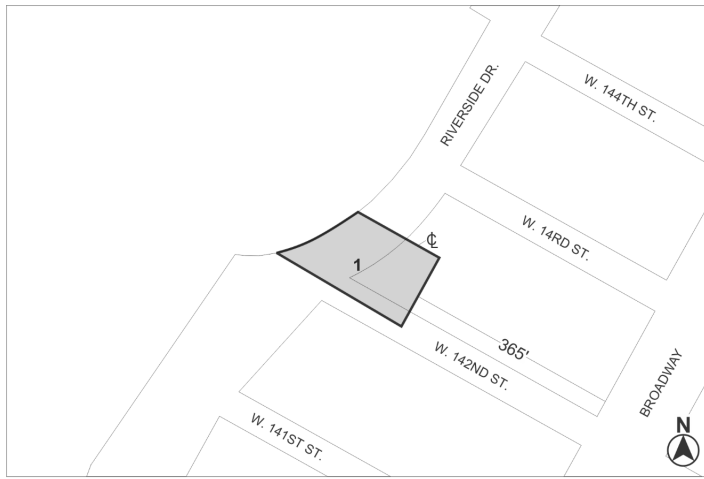
APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

Table with 3 columns: Manhattan, Manhattan Community District 9, and asterisks indicating designated areas.

Map 4 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))  
 Area 1 — [date of adoption] — MIH Program Option 1 and Option 2  
 Portion of Community District 9, Manhattan  
 \* \* \*

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

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

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

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

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

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

**BOROUGH OF QUEENS**  
**No. 11**  
**LEFRAK CITY SENIOR CENTER**

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

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

**No. 12**  
**106-02 ROCKAWAY BEACH BOULEVARD REZONING**

**CD 14** **C 180395 ZMQ**

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

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

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

**BOROUGH OF STATEN ISLAND**  
**Nos. 13, 14 & 15**  
**RIVER NORTH (LIBERTY TOWERS)**

**No. 13**

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

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

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

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

**No. 14**

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

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

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

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

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

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

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

**No. 15**

**CD 1** **N 210290 ZRR**

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

Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

**ARTICLE II  
RESIDENCE DISTRICT REGULATIONS**

**Chapter 1  
Statement of Legislative Intent**

\* \* \*

**21-10  
PURPOSES OF SPECIFIC RESIDENCE DISTRICTS**

\* \* \*

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

These districts are designed to provide for all types of residential buildings, in order to permit a broad range of housing types, with appropriate standards for each district on density, open space, and spacing of buildings. However, R4B Districts are limited to single- or two-family dwellings, and zero lot line buildings are not permitted in R3-2, R4 (except R4-1 and R4B), and R5 (except R5B) Districts. The various districts are mapped in relation to a desirable future residential density pattern, with emphasis on accessibility to transportation facilities and to various community facilities, and upon the character of existing development. These districts also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment.

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

\* \* \*

**Chapter 3  
Residential Bulk Regulations in Residence Districts**

**23-00  
APPLICABILITY AND GENERAL PURPOSES**

**23-01  
Applicability of This Chapter**

\* \* \*

**23-011  
Quality Housing Program**

\* \* \*

R6 R7 R8 R9 R10

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

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

\* \* \*

Special Ocean Parkway District;

Special St. George District;

Special Transit Land Use District; or

Special Tribeca Mixed Use District.

\* \* \*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 8  
Special St. George District**

**128-00  
GENERAL PURPOSES**

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

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

**128-01  
Definitions**

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

Commercial street

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

\* \* \*

**128-056  
Applicability of the Quality Housing Program**

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

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

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

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

\* \* \*

**128-20  
FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS**

**128-21  
Maximum Floor Area Ratio**

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

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

**128-22  
Maximum Lot Coverage**

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

\* \* \*

**128-30  
HEIGHT AND SETBACK REGULATIONS**

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

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

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

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

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

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

\* \* \*

**128-32  
Street Wall Location**

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

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

\* \* \*

**128-33  
Maximum Base Height**

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

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

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

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

**128-34  
Maximum Building Height**

In C4-2 Districts within the Upland Subdistrict, for #buildings# that are not #developed# or #enlarged# pursuant to the tower provisions of Section 128-35 (Towers), the maximum height of a #building or other

structure# and the maximum number of #stories#, as applicable, shall be as set forth in Section 23-662 (Maximum height of buildings and setback regulations) for a residential equivalent of an R6 District. Separate maximum #building# heights are set forth within such Section for #developments# or #enlargements# with #qualifying ground floors# and for those with #non-qualifying ground floors#. However, on Bay Street where there is a maximum base height of 85 feet, the maximum height of a #building or other structure# also shall be 85 feet.

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

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

\* \* \*

**128-50  
PARKING REGULATIONS**

\* \* \*

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

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

- (a) In C4-2 Districts, the following special regulations shall apply:
  - (a)(1) #Residential uses#

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

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

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

- (c)(3) #Community facility use#

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

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

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

\* \* \*

**128-60  
SPECIAL APPROVALS**

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



contribute to the revitalization of the #Special St. George District# and surrounding area.

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

\* \* \*

128-62

Special Permit for Buildings in R7-3 Districts

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

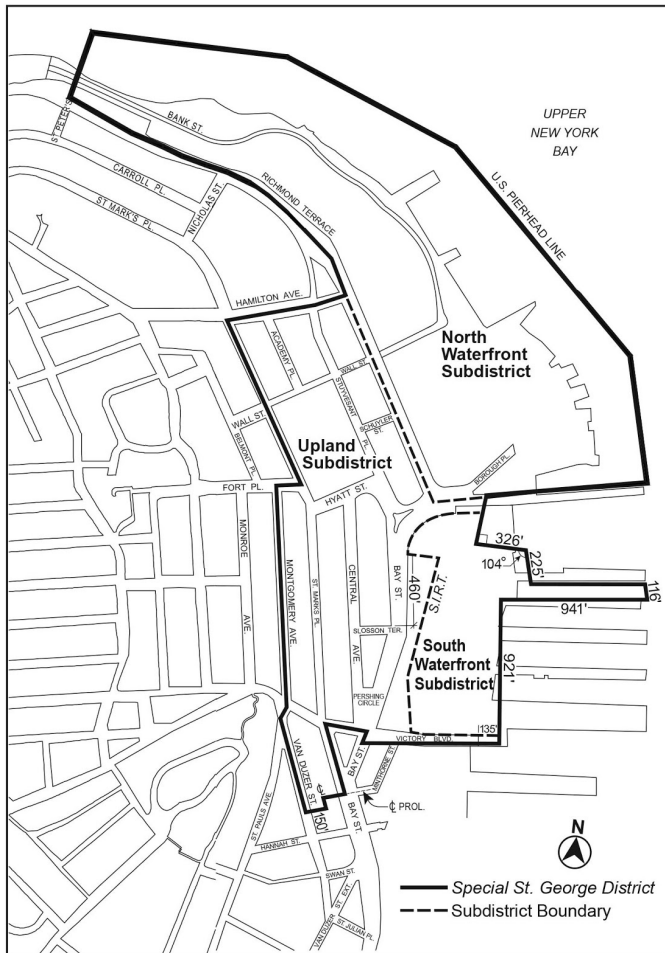
- (a) will aid in achieving the general purposes and intent of the Special District;
- (b) will enhance the distribution of #bulk# on the #zoning lot#;
- (c) will not unduly obstruct access to light and air from surrounding #streets# and properties; and
- (d) will result in a better site plan and urban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

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

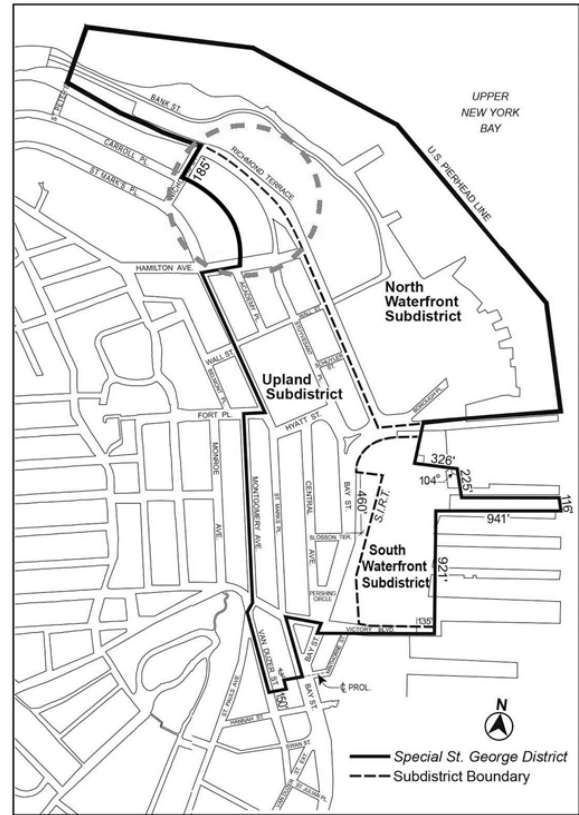
Appendix - Special St. George District Plan

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

[EXISTING MAP]

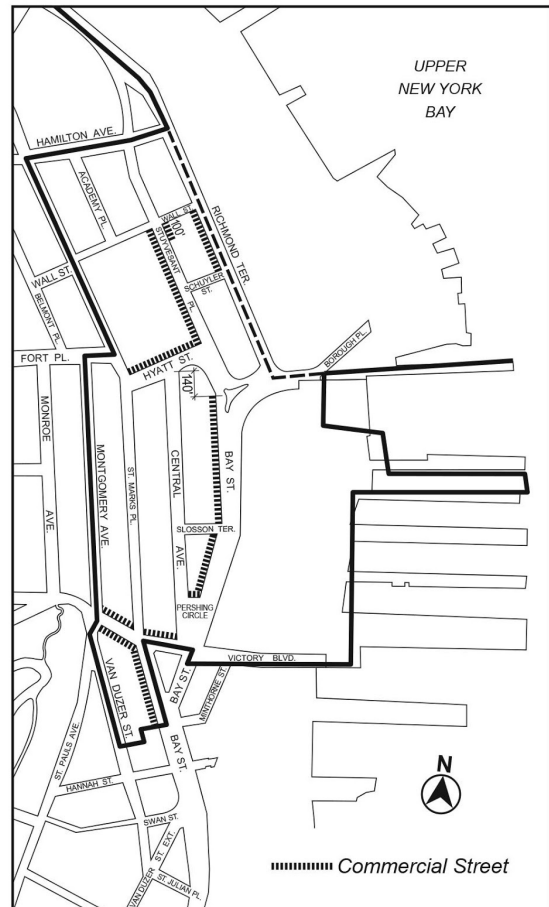


[PROPOSED MAP]

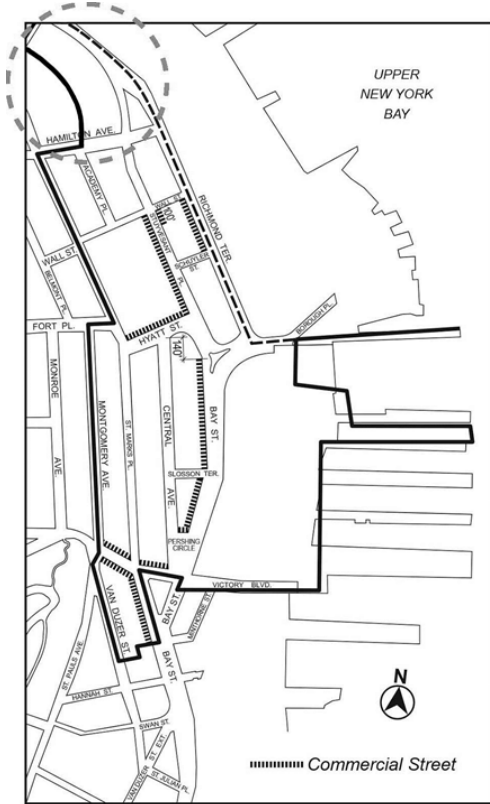


Map 2 - Commercial Streets [date of adoption]

[EXISTING MAP]

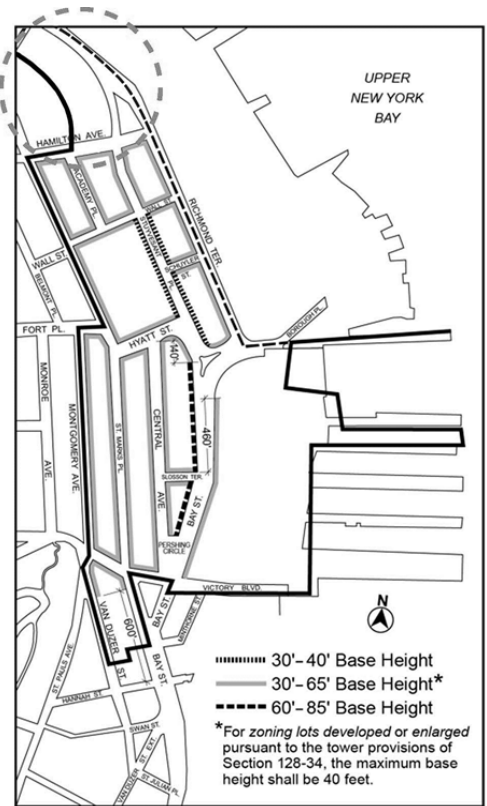


[PROPOSED MAP]



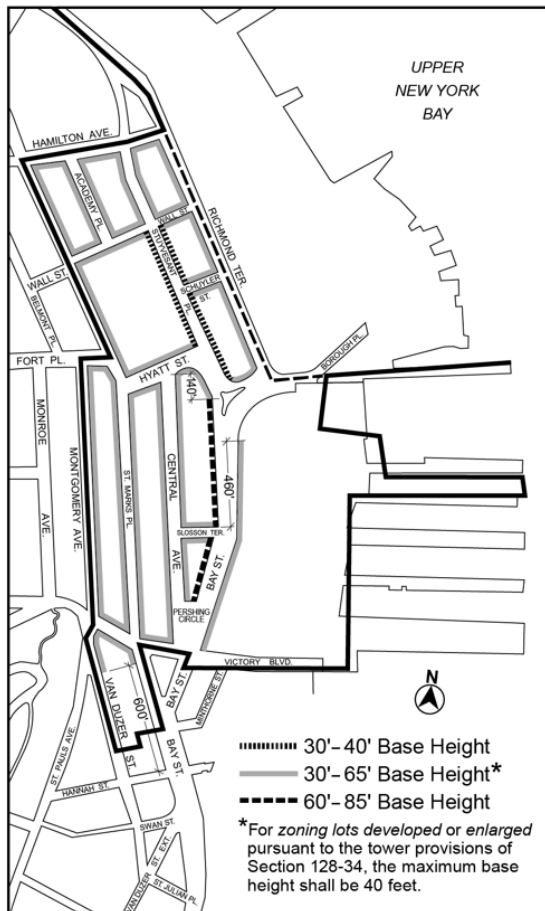
Map 3 - Minimum and Maximum Base Heights [date of adoption]

[PROPOSED MAP]

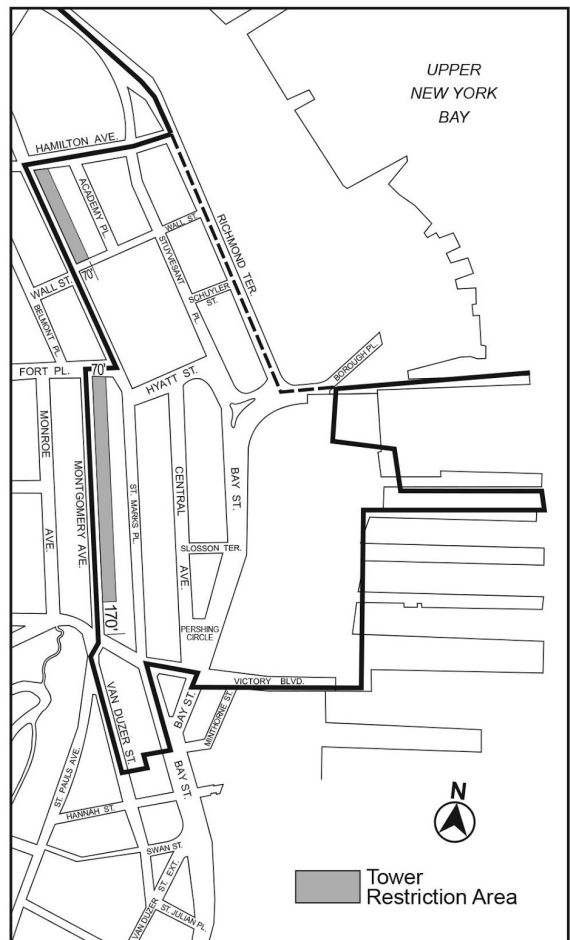


Map 4 - Tower Restriction Areas [date of adoption]

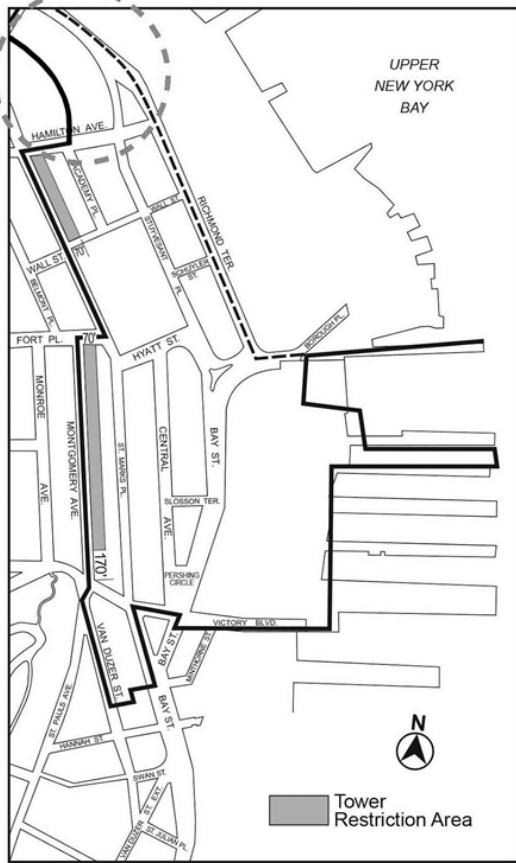
[EXISTING MAP]



[EXISTING MAP]

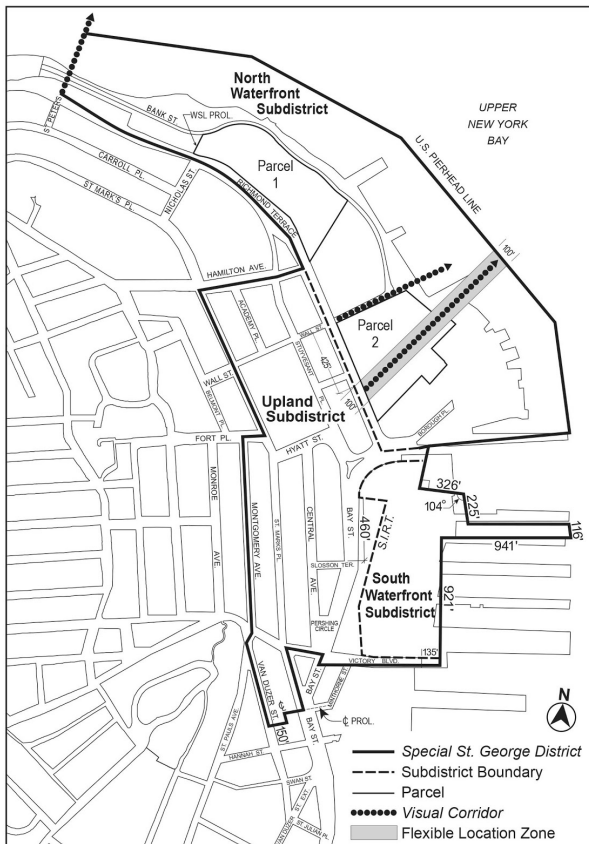


[PROPOSED MAP]



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

[EXISTING MAP]



APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

STATEN ISLAND

Staten Island Community District 1

\* \* \*

Map 3 – [date of adoption]

[PROPOSED MAP]



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

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

\* \* \*

NOTICE

On Wednesday, July 14, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by Richmond SI Owner LLC ("The Applicant").

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

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 20DCP140R.

Nos. 16 & 17
252 VICTORY BOULEVARD
No. 16

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

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

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

No. 17

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

Matter underlined is new, to be added;

Matter struck out is to be deleted;

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

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

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

STATEN ISLAND

Staten Island Community District 1

\* \* \*

Map 2 - [date of adoption]

[EXISTING]



[PROPOSED]



Portion of Community District 1, Staten Island

\* \* \*

**BOROUGH OF THE BRONX**

No. 18

2100 BARTOW AVENUE

CD 10

N 210435 PXX

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

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



j29-jy14

**BOARD OF CORRECTION**

## ■ MEETING

The New York City Board of Correction will hold a public meeting, on Tuesday, July 13, 2021, at 9:00 A.M. The Board will discuss issues impacting the New York City jail system.

More information is available on the Board's website, at <https://www1.nyc.gov/site/boc/meetings/july-13-2021.page>.

jy7-13

**EMPLOYEES' RETIREMENT SYSTEM**

## ■ MEETING

Please be advised that the next COVSF Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Monday, July 19, 2021, at 2:00 P.M. To be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor, Boardroom, Brooklyn, NY 11201-3751.

The meeting will be held at 335 Adams Street, 22rd Floor, Board Room and you can still view the meeting online, at [www.nycers.org/meeting-webcasts](http://www.nycers.org/meeting-webcasts).

jy12-16

**FRANCHISE AND CONCESSION REVIEW COMMITTEE**

## ■ MEETING

**PUBLIC NOTICE IS HEREBY GIVEN** THAT the Franchise and Concession Review Committee, will hold a public meeting on Thursday, July 22, 2021, at 2:30 P.M., at the Thomas Jefferson recreation center which is located at 2180 1st Avenue, New York, NY 10029.

NOTE: This location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via email, at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at (212) 788-0010. Any person requiring reasonable accommodation for the public meeting, should contact MOCS at least three (3) business days in advance of the meeting to ensure availability.

jy2-22

**OFFICE OF LABOR RELATIONS**

## ■ MEETING

The New York City Deferred Compensation Board, will hold its next Deferred Compensation Board Hardship meeting on Thursday, July 15, 2021, at 3:00 P.M. The meeting will be held remotely via conference call. Please visit the below link to access the audio recording of the Board meeting, or to access archived Board meeting audio/videos: <https://www1.nyc.gov/site/olr/deferred/dcp-board-webcasts.page>.

jy8-15

**LANDMARKS PRESERVATION COMMISSION**

## ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 13, 2021, the Landmarks Preservation Commission (LPC or agency) will hold a public hearing by teleconference with respect to the properties list below, and then followed by a public meeting.

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

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

LPC-21-09251 - Block 1981 - Lot 35 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

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

**347 President Street - Carroll Gardens Historic District**

LPC-21-05095 - Block 436 - Lot 46 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse, built in 1878. Application is to construct a rear yard addition.

**267 Cumberland Street - Fort Greene Historic District**

LPC-21-06055 - Block 2102 - Lot 2 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse built in 1863. Application is to construct a rear yard addition.

**174 Bergen Street - Boerum Hill Historic District**

LPC-21-03796 - Block 386 - Lot 26 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

A modified Italianate style rowhouse, built in 1873-74. Application is to replace windows.

**29 Center Drive - Douglaston Historic District**

LPC-21-00717 - Block 8064 - Lot 76 - Zoning: R1-2

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival/Italianate style freestanding house with attached garage, built c. 1848-1850. Application is to construct additions, modify the garage, porch, steps and retaining wall, and reconstruct a cupola.

**100 Prospect Avenue - Douglaston Historic District**

LPC-21-04351 - Block 8095 - Lot 42 - Zoning: R1-2

**CERTIFICATE OF APPROPRIATENESS**

An Arts and Craft/Shingle style house built in 1910. Application is to construct a retaining wall and fencing at the rear yard and widen the driveway.

**145 Hudson Street - Tribeca West Historic District**

LPC-21-06618 - Block 214 - Lot 7502 - Zoning: C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A 1920s Industrial style factory with Art Deco style elements, designed by Renwick, Aspinwall & Guard and built in 1929. Application is to alter the entrance.

**53 West 9th Street - Greenwich Village Historic District**

LPC-21-07882 - Block 573 - Lot 71 - Zoning: R6

**CERTIFICATE OF APPROPRIATENESS**

An Anglo-Italianate style house with English and Italianate style elements built in 1854. Application is to install shutters.

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

LPC-21-08147 - Block 196 - Lot 5 - Zoning: M1-5

**CERTIFICATE OF APPROPRIATENESS**

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

**547 West 26th Street - West Chelsea Historic District**

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

**30 Rockefeller Plaza - Individual and Interior Landmark**

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

**333 Central Park West - Upper West Side/Central Park West Historic District**

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

**15 East 91st Street - Expanded Carnegie Hill Historic District**

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

**1083 Fifth Avenue - Expanded Carnegie Hill Historic District**

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

**120 East 106th Street - Individual Landmark**

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

**1047 Amsterdam Avenue - Individual Landmark**

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

j29-jy13

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 20, 2021, at 9:30 A.M., a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting.

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

**34-27 84th Street - Jackson Heights Historic District**

**LPC-21-04911** - Block 1445 - Lot 56 - **Zoning:** R5  
**CERTIFICATE OF APPROPRIATENESS**  
An Anglo-American Garden House style semi-detached house, designed by Robert Tappan and built in 1927. Application is to install a storm door with security grille.

**237 Beverly Road - Douglaston Historic District**

**LPC-21-07505** - Block 8033 - Lot 53 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**  
An Arts & Crafts style house, designed by Frederick J. Schroeter, Jr. and built in 1924. Application is to enclose a porch, replace windows, and construct dormers and additions.

**356 Hollywood Avenue - Douglaston Hill Historic District**

**LPC-20-08873** - Block 8049 - Lot 25 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**  
A free-standing English Cottage style house, designed by Philip

Resnyk and built in 1930. Application is to legalize the replacement of windows, alterations to planters and installation of steps in non-compliance or without Landmarks Preservation Commission permit(s).

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

**LPC-21-10492** - Block 153 - Lot 7501 - **Zoning:** C6-4  
**MISCELLANEOUS - AMENDMENT**  
A Beaux-Arts style skyscraper and interior banking hall, designed by Raymond F. Almirell and built in 1909-12. Application is to amend a proposal approved at the Public Meeting of July 21, 2020 for alterations to the banking hall, to include the installation of partitions, desk and cabinetry.

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

**LPC-21-01775** - Block 194 - Lot 14 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**  
An Italianate style store and loft building, built in 1859-60. Application is to construct bulkheads and a pergola, remove steps, replace storefront infill, and install a cornice.

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

**LPC-21-04082** - Block 144 - Lot 26 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**  
An Italianate/ Neo-Grec style store and loft building, designed by Carl Pfeiffer and built in 1866. Application is to remove and relocate vault lights and replace the sidewalk and loading dock.

**38-44 Laight Street - Tribeca North Historic District**

**LPC-21-09458** - Block 220 - Lot 7503, 36 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**  
A Renaissance Revival style warehouse building, designed by Clinton & Russell and built in 1896. Application is to replace the sidewalk.

**15 Greenwich Avenue - Greenwich Village Historic District**

**LPC-21-05550** - Block 610 - Lot 56 - **Zoning:** C1-6  
**CERTIFICATE OF APPROPRIATENESS**  
A one-story taxpayer constructed in 1937 and designed by Charles Kreyborg. Application is to demolish the building and construct a new building.

**43 West 74th Street - Upper West Side/Central Park West Historic District**

**LPC-21-07897** - Block 1127 - Lot 11 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**  
A Renaissance Revival style rowhouse, designed by Max Hensel and built in 1889-90. Application is to demolish a rear extension and reconstruct the rear extension facade.

**390 Park Avenue - Individual Landmark**

**LPC-21-10428** - Block 1289 - Lot 36 - **Zoning:** C5-3  
**CERTIFICATE OF APPROPRIATENESS**  
An International Style office building, designed by Gordon Bunshaft of Skidmore, Owings, & Merrill, and built in 1950-52. Application is to replace plaza paving and terrace pavers, modify walls at the plaza and 3rd Floor terrace, and install signage and railings.

**260 West End Avenue (aka 262-270 West 72nd Street) - West End - Collegiate Historic District**

**LPC-21-07273** - Block 1163 - Lot 61 - **Zoning:** C4-6A  
**CERTIFICATE OF APPROPRIATENESS**  
A Colonial Revival style apartment building, designed by Schwartz & Gross and built in 1924-1925. Application is to establish a Master Plan governing the future installation of windows.

**724 East 18th Street - Fiske Terrace-Midwood Park Historic District**

**LPC-21-03784** - Block 5238 - Lot 68 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**  
An altered Colonial Revival style freestanding house, designed by Benjamin Driesler and built c. 1907. Application is to install solar.

jy6-19

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 27, 2021, at 9:30 A.M., a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting.

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

**174 Bergen Street - Boerum Hill Historic District**

**LPC-21-03796** - Block 386 - Lot 26 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

A modified Italianate style rowhouse, built in 1873-74. Application is to replace windows.

**267 Cumberland Street - Fort Greene Historic District**

LPC-21-06055 - Block 2102 - Lot 2 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse, built in 1863. Application is to construct a rear yard addition.

**347 President Street - Carroll Gardens Historic District**

LPC-21-05095 - Block 436 - Lot 46 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse, built in 1878. Application is to construct a rear yard addition.

**29 Center Drive - Douglaston Historic District**

LPC-21-00717 - Block 8064 - Lot 76 - Zoning: R1-2

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival/Italianate style freestanding house with attached garage, built c. 1848-1850. Application is to construct additions, modify the garage, porch, steps and retaining wall, and reconstruct a cupola.

**100 Prospect Avenue - Douglaston Historic District**

LPC-21-04351 - Block 8095 - Lot 42 - Zoning: R1-2

**CERTIFICATE OF APPROPRIATENESS**

An Arts and Craft/Shingle style house, built in 1910. Application is to construct a retaining wall and fencing, at the rear yard and widen the driveway.

**145 Hudson Street - Tribeca West Historic District**

LPC-21-06618 - Block 214 - Lot 7502 - Zoning: C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A 1920s Industrial style factory, with Art Deco style elements, designed by Renwick, Aspinwall & Guard and, built in 1929. Application is to alter the entrance.

**53 West 9th Street - Greenwich Village Historic District**

LPC-21-07882 - Block 573 - Lot 71 - Zoning: R6

**CERTIFICATE OF APPROPRIATENESS**

An Anglo-Italianate style house, with English and Italianate style elements, built in 1854. Application is to install shutters.

**547 West 26th Street - West Chelsea Historic District**

LPC-21-08999 - Block 698 - Lot 10 - Zoning: M1-5

**CERTIFICATE OF APPROPRIATENESS**

A utilitarian garage, designed by Charles H. Caldwell and, built in 1912-14. Application is to install and alter canopies and install signage.

**333 Central Park West - Upper West Side/Central Park West Historic District**

LPC-21-05268 - Block 1207 - Lot 29 - Zoning: R10A R7-2

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style apartment building, designed by Albert Joseph Bodker and, built in 1909-1910. Application is to install a rooftop pergola.

**1083 Fifth Avenue - Expanded Carnegie Hill Historic District**

LPC-21-01604 - Block 1501 - Lot 4 - Zoning: R10, P1

**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style townhouse, designed by Turner & Kilian and, built in 1901-02, with significant alterations by Ogden Codman in 1913-15. Application is to enlarge a rooftop bulkhead.

**15 East 91st Street - Expanded Carnegie Hill Historic District**

LPC-21-05725 - Block 1503 - Lot 14 - Zoning: R10 R8B

**CERTIFICATE OF APPROPRIATENESS**

A Modern style apartment building, designed by Leonard Schultze & Associates and, built in 1946-47. Application is to remove a balcony enclosure.

**1047 Amsterdam Avenue - Individual Landmark**

LPC-21-09853 - Block 1865 - Lot 1 - Zoning: R7-2

**CERTIFICATE OF APPROPRIATENESS**

An ecclesiastical complex set in landscaped grounds comprising seven religious and institutional buildings, designed in varied styles, by Ithiel Town, Heins & LaFarge, Cram, Goodhue & Ferguson, Hoyle, Doran & Berry, Cook & Welch, Ralph Adams Cram, and C. Grant LaFarge and built over the course of the 19th and 20th Century. Application is to remove a retaining wall, regrade, and install fencing and light fixtures.

**120 East 106th Street - Individual Landmark**

LPC-21-09366 - Block 1633 - Lot 61 - Zoning: R7-2

**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church building, designed by Napoleon Le Brun & Sons and, built in 1883-1887. Application is to install a barrier-free access lift.

✦ jy13-26

**PROPERTY DISPOSITION****CITYWIDE ADMINISTRATIVE SERVICES****■ SALE**

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

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

Vehicles can be viewed in person, at:

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

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

f23-a4

**HOUSING PRESERVATION AND DEVELOPMENT****■ PUBLIC HEARINGS**

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

j4-d30

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

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

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

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

**HHS ACCELERATOR**

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

Important information about the new method

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

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

Participating NYC Agencies

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

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

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

CITYWIDE ADMINISTRATIVE SERVICES

AWARD

Services (other than human services)

**PROF. DEVEL. TRAINING FOR CITY EMPLOYEES-RENEWAL #1** - Renewal - PIN# 85619P8190KXLR001 - AMT: \$151,583.12 - TO: Surge Partners LLC, 440 Riverside Drive, Apartment 78, New York, NY 10027.

Renewal

☛ jy13

DISTRICT ATTORNEY - NEW YORK COUNTY

AWARD

Services (other than human services)

**DOCUWARE ENTERPRISE AND DOKMEE CAPTURE SOFTWARE** - Renewal - PIN# 901DOCUWARE22 - AMT: \$26,088.00 - TO: Royal Imaging NY LLC, 242 West 38th Street 8th Floor, New York, NY 10018.

PPB rules, Section 3-05 Sole Source Procurement.

☛ jy13

HEALTH AND MENTAL HYGIENE

AWARD

Human Services/Client Services

**PUERTO RICAN FAMILY INSTITUTE INC RENEWAL #1** - Renewal - PIN# 81620R8913KXLR001 - AMT: \$2,201,573.00 - TO: Puerto Rican Family Institute Inc., 145 West 15th Street, New York, NY 10011-6701.

FY22 RENEWAL #1 21AZ002701R1X00. The vendor has provided and will continue to provide during the renewal term behavioral health, crisis intervention, and advocacy services.

☛ jy13

HOMELESS SERVICES

INTENT TO AWARD

Human Services/Client Services

CONCOURSE HOUSE NEGOTIATED ACQUISITION

**EXTENSION** - Negotiated Acquisition - Available only from a single source - PIN#07121N0011 - Due 7-14-21 at 3:59 P.M.

The Department of Homeless Services (DHS), intends to enter into the 1 year Negotiated Acquisition Extension (NAE), to increase the current Concourse House contract value to FY 22 in amount of \$2,293,757.00. This NAE will allow Concourse House, located, at 2751 Grand Concourse, Bronx, NY 10458, to continue provision of vital services for families with children.

Contract Term is 7/1/21 - 6/30/22. Contract Amount is \$2,293,757.00

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

Homeless Services, 150 Greenwich Street (WTC4), 37th Floor, New York, NY 10007. Jacques Frazier (929) 221-5554; [frazierjac@dss.nyc.gov](mailto:frazierjac@dss.nyc.gov)

jy8-14

07121N0011-CONCOURSE HOUSE NEGOTIATED ACQUISITION

**EXTENSION** - Negotiated Acquisition - Other - PIN#07121N0011 - Due 7-14-21 at 2:00 P.M.

The Department of Homeless Services (DHS), intends to enter into the 12 month Negotiated Acquisition Extension (NAE), to increase the current Concourse House contract value, for FY 22, in amount of \$2,293,757.00. This site, located at 2751 Grand Concourse, Bronx, NY 10458, provides vital services for families with children.

The end of the current Concourse House contract term is 6-30-2022. DHS requested the Justification of Concourse House according to the approved Budget Amendment.

jy7-13

HUMAN RESOURCES ADMINISTRATION

INTENT TO AWARD

Human Services/Client Services

**NAE TO EXTEND FAMILY SHELTER SERVICES** - Negotiated Acquisition - Other - PIN#07121N0014 - Due 7-16-21 at 2:00 P.M.

Contract Term 7/1/2021 - 6/30/2022. Contract Amount \$4,280,966.00

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

Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Jacques Frazier (929) 669-4460; [frazierjac@dss.nyc.gov](mailto:frazierjac@dss.nyc.gov)

jy9-15

AWARD

Human Services/Client Services

PROVISION OF HOMELESSNESS PREVENTION PROGRAM THAT PROVIDES EMERGENCY GRANTS TO FAMILIES IN CRISIS AND AT RISK OF EVICTION.

- BP/City Council Discretionary - PIN# 06921L0352001 - AMT: \$418,200.00 - TO: Coalition for the Homeless Inc, 129 Fulton Street, New York, NY 10038.

Contract Term 7/1/2020 to 6/30/2021

☛ jy13

Services (other than human services)

IT CONSULTING SERVICES FOR 1 CONSULTANT

- Intergovernmental Purchase - PIN# 09621G0012001 - AMT: \$300,196.00 - TO: Enterprise People, Inc., 20th F Street NW, Washington, DC 20001.

Contract Term 2/1/2020 to 1/31/2023

☛ jy13

IT CONSULTING SERVICES - Intergovernmental Purchase

- PIN# 09621G0010001 - AMT: \$753,000.00 - TO: Currier McCabe and



Associates, Inc., 700 Troy Schenectady Road, Latham, NY 12110.

Contract Term: 2/1/2020 - 1/31/2023

☛ jy13

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

■ AWARD

*Goods*

**NOTICE OF AWARD: EMERGENCY PURCHASE OF DELL LAPTOPS AND APPLE IPADS** - Emergency Purchase - PIN# 85821E0008001 - AMT: \$552,387.22 - TO: Compulink Technologies Inc., 260 West 39th Street, Suite 302, New York, NY 10018.

DoITT received requests from multiple agencies for the purchase of 410 Dell Laptops and 6 Apple Ipads. DoITT reached out to Eleven (12) New York-City certified M-WBE vendors for this purchase and received Six (6) price quotes. DoITT is awarding this purchase to the vendor Maureen Data Systems, Inc. ("MDS"). Compulink Technologies, Inc. is the M-WBE vendor which provided the lowest overall pricing for this request. The total dollar amount for this purchase is \$552,387.22. The Emergency Agreement was registered on June 30, 2021.

☛ jy13

*Services (other than human services)*

**COVID-19 EMERGENCY PURCHASE: RESEARCH INITIATIVES** - Emergency Purchase - PIN# 85821E0007001 - AMT: \$336,000.00 - TO: Yang Strategic Research LLC d/b/a Hart Research Associates, 1724 Connecticut Avenue NW, Washington, DC 20009.

Emergency Order with Yang Strategic Research LLC d/b/a Hart Research Associates for COVID-19 Research Initiatives.

Due to the COVID-19 Pandemic and the ongoing recovery, the City has authorized an Emergency Procurement with Yang Strategic Research for research initiatives to study the impact of COVID-19.

☛ jy13

**NEW YORK CITY POLICE PENSION FUND**

**PROCUREMENT**

■ SOLICITATION

*Services (other than human services)*

**VIRTUAL CHIEF INFORMATION SECURITY OFFICER** - Request for Proposals - PIN# 2562201cVISOS - Due 8-23-21 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.

New York City Police Pension Fund, Procurement@nycppf.org. Latonia Harris (212) 693-5068; lharris@nycppf.org

☛ jy13

**TAXI AND LIMOUSINE COMMISSION**

■ INTENT TO AWARD

*Services (other than human services)*

**ADMINISTRATION OF THE NEW YORK CITY MEDALLION RELIEF PROGRAM** - Negotiated Acquisition - Other - PIN# 156 22P00023 - Due 7-16-21 at 5:00 P.M.

The New York City Taxi and Limousine Commission ("TLC"), intends to enter into a Negotiated Acquisition agreement with **the New York Business Development Corporation** to manage the City's Medallion Relief Program. The immediate issuance of relief payments is necessary to stabilize the medallion taxi industry, mitigate serious danger to this essential transportation service, and stimulate the industry's recovery from the pandemic. Medallion owners are burdened with taxi medallion loans they are unable to pay. Market share and earnings are on a downward trend, which has given rise to an unsustainable imbalance between medallion loan payments and cash flow from the operation of a taxi medallion. Conditions have worsened during the pandemic and there was an unforeseen halt in trips in the Manhattan Central Business District and at airports, which is the core foundation of the taxicab industry. Relief is urgently needed to address the imbalance between outstanding medallion loan payments, and the actual earnings from the operation of a taxi medallion. The relief to medallion owners will help them address this imbalance by renegotiating the terms of medallion loan agreements with lenders. With financial support and free legal service from the TLC's Owner/Driver Resource Center, medallion owners will have the tools needed to bring their medallion debt burden to a sustainable level, which in turn will put more taxis on the road to serve the public with safe and essential transportation.

It is not practicable and/or advantageous to award a contract by competitive sealed bidding or competitive sealed proposals due to a compelling need for services that cannot be timely met through those procurement methods.

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.

Taxi and Limousine Commission, 33 Beaver Street, 19th Floor, New York, NY 10004. Tanesha Middleton (212) 676-1022; shellt@tlc.nyc.gov

jy12-16

**TRANSPORTATION**

**BRIDGES**

■ SOLICITATION

*Construction Related Services*

**84121P0015-REI SERVICES FOR COMPONENT REHAB OF 13 BRIDGES, MANHATTAN AND STATEN ISLAND** - Competitive Sealed Proposals - Other - PIN# 84121P0015 - Due 8-9-21 at 2:00 P.M.

The services to be procured is the Resident Engineering Services in connection with Component Rehabilitation of 13 Bridges in the Boroughs of Manhattan and Staten Island. This Procurement is subject to participation goals for Minority-Owned Business Enterprises (MBEs) as required by Section 6-129 of the New York Administrative Code. The M/WBE goal for this project is 30%. A Pre-Proposal Conference (Optional) has been scheduled for July 19, 2021, Time: 10:00 A.M. through Zoom. Proposers who wish to connect to the Zoom Conference, will need a Zoom ID and Password or the link. Therefore, proposers who wish to connect will need to contact the authorized agency contact person via email at least three (3) days prior to the Pre-Proposal Conference in order to obtain the information to connect. Proposers will need to provide the first name, last name of everyone who wishes to connect, name of the organization, phone number and email address. This Request for Proposals (RFP) is released through PASSPort, New York City's online procurement portal. Responses to this RFP must be submitted via PASSPort. To access the RFP, vendors should visit the PASSPort public Portal, at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>, and click on the "Search Funding Opportunities in PASSPort" blue box. Doing so will take one to the public portal of all procurements in the PASSPort system. To quickly locate the RFP, insert the EPIN, 84121P0015, into the Keyword search field. In order to respond to the RFP, vendors must create an account within the PASSPort system if they have not already done so.

Pre-Bid Conference location -Virtual, New York, NY 10041. Mandatory: no Date/Time - 2021-07-19 10:00

☛ jy13

# AGENCY RULES

## CONSUMER AFFAIRS

### ■ NOTICE

#### Notice of Adoption

Notice of Adoption to add new rules to implement a recent state law that amended provisions of the New York City Charter ("Charter") relating to the docketing of judgments in certain enforcement proceedings brought by the Department.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN the Commissioner of Consumer and Worker Protection by Sections 1043 and 2203(f) of the Charter and Section 20-104(e) of the New York City Administrative Code, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Department of Consumer and Worker Protection ("Department") adds Sections 6-06 and 6-07 of Title 6 of the Rules of the City of New York.

This rule was proposed and published on April 14, 2021. A public hearing was held on May 14, 2021. No comments were received.

#### Statement of Basis and Purpose of Rule

The Department is adding new rules to implement a recent state law amending provisions of the Charter relating to the docketing of final decisions or orders and of default judgments in certain enforcement proceedings brought by the Department.

The state law, Chapter 205 of the Laws of 2020, amended Section 2203(h) of the Charter to allow the Department to docket final decisions and orders in civil court. This change allows final decisions and orders to be enforced without additional court proceedings, in the same manner as money judgments entered and docketed in civil lawsuits. The state law also allows a consumer or worker to request that the Department assign to him or her a final decision or order awarding him or her monetary damages, restitution, or other equitable relief. This assignment would allow the consumer or worker, rather than the Department, to docket and enforce the final decision or order.

The state law also allows a respondent who receives notice of a default judgment in certain enforcement proceedings brought by the Department to avoid the docketing of that judgment, by both requesting a stay of the default judgment for good cause shown and either requesting a new hearing or pleading guilty to the charges in the default judgment.

These new rules implement the state law by:

- Creating a procedure to allow a consumer or worker to request the assignment of a final decision or order; and
- Creating a procedure to allow a respondent who receives notice of a default judgment in certain enforcement proceedings brought by the Department to avoid the docketing of that judgment, by both requesting a stay of the default judgment for good cause shown and either requesting a new hearing or pleading guilty to the charges in the default judgment.

New material is underlined.  
[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

#### Rule Amendment

Section 1. Subchapter A of Chapter 6 of Title 6 of the Rules of the City of New York is amended by adding two new sections 6-06 and 6-07 to read as follows:

#### § 6-06 Assigning and Docketing Final Decisions or Orders.

If a final decision or order authorizes restitution, imposes an award of monetary damages, or provides equitable relief to a consumer or worker, the consumer or worker may request that the Department assign the final decision or order, or the portion of it that awards such restitution, monetary damages, or equitable relief, to the consumer or worker. To make such a request, the consumer or worker must complete the form available on the Department's website and submit the form to the Department by mail or email within 180 days of the

date on which the final decision or order was issued; provided, however, that the deadline to submit such a request shall be tolled while a judicial proceeding challenging the final decision or order is pending.

#### § 6-07 Default Judgments.

A Respondent may, within 30 days of receiving notice from the Department that a final default judgment has been issued against the Respondent and that the Department intends to enter and docket that judgment, both (a) request a stay of the default judgment for good cause shown, and (b) either request a new hearing at OATH or plead guilty to the charges in the default judgment. To make such a request, the Respondent must complete the form available on the Department's website and submit the form to the Department by mail or email. Before submitting such a request, however, the Respondent must first move to vacate the default judgment at OATH pursuant to 48 RCNY § 1-45 or § 6-21, or any successor rule thereto.

• jy13

# SPECIAL MATERIALS

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ NOTICE

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

Notice Date: July 13, 2021

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	14 Sutton Place South, Manhattan	44/2021	June 24, 2018 to Present
	107 West 120th Street, Manhattan	53/2021	June 22, 2018 to Present
	339 West 84th Street, Manhattan	54/2021	June 28, 2018 to Present
	980 Prospect Avenue, Bronx	51/2021	June 22, 2018 to Present
	961 Grant Avenue, Bronx	55/2021	June 28, 2018 to Present

Authority: SRO, Administrative Code §27-2093

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

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

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

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

Fecha de notificación: July 13, 2021

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	14 Sutton Place South, Manhattan	44/2021	June 24, 2018 to Present
	107 West 120th Street, Manhattan	53/2021	June 22, 2018 to Present
	339 West 84th Street, Manhattan	54/2021	June 28, 2018 to Present
	980 Prospect Avenue, Bronx	51/2021	June 22, 2018 to Present
	961 Grant Avenue, Bronx	55/2021	June 28, 2018 to Present

Autoridad: SRO, Código Administrativo §27-2093

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

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

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

← jy13-21

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

Notice Date: July 13, 2021

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	676 Lorimer Street, Brooklyn	52/2021	October 4, 2004 to Present

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

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

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

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

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

Fecha de notificación: July 13, 2021

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	676 Lorimer Street, Brooklyn	52/2021	October 4, 2004 to Present

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

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

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

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

← jy13-21

**CHANGES IN PERSONNEL**

FIRE DEPARTMENT FOR PERIOD ENDING 05/28/21							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
RODRIGUEZ JACOM GABRIEL	A	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
ROSENBERG ZACHARY		70310	\$43904.0000	APPOINTED	NO	05/09/21	057
RUEGER III WILLIAM	J	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
SALA ANTHONY	A	70310	\$43904.0000	INCREASE	NO	05/09/21	057
SALAS MARK	A	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
SCALI ROBERT	J	91762	\$413.8400	RETIRED	NO	05/21/21	057
SERVIDO NICHOLAS	G	70310	\$43904.0000	APPOINTED	NO	05/09/21	057

FIRE DEPARTMENT FOR PERIOD ENDING 05/28/21							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SEWELL KEVIN	N	70310	\$43904.0000	INCREASE	NO	05/09/21	057
SMITH DEVIN	T	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
SMITH JEFFREY	P	70310	\$85292.0000	RETIRED	NO	01/07/21	057
SOMMESO JON-MICH		70310	\$85292.0000	RETIRED	NO	02/07/21	057
SORGINI PETER		70310	\$43904.0000	APPOINTED	NO	05/09/21	057
STANGO MICHAEL	P	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
STUART AARON	N	70310	\$43904.0000	DECREASE	NO	05/09/21	057
SUN JOHN	C	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
TAYLOR JR. GODFREY	R	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
THOMAS ROBERT	M	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
THOMPSON KAVON	C	70310	\$43904.0000	DECREASE	NO	05/09/21	057
TOLAN JOSEPH	J	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
TORRES ANGELA	M	53053	\$35254.0000	DECREASE	NO	10/19/20	057
TRAMUTOLA ANTHONY	K	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
TRIUNFEL ALEXANDE		70310	\$43904.0000	DECREASE	NO	05/09/21	057
TSAWO DELA		70310	\$43904.0000	APPOINTED	NO	05/09/21	057
TYMON MATTHEW	P	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
VALDEZ JR JOHN	J	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
VALDINA DANIEL	J	70310	\$43904.0000	INCREASE	NO	05/09/21	057
VILLANUEVA JESUS		70310	\$43904.0000	APPOINTED	NO	05/09/21	057
VITADAMO VINCENT	N	70310	\$43904.0000	INCREASE	NO	05/09/21	057
WAHED OSMAN		70310	\$43904.0000	APPOINTED	NO	05/09/21	057
WAHMANN RICHARD	E	70310	\$43904.0000	APPOINTED	NO	05/09/21	057

WALSH	MICHAEL	T	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
WATSON	GARY	J	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
WILLIAMS	LANE		70310	\$43904.0000	INCREASE	NO	05/09/21	057
WOLFER	JOSEPH	J	70310	\$43904.0000	INCREASE	NO	05/09/21	057
YOHRLING	ROBERT	A	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
YOUNG	DANIEL	P	70310	\$43904.0000	APPOINTED	NO	05/09/21	057
ZUCCARO	RYAN	R	70310	\$43904.0000	APPOINTED	NO	05/09/21	057

ADMIN FOR CHILDREN'S SVCS  
FOR PERIOD ENDING 05/28/21

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
ALFORD	DARRION	K	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
ANDREWS	JASON	C	30087	\$82137.0000	RESIGNED	YES	05/09/21	067
AREFEN	MOYEN	K	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
BAKER JR	DARREN	R	52287	\$47393.0000	APPOINTED	NO	04/18/21	067
BETANCOURT	SHANNON	A	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
BLACK	DENTON	E	52287	\$49318.0000	RESIGNED	YES	05/14/21	067
BLAKE	RASHAD	M	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
BOHL	MELISSA	A	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
BRETON	HECTOR		52287	\$45759.0000	RESIGNED	YES	05/02/21	067
BROWN	CONNIE	T	52287	\$45759.0000	APPOINTED	NO	05/16/21	067
BUCKLEY	NICOLE	A	30086	\$71757.0000	APPOINTED	YES	05/09/21	067

ADMIN FOR CHILDREN'S SVCS  
FOR PERIOD ENDING 05/28/21

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
CAICEDO	BRYAN	R	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
CASTILLO	DANIELA	M	52366	\$55125.0000	RESIGNED	NO	05/09/21	067
CLARK	SARAH	D	52366	\$55125.0000	RESIGNED	NO	05/09/21	067
CLARKE	LATOYA	S	52287	\$45759.0000	APPOINTED	NO	05/16/21	067
COOPER	NAJAH	I	52287	\$45759.0000	APPOINTED	NO	05/16/21	067
DELVA	JEFFREY		52287	\$45759.0000	APPOINTED	YES	05/16/21	067
DENNIS	SALENA	J	52287	\$45759.0000	APPOINTED	NO	05/16/21	067
DENNIS	T' KEYAH	Y	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
DESILVA	ARION	D	52287	\$47393.0000	APPOINTED	NO	04/18/21	067
DESMORNES	DANIEL	E	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
DONALDSON	TERREL	M	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
DUMAS	SCOTTY	S	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
EDWARDS	KEDESHA	S	52366	\$55125.0000	RESIGNED	NO	05/16/21	067
ELLERBE	REGGIE	J	52288	\$70164.0000	INCREASE	YES	03/14/21	067
ELLIS	NAJAAH	I	52287	\$45759.0000	APPOINTED	NO	05/16/21	067
FALL	CHEIKH	T	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
FRANCISCO	GOELIS		52287	\$52877.0000	RESIGNED	YES	05/13/21	067
GALARZA	DAYNA		52366	\$60327.0000	RESIGNED	NO	04/25/21	067
GILMORE	TAREN	M	52287	\$47393.0000	APPOINTED	NO	04/18/21	067
GREEN	JASON	A	52287	\$45759.0000	RESIGNED	YES	05/16/21	067
HARRIS	DARRELL	A	52287	\$45759.0000	RESIGNED	YES	05/13/21	067
HAZLEWOOD	KELLISIA	J	30087	\$82137.0000	RESIGNED	YES	05/11/21	067
HENAQ	STEPHANI	L	52366	\$58782.0000	RESIGNED	NO	05/16/21	067
HINDS	TAHIR	A	52287	\$45759.0000	RESIGNED	YES	05/05/21	067
HOLLAND	JOR-EL	W	52287	\$47393.0000	APPOINTED	NO	04/18/21	067
HOUGH	LARRY		52366	\$60327.0000	RESIGNED	NO	05/16/21	067
HUDSON	DARONNE	K	52288	\$70164.0000	INCREASE	YES	03/14/21	067
HUGGINS	JASPER	J	52287	\$47393.0000	APPOINTED	NO	04/18/21	067
HUMPHREY	DESHON	M	52287	\$47393.0000	APPOINTED	NO	04/18/21	067
JENKINS	CYTERIA	J	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
KALFAZADE	NAZLI	S	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
KHAN	MARIAM		30086	\$71757.0000	APPOINTED	YES	05/09/21	067
LIN	KEITH		52366	\$60327.0000	RESIGNED	NO	05/22/21	067
LUCAJ	BARLET	A	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
MASTERTSON JR	JAMES	P	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
MATHEW	SHANDY	A	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
MAUGHNS	KATHURA	M	52366	\$60327.0000	RESIGNED	NO	05/20/21	067
MILLER	ERIKA		52416	\$77250.0000	RESIGNED	YES	05/12/21	067
MINTON	TIMMELLA	S	52366	\$60327.0000	RESIGNED	NO	05/14/21	067
MITTASCH	JENNIFER	N	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
MORALES	ADRIANA	M	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
MORRIS	MARLON	R	52288	\$70164.0000	INCREASE	YES	03/14/21	067
MOSELEY	ALEXANDR	B	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
NEVARD	ANGELA	S	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
PENA	DANIELA	A	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
RADOMSKI	RACHEL	N	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
RAFI	MOHAMMED	A	52287	\$45759.0000	RESIGNED	YES	04/11/21	067
RAINFORD	MICHAEL	R	52366	\$60282.0000	RESIGNED	NO	05/11/21	067
RICHARDSON	JARROD		52287	\$45759.0000	RESIGNED	YES	03/16/21	067
ROBERT-MARTIN	NATHANIE	G	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
ROBERTS	ALEA	K	30086	\$71757.0000	APPOINTED	YES	05/09/21	067

ADMIN FOR CHILDREN'S SVCS  
FOR PERIOD ENDING 05/28/21

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
RUNG	BOBBY	B	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
SALCIE	CLARISSA		52366	\$60327.0000	RESIGNED	NO	05/09/21	067
SCOTT	KACHE	Y	52287	\$47393.0000	APPOINTED	NO	04/18/21	067
SCOTT	MISHALA	T	52287	\$45759.0000	APPOINTED	NO	05/16/21	067
SHARMA	ADITY		30086	\$71757.0000	APPOINTED	YES	05/09/21	067

SMITH	STEPHEN	J	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
SMITH	TYMAINE		52287	\$45759.0000	APPOINTED	YES	05/21/21	067
STONE	JUDITH		52287	\$45759.0000	APPOINTED	NO	05/16/21	067
SWINSON	QUANDALA	M	52287	\$45759.0000	APPOINTED	NO	05/16/21	067
TADEPALLI	ASHWIN	S	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
TEJADA	ERIK	M	52287	\$45759.0000	APPOINTED	YES	05/16/21	067
TSE	ATHENA		30086	\$71757.0000	APPOINTED	YES	05/09/21	067
VITKEVICH	LAINE	W	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
VOLCY	FABIENNE	M	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
VOLZ	AMBER	R	30086	\$71757.0000	APPOINTED	YES	05/09/21	067
WASHINGTON	HASAN	J	52287	\$52877.0000	TERMINATED	NO	05/10/21	067
WENG	SIMON	K	52287	\$45759.0000	RESIGNED	YES	05/17/21	067
ZWEIGENHAFT	BLIMI		30086	\$71757.0000	APPOINTED	YES	05/09/21	067

HRA/DEPT OF SOCIAL SERVICES  
FOR PERIOD ENDING 05/28/21

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
ABODERIN	TITILOPE		52304	\$47705.0000	RESIGNED	NO	05/08/21	069
AHSAN	SABIRA	S	10104	\$43496.0000	RETIRED	NO	05/21/21	069
BATES	RENITA	C	52314	\$48894.0000	RETIRED	NO	05/11/21	069
BAUER	CAROLINE	H	10009	\$90236.0000	RESIGNED	YES	11/29/20	069
BRENNAN	KATHLEEN	R	10095	\$37.1100	RESIGNED	YES	06/30/19	069
CALLENDER	MARION	Y	10248	\$90929.0000	RETIRED	NO	05/11/21	069
CALLENDER	MARION	Y	52316	\$58947.0000	RETIRED	NO	05/11/21	069
CARUTH	QUEVAUGH	P	56058	\$62215.0000	RESIGNED	YES	05/05/21	069
DRUMMOND	MICHELLE	A	52304	\$47766.0000	RETIRED	NO	05/14/21	069
GALLATIN	TRENNACE		10104	\$43547.0000	RESIGNED	NO	05/08/21	069
HAMMOND JR	MICHAEL		52316	\$77190.0000	RETIRED	NO	05/14/21	069
HARRIS GREENE	ZANOBYA		10251	\$41848.0000	DECREASED	NO	05/03/21	069
HARRIS MANNING	DOLREENA	M	52304	\$47854.0000	RETIRED	NO	05/12/21	069
HENRY-JENKINS	RANDA	Y	10056	\$180000.0000	INCREASE	NO	03/21/21	069
HUANG	ZHUNA		10104	\$43410.0000	RESIGNED	NO	05/19/21	069
JONES	JOSEPH	B	95668	\$100000.0000	INCREASE	YES	03/21/21	069
KRAVTSOV	SIMON		13644	\$76288.0000	DECREASE	NO	03/14/21	069
LEE	SARA	E	52304	\$47705.0000	RESIGNED	NO	05/16/21	069
LEWIS	AYANA-TA	A	12862	\$80000.0000	INCREASE	YES	04/18/21	069
LITTLE	LAQUETTA	L	10124	\$67888.0000	RETIRED	NO	05/11/21	069
MAHARAJ ELLIS	RASHEIDA	M	95604	\$172000.0000	INCREASE	YES	03/21/21	069
MEDARD	ADELINE		52316	\$59973.0000	RETIRED	NO	05/21/21	069
MISNER-GUTIERRE	KRISTIN	E	95800	\$180321.0000	RESIGNED	YES	12/30/18	069

HRA/DEPT OF SOCIAL SERVICES  
FOR PERIOD ENDING 05/28/21

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
MORRIS	KATHY	A	12626	\$74373.0000	RESIGNED	NO	05/09/21	069
NAHAR	AVNI		56058	\$74160.0000	RESIGNED	YES	05/08/21	069
NICHOLS	PHILLIP	E	1002A	\$81555.0000	APPOINTED	NO	05/09/21	069
NYACK	JANNETTE		10124	\$61178.0000	RETIRED	NO	05/11/21	069
OBLESIE	THERESA		52304	\$47845.0000	RETIRED	NO	05/13/21	069
PALUMBO	ALEX	P	30086	\$72100.0000	INCREASE	YES	04/25/21	069
PENG	KIMBERLY	M	95710	\$92642.0000	RESIGNED	YES	05/15/21	069
PLATT	IMAN-AYE	A	10251	\$41848.0000	RESIGNED	NO	05/08/21	069
ROBINSON	NAOMI		52314	\$48747.0000	RETIRED	NO	05/15/21	069
SANTANA	MIGUEL		52314	\$39520.0000	RESIGNED	YES	10/09/08	069
THOMAS	ROSEMAY		52316	\$59915.0000	DISMISSED	NO	05/12/21	069
VOONG	LINDA		50910	\$82276.0000	RESIGNED	YES	05/06/21	069
WALKER	JACQUELI	P	1006C	\$115664.0000	DECREASED	NO	05/11/21	069
WOODY	THEANDER		10104	\$43547.0000	DISMISSED	NO	05/11/21	069
ZLOTNIKOVA	TATIANA		1002D	\$105000.0000	APPOINTED	YES	05/02/21	069

DEPT. OF HOMELESS SERVICES  
FOR PERIOD ENDING 05/28/21

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
DALCE	TANYA		70810	\$37136.0000	RESIGNED	NO	05/02/21	071
DAVIDSON	LISA		80184	\$65640.0000	APPOINTED	NO	05/16/21	071
GUILLEAUME	MARC	E	80184	\$65640.0000	APPOINTED	NO	05/16/21	071
JOHNSON	NIRAH	L	10056	\$122971.0000	APPOINTED	YES	05/02/21	071
LYSENKO	OLGA		80184	\$65640.0000	APPOINTED	NO	05/16/21	071
MCLAUGHLIN	THOMAS	P	70810	\$38287.0000	RESIGNED	NO		

NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BHOORASINGH KAREN	10124	\$65496.0000	RESIGNED	NO	03/02/21	072
CALAMIA JOSEPH	70410	\$65239.0000	RESIGNED	NO	05/10/21	072
CALDERON LANCEDAL H	70410	\$54678.0000	RESIGNED	NO	04/28/21	072
CARVALHO MARK	70410	\$60355.0000	RESIGNED	NO	05/20/21	072
CASTRO CLAUDIA L	70410	\$54678.0000	TERMINATED	NO	05/12/21	072
CHAMBERS DEANDRA S	70410	\$60355.0000	RESIGNED	NO	05/05/21	072
CONCEPCION JOVANNY	70410	\$60355.0000	RESIGNED	NO	04/28/21	072
COSTA ANTONINO	70410	\$60355.0000	RESIGNED	NO	05/12/21	072
COX TERRY G	31105	\$64646.0000	RETIRED	NO	05/16/21	072
CRANSTON MALIK	70410	\$60355.0000	RESIGNED	NO	05/11/21	072
DANIELS JORDAN L	52615	\$61302.0000	RESIGNED	YES	05/12/21	072
DRAGO JOHN J	70410	\$54678.0000	RESIGNED	NO	05/03/21	072
EUBANKS ANDREW C	90702	\$36.2500	RESIGNED	YES	05/12/21	072
FENG GUOLE	70410	\$60355.0000	RESIGNED	NO	04/28/21	072
FERREIRA VINCENT J	70410	\$54678.0000	RESIGNED	NO	04/28/21	072
FRAMMOSA THOMAS	70410	\$65239.0000	RESIGNED	NO	05/05/21	072
GALLO SARITA V	70410	\$50695.0000	RESIGNED	NO	05/03/21	072
GASTON PETER A	70410	\$54678.0000	RESIGNED	NO	05/12/21	072
GEORGE BARBARA	7048B	\$103717.0000	RETIRED	NO	01/01/17	072
GRAY SADIA M	90210	\$37625.0000	RESIGNED	YES	05/06/21	072
GRIFFITH SR MICHAEL J	70410	\$89391.0000	RESIGNED	NO	05/03/21	072
HARNAGE JORDAN T	70410	\$50695.0000	RESIGNED	NO	02/28/21	072
JEAN-BART ALLISON	70410	\$65239.0000	RESIGNED	NO	04/28/21	072
JOHNSON LISA M	70400	\$36390.0000	APPOINTED	YES	05/20/21	072
KING KIZZA K	70410	\$54678.0000	RESIGNED	NO	04/28/21	072
KUSHMAKOV RAFIK	70410	\$89391.0000	DISMISSED	NO	05/16/21	072
LAJQI BESIM	70410	\$60355.0000	RESIGNED	NO	05/10/21	072
LEE CTARA S	70410	\$89391.0000	DISMISSED	NO	05/12/21	072
LITTLES ALIYA L	70410	\$65239.0000	RESIGNED	NO	05/10/21	072
MARCIAL DIEGO E	70410	\$54678.0000	RESIGNED	NO	05/07/21	072
MCCORD VICTORIA M	70410	\$89391.0000	RESIGNED	NO	05/11/21	072
MCGUIRE DOMINIQU N	56058	\$87012.0000	RESIGNED	YES	05/22/21	072
MIRANDA ALLEN C	70410	\$54678.0000	RESIGNED	NO	05/10/21	072
MORGAN JONATHAN	70410	\$60355.0000	RESIGNED	NO	05/07/21	072
PEPA ANNA M	50910	\$82276.0000	APPOINTED	YES	05/16/21	072
PICO MAYRA A	70410	\$50695.0000	TERMINATED	NO	05/07/21	072
PLANTIN STEPHANE L	30087	\$79620.0000	APPOINTED	YES	05/09/21	072
RAM TEJ	70410	\$54678.0000	RESIGNED	NO	05/15/21	072
RAMNATH DISHEM	70410	\$65239.0000	RESIGNED	NO	02/17/21	072
REYES RALPHY	70410	\$60355.0000	RESIGNED	NO	04/28/21	072
RIVERA WILLIAMS AMARILIS	70410	\$89391.0000	RESIGNED	NO	05/08/21	072
ROBERTS JAVONI	12200	\$37803.0000	RESIGNED	NO	02/16/21	072
RODRIGUEZ BREURY	70410	\$43042.0000	DISMISSED	NO	05/16/21	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 05/28/21

NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
RODRIGUEZ STEPPANI P	70410	\$54678.0000	TERMINATED	NO	05/01/21	072
RODRIGUEZ XAVIER	70410	\$60355.0000	RESIGNED	NO	05/07/21	072
ROTACHEV PSYMON	70410	\$54678.0000	RESIGNED	NO	05/19/21	072
RUIZ JR IDEL A	70410	\$65239.0000	RESIGNED	NO	03/20/21	072
RUTITSKIY PETER	70410	\$65239.0000	RESIGNED	NO	05/22/21	072
SAMUEL KARYN	70410	\$50695.0000	RESIGNED	NO	04/17/21	072
SHERIDAN CHRISTOP P	70410	\$65239.0000	RESIGNED	NO	04/28/21	072
SHIMIZU CAYLEE L	60430	\$41660.0000	RESIGNED	YES	05/15/21	072
TARANTINO ALFONSO F	91971	\$399.0000	INCREASE	YES	03/28/21	072
THEN JOHNNY R	70410	\$65239.0000	RESIGNED	NO	03/23/21	072
THORBOURNE ROZETTA	70410	\$65239.0000	RESIGNED	NO	05/22/21	072
VELEZ DIONA	70410	\$60355.0000	RESIGNED	NO	04/28/21	072
WASHINGTON ROSETTA V	70410	\$89391.0000	RESIGNED	NO	05/21/21	072
WATERMAN LISSETTE	70410	\$89391.0000	DISMISSED	NO	05/16/21	072
WINSTON JAREL M	70410	\$65239.0000	RESIGNED	NO	04/28/21	072

MAYORS OFFICE OF CONTRACT SVCS  
FOR PERIOD ENDING 05/28/21

NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BONILLA JOSHUA C	0527A	\$118800.0000	INCREASE	YES	05/02/21	082
CATO RACHEL J	0527A	\$132965.0000	INCREASE	YES	05/02/21	082
CHOON ALLYSON	0527A	\$91000.0000	INCREASE	YES	05/02/21	082
DENIZLI ILKE Z	0527A	\$85000.0000	INCREASE	YES	05/02/21	082
GALVIN THOMAS J	0527A	\$65000.0000	INCREASE	YES	05/02/21	082
HUNG DERRICK	0527A	\$117901.0000	INCREASE	YES	05/02/21	082
LIPARI DOUGLAS P	0527A	\$133187.0000	INCREASE	YES	05/02/21	082
MERIN SAMANTHA C	0527A	\$85000.0000	INCREASE	YES	05/02/21	082
ORTIZ JON	0527A	\$65000.0000	INCREASE	YES	05/02/21	082
SULLIVAN KIANA A	0527A	\$122364.0000	INCREASE	YES	05/02/21	082
SULLIVAN MATTHEW B	0527A	\$90000.0000	INCREASE	YES	05/02/21	082

PUBLIC ADVOCATE  
FOR PERIOD ENDING 05/28/21

NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ADDISON CASIE M	60809	\$105000.0000	INCREASE	YES	05/09/21	101
LIAO ALEXANDE M	94497	\$60000.0000	INCREASE	YES	05/09/21	101
ROBINSON KADEEM L	94497	\$60000.0000	INCREASE	YES	05/09/21	101

CITY COUNCIL  
FOR PERIOD ENDING 05/28/21

NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ALLEYNE STEFANIE	30183	\$72000.0000	RESIGNED	YES	05/21/21	102
BRANDFORD AUSTEN P	94451	\$101105.0000	RESIGNED	YES	05/09/21	102
GRAGNANI VINCENT M	94074	\$71500.0000	RESIGNED	YES	05/16/21	102
JABALI MALAIKA	94451	\$92700.0000	RESIGNED	YES	05/21/21	102
JEFFRIES KRISTEN C	94074	\$55000.0000	APPOINTED	YES	05/16/21	102
KERINS RYAN A	94453	\$73722.0000	APPOINTED	YES	05/16/21	102
LLAMAS KATHLEEN	94074	\$52000.0000	APPOINTED	YES	04/29/21	102
MCNALLY WILLIAM J	94074	\$55000.0000	APPOINTED	YES	05/02/21	102
O'BRIEN AMANDA I	94074	\$25000.0000	RESIGNED	YES	05/04/21	102
PETERS ELIZABET S	94074	\$52000.0000	RESIGNED	YES	05/15/21	102
SULLIVAN KATHRYN R	94461	\$77250.0000	RESIGNED	YES	05/15/21	102
TAYLOR ALEXANDE	94074	\$60000.0000	APPOINTED	YES	05/16/21	102
VELASQUEZ JEFFREY R	94074	\$70000.0000	RESIGNED	YES	05/22/21	102
WEITZ WILLIAM	94074	\$125000.0000	APPOINTED	YES	05/09/21	102



**BUILD NYC RESOURCE CORPORATION**

■ PUBLIC HEARINGS

SUPPLEMENTAL NOTICE OF PUBLIC HEARING

The Build NYC Resource Corporation (the "Corporation") is a not-for-profit local development corporation organized under Sections 402 and 1411 of the Not-for-Profit Corporation Law of the State of New York. In accordance with the aforesaid law, and pursuant to its certificate of incorporation, the Corporation has the power to issue non-recourse revenue bonds and to make the proceeds of those bonds available for projects that promote community and economic development in The City of New York (the "City"), and to thereby create jobs in the non-profit and for-profit sectors of the City's economy. The Corporation has been requested to issue such bonds for the financings listed below in the approximate dollar amounts respectively indicated. As used herein, "bonds" are the bonds of the Corporation, the interest on which may be exempt from local and/or state and/or federal income taxes; and, with reference to the bond amounts provided herein below, "approximately" shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10% of such stated bond amount. All square footage amounts and wage information shown below are approximate numbers.

**Borrower Name:** Manhattan Community Access Corporation, a New York not-for-profit corporation exempt from Federal taxation, pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), as borrower, doing business as Manhattan Neighborhood Network ("MNN"). MNN is a public access media organization serving the Borough of Manhattan. **Financing Amount:** Approximately \$17,500,000 in tax-exempt 501(c)(3) revenue bonds (the "Bonds") issued, pursuant to Section 145 of the Code. **Project Description:** Proceeds from the Bonds, in addition to equity from MNN, will be used as part of a plan of finance to finance the costs of (i) the acquisition of one condominium unit, consisting of 23,651 square feet, on two floors (floors three and four) (the "Facility") of a building located at 509 West 38th Street, New York, NY; (ii) the construction/build-out, furnishing, and equipping of the Facility, including four video production studios, a podcast studio, three control rooms, fifteen digital editing suites, one dedicated media classroom, conference rooms and a 48-person multipurpose screening room, as well as office space; (iii) capitalized interest and a debt service reserve fund, if required, and (iv) the issuance costs of the Bonds. The Facility will be owned and operated by MNN as a media center and office space. **Address:** 509 West 38th Street, New York, NY 10018, Floors 3 & 4. **Type of Benefits:** Tax-exempt bond financing and exemption from City and State Mortgage Recording Tax. **Total Project Cost:** \$30,495,275. **Projected Jobs:** 39.5 full time equivalent jobs retained; 16 full time equivalent jobs projected. **Hourly Wage Average and Range:** \$33.72/hour, estimated range of \$18.00/hour to \$50.00/hour.

**Borrower Name:** St. Francis College (the "College"), a New York not-for-profit education corporation exempt from federal taxation, pursuant to section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), as borrower. **Financing Amount:** Approximately \$46,000,000 in tax-exempt bonds issued, pursuant to section 145 of the Code and/or taxable revenue bonds (the "Bonds"). **Project**

**Description:** Proceeds from the Bonds will be used, as part of a plan of financing, to (1) finance the renovation, furnishing and equipping of two leased commercial condominium units aggregating 255,000 square feet located on the fifth, sixth and part of the seventh floors of a 789,331 square foot building located on a 76,094 square foot parcel of land at 181 Livingston Street (also known as 179 Livingston Street), Brooklyn, NY, which building also includes a dedicated lobby and roof access (the "Facility"); (2) finance a debt service reserve fund and capitalized interest; and (3) pay for certain costs related to the issuance of the Bonds. All assets financed with the proceeds of tax-exempt bonds issued, pursuant to section 145 of the Code will be owned by the College for tax purposes. The College will operate the Facility as a private four-year college serving up to 3,500 students. **Address:** 181 Livingston Street (also known as 179 Livingston Street), Brooklyn, NY 11201. **Type of Benefits:** Tax-exempt and taxable bond financing and exemption from City and State mortgage recording taxes. **Total Project Cost:** Approximately \$65,000,000. **Projected Jobs:** 390.5 full-time-equivalent jobs retained, 31.5 full-time-equivalent jobs created. **Hourly Wage Average and Range:** \$24.76/hour, estimated range of \$17.00/hour to \$47.00/hour.

For any updates to project information after the date of this notice, please visit the website of New York City Economic Development Corporation ("NYCEDC") at [www.nycedc.com/buildnyc-project-info](http://www.nycedc.com/buildnyc-project-info).

The Corporation is committed to ensuring meaningful access to its programs. If you require any accommodation for language access, including sign language, please contact NYCEDC's Equal Access Officer at 212-312-3602 or at [EqualAccess@edc.nyc](mailto:EqualAccess@edc.nyc).

Pursuant to Internal Revenue Code 147(f), the Corporation will hold a hearing at the offices of NYCEDC, 1 Liberty Plaza, 14<sup>th</sup> Floor, New York, NY 10006 on the proposed financings and transactions set forth above, commencing at 10:00 A.M. on **Thursday, July 22<sup>nd</sup>, 2021**. Interested members of the public are invited to attend or are also invited to participate in the conference call for the public hearing by dialing (877) 853-5247 (Toll Free) or (888) 788-0099 (Toll Free) and entering the following Meeting ID: 923 5030 5393# followed by Participant Code: 986471#. The hearing will also be accessible as a free-to-join webinar accessible through the world wide web address:

<https://nycedc.zoom.us/j/92350305393?pwd=VkdOWlURFpPZG0wZUpEZXkyZ3A1dz09> and entering the password: 986471#.

Attendees in person, or on the conference call or Zoom webinar, as members of the public will be given an opportunity to make a brief statement regarding the projects listed above. Please follow the instructions given by the public hearing moderator. Please be advised that attendees in person should be prepared to wear a face covering and maintain social distance, if they are not willing to provide proof of vaccination status upon entry.

The Corporation will present information at such hearing on the proposed financings and transactions set forth above. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available, at <https://edc.nyc/build-nyc-board-meetings-and-public-hearings>, starting at 12:00 P.M. fourteen (14) days prior to the hearing. Persons desiring to make a brief statement during the conference call regarding the proposed transactions should give prior notice to the Corporation by sending an email to [ftufano@edc.nyc](mailto:ftufano@edc.nyc) no later than 5:00 P.M. the day before the hearing. Written comments may be submitted to the Corporation to the following email address: [ftufano@edc.nyc](mailto:ftufano@edc.nyc). Please be advised that it is possible that certain of the aforementioned proposed transactions may be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available on the Corporation's website at <https://edc.nyc/build-nyc-board-meetings-and-public-hearings> on or about 12:00 P.M. on the Friday preceding the hearing.

Build NYC Resource Corporation  
Attn: Ms. Frances Tufano  
One Liberty Plaza, 13th Floor  
New York, NY 10006  
(212) 312-3598

◀ jy13

**INDUSTRIAL DEVELOPMENT AGENCY**

■ PUBLIC HEARINGS

SUPPLEMENTAL NOTICE OF PUBLIC HEARING

The New York City Industrial Development Agency (the "Agency") is empowered under the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law), and Chapter 1082 of the 1974 Laws of New York, as amended, to enter into straight-lease transactions for the benefit of

qualified projects, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the "State") and to improve their prosperity and standard of living. The Agency has been requested to participate in straight-lease transactions and to issue bonds for the purposes and at the addresses also identified below. As used herein, the "City" shall mean The City of New York. All dollar amounts (including bond issuance amounts), square footage amounts and wage information shown below are approximate numbers. As used herein, "bonds" are the bonds of the Agency, the interest on which may be exempt from local and/or state and/or federal income taxes. The references to the bond amounts provided herein below are approximate and shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10% of such stated bond amount.

**Company Name:** Bensonhurst Energy Storage 1, LLC, a Delaware limited liability company (the "Company"). The Company is a subsidiary of Convergent Energy and Power LP, a Delaware limited partnership ("Convergent"). Convergent is a developer of energy storage power projects. **Project Description:** The Company seeks financial assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery storage system (consisting of 20MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers totaling approximately 9,000 square feet, located on an unaddressed parcel of land totaling approximately 18,500 square feet at 2005 East 48<sup>th</sup> Street in Brooklyn, NY (Block 4786, Lot 65) (the "Facility"). The Facility will be operated by the Company on land leased from East 48th Street Realty, LLC, a New York limited liability company, and will serve as a battery storage system capable of charging from, and discharging into, the New York power grid. **Address:** 2005 East 48<sup>th</sup> Street, Brooklyn, NY 11234 (Block 4786, Lot 65). **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Project Cost:** \$7,500,000. **Projected Jobs:** 1 full-time equivalent job projected. **Hourly Wage Average:** \$55.00/hour.

**Company Names:** Krasnyi Oktyabr, Inc., a New York business corporation that is an importer and wholesale distributor of Russian food products ("Krasnyi Oktyabr"), and its affiliate GG Master Realty LLC, a New York limited liability company ("GGMR"). **Project Description:** Krasnyi Oktyabr, together with GG Master Realty LLC seek financial assistance in connection with the acquisition of a to-be-constructed 36,000 square foot warehouse and cold storage facility (the "Facility"), which will be located on a 22,000 square foot parcel of land located at 70 20<sup>th</sup> Street, Brooklyn, NY (also referred to as 73 20<sup>th</sup> Street, Brooklyn, NY). The Facility will be built by SIP Holdings Venture, LLC (the "Developer"), a wholly-owned subsidiary of Banner Oak Enhanced Core Venture, L.P., an unrelated party to Krasnyi Oktyabr and GGMR, and sold by the Developer to Krasnyi Oktyabr's affiliate, GGMR, as part of an exchange of property (pursuant to Section 1031 of the Internal Revenue Code of 1986) for Krasnyi Oktyabr's existing facility located at 60 20<sup>th</sup> St. in Brooklyn, New York. Following the sale, the new Facility will be owned by GGMR and operated by Krasnyi Oktyabr to be used as a business office, warehouse and cold storage facility. The new Facility is expected to be equipped with four loading docks, two freight elevators, and refrigeration and office space. **Address:** 70 20<sup>th</sup> Street, Brooklyn, NY 11232 (also referred to as 73 20<sup>th</sup> Street, Brooklyn, NY 11232) (Brooklyn-Block 635, Lot 11). **Type of Benefits:** Payments in lieu of City real property taxes and partial exemption from City and State mortgage recording taxes. **Total Development Cost:** \$12,200,000. **Projected Jobs:** 27 full time equivalent employees retained; 9 full time equivalent jobs projected. **Hourly Wage Average and Range:** \$22.00/hour, estimated range of \$19.00/hour to \$53.00/hour.

For any updates to project information after the date of this notice, please visit the website of New York City Economic Development Corporation ("NYCEDC") at [www.nycedc.com/nycida-project-info](http://www.nycedc.com/nycida-project-info).

The Agency is committed to ensuring meaningful access to its programs. If you require any accommodation for language access, including sign language, please contact NYCEDC's Equal Access Officer at 212-312-3602 or at [EqualAccess@edc.nyc](mailto:EqualAccess@edc.nyc).

Pursuant to Section 859a of the General Municipal Law of the State of New York the Agency will hold a hearing at the offices of NYCEDC, 1 Liberty Plaza, 14<sup>th</sup> Floor, New York, NY 10006 on the proposed financings and transactions set forth above, commencing at 10:00 A.M. on **Thursday, July 22<sup>nd</sup>, 2021**. Interested members of the public are invited to attend or also invited to participate in the conference call for the public hearing by dialing (877) 853-5247 (Toll Free) or (888) 788-0099 (Toll Free) and entering the following Meeting ID: 923 5030 5393# followed by Participant Code: 986471#. The hearing will also be accessible as a free-to-join webinar accessible through the world wide web address:

<https://nycedc.zoom.us/j/92350305393?pwd=VkdOWlURFpPZG0wZUpEZXkyZ3A1dz09> and entering the password: 986471#.

Attendees in person, or on the conference call or Zoom webinar, as members of the public will be given an opportunity to make a

brief statement regarding the projects listed above. Please follow the instructions given by the public hearing moderator. Please be advised that attendees in person should be prepared to wear a face covering and maintain social distance if they are not willing to provide proof of vaccination status upon entry.

The Agency will present information at such hearing on the proposed financings and transactions set forth above. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available at: <https://edc.nyc/nycida-board-meetings-public-hearings>, starting on or about 12:00 P.M. fourteen (14) days prior to the hearing. Persons desiring to make a brief statement during the conference call regarding the proposed transactions should give prior notice to the Agency by sending an email to [ftufano@edc.nyc](mailto:ftufano@edc.nyc) no later than 5:00 P.M. the day before the hearing. Written comments may be submitted to the Agency to the following email address: [ftufano@edc.nyc](mailto:ftufano@edc.nyc). Please be advised that it is possible that certain of the aforementioned proposed transactions may be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available on the Agency's website at <https://edc.nyc/nycida-board-meetings-public-hearings> on or about 12:00 P.M. on the Friday preceding the hearing.

New York City Industrial Development Agency  
Attn: Ms. Frances Tufano  
One Liberty Plaza, 13<sup>th</sup> Floor  
New York, NY 10006  
(212) 312-3598

← jy13

## CONTRACT AWARD HEARINGS

**NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA EMAIL, AT [DISABILITYAFFAIRS@MOCS.NYC.GOV](mailto:DISABILITYAFFAIRS@MOCS.NYC.GOV) OR VIA PHONE, AT (212) 788-0010. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING, SHOULD CONTACT MOCS, AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING, TO ENSURE AVAILABILITY.**



## HOMELESS SERVICES

### ■ PUBLIC HEARINGS

#### CORRECTED NOTICE

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, July 15, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Homeless Services of the City of New York and SCO-Family of Services, located at 1 Alexander Place, Glen Cove, NY 11542, **for the provision of Shelter Facilities for Homeless Single Adults at Bob's Place, 88-55 161st Street, Jamaica, NY 11432.** The contract term shall be from July 1, 2021 to June 30, 2022. The contract amount will be \$5,730,171.00. CB 12, Queens. E-PIN #: 07121N0015001.

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

← jy13

#### CORRECTED NOTICE

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, July 15, 2021, at 10:00 AM. The Public Hearing will

be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Homeless Services of the City of New York and SEBCO Development, Inc., located at 885 Bruckner Blvd., Bronx, NY 10459, **for the provision of Shelter Facilities for Homeless Single Adults at Father Smith Shelter, 1214 -1218 Hoe Avenue, Bronx, NY 10459.** The contract term shall be from July 1, 2021 to June 30, 2022. The contract amount will be \$6,052,712.00. CB 3, Bronx. E-PIN #: 07121N0012001.

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

← jy13

#### CORRECTED NOTICE

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, July 15, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Homeless Services of the City of New York and Palladia, Inc., located at 463 Seventh Avenue, 18th Floor, New York, NY 10018, **for the provision of Shelter Facilities for Homeless Single Adults at The Spot, 31-35 West 126th Street, New York, NY 10027.** The contract term shall be from July 1, 2021 to June 30, 2022. The contract amount will be \$4,834,764.00. CB 10, Manhattan. E-PIN #: 07121N0010001.

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

← jy13

#### CORRECTED NOTICE

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, July 15, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Homeless Services of the City of New York and Palladia, Inc., located at 463 Seventh Avenue, 18th Floor, New York, NY 10018, **for the provision of Shelter Facilities for Homeless Single Adults at The Fane, 205 West 135th Street, New York, NY 10030.** The contract term shall be from July 1, 2021 to June 30, 2022. The contract amount will be \$3,139,821.00. CB 10, Manhattan. E-PIN #: 07121N0017001.

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

← jy13

#### CORRECTED NOTICE

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, July 15, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

IN THE MATTER of a proposed contract between the Department of Homeless Services of the City of New York and Creston Tenant LLC, located at 115 East 13th Street, New York, NY 10003, for the provision of Shelter Facilities for Homeless Single Adults at Creston Men's Center, 2524 Creston Avenue, Bronx, NY 10408. The contract term shall be from July 1, 2021 to June 30, 2022. The contract amount will be \$3,817,276.00. CB 5, Bronx. E-PIN #: 07121N0018001.

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call 1-646-992-2010, ACCESS CODE: 715 951 139 no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

◀ jy13

**CORRECTED NOTICE**

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, July 15, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.

IN THE MATTER of a proposed contract between the Department of Homeless Services of the City of New York and Concourse House, HDFC, located at 2751 Grand Concourse, Bronx, NY 10468, for the provision of Shelter Facilities for Homeless Families with Children at Concourse House, 2751 Grand Concourse, Bronx, NY 10468. The contract term shall be from July 1, 2021 to June 30, 2022. The contract amount will be \$2,293,757.00. CB 7, Bronx. E-PIN #: 07121N0011001.

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call 1-646-992-2010, ACCESS CODE: 715 951 139 no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

◀ jy13

**CORRECTED NOTICE**

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, July 15, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.

IN THE MATTER of a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, for the provision of Shelter Facilities for Homeless Families with Children at Nelson Avenue Family Residence. The term of this contract will be from July 1, 2021 to June 30, 2022.

<u>Contractor/Address</u>	<u>Site Name/Address</u>	<u>CB</u>	<u>E-PIN #</u>	<u>Amount</u>
BronxWorks, Inc. 60 East Tremont Avenue Bronx, NY 10453	Nelson Avenue Family Residence 1605 Nelson Avenue Bronx, NY 10453	5	07121N0014001	\$4,280,966.00

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call 1-646-992-2010, ACCESS CODE: 715 951 139 no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

◀ jy13

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**PUBLIC HEARINGS**

**THIS PUBLIC HEARING HAS BEEN CANCELLED**

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Friday, July 16, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 215 708 095#.

IN THE MATTER of a proposed Purchase Order/Contract between the New York City Department of Information Technology and Rangam Consultants, Inc. located at 270 Davidson Ave., Somerset, NJ 08873, for an NYC3 Threat Management Specialist. The amount of this Purchase Order/Contract will be \$499,867.20. The term will be two years from issuance of Notice to Proceed. PIN #: 20210201011, E-PIN #: 85821Y0052.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by July 6, 2021, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Mark Polyak, via email to mpolyak@doitt.nyc.gov.

◀ jy13

**THIS PUBLIC HEARING HAS BEEN CANCELLED**

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Friday, July 16, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 215 708 095.

IN THE MATTER of a proposed Purchase Order/Contract between the New York City Department of Information Technology and InfoPeople Corporation located at 450 7th Ave., New York, NY 10123, for an NYC3 CTA Programmer. The amount of this Purchase Order/Contract will be \$146,455.40. The term will be two years from issuance of Notice to Proceed. PIN #: 20210201013, E-PIN #: 85821Y0055.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by July 6, 2021, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Mark Polyak, via email to mpolyak@doitt.nyc.gov.

◀ jy13

**THIS PUBLIC HEARING HAS BEEN CANCELLED**

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Tuesday, July 20, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 860 786 383#.

IN THE MATTER of a proposed Purchase Order/Contract between the New York City Department of Information Technology and Spruce Technology, Inc. located at 1149 Bloomfield Avenue, Suite G, Clifton, NJ 07012, for a SMP (Storage Modernization Program) Storage System Engineer. The amount of this Purchase Order/Contract will be \$384,829.48. The term will be two years from issuance of Notice to Proceed. PIN #: 20210560006, E-PIN #: 85821Y0080.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by July 9, 2021, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Mark Polyak, via email to mpolyak@doitt.nyc.gov.

◀ jy13