



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 CXLIV NUMBER 154

THURSDAY, AUGUST 10, 2017

Price: \$4.00

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THE CITY RECORD

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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, N.Y. POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, 17th Floor, New York, N.Y. 10007-1602

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

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

ADMINISTRATIVE TRIALS AND HEARINGS

MEETING

The next meeting of the Environmental Control Board will take place on Thursday, August 24, 2017, at **100 Church Street, 12th Floor, Training Room #143**, New York, NY 10007, at 9:15 A.M., at the call of the Chairman.

← a10-14

BOROUGH PRESIDENT - MANHATTAN

MEETING

The August 2017 Manhattan Borough Board Meeting, will be held on Thursday, August 17th, 2017, at 8:30 A.M., at 1 Centre Street, 19th Floor South, New York, NY 10007.

Accessibility questions: Brian Lafferty, blafferty@manhattanbp.nyc.gov, (212) 669-4564, by: Tuesday, August 15, 2017, 6:00 P.M.



← a10-17

CITY PLANNING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street, New York, NY 10007, on Wednesday, August 23, 2017 at 9:30 A.M.

**CITYWIDE
Nos. 1 & 2
SELF STORAGE TEXT AMENDMENT
No. 1**

CITYWIDE **N 170425 ZRY**
IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to create a definition, a use and, in designated areas, a special permit for self-service storage facilities and to establish APPENDIX J (Designated Areas in Manufacturing Districts).

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10; * * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE I GENERAL PROVISIONS

Chapter 2 Construction of Language and Definitions

* * *

12-10 DEFINITIONS

* * *

Self-service storage facility

A "self-service storage facility" is a moving or storage office #use# or a warehouse #use# listed in Use Group 16D, for the purpose of storing personal property, and where such:

- (a) facility is partitioned into individual, securely subdivided space for lease; or
(b) facility consists of enclosed or unenclosed floor space which is subdivided by secured bins, boxes, containers, pods or other mobile or stationary storage devices; and
(c) floor spaces or storage devices are less than 300 square feet in area and are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis.

* * *

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

Chapter 2 Use Regulations

* * *

32-10 USES PERMITTED AS-OF-RIGHT

* * *

32-25 Use Group 16

C8

Use Group 16 consists of automotive and other necessary semi-industrial #uses# which:

- (1) are required widely throughout the City; and
(2) involve offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable influences, making such #uses# incompatible with #residential uses# and other #commercial uses#.

* * *

D. Heavy Service, Wholesale, or Storage Establishments

- Carpet cleaning establishments [PRC-F]
Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment [PRC-F]
Laundries, with no limitation on type of operation [PRC-F]
Linen, towel or diaper supply establishments [PRC-F]
Moving or storage offices, with no limitation as to storage or #floor area# per establishment [PRC-G]
Packing or crating establishments [PRC-G]
Photographic developing or printing with no limitation on #floor area# per establishment [PRC-C]
Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment [PRC-G]
Warehouses [PRC-G]
Wholesale establishments, with no limitation on #accessory# storage [PRC-C]

E. #Accessory Uses#

- In designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is permitted only by special permit of the City Planning Commission pursuant to Section 74-932.

* * *

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.

42-12 Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16

M1 M2 M3

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of #floor area# per establishment.

Use Group 10A shall be limited to depositories for storage of office records, microfilm or computer tapes, or for data processing; docks for ferries; office or business machine stores, sales or rental; photographic or motion picture production studios; and radio or television studios.

In the #Manhattan Core#, automobile rental establishments, #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 6.

In designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is permitted only by special permit of the City Planning Commission pursuant to Section 74-932.

* * *

42-30 USES PERMITTED BY SPECIAL PERMIT

42-31 By the Board of Standards and Appeals

* * *

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 M2 M3

#Self-service storage facilities# in designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution

M1 M2 M3

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

M1

#Uses# listed in Use Group 4A Community Facilities, except ambulatory diagnostic or treatment health care facilities and houses of

worship

M1
Variety stores, with no limitation on #floor area# per establishment [PRC-B]

* * *

**ARTICLE V
NON-CONFORMING USES AND NON-COMPLYING
BUILDINGS**

**Chapter 2
Non-Conforming Uses**

* * *

**52-40
ENLARGEMENTS OR EXTENSIONS**

* * *

**52-46
Conforming and Non-conforming Residential Uses in M1-1D
Through M1-5D Districts**

* * *

**52-47
Non-conforming Self-Service Storage Facilities in Designated
Areas Within Manufacturing Districts**

In designated areas within #Manufacturing Districts, a #self-service storage facility# that existed on [date of adoption] may #enlarge# or #extend# on the same #zoning lot#, provided that:

- (a) such #self-service storage facility# has filed documentation that is satisfactory to the Department of Buildings of its existence prior to [date of adoption] as a Use Group 16D facility that meets the definition of a #self-service storage facility#; and
- (b) such #enlargement# or #extension# does not create a #non-compliance# or increase the degree of #non-compliance# of a #building or other structure#.

* * *

**52-50
DAMAGE OR DESTRUCTION**

* * *

**52-531
Permitted reconstruction or continued use**

* * *

For the purposes of this Section, any #single-family# or #two family residence# located within an M1-1D, M1-2D, M1-3D, M1-4D, M1-5D or M1-6D District and existing on June 20, 1988; and any #self-service storage facility# existing on [date of adoption], shall be a conforming #uses#.

* * *

**ARTICLE VII
ADMINISTRATION**

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

* * *

**74-90
USE AND BULK MODIFICATIONS FOR CERTAIN
COMMUNITY FACILITY USES**

* * *

**74-93
Special Commercial and Manufacturing Developments**

* * *

**74-931
Special commercial or mixed use developments in commercial
districts**

* * *

**74-932
Self-service storage facility in designated areas within
Manufacturing Districts**

On #zoning lots# in designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the City Planning Commission may permit the change of #use# of an existing #building# to, or the #development# of, a #self-service storage facility# provided that:

- (a) the #zoning lot# is appropriate for such #use# considering the economic development objectives of the City; and

- (b) it is impractical to establish another #use# listed in Use Groups 16D (other than a #self-service storage facility), 17 or 18 on such #zoning lot#.

In making this determination, the Commission may consider any of the following:

- (1) the size and configuration of the #zoning lot# and its suitability for a #use# listed in Use Groups 16D (other than a #self-service storage facility#), 17 or 18;
- (2) the design and layout of loading docks, interior column spacing, floor-to-floor height and other relevant physical characteristics in an existing #building# and its suitability for a #use# listed in Use Groups 16D (other than a #self-service storage facility#), 17 or 18;
- (3) the accessibility of the #zoning lot# to an arterial highway, or a designated truck route; the width of the existing #streets# providing access to the #zoning lot#, and the ability of such #streets# to handle the traffic generated for such a #use#;
- (4) the proximity of the #zoning lot# to rail and bus transit to serve employees;
- (5) the need to undertake environmental remediation work on the #zoning lot#;
- (6) recent trends and levels of investment in the surrounding area for #uses# listed in Use Groups 16D (other than a #self-service storage facility#), 17, or 18 within the last five calendar years; and
- (7) the potential for conflict between such #uses# and existing #uses# in the surrounding area.

The Commission may impose additional terms and conditions to ensure the compatibility of a #self-service storage facility# with the surrounding area.

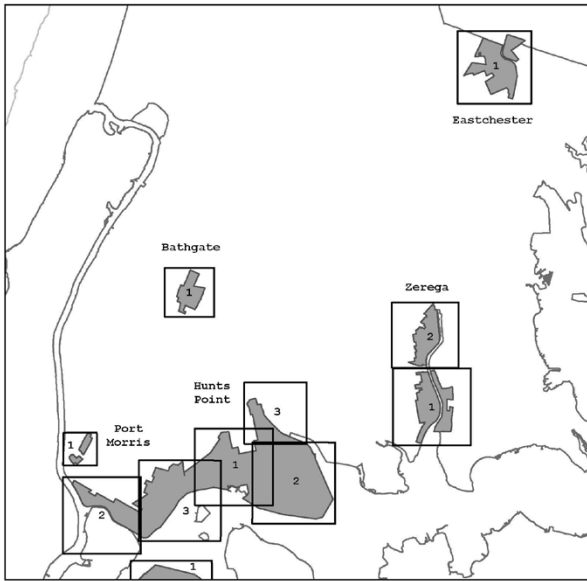
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APPENDIX J - Designated Areas Within Manufacturing Districts

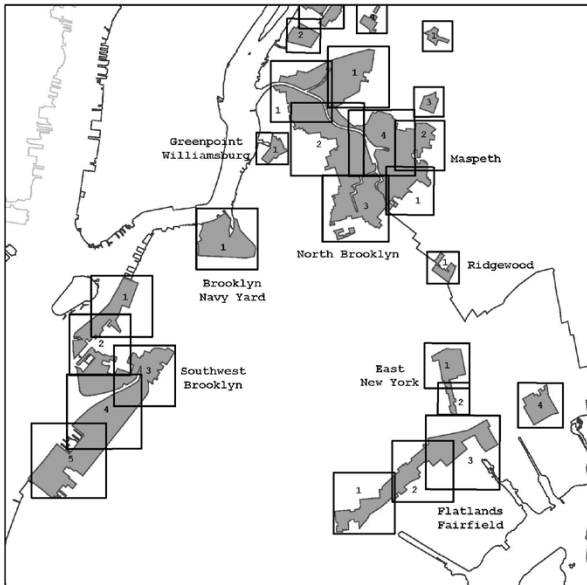
The boundaries of certain designated areas within #Manufacturing Districts# are shown on the maps in this APPENDIX, and include areas in the following Community Districts:

Borough	Community Districts	Name of Designated Area in M District	Map No
The Bronx	1, 2	Port Morris	Maps 1-3
The Bronx	2	Hunts Point	Maps 1-3
The Bronx	9, 10	Zerega	Maps 1, 2
The Bronx	3, 4, 6	Bathgate	Map 1
The Bronx	10, 12	Eastchester	Map 1
Brooklyn	2	Brooklyn Navy Yard	Map 1
Brooklyn	6, 7	Southwest Brooklyn	Maps 1-5
Brooklyn	5, 16, 17, 18	Flatlands/Fairfield	Maps 1-4
Brooklyn	5, 16	East New York	Maps 1, 2
Brooklyn/Queens	BK 4/QN 5	Ridgewood	Map 1
Brooklyn	1	Williamsburg/Greenpoint	Map 1
Brooklyn/Queens	BK 1, 4/QN 2	North Brooklyn/Long Island City/Maspeth	Maps 1-3
Queens/Brooklyn	QN 2, 5/BK 1	Maspeth/North Brooklyn	Maps 1-4
Queens	1, 2	Long Island City	Maps 1-4
Queens	2	Woodside	Map 1
Queens	1	Steinway	Maps 1, 2
Queens	9, 12	Jamaica	Maps 1-4
Queens	10, 12, 13	JFK	Maps 1-3
Staten Island	1	North Shore	Maps 1-5
Staten Island	1, 2	West Shore	Maps 1-3
Staten Island	3	Rossville	Map 1

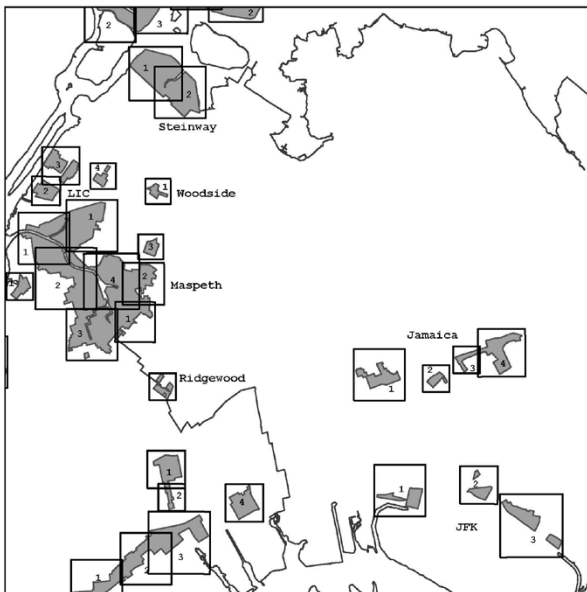
The Bronx



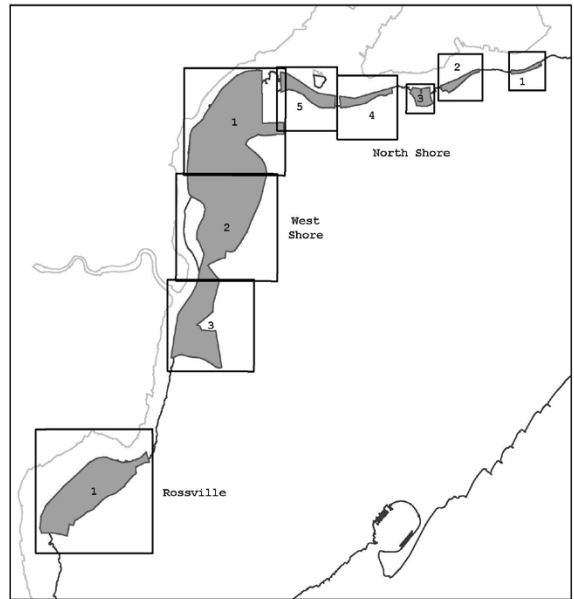
Brooklyn



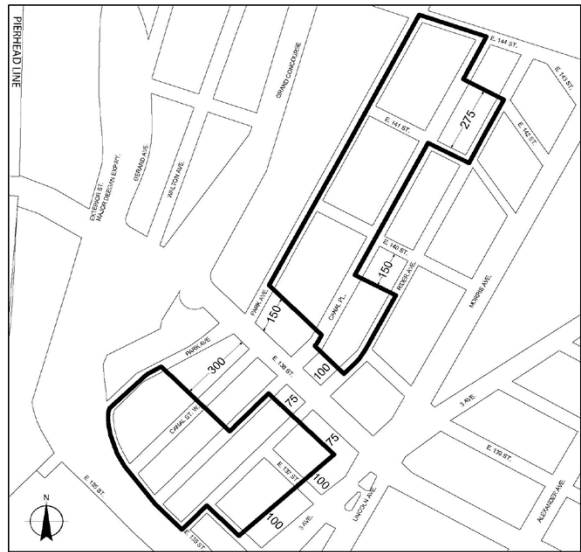
Queens



Staten Island

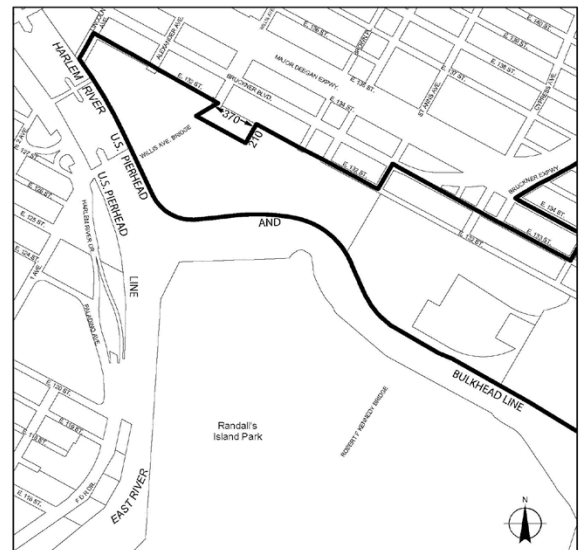


Port Morris
Map 1



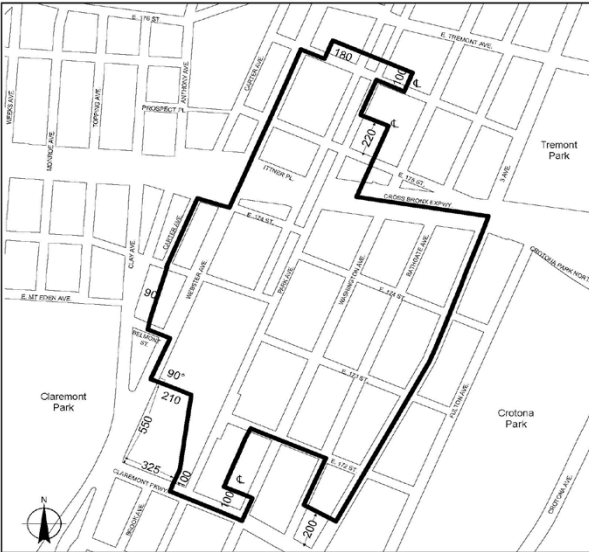
Portion of Community District 1, Bronx

Port Morris
Map 2



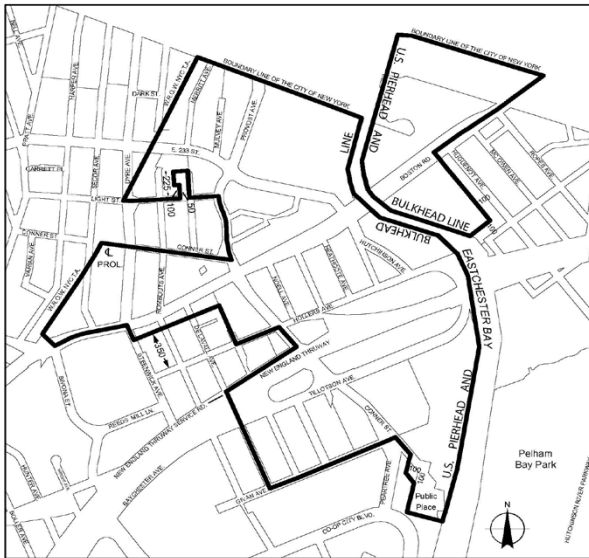
Portion of Community District 1, Bronx

Bathgate
Map 1



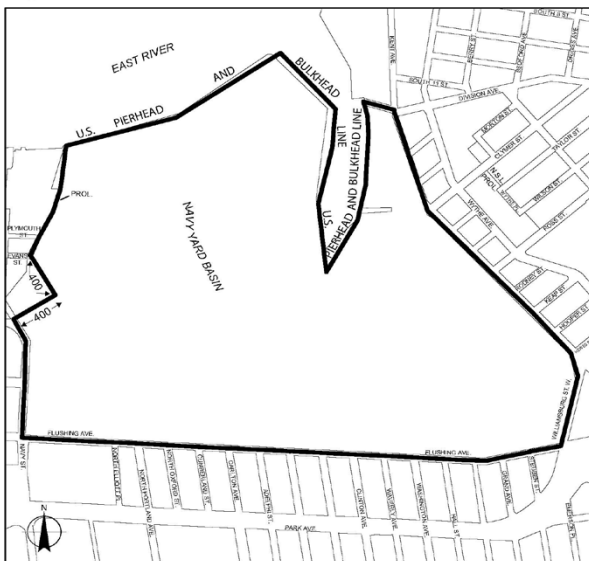
Portion of Community Districts 3, 4, and 6, Bronx

Eastchester
Map 1



Portions of Community Districts 10 and 12, Bronx

Brooklyn Navy Yard
Map 1



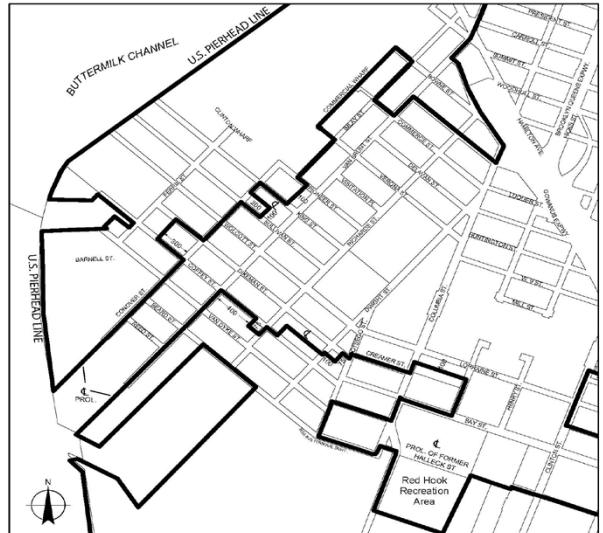
Portion of Community District 2, Brooklyn

Southwest Brooklyn
Map 1



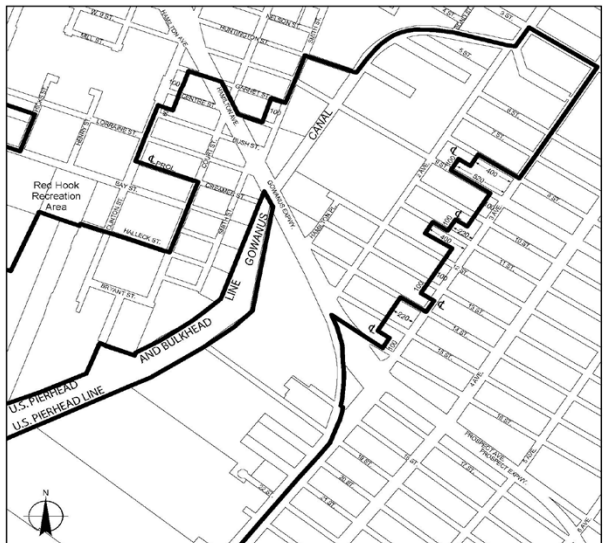
Portion of Community District 6, Brooklyn

Southwest Brooklyn
Map 2



Portion of Community District 6, Brooklyn

Southwest Brooklyn
Map 3



Portions of Community Districts 6 and 7, Brooklyn

Southwest Brooklyn
Map 4



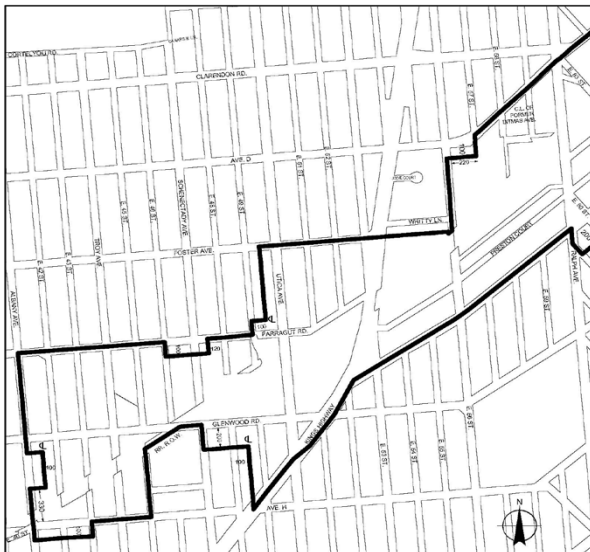
Portions of Community Districts 6 and 7, Brooklyn

Southwest Brooklyn
Map 5



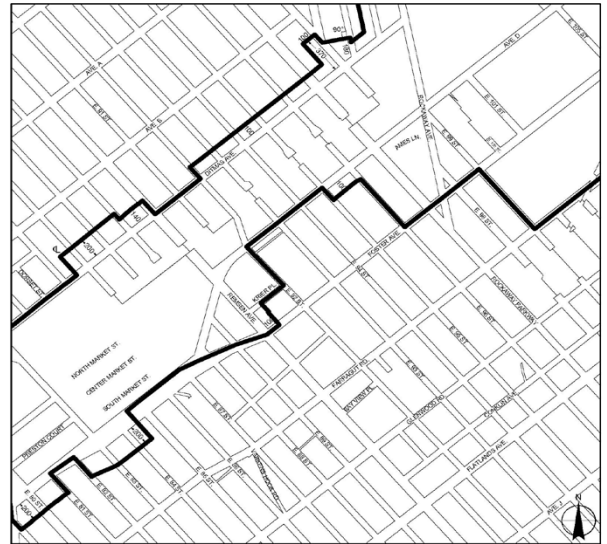
Portion of Community District 7, Brooklyn

Flatlands/Fairfield
Map 1



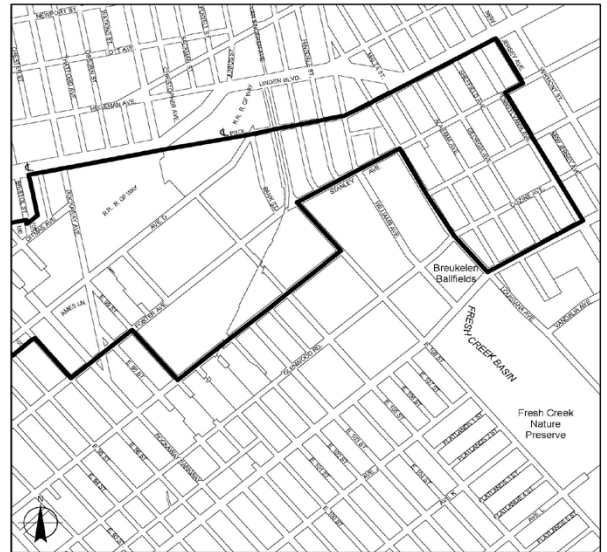
Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield
Map 2



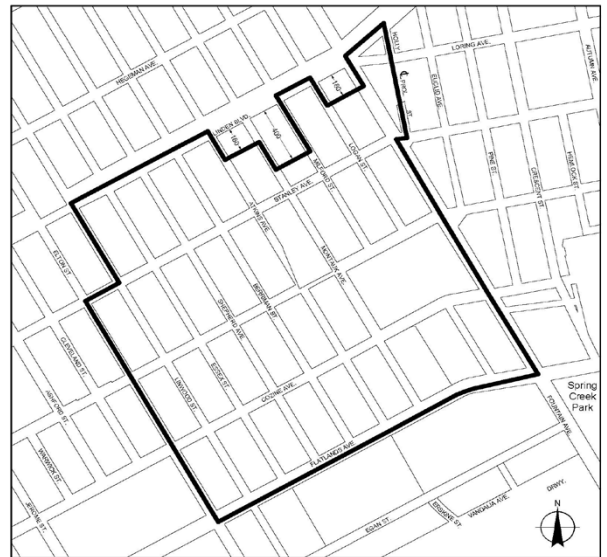
Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield
Map 3



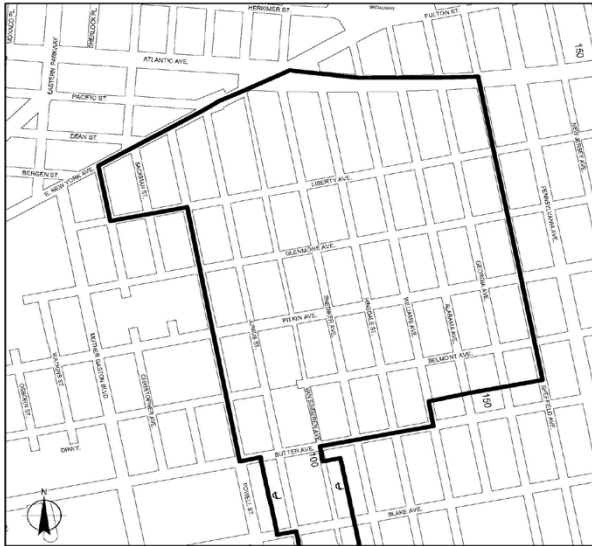
Portions of Community Districts 5, 16, and 18, Brooklyn

Flatlands/Fairfield
Map 4



Portion of Community District 5, Brooklyn

East New York
Map 1



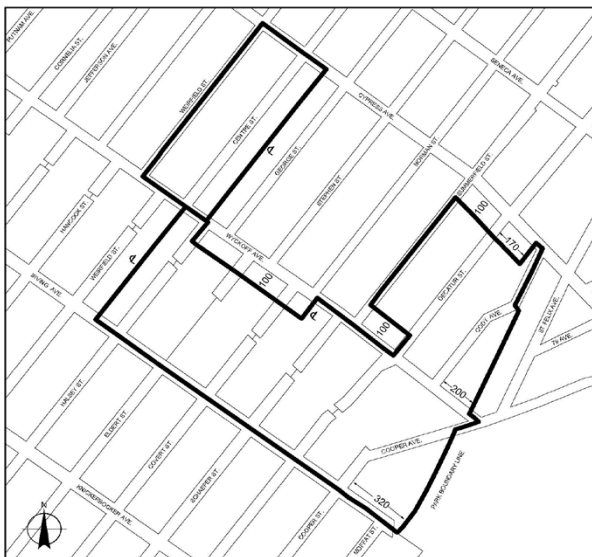
Portion of Community District 5, Brooklyn

East New York
Map 2



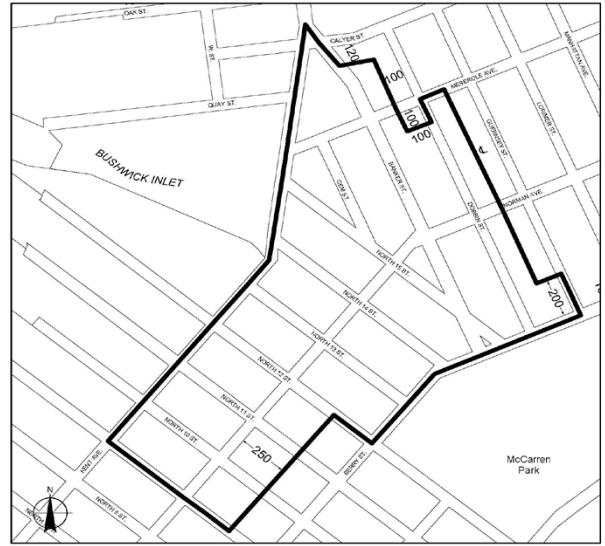
Portions of Community Districts 5 and 16, Brooklyn

Ridgewood
Map 1



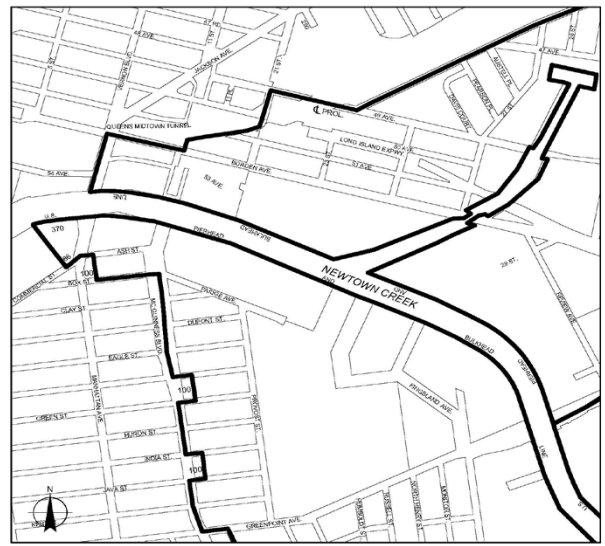
Portions of Community District 4, Brooklyn and Community District 5, Queens

Williamsburg/Greenpoint
Map 1



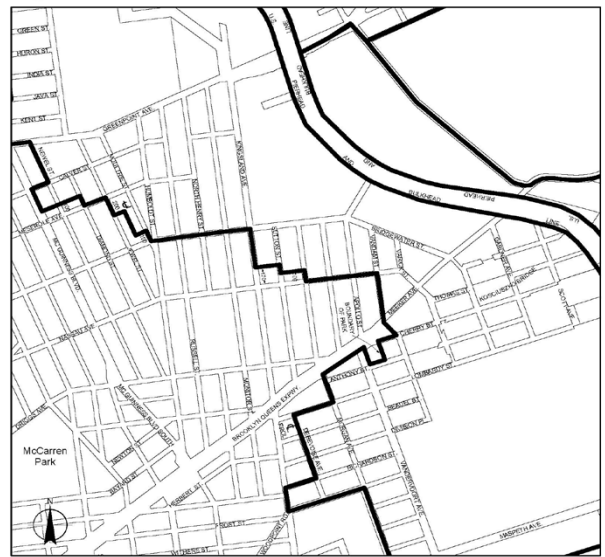
Portion of Community District 1, Brooklyn

North Brooklyn/Long Island City
Map 1



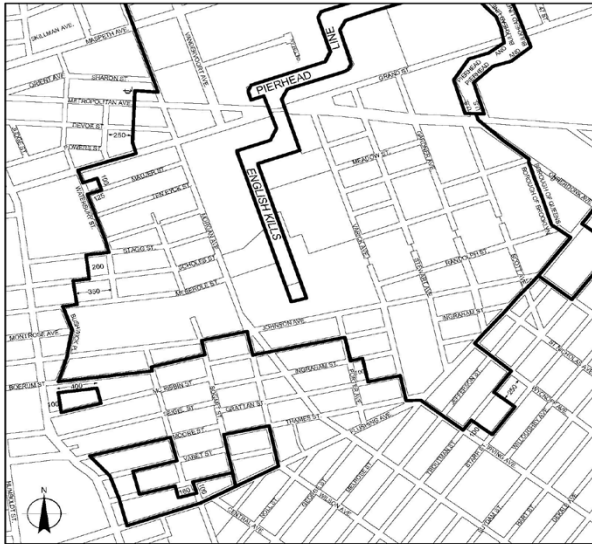
Portions of Community District 1, Brooklyn and Community District 2, Queens

North Brooklyn/Maspeth
Map 2



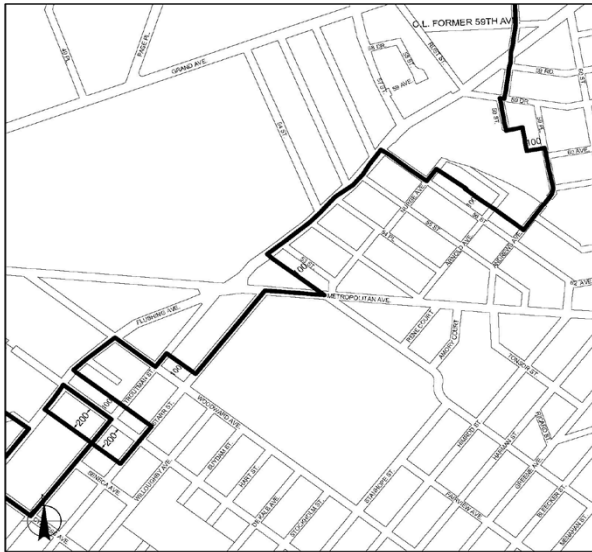
Portions of Community District 1, Brooklyn and Community District 2, Queens

North Brooklyn
Map 3



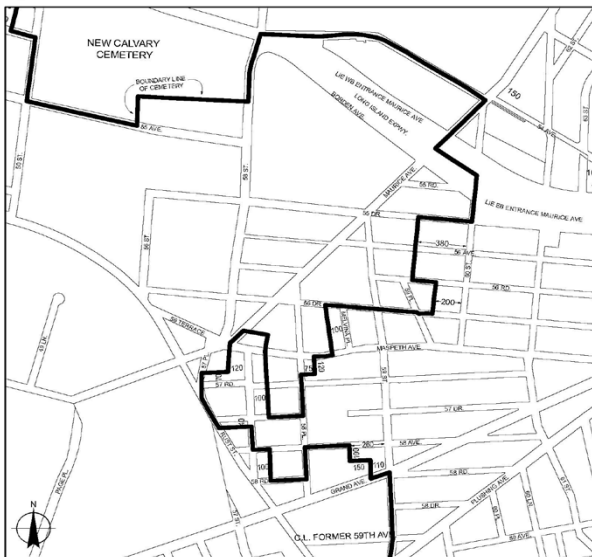
Portions of Community District 1, Brooklyn and Community District 4, Queens

Maspeth
Map 1



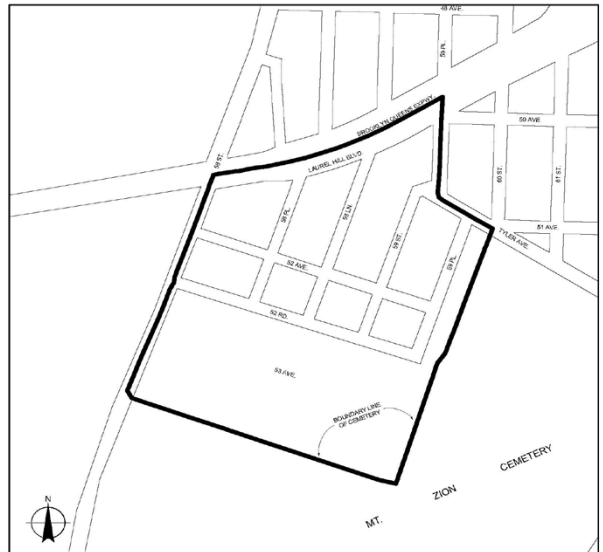
Portion of Community District 5, Queens

Maspeth
Map 2



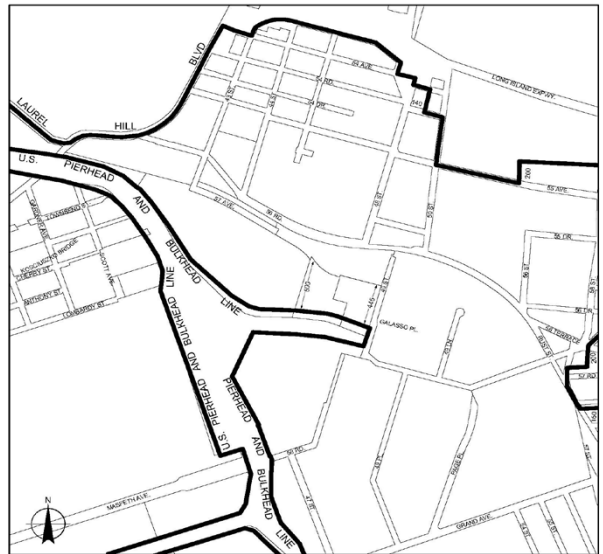
Portions of Community Districts 2 and 5, Queens

Maspeth
Map 3



Portion of Community District 2, Queens

Maspeth/North Brooklyn
Map 4



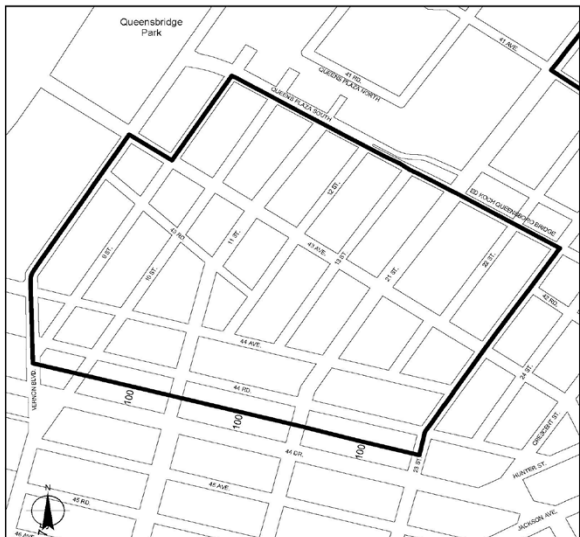
Portions of Community Districts 2 and 5, Queens and Community District 1, Brooklyn

Long Island City
Map 1



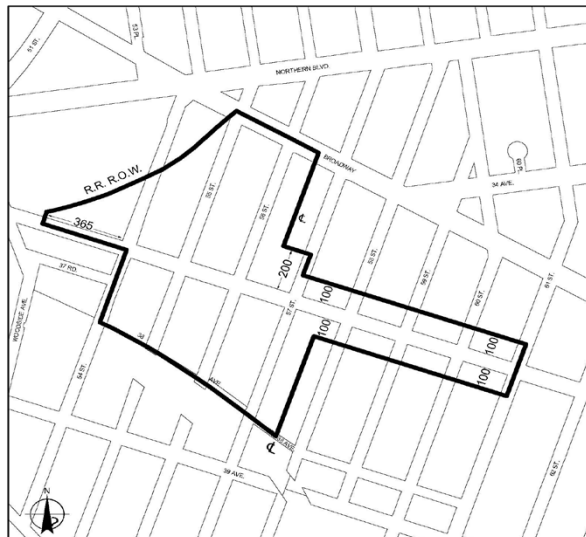
Portion of Community District 2, Queens

Long Island City
Map 2



Portion of Community District 2, Queens

Woodside
Map 1



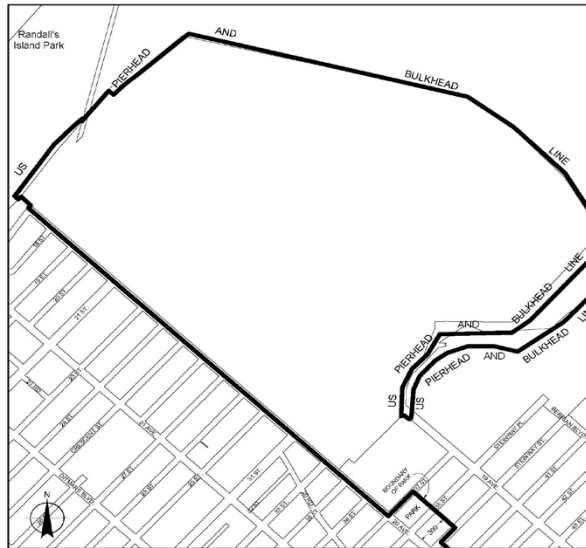
Portion of Community District 2, Queens

Long Island City
Map 3



Portion of Community District 1, Queens

Steinway
Map 1



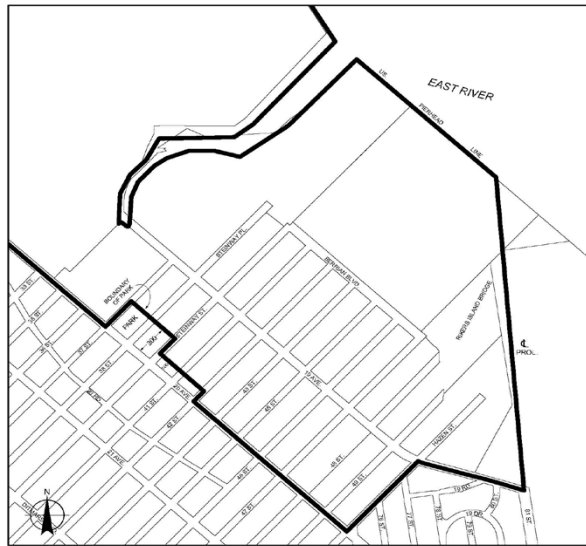
Portion of Community District 1, Queens

Long Island City
Map 4



Portion of Community District 1, Queens

Steinway
Map 2



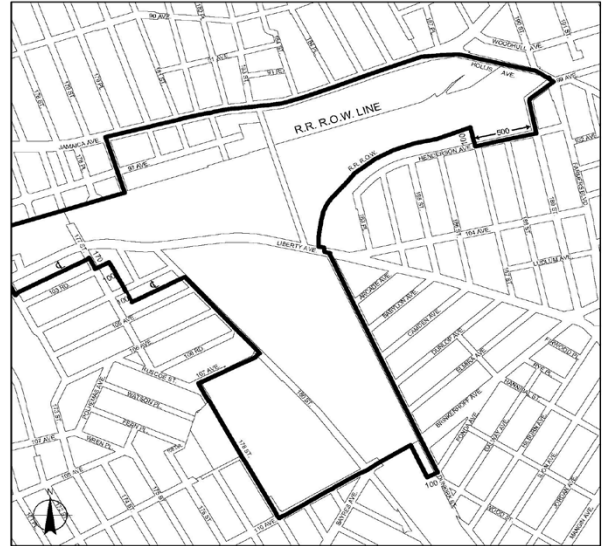
Portion of Community District 1, Queens

Jamaica
Map 1



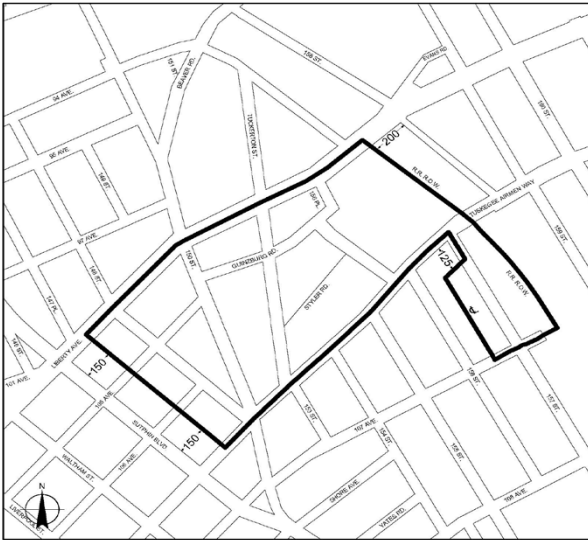
Portion of Community District 9, Queens

Jamaica
Map 4



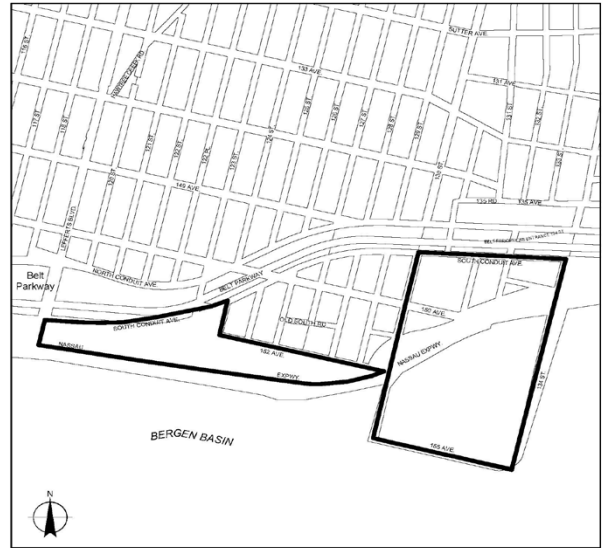
Portion of Community District 12, Queens

Jamaica
Map 2



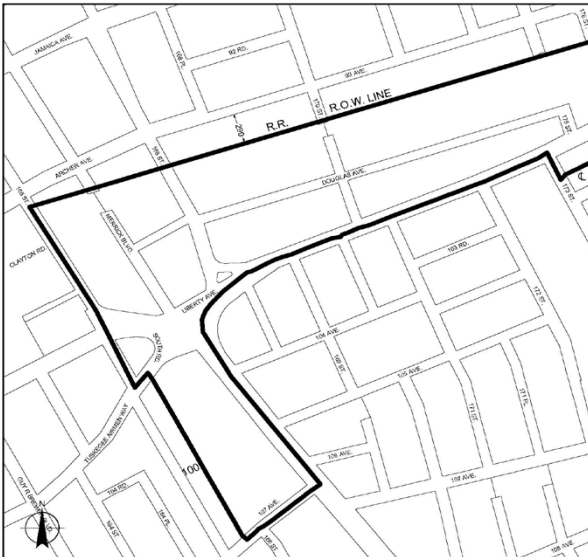
Portion of Community District 12, Queens

JFK
Map 1



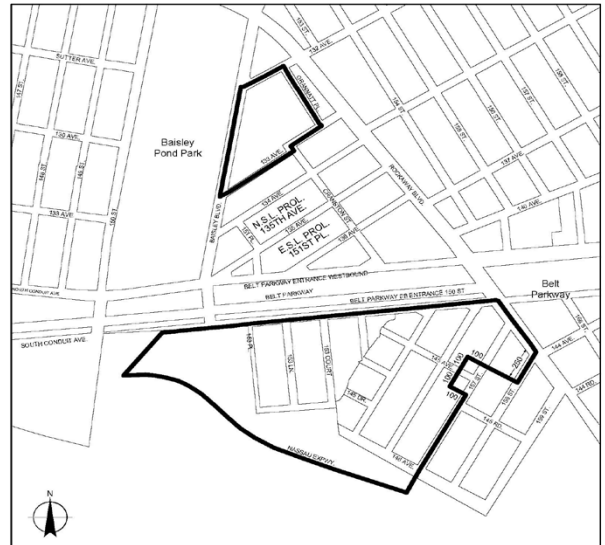
Portion of Community District 10, Queens

Jamaica
Map 3



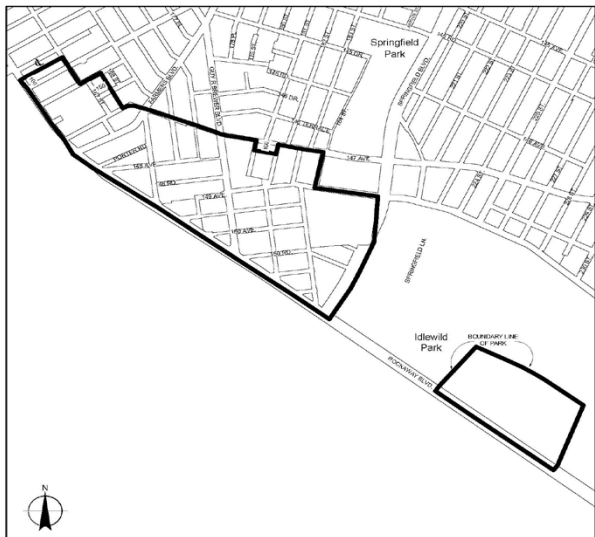
Portion of Community District 12, Queens

JFK
Map 2



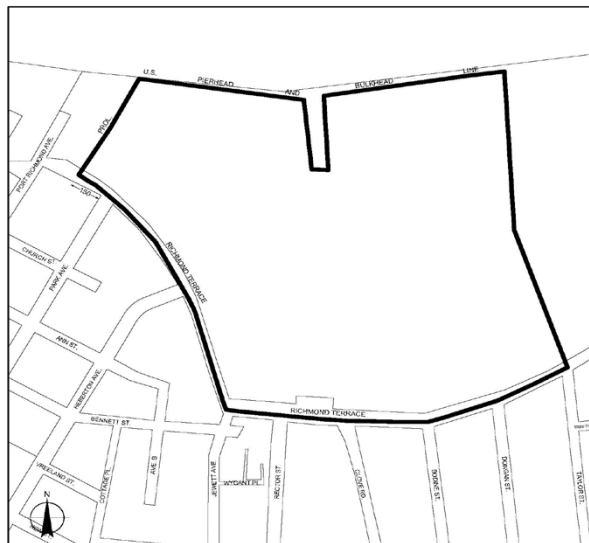
Portion of Community District 12, Queens

JFK
Map 3



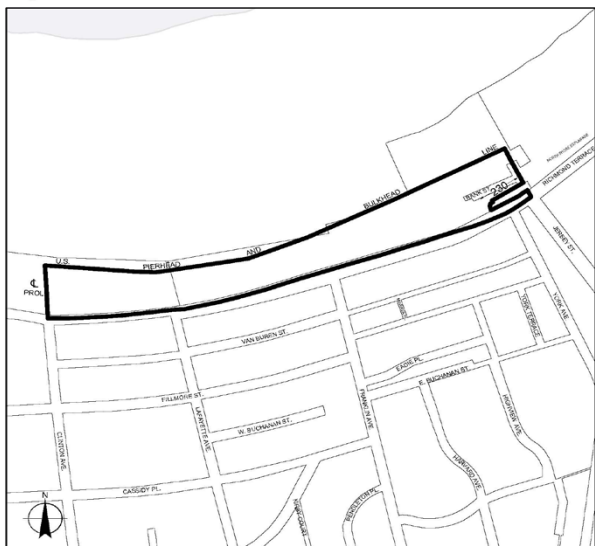
Portion of Community District 13, Queens

North Shore
Map 3



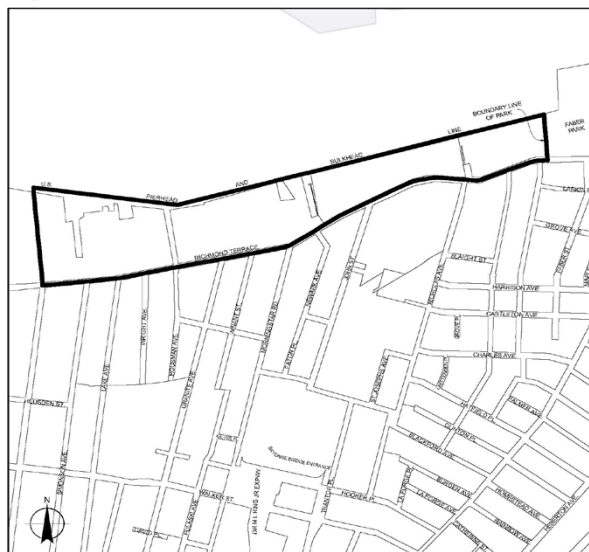
Portion of Community District 1, Staten Island

North Shore
Map 1



Portion of Community District 1, Staten Island

North Shore
Map 4



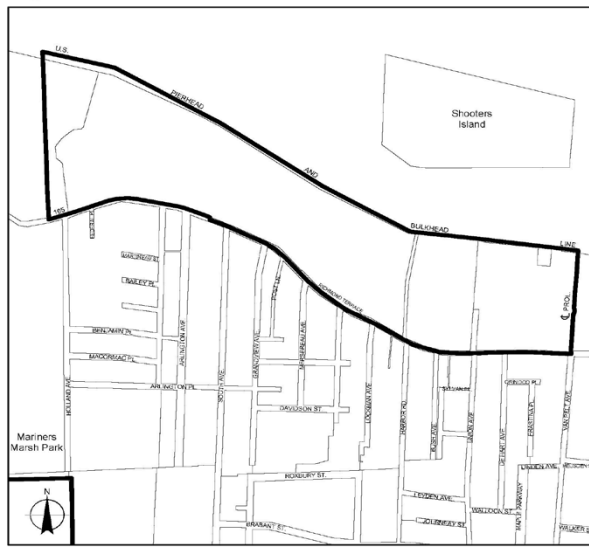
Portion of Community District 1, Staten Island

North Shore
Map 2



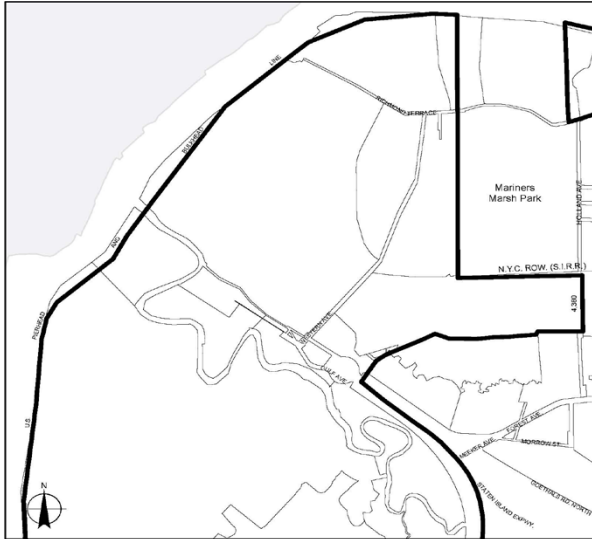
Portion of Community District 1, Staten Island

North Shore
Map 5



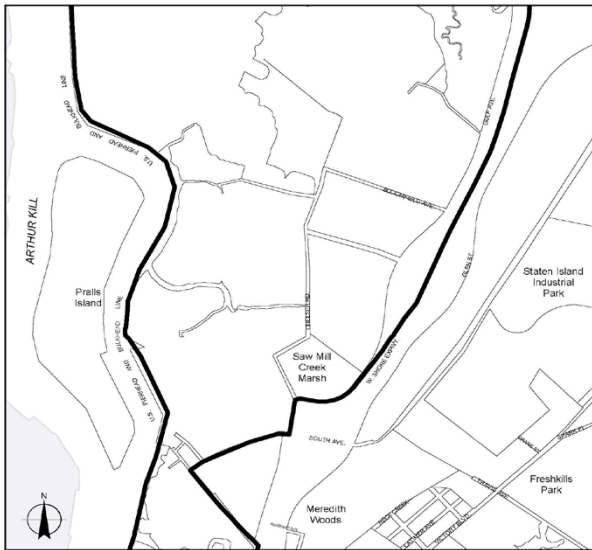
Portion of Community District 1, Staten Island

West Shore
Map 1



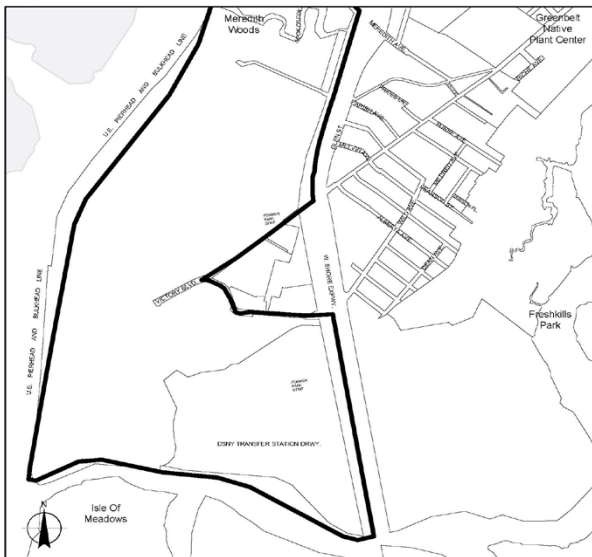
Portion of Community District 1, Staten Island

West Shore
Map 2



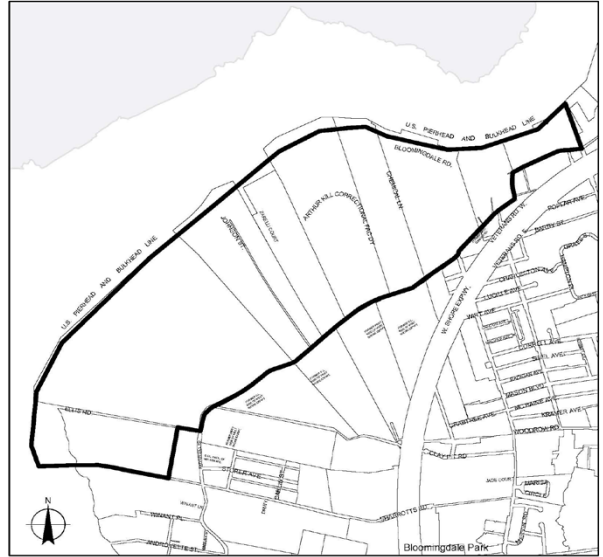
Portion of Community District 2, Staten Island

West Shore
Map 3



Portion of Community District 2, Staten Island

Rossville
Map 1



Portion of Community District 3, Staten Island

No. 2

CITY WIDE **N 170425(A) ZRY**
IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to create a definition, a use and, in designated areas, a special permit for self-service storage facilities and to establish APPENDIX J (Designated Areas in Manufacturing Districts).

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

ARTICLE I
GENERAL PROVISIONS

Chapter 2
Construction of Language and Definitions

* * *

12-10
DEFINITIONS

* * *

Industrial ground floor

An "industrial ground floor" is the ground floor of a #building# on a #zoning lot# containing a #self-service storage facility#, where at least 20,000 square feet of #floor area# on such ground floor is allocated to one or more of the manufacturing, semi-industrial or industrial #uses# listed in Use Groups 9A (limited to art studios), 10A (limited to photographic or motion picture production studios and radio or television studios), 11A, 16A, 16B, 16D (other than a #self-service storage facility#), 17 or 18. In addition, in a #development# or horizontal #enlargement#, an #industrial ground floor# shall have a minimum clear height from floor to floor of 15 feet, and at least one-third of such #industrial ground floor floor area# shall have a minimum clear height from floor to floor of 23 feet.

* * *

Self-service storage facility

A "self-service storage facility" is a moving or storage office, or a warehouse establishment, as listed in Use Group 16D, for the purpose of storing personal property, where:

- (a) such facility is partitioned into individual, securely subdivided space for lease; or
- (b) such facility consists of enclosed or unenclosed floor space which is subdivided by secured bins, boxes, containers, pods or other mobile or stationary storage devices; and
- (c) such floor space or storage devices less than 300 square feet in area are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis.

* * *

ARTICLE III
COMMERCIAL DISTRICT REGULATIONS

Chapter 2
Use Regulations

* * *

32-10
USES PERMITTED AS-OF-RIGHT

* * *

32-25
Use Group 16

C8

Use Group 16 consists of automotive and other necessary semi-industrial #uses# which:

- (1) are required widely throughout the city; and
(2) involve offensive noise, vibration, smoke, dust, or other particulate matter; odorous matter, heat, humidity, glare, or other objectionable influences, making such #uses# incompatible with #residential uses# and other #commercial uses#.

* * *

D. Heavy Service, Wholesale, or Storage Establishments

Carpet cleaning establishments [PRC-F]

Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment [PRC-F]

Laundries, with no limitation on type of operation [PRC-F]

Linen, towel or diaper supply establishments [PRC-F]

Moving or storage offices, with no limitation as to storage or #floor area# per establishment [PRC-G]²

Packing or crating establishments [PRC-G]

Photographic developing or printing with no limitation on #floor area# per establishment [PRC-C]

Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment [PRC-G]

Warehouses [PRC-G]²

Wholesale establishments, with no limitation on #accessory# storage [PRC-C]

E. #Accessory Uses#

² In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is subject to the provisions of Section 42-121 (Use Group 16D self-service storage facilities).

* * *

ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS

Chapter 2
Use Regulations

* * *

42-10
USES PERMITTED AS-OF-RIGHT

* * *

42-12
Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16

M1 M2 M3

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of #floor area# per establishment.

Use Group 10A shall be limited to depositories for storage of office records, microfilm or computer tapes, or for data processing; docks for ferries; office or business machine stores, sales or rental; photographic or motion picture production studios; and radio or television studios.

In the #Manhattan Core#, automobile rental establishments, #public parking garages# and #public parking lots# in Use Groups 8C and 12D

are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 6.

In designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J additional regulations for #self-service storage facilities# as listed in Use Group 16D, are set forth in Section 42-121 (Use Group 16D self-service storage facilities).

42-121
Use Group 16D self-service storage facilities

In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, any #development# of a #building# containing a #self-service storage facility#, #enlargement# of a #building# to establish a #self-service storage facility#, or a change of #use# within an existing #building# to a #self-service storage facility#, shall be required to provide an #industrial ground floor# on the #zoning lot#, except where the City Planning Commission, by special permit, allows a modification or waiver of such #industrial ground floor# requirement pursuant to Section 74-932 (Self-service storage facilities in designated areas within Manufacturing Districts).

Any #self-service storage facility# existing on [date of adoption] on a #zoning lot# in a designated area within #Manufacturing Districts#, as shown on the maps in APPENDIX J, shall be considered a #conforming use#, provided that the owner of such #self-service storage facility# has filed documentation satisfactory to the Department of Buildings, that it existed and would have met the definition of #self-service storage facility# as set forth in Section 12-10 (DEFINITIONS). Any #enlargement# or #extension# to such existing #conforming# facility need not provide a #industrial ground floor#, provided there is no increase in #lot area#. In the event a casualty damages or destroys a #building# for which satisfactory documentation has been filed with the Department of Buildings, such #building# may be reconstructed and continue as a #self-service storage facility# without providing an #industrial ground floor#, provided that the #floor area# of such reconstructed #self-service storage facility# does not exceed the #floor area# permitted pursuant to the provisions of Section 43-10 (FLOOR AREA REGULATIONS), inclusive.

Any #self-service storage facility# existing on [date of adoption] that does not file such documentation satisfactory to the Department of Buildings pursuant to the provisions of this Section shall be considered #non-conforming# and subject to the provisions of Article V (Non-conforming uses and non-complying buildings).

* * *

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 M2 M3

#Self-service storage facilities# in designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, when located on #zoning lots# that do not contain a #building# that provides an #industrial ground floor#, as set forth in Section 42-121 (Use Group 16D self-service storage facilities)

M1 M2 M3

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

* * *

Chapter 3
Bulk Regulations

* * *

43-10
FLOOR AREA REGULATIONS

* * *

43-123

Floor area increase for an industrial space within a self-service storage facility

In M1-1 Districts in designated areas, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, for a #zoning lot# containing a #self-service storage facility# and a #building# that provides an #industrial ground floor#, as set forth in Section 42-121 (Use Group 16D self-service storage facilities), the maximum permitted #floor area# for #commercial# or #manufacturing uses# on the #zoning lot#, resulting from the provisions of Section 43-12 (Maximum floor area ratio), inclusive, may be increased by 20,000 square feet.

* * *

**Chapter 4
Accessory Off-street Parking and Loading Regulations**

* * *

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

* * *

**44-28
Parking Regulations for Residential Uses in M1-1D Through M1-5D Districts**

* * *

**44-29
Parking Regulations for Zoning Lots Containing Self-Service Storage Facilities in Designated Areas**

In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, for a #zoning lot# containing a #self-service storage facility# and a #building# that provides an #industrial ground floor#, as set forth in Section 42-121 (Use Group 16D for self-service storage facilities), #accessory# off-street parking spaces, open or enclosed, shall be provided for all #uses# in Use Groups 9A (limited to art studios), 10A (limited to photographic or motion picture production studios and radio or television studios), 11A, 16A, 16B, 16D, 17 and 18 at the rate of one space per 2,000 square feet of #floor area#, or one space per three employees, whichever will require a lesser number of spaces.

* * *

**44-50
GENERAL PURPOSES**

* * *

**44-58
Additional Regulations for Permitted or Required Berths**

* * *

**44-586
Regulations for permitted or required berths for zoning lots containing self-service storage facilities in designated areas**

In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, for a #zoning lot# containing a #self-service storage facility# and a #building# that provides an #industrial ground floor#, as set forth in Section 42-121 (Use Group 16D self-service storage facilities), all required #accessory# off-street loading berths for a #self-service storage facility# shall have a minimum length of 37 feet. The dimensions of off-street berths shall not include driveways, or entrances to or exits from such off-street berths. In addition, the number of #accessory# off-street loading berths required for all #uses# in Use Groups 9A (limited to art studios), 10A (limited to photographic or motion picture production studios and radio or television studios), 11A, 16A, 16B, 16D, 17 and 18 shall be as set forth in the following table:

#Floor Area# (in square feet) Required Berths

First 15,000	None
Next 25,000	1
Next 40,000	1
Each additional 80,000 or fraction thereof	1

In addition, a change of #use# within an existing #building# from Use Group 16D to a #self-service storage facility# shall not necessitate additional loading berths.

* * *

**ARTICLE VII
ADMINISTRATION**

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

* * *

**74-90
USE AND BULK MODIFICATIONS FOR CERTAIN COMMUNITY FACILITY USES**

* * *

**74-93
Special Commercial and Manufacturing Developments**

**74-931
Special Commercial or Mixed Use Developments in Commercial Districts**

* * *

**74-932
Self-service storage facilities in designated areas within Manufacturing Districts**

On #zoning lots# in designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the City Planning Commission may permit, for a #self-service storage facility#, a modification, or waiver of the #industrial ground floor#, as required in Section 42-121 (Use Group 16D self-service storage facilities), provided the Commission finds that:

- (a) the #zoning lot# is appropriate for such #self-service storage facility use#, considering the economic development objectives of the City; and
- (b) it is impractical to provide an #industrial ground floor# as defined in Section 42-121 (Use Group 16D self-service storage facilities) on such #zoning lot#.

In making this determination, the Commission may consider the following:

- (1) the size and configuration of the #zoning lot# and its suitability to establish an #industrial ground floor# as defined in Section 42-121;
- (2) the design and layout of loading berths, interior column spacing, floor to floor height and other relevant physical characteristics in an existing #building# and its suitability for #industrial ground floor uses#;
- (3) the accessibility of the #zoning lot# to an arterial highway or a designated truck route; the width of the existing #streets# providing access to the #zoning lot# and the ability of such #streets# to handle the traffic generated for such #industrial ground floor uses#;
- (4) recent trends and levels of investment in the surrounding area for such #industrial ground floor uses# within the last five calendar years;
- (5) the potential for conflict between such #industrial ground floor uses# and existing #uses# in the surrounding area;
- (6) the proximity of the #zoning lot# to rail and bus transit to serve employees; and
- (7) the need to undertake environmental remediation work on the #zoning lot#.

The Commission may impose additional terms and conditions to ensure the compatibility of a #self-service storage facility# with the surrounding area.

* * *

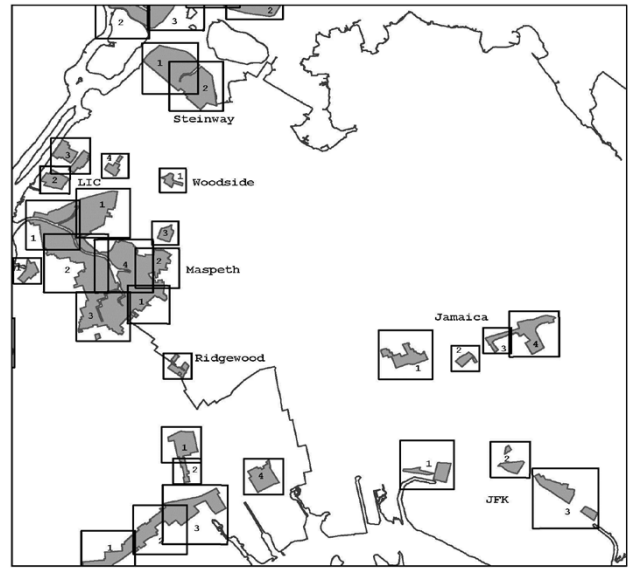
APPENDIX J - Designated Areas Within Manufacturing Districts

The boundaries of certain designated areas within #Manufacturing Districts# are shown on the maps in this APPENDIX, and include areas in the following Community Districts:

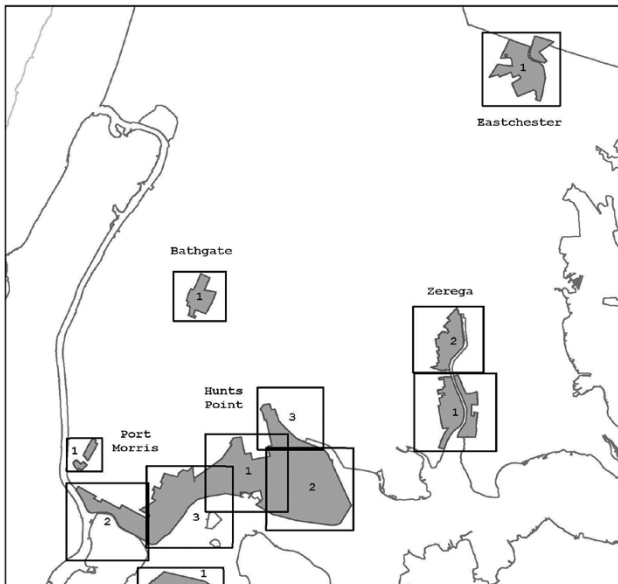
Borough	Community Districts	Name of Designated Area in M District	Map No
The Bronx	1, 2	Port Morris	Maps 1-3
The Bronx	2	Hunts Point	Maps 1-3
The Bronx	9, 10	Zerega	Maps 1, 2
The Bronx	3, 4, 6	Bathgate	Map 1
The Bronx	10, 12	Eastchester	Map 1
Brooklyn	2	Brooklyn Navy Yard	Map 1
Brooklyn	6, 7	Southwest Brooklyn	Maps 1-5

Brooklyn	5, 16, 17, 18	Flatlands/Fairfield	Maps 1-4
Brooklyn	5, 16	East New York	Maps 1, 2
Brooklyn/ Queens	BK 4/QN 5	Ridgewood	Map 1
Brooklyn	1	Williamsburg/Greenpoint	Map 1
Brooklyn/ Queens	BK 1, 4/QN 2	North Brooklyn/Long Island City/ Maspeth	Maps 1-3
Queens/ Brooklyn	QN 2, 5/BK 1	Maspeth/North Brooklyn	Maps 1-4
Queens	1, 2	Long Island City	Maps 1-4
Queens	2	Woodside	Map 1
Queens	1	Steinway	Maps 1, 2
Queens	9, 12	Jamaica	Maps 1-4
Queens	10, 12, 13	JFK	Maps 1-3
Staten Island	1	North Shore	Maps 1-5
Staten Island	1, 2	West Shore	Maps 1-3
Staten Island	3	Rossville	Map 1

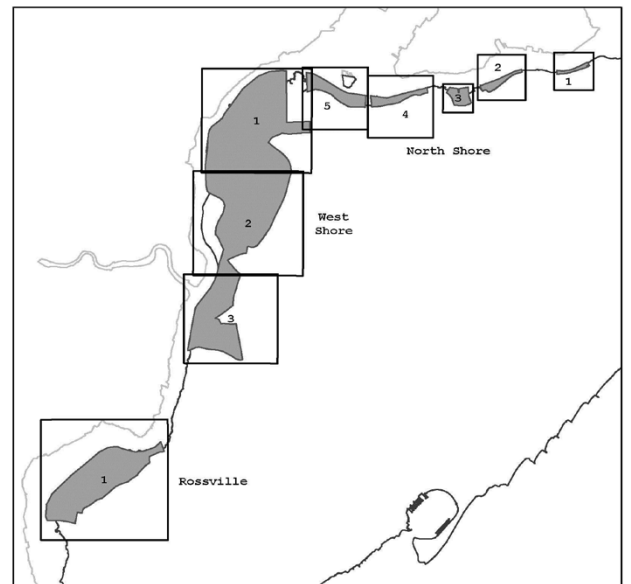
Queens



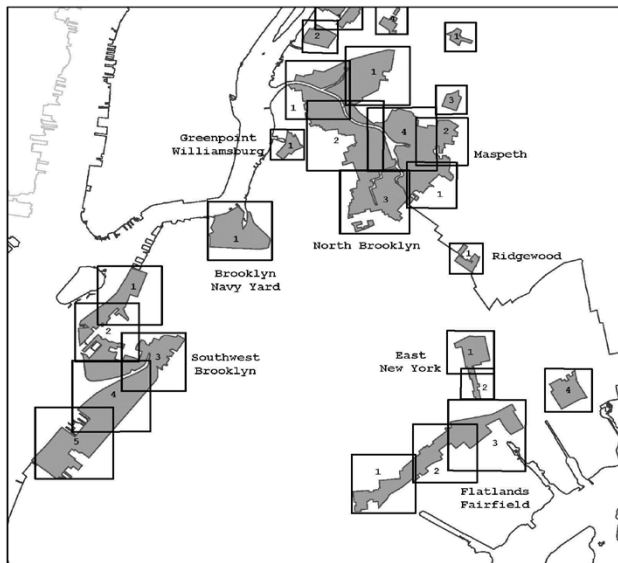
The Bronx



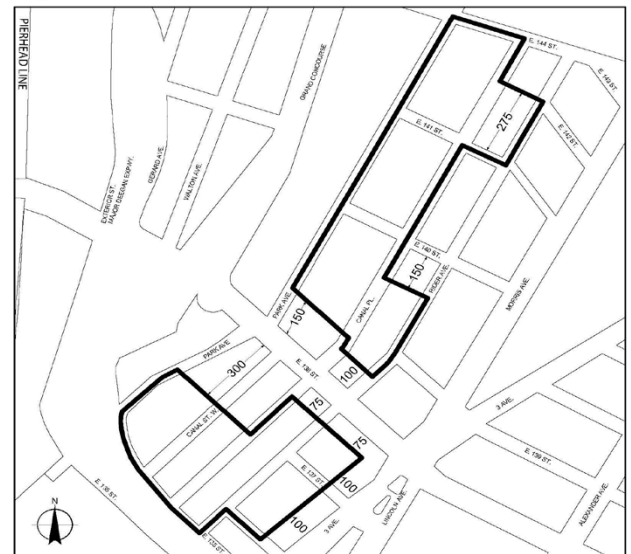
Staten Island



Brooklyn

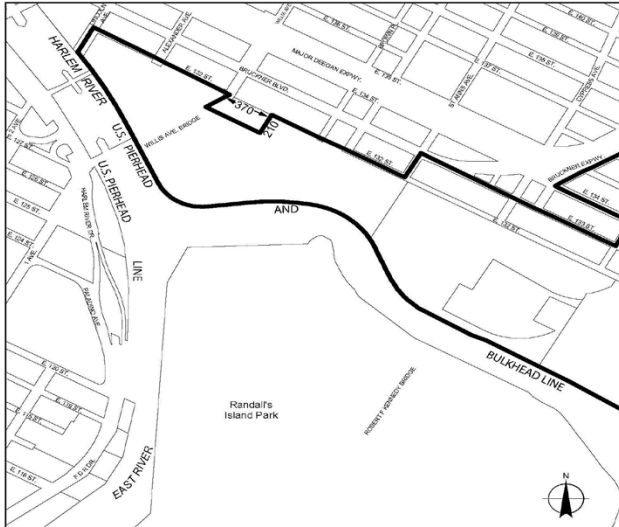


Port Morris
Map 1



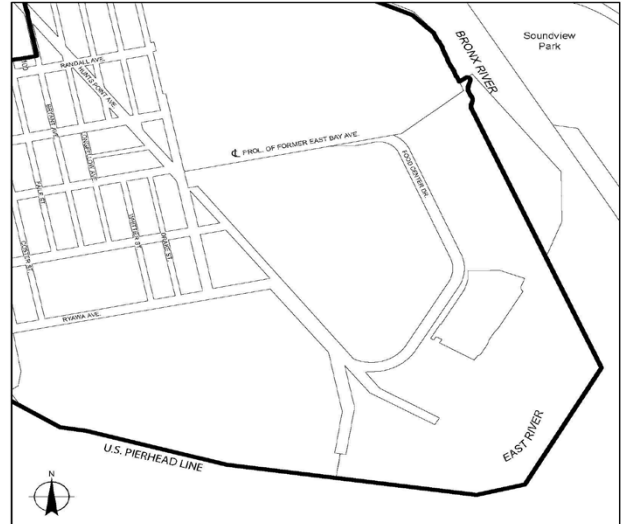
Portion of Community District 1, Bronx

Port Morris
Map 2



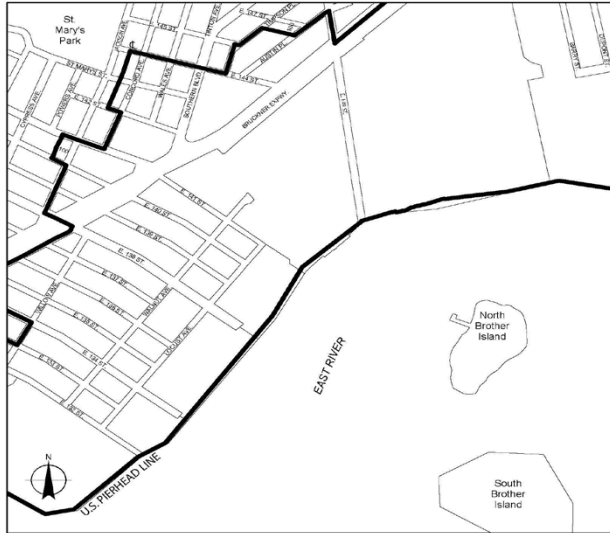
Portion of Community District 1, Bronx

Hunts Point
Map 2



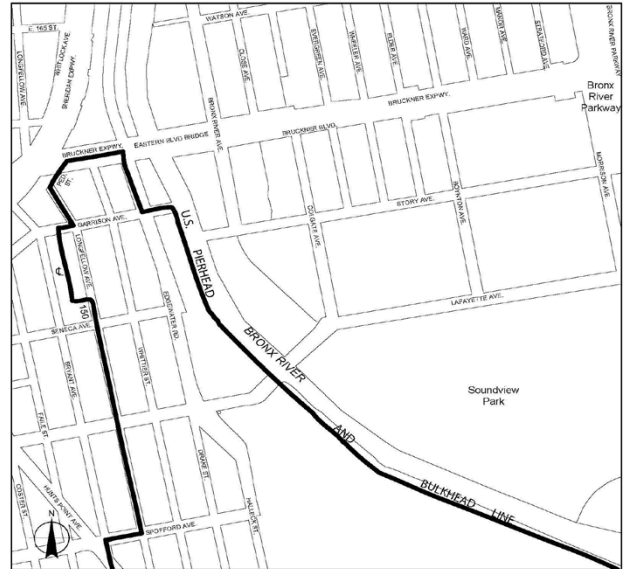
Portion of Community District 2, Bronx

Port Morris/Hunts Point
Map 3



Portions of Community Districts 1 and 2, Bronx

Hunts Point
Map 3



Hunts Point
Map 1



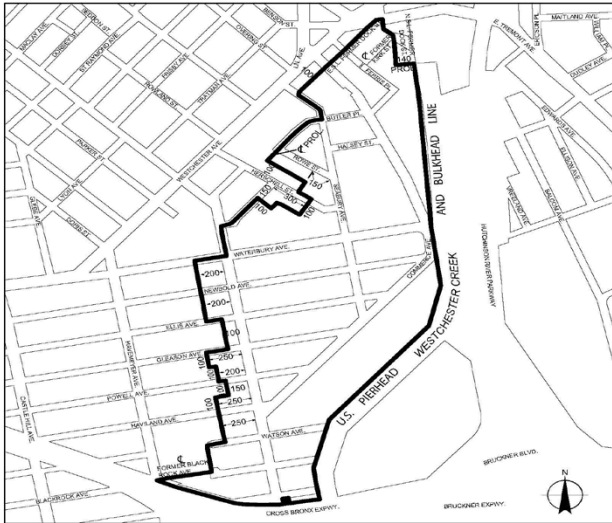
Portion of Community District 2, Bronx

Zerega
Map 1



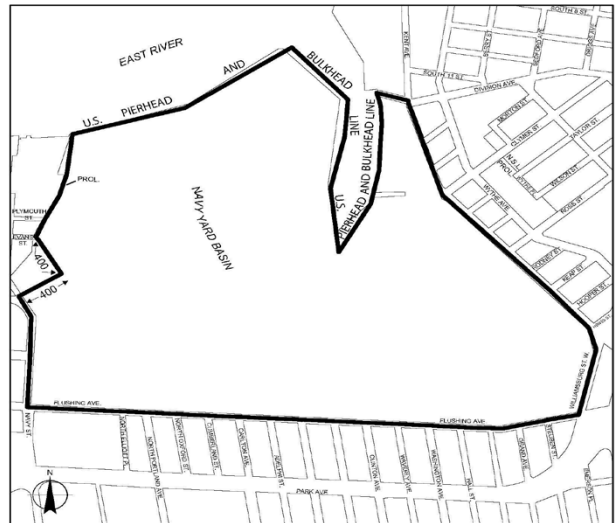
Portion of Community District 9, Bronx

Zerega
Map 2



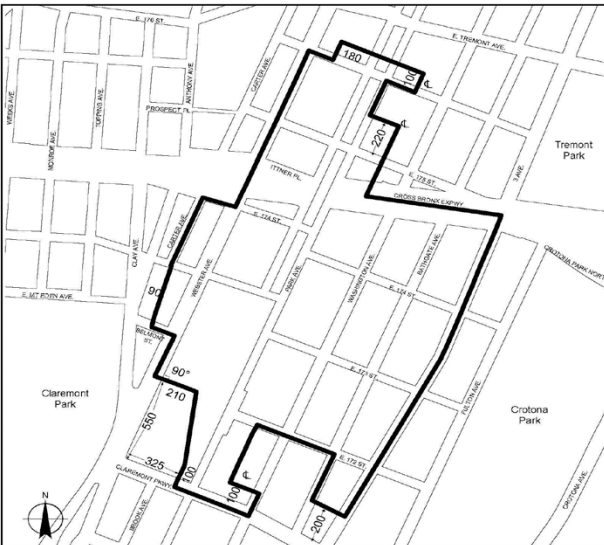
Portions of Community Districts 9 and 10, Bronx

Brooklyn Navy Yard
Map 1



Portion of Community District 2, Brooklyn

Bathgate
Map 1



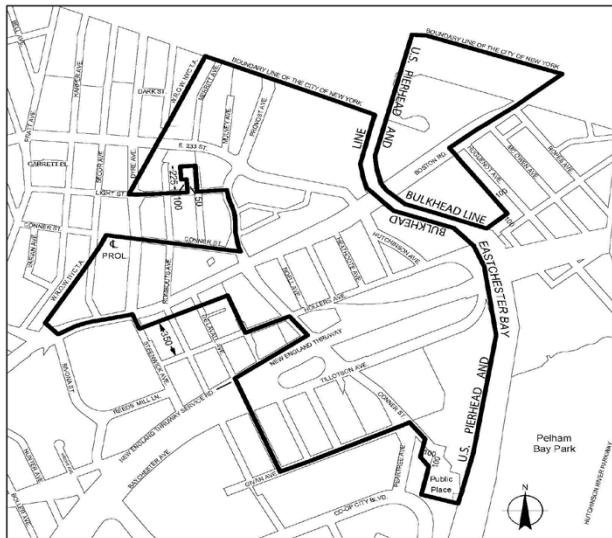
Portion of Community Districts 3, 4, and 6, Bronx

Southwest Brooklyn
Map 1



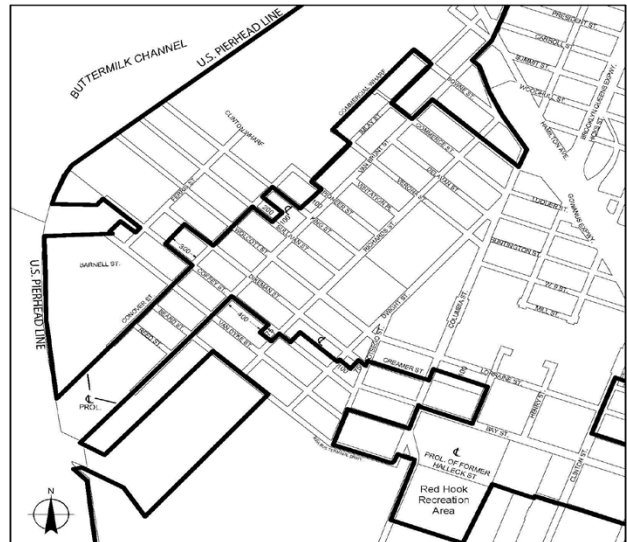
Portion of Community District 6, Brooklyn

Eastchester
Map 1



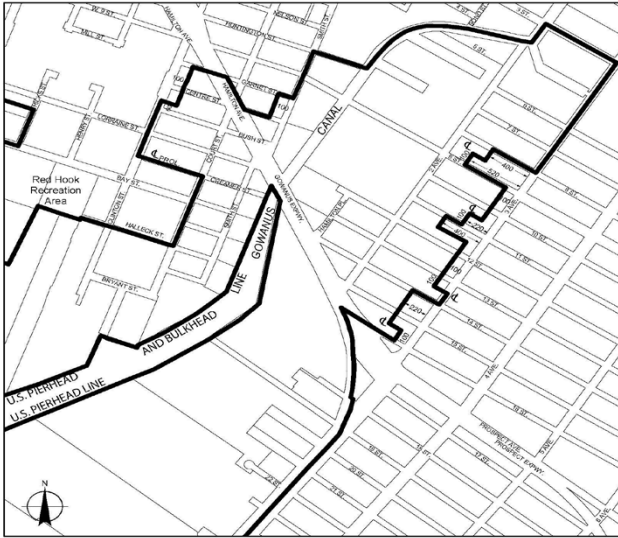
Portions of Community Districts 10 and 12, Bronx

Southwest Brooklyn
Map 2



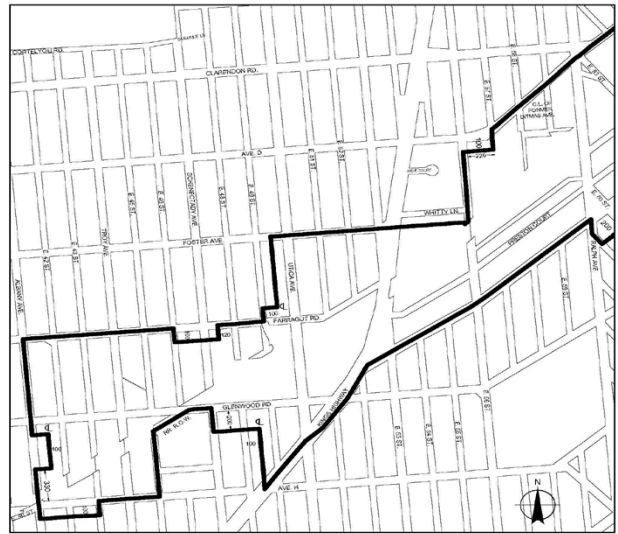
Portion of Community District 6, Brooklyn

Southwest Brooklyn
Map 3



Portions of Community Districts 6 and 7, Brooklyn

Flatlands/Fairfield
Map 1



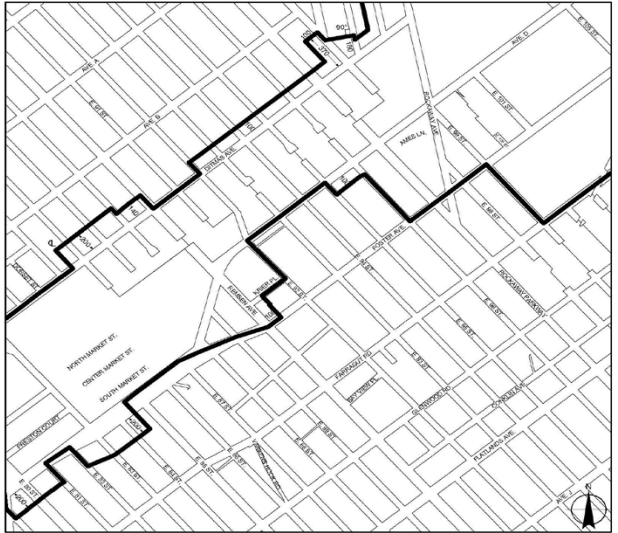
Portions of Community Districts 17 and 18, Brooklyn

Southwest Brooklyn
Map 4



Portions of Community Districts 6 and 7, Brooklyn

Flatlands/Fairfield
Map 2



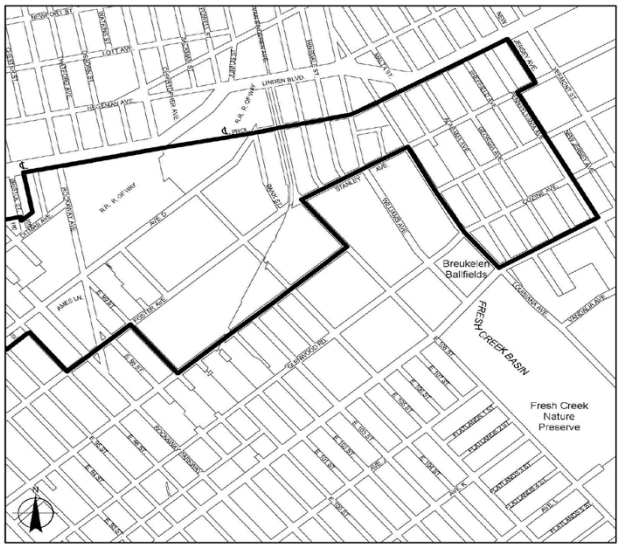
Portions of Community Districts 17 and 18, Brooklyn

Southwest Brooklyn
Map 5



Portion of Community District 7, Brooklyn

Flatlands/Fairfield
Map 3



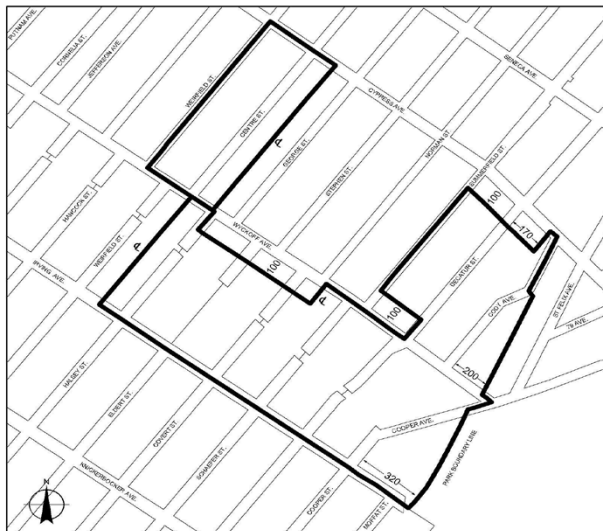
Portions of Community Districts 5, 16, and 18, Brooklyn

Flatlands/Fairfield
Map 4



Portion of Community District 5, Brooklyn

Ridgewood
Map 1



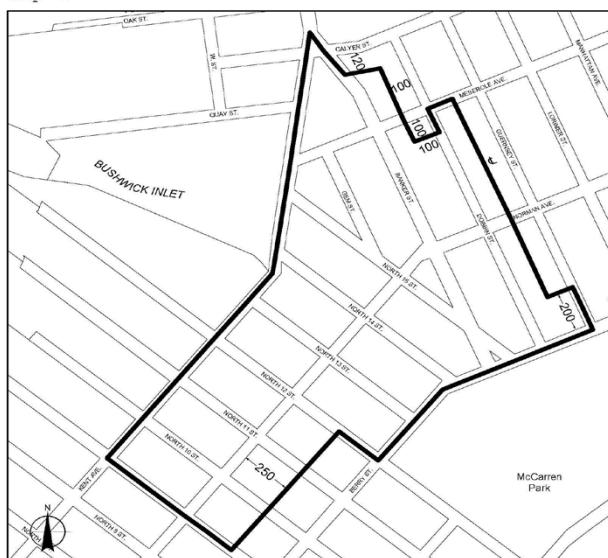
Portions of Community District 4, Brooklyn and Community District 5, Queens

East New York
Map 1



Portion of Community District 5, Brooklyn

Williamsburg/Greenpoint
Map 1



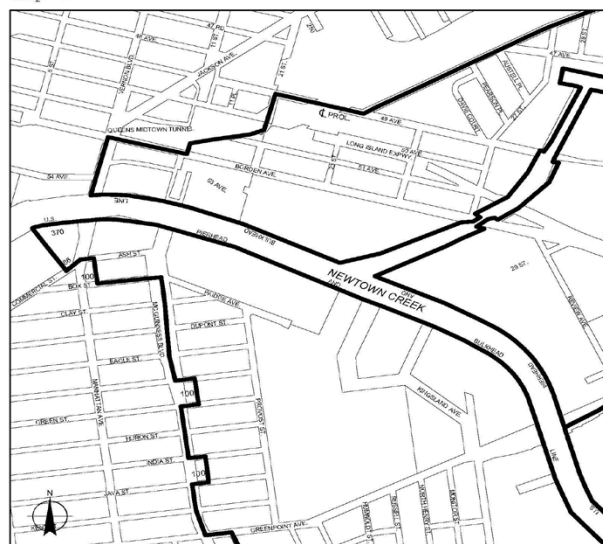
Portion of Community District 1, Brooklyn

East New York
Map 2



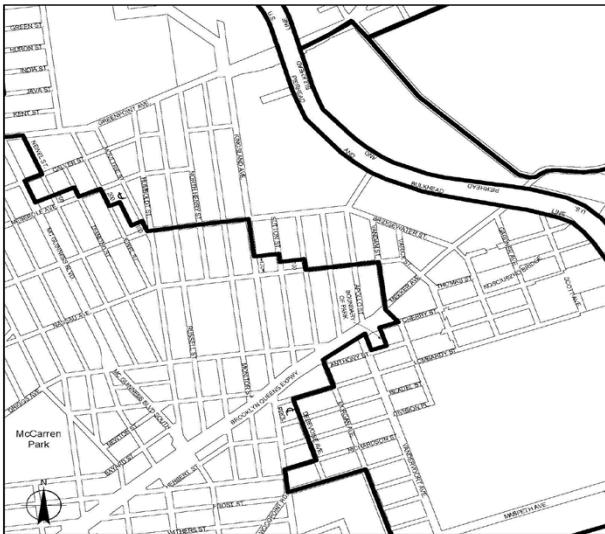
Portions of Community Districts 5 and 16, Brooklyn

North Brooklyn/Long Island City
Map 1



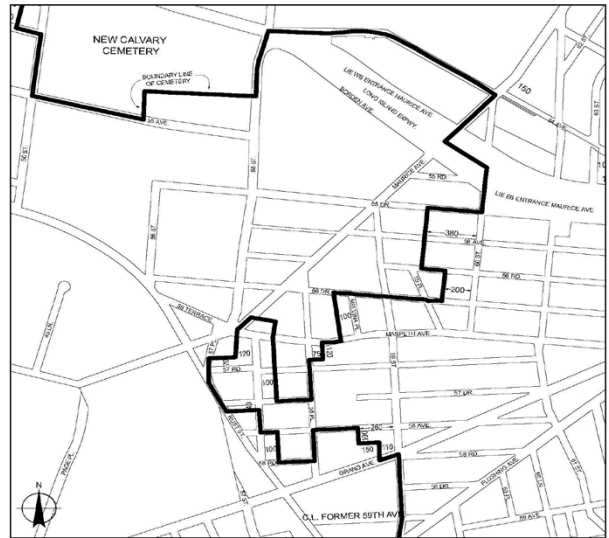
Portions of Community District 1, Brooklyn and Community District 2, Queens

North Brooklyn/Maspeth
Map 2



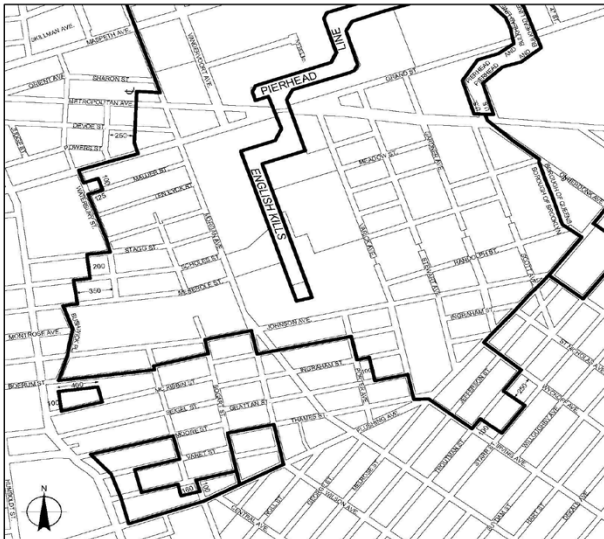
Portions of Community District 1, Brooklyn and Community District 2, Queens

Maspeth
Map 2



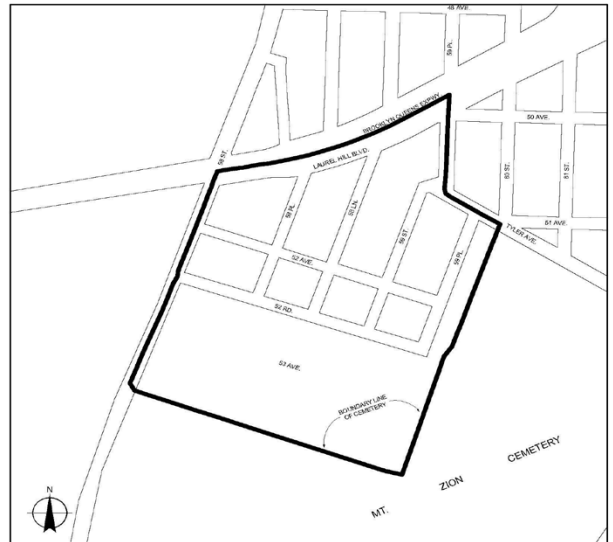
Portions of Community Districts 2 and 5, Queens

North Brooklyn
Map 3



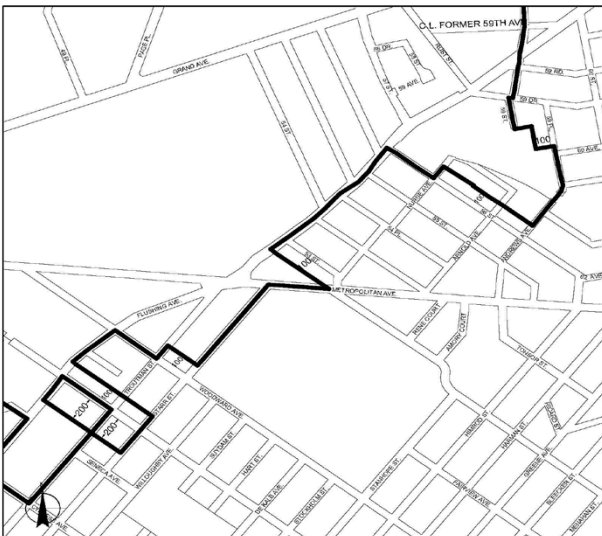
Portions of Community District 1, Brooklyn and Community District 4, Queens

Maspeth
Map 3



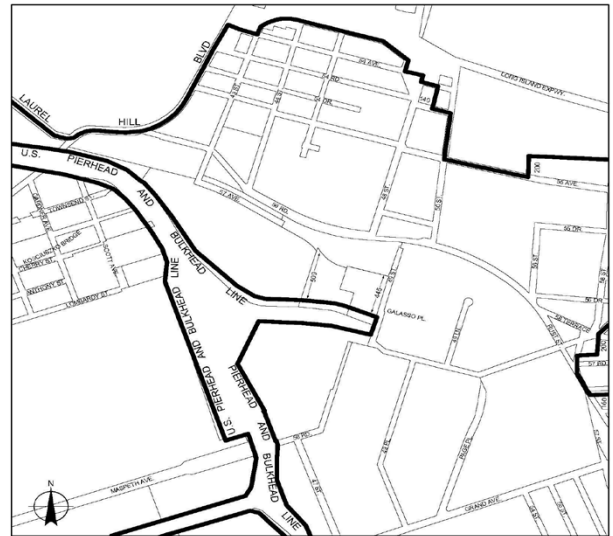
Portion of Community District 2, Queens

Maspeth
Map 1



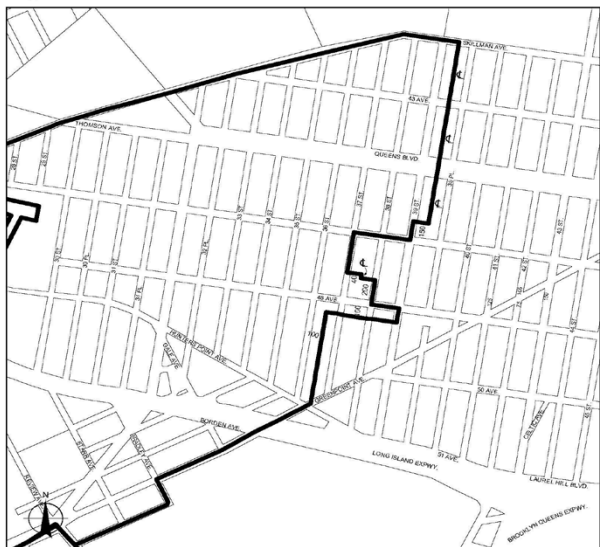
Portion of Community District 5, Queens

Maspeth/North Brooklyn
Map 4



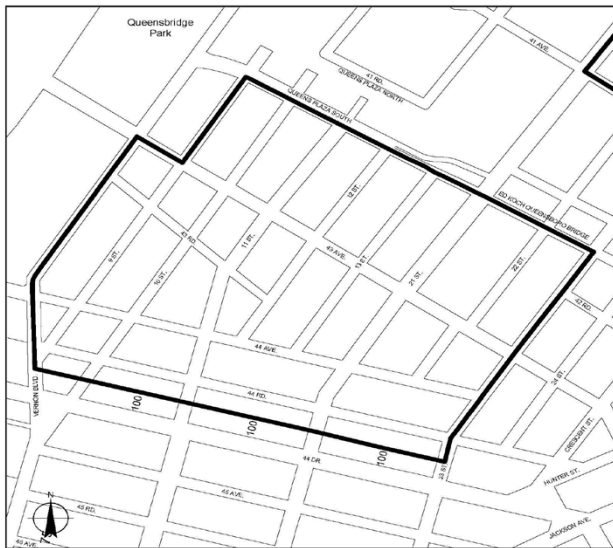
Portions of Community Districts 2 and 5, Queens and Community District 1, Brooklyn

Long Island City
Map 1



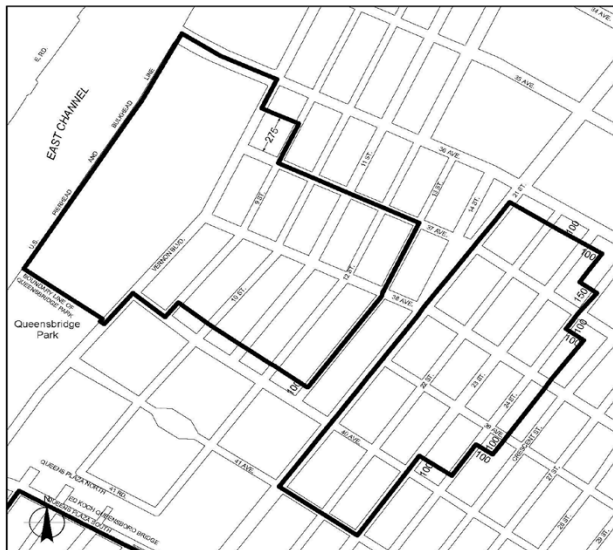
Portion of Community District 2, Queens

Long Island City
Map 2



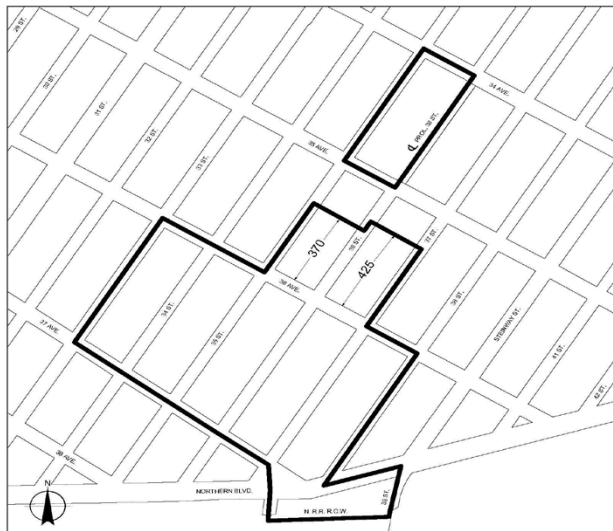
Portion of Community District 2, Queens

Long Island City
Map 3



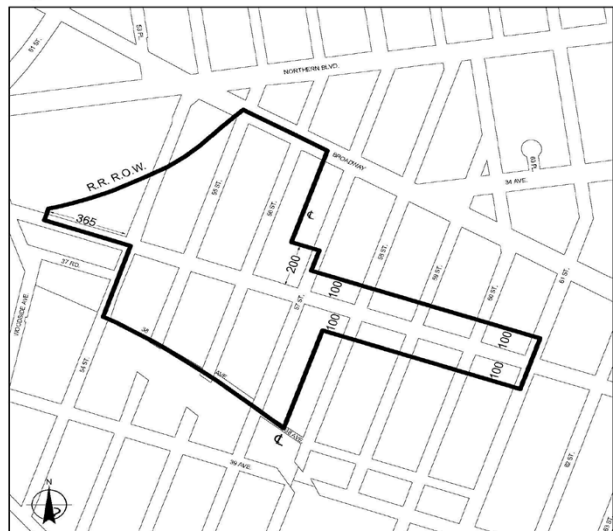
Portion of Community District 1, Queens

Long Island City
Map 4



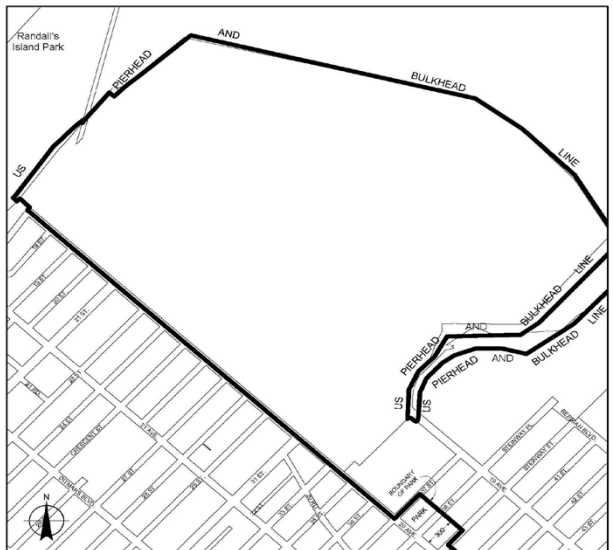
Portion of Community District 1, Queens

Woodside
Map 1



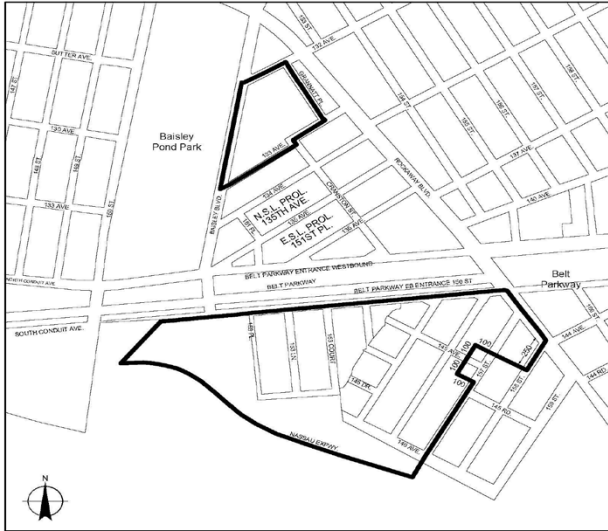
Portion of Community District 2, Queens

Steinway
Map 1



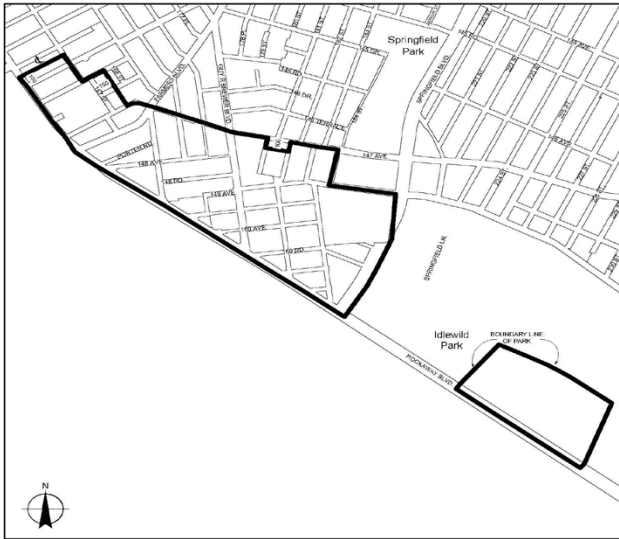
Portion of Community District 1, Queens

JFK
Map 2



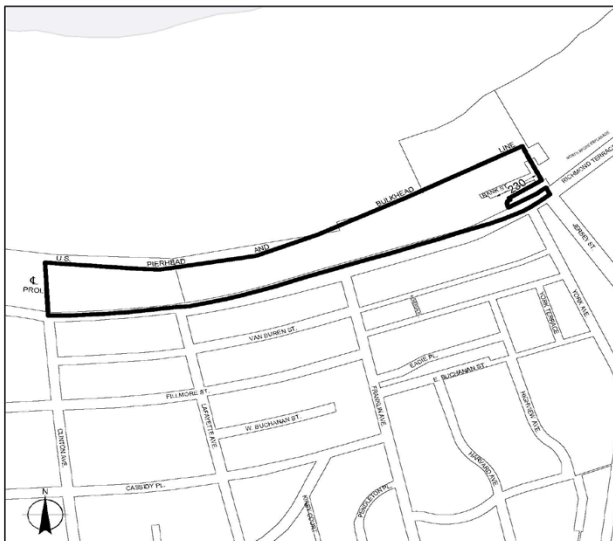
Portion of Community District 12, Queens

JFK
Map 3



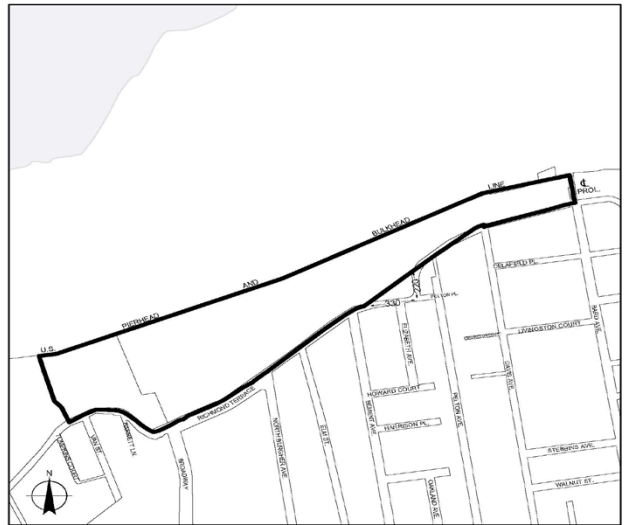
Portion of Community District 13, Queens

North Shore
Map 1



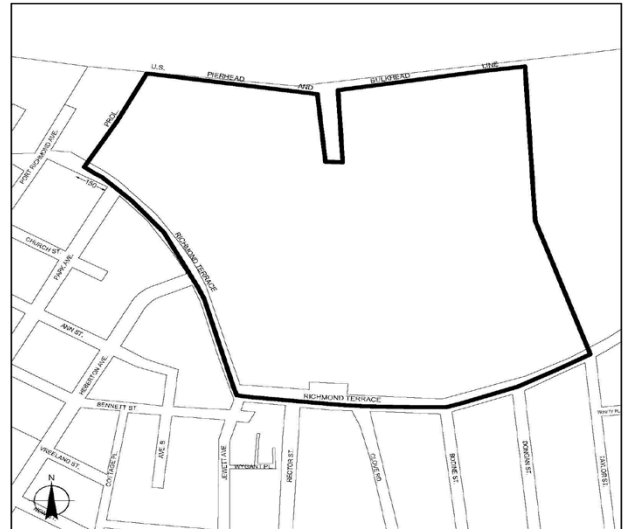
Portion of Community District 1, Staten Island

North Shore
Map 2



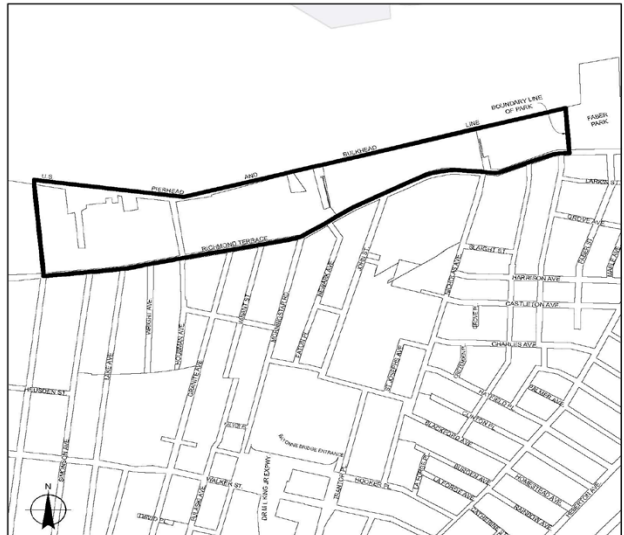
Portion of Community District 1, Staten Island

North Shore
Map 3



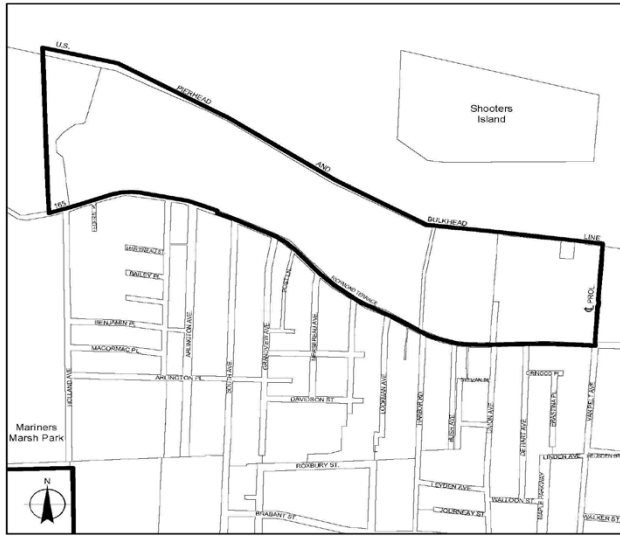
Portion of Community District 1, Staten Island

North Shore
Map 4



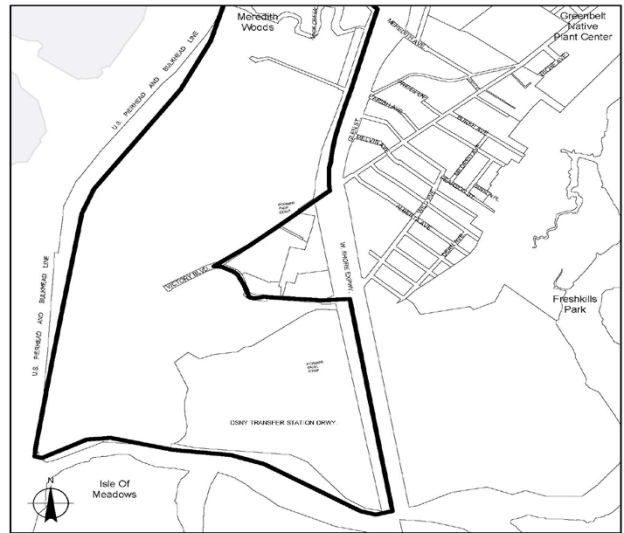
Portion of Community District 1, Staten Island

North Shore
Map 5



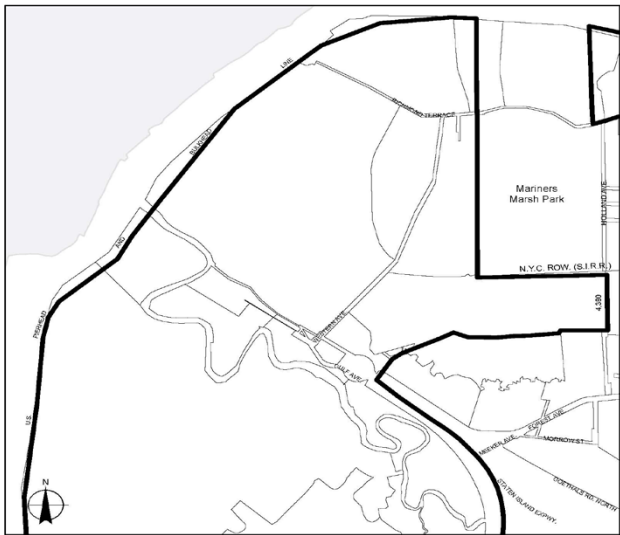
Portion of Community District 1, Staten Island

West Shore
Map 3



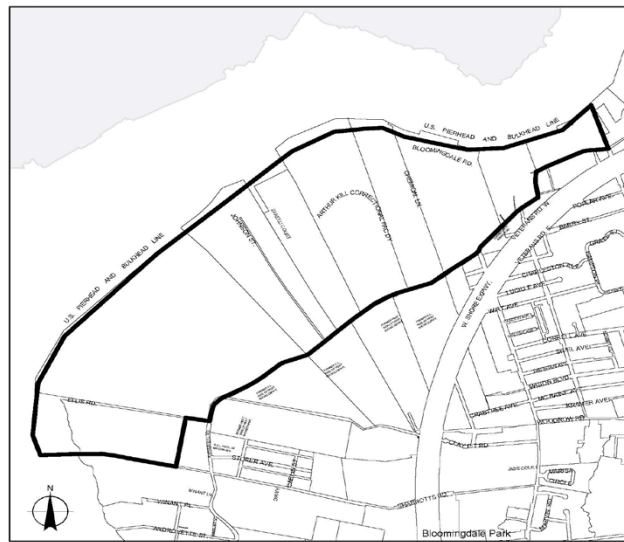
Portion of Community District 2, Staten Island

West Shore
Map 1



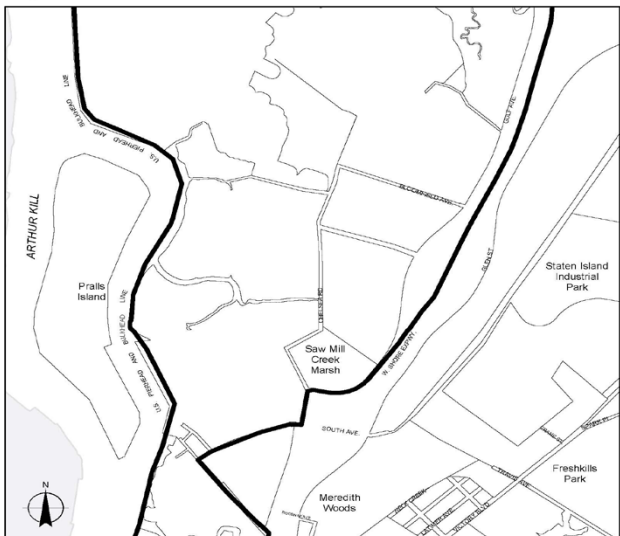
Portion of Community District 1, Staten Island

Rossville
Map 1



Portion of Community District 3, Staten Island

West Shore
Map 2



Portion of Community District 2, Staten Island

NOTICE

On Wednesday, August 23, 2017, at 9:30 A.M., in Spector Hall, located at 22 Reade Street, New York, NY 10007, a public hearing is being held by the City Planning Commission 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). DCP proposes a zoning text amendment to establish restrictions on new self-storage facilities within Industrial Business Zones to ensure that their development does not unduly limit future siting opportunities for industrial uses. The proposed restrictions would apply within newly established "Designated Areas" in Manufacturing districts, which largely coincide with Industrial Business Zones (IBZs).

The public hearing will also consider a modification to the zoning text amendment (ULURP No. 170425 (A) ZRY). Written comments on the DEIS are requested and will be received and considered by the Lead Agency until Tuesday, September 5, 2017.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQR) and City Environmental Quality Review (CEQR), CEQR No. 17DCP119Y.

BOROUGH OF BROOKLYN

No. 3

WARREN STREET CENTER FOR CHILDREN

CD 2 C160006 POK

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 343 Warren Street (Block 391, Lot 56) for continued use as a child care center.

Nos. 4-7 EDWIN'S PLACE No. 4

CD 16 C 170454 ZMK

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17b:

- 1. changing from an R6 District to an R7-2 District property bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue; and
2. establishing within the proposed R7-2 District a C2-3 District bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue;

as shown on the diagram (for illustrative purposes only) dated June 19, 2017.

No. 5

CD 16 N 170455 ZRK

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development, 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

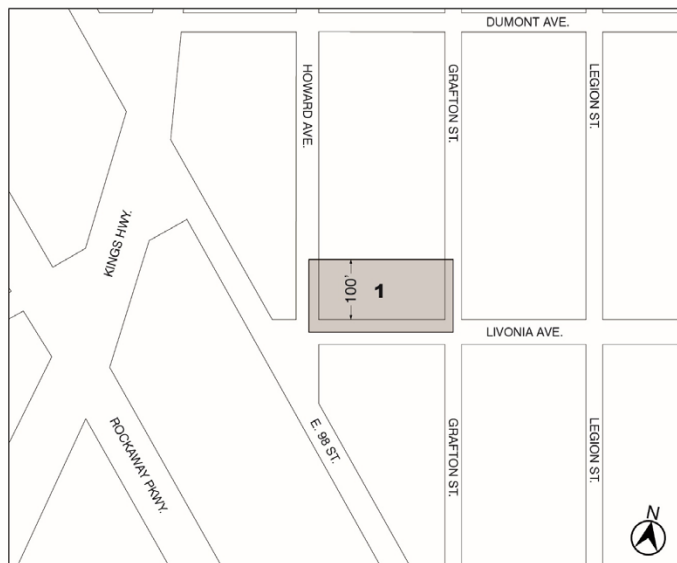
* * *

Brooklyn Community District 16

* * *

In the R7-2 District within the area shown on the following Map 3:
Map 3 - (date of adoption)

[PROPOSED MAP]



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

Area 1 (date of adoption) - MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

* * *

No. 6

CD 16 C 170456 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
a) the designation of property located at 3 Livonia Avenue (Block 3566, Lot 6) as an Urban Development Action Area; and
b) an Urban Development Action Area Project for such area; and
2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate an affordable housing development containing approximately 125 affordable units and approximately 3,079 square feet of community facility or retail space.

No. 7

CD 16 C 170457 ZSK

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connect with a proposed eight-story building on property located at 3 Livonia Avenue (Block 3566, Lot 6), in an R7-2/C2-3* District.

*Note: The site is proposed to be rezoned from an existing R6 District to an R7-2/C2-3 District under a concurrent related application (C 170454 ZMK).

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

Nos. 8 & 9

TILLARY AND PRINCE STREET REZONING

No. 8

CD 2 C 170400 ZMK

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

- 1. changing from an R6 District to a C6-4 District property bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street; and
2. establishing a Special Downtown Brooklyn District bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street;

as shown on a diagram (for illustrative purposes only) dated June 19, 2017, and subject to the conditions of CEQR Declaration E-437.

No. 9

CD 2 N 170401 ZRK

IN THE MATTER OF an application submitted by YYY Brooklyn NY, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections.

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 X

SPECIAL PURPOSE DISTRICTS

Chapter 1 Special Downtown Brooklyn District

* * *

101-20

SPECIAL BULK REGULATIONS

The bulk regulations of the underlying districts shall apply except as superseded, supplemented or modified by the provisions of this Section, inclusive.

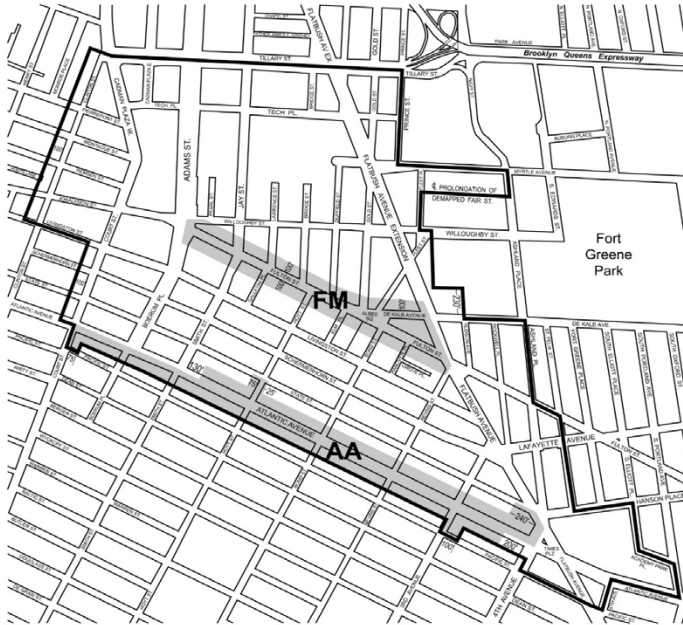
Within #Mandatory Inclusionary Housing areas#, as shown on the map in APPENDIX F of this Resolution, the provisions of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING) shall apply.

* * *

APPENDIX E

Special Downtown Brooklyn District Maps
Map 1. Special Downtown Brooklyn District and Subdistricts

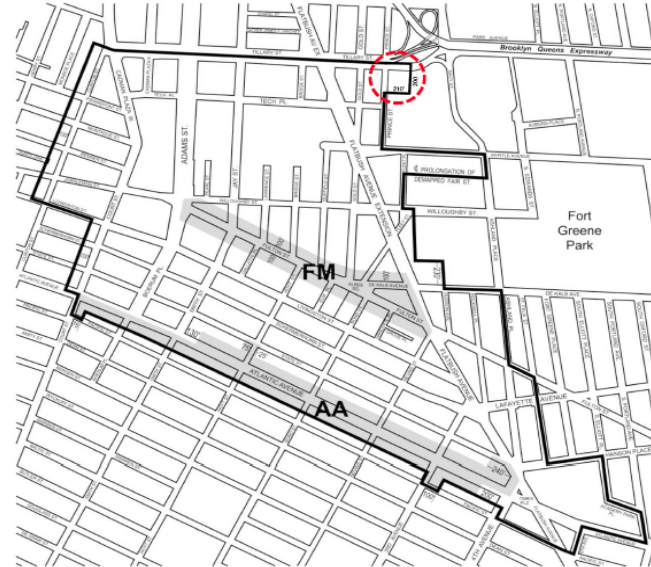
[EXISTING MAP]



- Special Downtown Brooklyn District
- AA Atlantic Avenue Subdistrict
- FM Fulton Mall Subdistrict

[PROPOSED MAP]

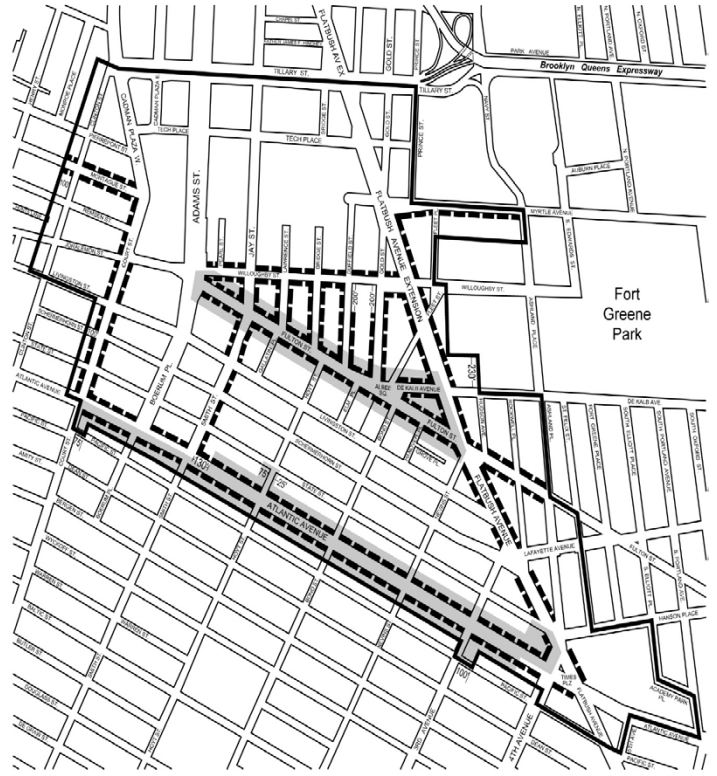
Appendix E
Special Downtown Brooklyn District Maps
Map 1 Special Downtown Brooklyn District and Subdistricts



- Special Downtown Brooklyn District
- AA Atlantic Avenue Subdistrict
- FM Fulton Mall Subdistrict

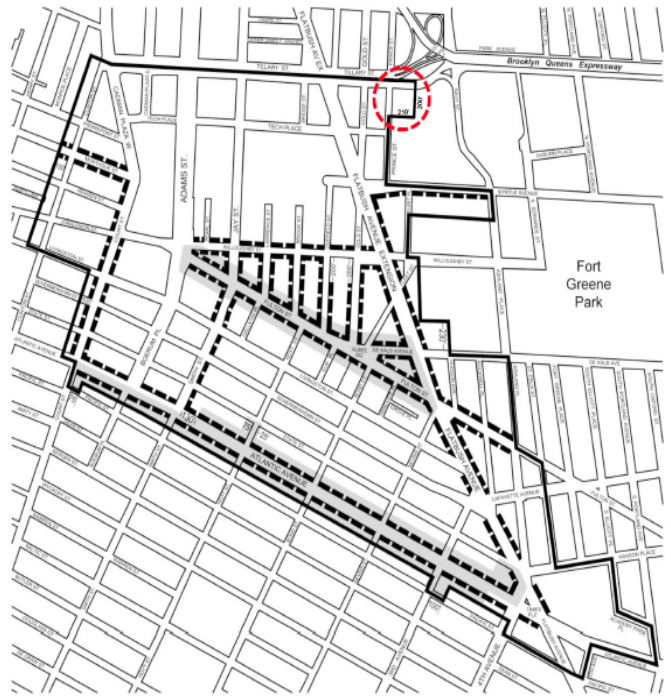
Map 2. Ground Floor Retail Frontage

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - Retail Continuity Required
- Subdistricts

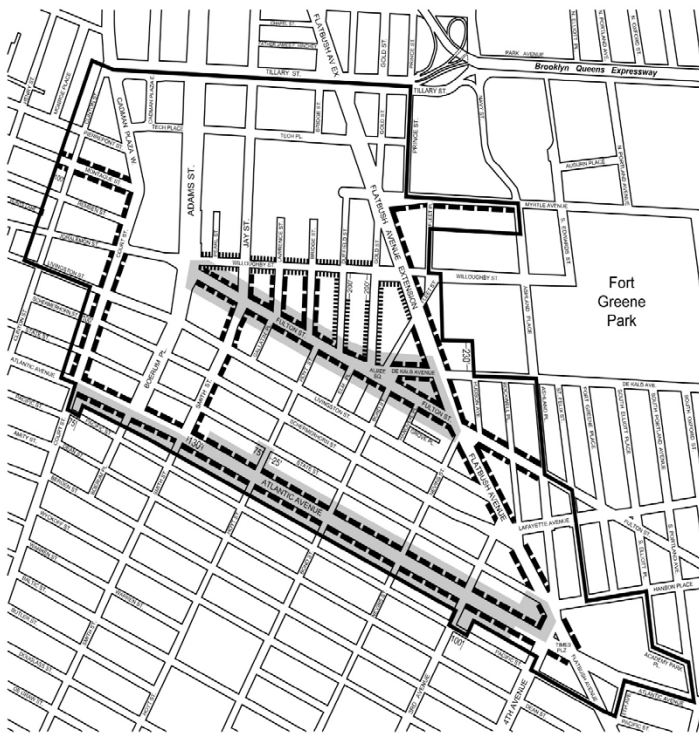
[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - Retail Continuity Required
- Subdistricts

Map 3. Ground Floor Transparency Requirements

[EXISTING MAP]



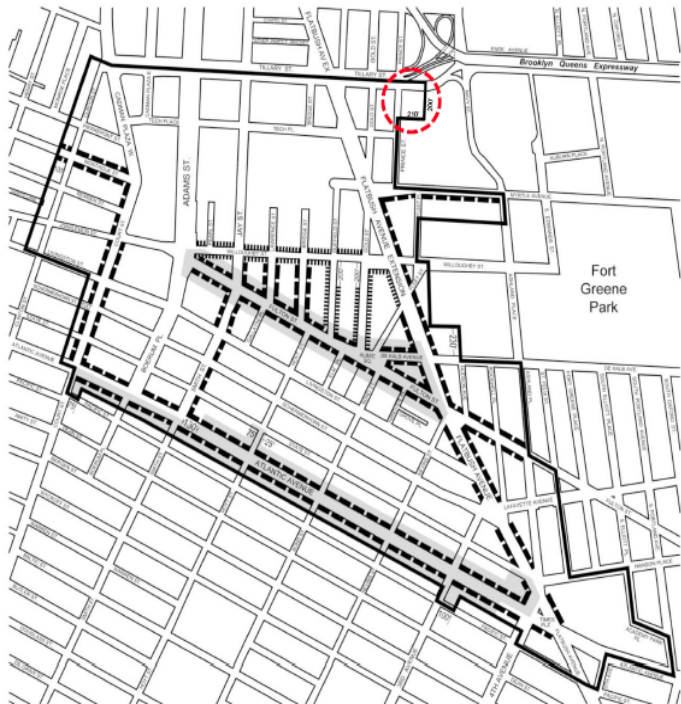
- Special Downtown Brooklyn District
- 50% of the Area of the Ground Floor Street Wall to be Glazed
- ||||| 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts

[EXISTING MAP]



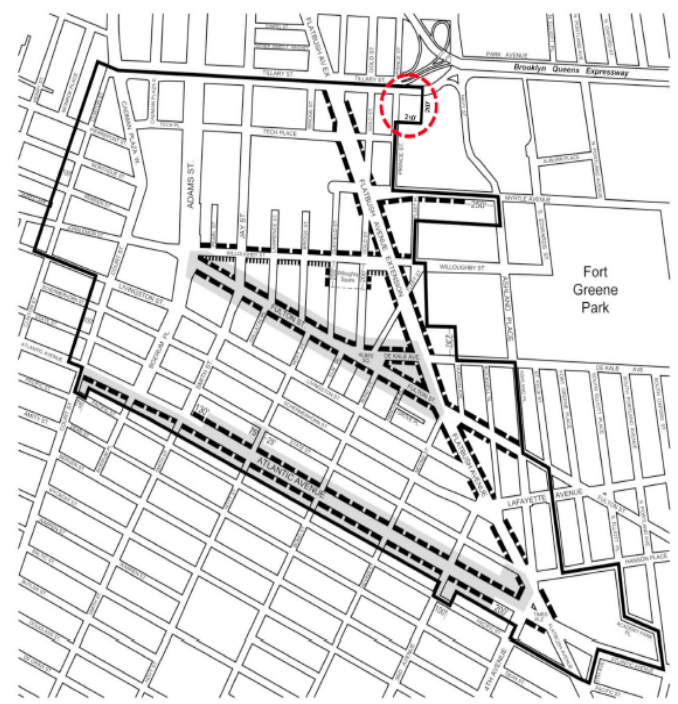
- Special Downtown Brooklyn District
- Street Wall Continuity Required
- Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ||||| Street Wall Continuity and Sidewalk Widening Required

[PROPOSED MAP]



- Special Downtown Brooklyn District
- 50% of the Area of the Ground Floor Street Wall to be Glazed
- ||||| 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts

[PROPOSED MAP]



- Special Downtown Brooklyn District
- Street Wall Continuity Required
- Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ||||| Street Wall Continuity and Sidewalk Widening Required

Map 4. Street Wall Continuity and Mandatory Sidewalk Widenings

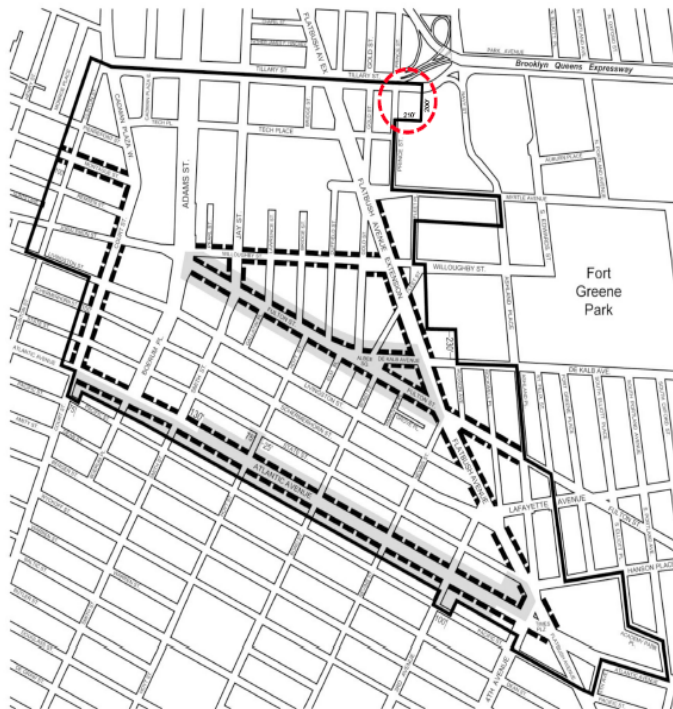
Map 5. Curb Cut Restrictions

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - Curb Cut Prohibition
- ▬ Curb Cut Prohibitions, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - Curb Cut Prohibition
- ▬ Curb Cut Prohibitions, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict

Map 6. Height Limitation Area

[EXISTING MAP]



- Special Downtown Brooklyn District
- (A) Schermerhorn Street Height Limitation Area: Height Restriction of 210 Feet
- (B) Schermerhorn Street Height Limitation Area: Height Restriction of 140 Feet
- (C) Schermerhorn Street Height Limitation Area: Height Restriction of 250 Feet
- ▨ Flatbush Avenue Extension Height Limitation Area: Height Restriction of 400 Feet

[PROPOSED MAP]



- Special Downtown Brooklyn District
- (A) Schermerhorn Street Height Limitation Area: Height Restriction of 210 Feet
- (B) Schermerhorn Street Height Limitation Area: Height Restriction of 140 Feet
- (C) Schermerhorn Street Height Limitation Area: Height Restriction of 250 Feet
- ▨ Flatbush Avenue Extension Height Limitation Area: Height Restriction of 400 Feet

Map 7. Subway Station Improvement Areas

[EXISTING MAP]



- Special Downtown Brooklyn District
- Subway Station
- Subway Entrance
- ① Court St.-Borough Hall Station
- ② DeKalb Ave. Station
- ③ Hoyt St. Station
- ④ Hoyt-Schermerhorn Streets Station
- ⑤ Jay St.-Borough Hall-Lawrence St. Station
- ⑥ Nevins St. Station
- ⑦ Atlantic Ave.-Pacific St. Station
- 6th Ave. Line
- Broadway-60th St. Line
- 4th Ave. Line
- Brighton Line
- Crosstown Line
- Culver Line
- Fulton St. Line
- Montague St. Tunnel Line
- Eastern Parkway Line

[PROPOSED MAP]



- Special Downtown Brooklyn District
- Subway Station
- Subway Entrance
- ① Court St.-Borough Hall Station
- ② DeKalb Ave. Station
- ③ Hoyt St. Station
- ④ Hoyt-Schermerhorn Streets Station
- ⑤ Jay St.-Borough Hall-Lawrence St. Station
- ⑥ Nevins St. Station
- ⑦ Atlantic Ave.-Pacific St. Station
- 6th Ave. Line
- Broadway-60th St. Line
- 4th Ave. Line
- Brighton Line
- Crosstown Line
- Culver Line
- Fulton St. Line
- Montague St. Tunnel Line
- Eastern Parkway Line

* * *

[THE FOLLOWING APPENDIX F IS THE STAND-ALONE IHda/MIH ONE, NOT AN ADDITIONAL APPENDIX IN ARTICLE X, CHAPTER 1]

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

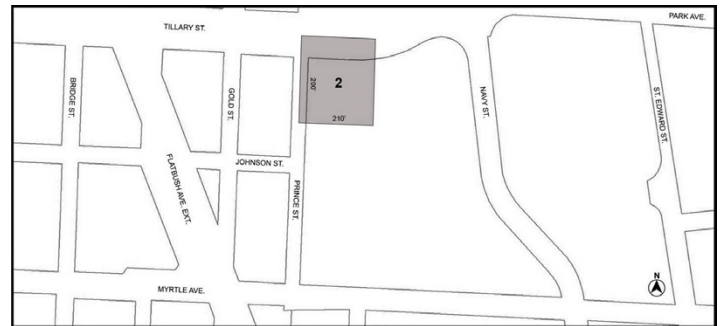
Brooklyn Community District 2

* * *

In portions of the #Special Downtown Brooklyn District# and in the C6-4 and C6-6 (R10 equivalent) Districts within the areas shown on the following Map 5:

Map 5 – [date of adoption]

[PROPOSED MAP]



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

Area 2 [date of adoption] - MIH Program Option 1
Portion of Community District 2, Brooklyn

* * *

Nos. 10 & 11
LINDEN BOULEVARD REZONING
No. 10

CD 5 C 170430 ZMK
IN THE MATTER OF an application submitted by Canyon Sterling Emerald LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b:

1. eliminating from an existing R4 District a C1-2 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;
2. changing from an existing R4 District to an R6A District property bounded by a line 100 feet southerly of Linden Boulevard, Amber Street, a line 100 feet northerly of Loring Avenue, and Emerald Street;
3. changing from an existing R4 District to an R7A District property bounded by a line 100 feet northerly of Loring Avenue, Amber Street, Loring Avenue, and Emerald Street;
4. changing from an existing R4 District to an R8A District property bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street; and
5. establishing within a proposed R8A District a C2-4 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;

as shown on a diagram (for illustrative purposes only) dated June 19, 2017, and subject to the conditions of CEQR Declaration E-432.

No. 11

N 170431 ZRK

IN THE MATTER OF an application submitted by Canyon Sterling Emerald 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

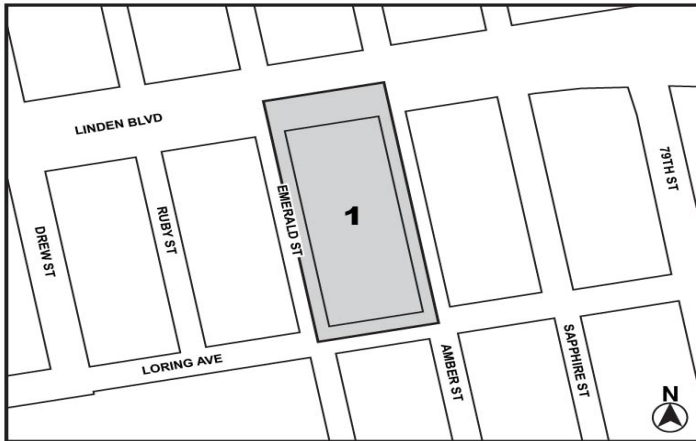
BROOKLYN

Brooklyn Community District 5

In the R6A, R6B, R7, R7A and R8A Districts within the areas shown on the following Maps 1 and 2:

Map 2 - [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 5, Brooklyn

BOROUGH OF QUEENS

No. 12

NYPD PROPERTY CLERK WAREHOUSE CONSOLIDATION CD. 5 C 170394 PCQ

IN THE MATTER OF an application submitted by the New York Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 55-15 Grand Avenue (Block 2610, Lots 305, 336, 357) for use as a warehouse facility.

BOROUGH OF MANHATTAN

No. 13

661 8TH AVENUE SIGNAGE TEXT AMENDMENT

CD 4 N 170433 ZRM

IN THE MATTER OF an application submitted by 42nd and 8th 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 signage regulations for zoning lots in the Eighth Avenue Corridor of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District).

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 VIII: SPECIAL PURPOSE DISTRICTS

Chapter 1: Special Midtown District

81-70 SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

81-73 Special Sign and Frontage Regulations

81-733 Special provisions for central refuse storage area

81-734 Special signage regulations for portions of the west side of Eighth Avenue

For a #corner lot#, or portions thereof, bounded by two #wide streets# on the west side of Eighth Avenue within the Eighth Avenue Corridor of the Theater Subdistrict, the #sign# provisions for C6-7 Districts pursuant to Section 32-60 (SIGN REGULATIONS) shall apply, with the following modifications:

- (a) no #sign# shall function with sound; and
(b) #illuminated signs# may face both #wide streets#, or be parallel to the #street line# of one #wide street#.

81-74 Special Incentives and Controls in the Theater Subdistrict

No. 14 449 BROADWAY

CD 2 C 170464 ZSM

IN THE MATTER OF an application submitted by 449 Broadway, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 449 Broadway (Block 231, Lot 36), in an M1-5B District.

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

No. 15 220 CENTRAL PARK SOUTH PARKING

CD 5 C 170249 ZSM

IN THE MATTER OF an application submitted by VNO 225 West 58th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an attended accessory off-street parking facility with a maximum capacity of 64 spaces on portions of the ground floor and subcellar level 2 of a proposed mixed use building on property located at 220 Central Park South (Block 1030, Lots 15, 16, 17, 19, 24, 25, 39, 46, 48 and 58), in R10H and C5-1 Districts.

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

Nos. 16, 17, 18, & 19 EAST HARLEM NEIGHBORHOOD REZONING No. 16

CD 11 C 170358 ZMM

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 6a and 6b:

- 1. eliminating from within an existing R7-2 District a C1-4 District bounded by:
a. East 124th Street, Park Avenue, East 123rd Street, and a line 100 feet westerly of Park Avenue;
b. East 124th Street, Second Avenue, East 123rd Street, and a line 100 feet westerly of Second Avenue;
c. East 122nd Street, Park Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Lexington Avenue, East 117th Street, Lexington Avenue, East 120th Street, a line 100 feet easterly of Lexington Avenue, East 115th Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Park Avenue, East 115th Street, and a line 100 feet westerly of Park Avenue; and
d. East 112th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Lexington Avenue;
2. eliminating from within an existing R8A District a C1-5 District bounded by:
a. East 122nd Street, Second Avenue, East 120th Street, a line 100 feet easterly of Second Avenue, East 115th Street, and a line 100 feet westerly of Second Avenue;
b. East 112th Street, a line 100 feet easterly of Third Avenue, East 109th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and a line

- 100 feet westerly of Third Avenue;
- c. East 112th Street, a line 100 feet easterly of Second Avenue, East 108th Street, Second Avenue, East 109th Street, and a line 100 feet westerly of Second Avenue; and
 - d. East 106th Street, a line 100 feet easterly of Second Avenue, East 104th Street, a line 100 feet westerly of Second Avenue;
3. eliminating from within an existing R7-2 District a C2-4 District bounded by:
 - a. East 132nd Street, Park Avenue, East 131st Street, and a line 100 feet westerly of Park Avenue;
 - b. East 124th Street, a line 100 feet easterly of Park Avenue, a line midway between East 123rd Street and East 124th Street, and Park Avenue;
 - c. East 123rd Street, Park Avenue, East 122nd Street, and a line 100 feet westerly of Park Avenue;
 - d. East 124th Street, a line 100 feet easterly of Lexington Avenue, East 120th Street, Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Lexington Avenue; and
 - e. a line 125 feet northerly of East 119th Street, a line 100 feet easterly of Park Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and 117th Street, and Park Avenue;
 4. eliminating a Special Transit Land Use District bounded by the southerly street line of East 126th Street, a line 100 feet easterly of Second Avenue, the northerly street line of East 120th Street and its easterly prolongation, a line 100 feet westerly of Second Avenue, a line midway between East 124th Street and East 125th Street/Dr. Martin Luther King Jr. Boulevard, a line 150 feet westerly of Second Avenue, a line midway between East 125th Street/Dr. Martin Luther King Jr. Boulevard and East 126th Street, and a line 100 feet westerly of Second Avenue;
 5. changing from an R7-2 District to an R7A District property bounded by East 132nd Street, a line 100 feet easterly of Madison Avenue, East 128th Street, Madison Avenue, East 127th Street, a line 100 feet easterly of Madison Avenue, East 126th Street, a line 100 feet westerly of Madison Avenue, 130th Street, Madison Avenue, East 131st Street, and a line 100 feet westerly of Madison Avenue;
 6. changing from an R7-2 District to an R7B District property bounded by:
 - a. East 132nd Street, a line 100 feet westerly of Madison Avenue, East 131st Street, and a line 100 feet easterly of Fifth Avenue;
 - b. East 132nd Street, a line 100 feet westerly of Park Avenue, a line midway between East 129th Street and East 130th Street, a line 90 feet westerly of Park Avenue, East 129th Street, a line 70 feet westerly of Park Avenue, East 128th Street, and a line 100 feet easterly of Madison Avenue;
 - c. East 130th Street, a line 100 feet westerly of Madison Avenue, East 126th Street, and a line 100 feet easterly of Fifth Avenue;
 - d. East 127th Street, a line 100 feet westerly of Park Avenue, East 126th Street, and a line 100 feet easterly of Madison Avenue;
 - e. East 124th Street, a line 100 feet westerly of Second Avenue, East 123rd Street, a line 100 feet easterly of Third Avenue;
 - f. East 123rd Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 121st Street and East 122nd Street, and a line 100 feet easterly of Park Avenue;
 - g. a line midway between East 119th Street and East 120th Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, and a line 100 feet easterly of Park Avenue;
 - h. a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115th Street, and a line 100 feet easterly of Park Avenue;
 - i. East 111th Street, a line 100 feet westerly of Lexington Avenue, East 110th Street, a line 100 feet easterly of Park Avenue, a line midway between East 110th Street and East 111th Street, and a line 155 feet easterly of Park Avenue; and
 - j. East 107th Street, a line 100 feet westerly of Lexington Avenue, East 106th Street, a line 180 feet easterly of Park Avenue, a line midway between East 106th Street and East 107th Street, and a line 230 feet easterly of Park Avenue;
 7. changing from an C8-3 District to an R7B District property bounded by a line midway between East 129th Street and 130th Street, a line 90 feet westerly of Park Avenue, East 129th Street, and a line 100 feet westerly of Park Avenue;
 8. changing from an R7-2 District to an R7D District property bounded by:
 - a. East 124th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Lexington Avenue, East 117th Street, Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Lexington Avenue;
 - b. a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Park Avenue;
 - c. a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Lexington Avenue, East 115th Street, and a line 100 feet westerly of Lexington Avenue; and
 - d. East 112th Street, a line 100 feet easterly of Lexington Avenue, East 104th Street, a line 100 feet westerly of Lexington Avenue, East 107th Street, Lexington Avenue, East 110th Street, and a line 100 feet westerly of Lexington Avenue;
 9. changing from an R7A District to an R7D District property bounded by:
 - a. a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Third Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Lexington Avenue; and
 - b. a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Second Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Third Avenue;
 10. changing from an R7-2 District to an R9 District property bounded by:
 - a. East 132nd Street, the westerly boundary line of the New York Central Railroad right-of-way, East 131st Street, and a line 100 feet westerly of Park Avenue;
 - b. East 124th Street, Second Avenue, East 123rd Street, and a line 100 feet westerly of Second Avenue;
 - c. East 118th Street, a line 100 feet easterly of Park Avenue, East 115th Street, and a line 100 feet westerly of Park Avenue; and
 - d. a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, and a line 100 feet westerly of Lexington Avenue;
 11. changing from an R7A District to an R9 District property bounded by East 120th Street, a line 100 feet westerly of Second Avenue, East 119th Street, and a line 110 feet westerly of second Avenue;
 12. changing from an R8A District to an R9 District property bounded by:
 - a. East 122nd Street, Second Avenue, East 120th Street, a line 100 feet easterly of Second Avenue, East 115th Street, and a line 100 feet westerly of Second Avenue;
 - b. East 112th Street, a line 100 feet easterly of Second Avenue, East 108th Street, Second Avenue, East 109th Street, and a line 100 feet westerly of Second Avenue; and
 - c. East 106th Street, a line 100 feet easterly of Second Avenue, East 104th Street, and a line 100 feet westerly of Second Avenue;
 13. changing from an R7-2 District to an R10 District property bounded by East 122nd Street, Park Avenue, a line midway between East 119th Street and East 120th Street, a line 100 feet easterly of Park Avenue, East 118th Street, a line 100 feet westerly of Park Avenue, East 120th Street and a line 100 feet westerly of Park Avenue;
 14. changing from an R8A District to an R10 District property bounded by East 112th Street, a line 100 feet easterly of Third

- Avenue, East 109th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and a line 100 feet westerly of Third Avenue;
15. changing from a C4-4 District to a C4-6 District property bounded by East 124th Street, a line 100 feet easterly of Third Avenue, East 123rd Street, Third Avenue, East 122nd Street, and a line 100 feet westerly of Third Avenue;
 16. changing from a C4-4D District to a C4-6 District property bounded by East 122nd Street, a line 100 feet easterly of Third Avenue, East 115th Street and a line 100 feet westerly of Third Avenue;
 17. changing from an R7-2 District to an C6-4 District property bounded by East 124th Street, Park Avenue, East 122nd Street, and a line 100 feet easterly of Park Avenue;
 18. changing from a C4-4D District to a C6-4 District property bounded by East 126th Street, a line 100 feet easterly of Park Avenue, East 125th Street/Dr. Martin Luther King Jr. Boulevard, a line 140 easterly of Park Avenue, East 124th Street, and a line 90 feet easterly of Park Avenue;
 19. changing from a C6-3 District to a C6-4 District property bounded by East 126th Street, a line 90 feet easterly of Park Avenue, East 124th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 125th Street/Dr. Martin Luther King Jr. Boulevard, and a line 90 feet westerly of Park Avenue;
 20. changing from a C8-3 District to a M1-6/R9 District property bounded by:
 - a. East 131st Street, the westerly boundary line of the New York Central Railroad right-of-way, East 128th Street, a line 70 feet westerly of Park Avenue, East 129th Street, a line 90 feet westerly of Park Avenue, a line midway between East 129th Street and East 130th Street, and a line 100 feet westerly of Park Avenue; and
 - b. East 127th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 126th Street, and a line 100 feet westerly of Park Avenue;
 21. changing from an R7-2 District to an M1-6/R10 District property bounded by:
 - a. East 124th Street, a line 100 feet easterly of Park Avenue, a line midway between East 123rd Street and East 124th Street, and Park Avenue; and
 - b. a line 125 feet northerly of East 119th Street, a line 100 feet easterly of Park Avenue, a line midway between East 119th Street and East 120th Street, and Park Avenue;
 22. changing from an M1-2 District to an M1-6/R10 District property bounded by East 128th Street, a line 160 feet easterly of Park Avenue, a 100 feet southerly of East 128th Street, a line 100 feet easterly of Park Avenue, East 126th Street, and the westerly boundary line of the New York Central Railroad right-of-way;
 23. changing from an M1-4 District to an M1-6/R10 District property bounded by a line midway between East 123rd Street and East 124th Street, a line 100 feet easterly of Park Avenue, a line 125 feet northerly of East 119th Street, and Park Avenue;
 24. establishing within an existing R7-2 District a C1-5 District bounded by:
 - a. East 115th Street, a line 100 feet easterly of Park Avenue, East 112th Street, and a line 70 feet westerly of Park Avenue;
 - b. East 115th Street, Lexington Avenue, a line 240 feet southerly of East 115th Street, a line 100 feet easterly of Lexington Avenue, East 112th Street, and a line 100 feet westerly of Lexington Avenue;
 - c. East 115th Street, a line 100 feet easterly of Third Avenue, East 112th Street, a line 100 feet westerly of Third Avenue, a line 252 feet southerly of East 115th Street, and Third Avenue; and
 - d. East 115th Street, a line 100 feet easterly of Second Avenue, a line 100 feet northerly of East 113th Street, Second Avenue, East 113th Street, a line 100 feet easterly of Second Avenue, East 112th Street, and a line 100 feet westerly of Second Avenue;
 25. establishing within a proposed R7D District a C1-5 District bounded by:
 - a. East 120th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Lexington Avenue, East 117th Street, and Lexington Avenue;
 - b. a line midway between East 117th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Park Avenue; and
 - c. East 112th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Lexington Avenue;
 26. establishing within a proposed R7D District a C2-5 District bounded by East 124th Street, a line 100 feet easterly of Lexington Avenue, East 120th Street, Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Lexington Avenue;
 27. establishing within a proposed R9 District a C2-5 District bounded by:
 - a. East 132nd Street, the westerly boundary line of the New York Central Railroad right-of-way, East 131st Street, and a line 100 feet westerly of Park Avenue;
 - b. East 118th Street, a line 100 feet easterly of Park Avenue, East 115th Street, and a line 100 feet westerly of Park Avenue;
 - c. a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, and a line 100 feet westerly of Lexington Avenue;
 - d. East 124th Street, Second Avenue, East 123rd Street, and a line 100 feet westerly of Second Avenue;
 - e. East 122nd Street, Second Avenue, East 120th Street, a line 100 feet easterly of Second Avenue, East 115th Street, a line 100 feet westerly of Second Avenue, East 119th Street, a line 110 feet westerly of Second Avenue, East 120th Street, and a line 100 feet westerly of Second Avenue;
 - f. East 112th Street, a line 100 feet easterly of Second Avenue, East 108th Street, Second Avenue, East 109th Street, and a line 100 feet westerly of Second Avenue; and
 - g. East 106th Avenue, a line 100 feet easterly of Second Avenue, East 104th Street, and a line 100 feet westerly of Second Avenue;
 28. establishing within a proposed R10 District a proposed C2-5 District property by:
 - a. East 122nd Street, Park Avenue, a line midway between East 119th Street and East 120th Street, a line 100 feet easterly of Park Avenue, East 118th Street, a line 100 feet westerly of Park Avenue, East 120th Street, and a line 100 feet westerly of Park Avenue; and
 - b. East 112th Street, a line 100 feet easterly of Third Avenue, East 109th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and a line 100 feet westerly of Third Avenue;
 29. establishing a Special East Harlem Corridors District bounded by:
 - a. East 132nd Street, the westerly boundary line of the New York Central Railroad right-of-way, East 128th Street, a line 70 feet westerly of Park Avenue, East 129th Street, a line 90 feet westerly of Park Avenue, a line midway between East 129th Street and East 130th Street, and a line 100 feet westerly of Park Avenue;
 - b. East 128th Street, a line 160 feet easterly of Park Avenue, a line 100 feet southerly of East 128th Street, a line 100 feet easterly of Park Avenue, East 126th Street, a line 100 feet westerly of Park Avenue, East 127th Street, and the westerly boundary line of the New York Central Railroad right-of-way;
 - c. East 124th Street, a line 100 feet easterly of Park Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Lexington Avenue, East 117th Street, Lexington Avenue, East 122nd Street, a line 100 feet westerly of Lexington Avenue, East 124th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Third Avenue, East 124th Street, a line 100 feet easterly of Third Avenue, East 123rd Street, Third Avenue, East 122nd Street, a line 100 feet easterly of Third Avenue, a line midway between East 116th Street-Luis Munoz Marin Boulevard and East 117th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, a line 100 feet easterly of Second Avenue, East 115th Street, a line 100 feet westerly of Second Avenue, East 115th Street, a line 100 feet westerly of Second Avenue;

Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Third Avenue, East 115th Street, a line 100 feet westerly of Third Avenue, a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Lexington Avenue, East 115th Street, a line 100 feet westerly of Park Avenue, East 120th Street, and a line 100 feet westerly of Park Avenue;

- d. East 124th Street, Second Avenue, East 123rd Street, and a line 100 feet westerly of Second Avenue;
- e. East 112th Street, a line 100 feet easterly of Lexington Avenue, East 104th Street, a line 100 feet westerly of Lexington Avenue, East 107th Street, Lexington Avenue, East 110th Street, a line 100 feet westerly of Lexington Avenue;
- f. East 112th Street, a line 100 feet easterly of Third Avenue, East 109th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and a line 100 feet westerly of Third Avenue;
- g. East 112th Street, a line 100 feet easterly of Second Avenue, East 108th Street, Second Avenue, East 109th Street, and a line 100 feet westerly of Second Avenue; and
- h. East 106th Street, a line 100 feet easterly of Second Avenue, East 104th Street, and a line 100 feet westerly of Second Avenue; and

- 30. establishing a Special Transit Land Use District bounded by:
 - a. East 126th Street, a line 85 feet easterly of Fifth Avenue, a line midway between East 125th Street/Dr. Martin Luther King Jr. Boulevard and East 126th Street, a line 100 feet westerly of Park Avenue, East 126th Street, a line 100 feet easterly of Third Avenue, East 124th Street, a line 200 feet westerly of Madison Avenue, a line midway between East 124th Street and East 125th Street/Dr. Martin Luther King Jr. Boulevard, and Fifth Avenue;
 - b. East 120th Street, a line 100 feet easterly of Second Avenue, a line 100 feet southerly of East 115th Street, and a line 100 feet westerly of Second Avenue;
 - c. a line midway between East 110th Street and East 111th Street, a line 100 feet easterly of Second Avenue, the southerly street line of East 110th Street, and a line 100 feet westerly of Second Avenue; and
 - d. the northerly street line of East 105th Street, a line 100 feet easterly of Second Avenue, a line midway between East 104th Street and East 105th Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only) dated April 24, 2017, and subject to the conditions of CEQR Declaration E-422.

No. 17

CD 11 N 170359 ZRM

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special East Harlem Corridors District (Article XIII, Chapter 8) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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

ARTICLE I
GENERAL PROVISIONS

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-122
Districts established

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

* * *

Special Purpose Districts

* * *

Establishment of the Special Downtown Jamaica District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 5, the #Special Downtown Jamaica District# is

hereby established.

Establishment of the Special East Harlem Corridors District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 8, the #Special East Harlem Corridors District# is hereby established.

Establishment of the Special Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Enhanced Commercial District# is hereby established.

* * *

Chapter 2
Construction of Language and Definitions

* * *

12-10
DEFINITIONS

* * *

Special Downtown Jamaica District

The "Special Downtown Jamaica District" is a Special Purpose District designated by the letters "DJ" in which special regulations set forth in Article XI, Chapter 5, apply.

Special East Harlem Corridors District

The "Special East Harlem Corridors District" is a Special Purpose District designated by the letters "EHC" in which special regulations set forth in Article XIII, Chapter 8, apply.

Special Enhanced Commercial District

The "Special Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2, apply.

* * *

Chapter 4
Sidewalk Cafe Regulations

* * *

14-40
AREA ELIGIBILITY FOR SIDEWALK CAFES

* * *

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

* * *

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Clinton District	No	Yes
<u>East Harlem Corridors District</u>	<u>No</u>	<u>Yes</u>
Enhanced Commercial District 2 (Columbus and Amsterdam Avenues)	Yes	Yes
	* * *	

ARTICLE II
RESIDENCE BULK REGULATIONS

Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

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:

* * *

- (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 125th Street District#;
- #Special Downtown Brooklyn District#;
- #Special Downtown Jamaica District#;
- #Special East Harlem Corridors District#;
- #Special Grand Concourse Preservation District#;

* * *

**23-03
Street Tree Planting in Residence Districts**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

* * *

- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

- #Special Bay Ridge District#;
- #Special Clinton District#;
- #Special Downtown Brooklyn District#
- #Special Downtown Jamaica District#
- #Special East Harlem Corridors District#;
- #Special Grand Concourse Preservation District#;

* * *

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

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

* * *

**33-03
Street Tree Planting in Commercial Districts**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

* * *

- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

- #Special Bay Ridge District#;
- #Special Clinton District#;
- #Special Downtown Brooklyn District#
- #Special Downtown Jamaica District#
- #Special East Harlem Corridors District#;
- #Special Grand Concourse Preservation District#;

* * *

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS
Chapter 5
Special Transit Land Use District**

**95-00
GENERAL PURPOSES**

* * *

**95-03
Transit Easement**

Any #development# or #enlargement# involving ground level construction within the #Special Transit Land Use District# shall provide an easement on the #zoning lot# for subway-related use and public access to the subway mezzanine or station when required pursuant to the provisions of Section 95-04.

The issuance by the Department of Buildings of an excavation permit for any #zoning lot# located within the Special District shall be dependent upon prior compliance with the provisions of this Chapter.

The transit easement required on a #zoning lot# shall permit the realization of one or more of the following planning objectives:

- (a) the integration and relating of subway station design to surrounding development;
- (b) the introduction of light and air to stations; and mezzanines; and other related facilities constructed pursuant to the provisions

of Section 95-032 (Determination of transit easements at other stations);

* * *

**95-031
Selection of transit easement at certain stations**

At the stations specified below, the transit easement required on a #zoning lot# shall constitute a volume whose dimensions above and below #curb level# shall comply with the requirements as set forth in Table A or Table B of this Section, depending on the depth of the proposed subway mezzanine below #curb level#, as established by the Metropolitan Transportation Authority.

* * *

**95-032
Determination of transit easements at other stations**

At the 106th Street, 116th Street and 125th Street stations, a transit easement shall be provided to accommodate, whether singly or in any combination, light wells, stairs, ramps, escalators, elevators, passageways, or ancillary facilities required to support the functioning of subway station or rail mass transit facilities, including, but not limited to, emergency egress or ventilation structures, the Metropolitan Transportation Authority shall, in consultation with the owner of the #zoning lot# and the City Planning Commission, determine the appropriate type of transit easement and reasonable dimensions for such transit easement volume.

**95-0323
Location of transit easements**

* * *

**95-05
Terms and Conditions for Permitted Uses and Construction within Transit Easement Volume**

The transit easement volume shall be used as an entrance/exit for public access to the subway and/or to provide better access of light and air to the subway station mezzanine, and for related uses. Illustrative of such purposes are light wells, stairs, ramps, escalators, or elevators; or for #zoning lots# subject to the provisions of Section 95-032 (Determination of transit easements at other stations), ancillary facilities required to support the functioning of subways, including, but not limited to, emergency egress or ventilation structures.

No #floor area# bonus shall be allowed for any transit easement provided on a #zoning lot#. When a transit easement volume required on a #zoning lot# is located within a #building#, any floor spaces occupied by such transit easement volume shall not count as #floor area#. Any portion of the #lot area# of a #zoning lot# occupied by a transit easement and weather protected by an overhang or roofed area, shall be considered as a #public plaza# in the districts that allow such #public plaza# bonuses.

* * *

**95-051
Development of transit access facilities**

All access facilities, including any light wells or sky lights required within a transit easement volume established pursuant to the provisions of Section 95-031 (Selection of transit easement at certain stations), or access and ancillary facilities required pursuant to the provisions of Section 95-032 (Determination of transit easement at other stations), shall be constructed and maintained by the Metropolitan Transportation Authority except for any #building# columns, footings or any other permitted obstructions allowed therein.

* * *

**95-052
Special access facilities for persons with disabilities at certain stations**

For #zoning lots# subject to the provisions of Section 95-031 (Selection of transit easement at certain stations), Special elevators for persons with disabilities may locate within a transit easement volume, provided stair and/or escalator access to the subway mezzanine are located within the same easement and in no event located within the public sidewalk adjacent to the #zoning lot#.

* * *

**Article IX
Special Purpose Districts**

**Chapter 7
Special 125th Street District**

**97-00
GENERAL PURPOSES**

The "Special 125th Street District" established in this Resolution is designed to promote and protect the public health, safety, general welfare and amenity. The general goals include, among others, the

following specific purposes:

- (a) to preserve, protect and promote the special character of 125th Street as Harlem's "Main Street" and the role of 125th Street as Upper Manhattan's premier mixed use corridor;
- (b) to guide development on the 125th Street corridor;
- (c) to expand the retail and commercial character of 125th Street;
- (d) to provide incentives for the creation of visual and performing arts space and enhance the area's role as a major arts, entertainment and cultural destination in the City;
- (e) to support mixed use development throughout the 125th Street corridor, including residential uses, and to provide incentives for the production of affordable housing;
- (f) to ensure that the form of new buildings is compatible and relates to the built character of the 125th Street corridor;
- (g) to enhance the pedestrian environment through appropriate ground floor uses and regulations;
- (h) to ensure, in the Park Avenue Hub Subdistrict, compatibility with the purposes of the #Special East Harlem Corridors District#; and
- (h)(i) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's revenue.

* * *

97-03 District Plan and Maps

The regulations of this Chapter are designed to implement the #Special 125th Street District# Plan. The District Plan, including Map 1 (Special 125th Street District and Core Subdistricts) and Map 2 (Permitted Small Sidewalk Cafe Locations), is set forth in Appendix A of this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

97-04 Establishment of Core Subdistricts

In order to carry out the purposes and provisions of this Chapter, ~~the Core two subdistricts is~~ are established within the #Special 125th Street District# and: the Core Subdistrict and the Park Avenue Hub Subdistrict. Each subdistrict includes specific regulations designed to support an arts and entertainment environment and other relevant planning objectives along 125th Street. The boundaries of the Core-Subdistricts are shown on Map 1 in Appendix A of this Chapter.

* * *

97-06 Applicability of Special Transit Land Use District Regulations Applicability of District Regulations

[Note: existing provisions moved to Section 97-061]

97-061 Applicability of Special Transit Land Use District Regulations

[Note: existing provisions moved from Section 97-06 and updated a cross reference. The specification of the #Special Transit Land Use District# was eliminated since they are specified in Zoning Maps.]

Wherever the #Special 125th Street District# includes an area which also lies within the #Special Transit Land Use District#, the requirements of the #Special Transit Land Use District#, as set forth in Article IX, Chapter 5, shall apply, subject to the modifications described in paragraphs (e) (a)(4) and (f) (a)(5) of Section 97-433 (Street wall location) 442 (Height and setback regulations within the Core Subdistrict and areas outside of a subdistrict).

The #Special Transit Land Use District# includes the area within the #Special 125th Street District# bounded by a line 50 feet west of Second Avenue from 124th Street midway to 125th Street where such area widens to a line 100 feet west of Second Avenue.

97-062 Applicability of the Quality Housing Program

[Note: existing provisions moved from 97-40 (SPECIAL BULK REGULATIONS)]

In the #Special 125th Street District#, #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program, and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

97-063 Applicability of Inclusionary Housing Program

[Note: existing provision moved from Section 97-421 (Inclusionary Housing) and changed to include Mandatory Inclusionary Housing applicability]

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 (Inclusionary Housing) and in Section 23-90 (INCLUSIONARY HOUSING), #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas# within the #Special 125th Street Districts# are shown on the maps in APPENDIX F of this Resolution.

97-10 SPECIAL USE AND LOCATION REGULATIONS

* * *

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 4,470 #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 [date of adoption].

97-20 LOCATION AND ACCESS REGULATIONS

[Note: applicability of Article II, Chapter 8 has been moved to Section 97-062]

Within the Core Subdistrict, as shown on Map 1 in Appendix A of this Chapter, and areas outside of a subdistrict, the provisions of Section 97-21 (Location and Access Requirements in Certain Areas), inclusive, shall apply.

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the provisions of Section 97-21, inclusive, shall apply to any #zoning lot#, or portion thereof, specified in Section 97-21, and the provisions of Section 97-22 (Use Location Regulations in the Park Avenue Hub Subdistrict), inclusive, shall apply to all other #zoning lots#, or portion thereof.

For the purposes of applying the provisions of this Section, defined terms shall include those set forth in Sections 12-10 (DEFINITIONS) and 37-311 (Definitions).

97-21 Location of and Access to Arts and Entertainment Uses Supplemental Use and Streetscape Regulations along 125th Street

[Note: existing 97-21 provisions moved to Section 97-211]

[Note: existing provisions, moved from Section 97-20]

Within the #Special 125th Street District#, Ffor any #zoning lot# that fronts upon 125th Street, the #use# regulations of the underlying districts shall be modified by the locational and access requirements of this Section, inclusive. However, Oon #through lots# or #corner lots# with frontage along 125th Street, such requirements shall apply within the first 100 feet of the 125th Street #street line#.

97-211
Location and Access to Art and Entertainment Uses

[Note: existing provisions, moved from Section 97-21]

Any arts and entertainment #uses# listed in Section 97-11 that are provided in order to comply with the requirements of Section 97-12 (Arts and Entertainment Use Requirement) or Section 97-422 (Floor area bonus for visual or performing arts uses) shall be subject to the following location and access requirements:

* * *

97-212
Uses not permitted on the ground floor of buildings

[Note: existing provisions moved from Section 97-22 and modified]

The following #uses# are not permitted within #stories# that have a floor level within five feet of #curb level# in #buildings developed# after April 30, 2008, or within #stories# that have a floor level within five feet of #curb level# within portions of #buildings enlarged# after April 30, 2008, where such #building# or portion of a #building# fronts upon 125th Street, or is within 100 feet from 125th Street. Entranceways and lobby space for access to such #uses# shall be permitted at the ground floor level, pursuant to the provisions of Section 97-221 213 (Access to non-ground floor uses).

* * *

97-213
Access to non-ground floor uses

[Note: existing provisions, moved from Section 97-221]

The maximum ground floor #street# frontage on 125th Street allocated to entranceways or lobby space for non-ground floor #uses# listed in Section 97-22 shall be as set forth for Type 1 lobbies in Section 37-33 (Maximum Width of Certain Uses), except that for #developments# or #enlargements# with at least 200 linear feet fronting on 125th Street, the Type 2 lobby regulations shall apply.

Additionally, within the Core Subdistrict the #residential# portion of a #development# or #enlargement# may be accessed from an entrance on 125th Street only if such #development# or #enlargement# does not front upon a #street# other than 125th Street.

97-214
Transparency requirements along 125th Street

[Note: existing provisions, moved from 97-23]

For all #uses#, other than houses of worship, libraries and primary rehearsal spaces, located on the ground floor of #developments# and #enlargements# that front upon that portion of 125th Street located within the #Special 125th Street District#, the ground floor #street wall# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

97-22
Uses Not Permitted on the Ground Floor of Buildings Supplemental Use and Streetscape Regulations within the Park Avenue Hub Subdistrict

[Note: existing 97-22 provisions moved to Section 97-212]

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, for #zoning lots#, or portion thereof, that are not subject to the provisions of Section 97-21 (Location and Access Regulations along 125th Street), inclusive, the provisions of this Section, inclusive, shall apply.

97-221
Access to non-ground floor uses Modification of supplemental use location regulations

[Note: existing 97-221 provisions moved to Section 97-213]

The supplementary #commercial use# regulations of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# on any #story#, provided that at any level containing #residences#, no access exists between such #commercial# and #residential uses# and provided that such #commercial uses# are not located directly over any #residential use#.

97-222
Ground floor use and streetscape regulations

The provisions of this Section, inclusive, shall apply to #developments# or #ground floor level enlargements#. Any portion of a #ground floor level# allocated to a transit easement required by the MTA pursuant to the provisions of Article IX, Chapter 5 need not comply with the streetscape requirements of this Section.

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along Park Avenue that is not subject to the provisions of Section 97-21 (Location and Access Regulations along 125th Street), inclusive, as well as any #narrow street# frontage within 50 feet of Park Avenue, shall be considered

#primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#.

(a) Along #primary street frontages#

For #buildings#, or portions thereof, with #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 2 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any #group parking facilities# on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

97-23
Transparency Requirements

[Note: existing 97-23 provisions moved to Section 97-214]

* * *

97-40
SPECIAL BULK REGULATIONS

[Note: the applicability of Article II, Chapter 8 moved to Section 97-062]

Within the #Special 125th Street District#, all #developments# or #enlargements# containing #residences# shall comply with the requirements of Article II, Chapter 8 (Quality Housing), and the applicable #bulk# regulations of the underlying districts shall apply, except as modified in by the provisions of this Section, inclusive.

97-41
Special Floor Area Regulations

The maximum #floor area ratio#, #open space ratio# and #lot coverage# requirements of the applicable underlying district shall apply within the #Special 125th Street District#, unless modified by the following regulations.

97-411
Maximum floor area ratio in C4-4D, C4-7 and C6-3 Districts within the Core Subdistrict and areas outside of a subdistrict

In C4-4D, C4-7 or C6-3 Districts in the Core Subdistrict, as shown on Map 1 in Appendix A of this Chapter and areas outside of a subdistrict, the maximum permitted #floor area ratios# shall be as listed in the following table for #residential#, #commercial# and #community facility uses#, and may only be increased pursuant to Section 97-42 (Additional Floor Area Bonuses Regulations), inclusive.

* * *

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
- (2) a minimum #floor area ratio# of 0.5, or a minimum amount of floor space equivalent to such 0.5 #floor area ratio#, shall be provided on such #zoning lot#. Such #floor area# or equivalent floor space shall be exclusively used for those visual or performing arts #uses#, designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses), and shall be certified by the Chairperson of the City Planning Commission to the Commissioner of

Buildings that the conditions set forth in Section 97-423 (Certification for floor area bonus for visual or performing arts uses) have been met.

(b) Modified maximum #floor area ratio# for certain #zoning lots#

For #zoning lots# existing on or before [date of adoption] with a #lot area# of less than 5,000 square feet, or for #zoning lots# subject to the provisions of paragraph (d)(4) of Section 23-154 (Inclusionary Housing), the maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

- (1) the minimum non-#residential floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before [date of adoption] with a #lot area# of less than 5,000 square feet. For #zoning lots# utilizing the provisions of this paragraph, the minimum non-#residential floor area# or visual or performing arts space requirements set forth in paragraph (a) of this Section shall not apply;
(2) for #zoning lots# subject to the provisions of paragraph (d)(4)(i) or (d)(4)(iii) of Section 23-154, the maximum #residential floor area# provision of the underlying district as specified in Section 23-153 (For Quality Housing buildings) shall apply; and
(3) for #zoning lots# utilizing the provisions of paragraph (b) (1) or (b)(2) of this Section, the maximum overall #floor area ratio# shall be 10.0, except that such maximum #floor area ratio# may be increased pursuant to the provisions of paragraph (b) of Section 97-422 (Floor area bonus for visual or performing arts uses).

97-42 Additional Floor Area Bonuses Regulations

Within #Inclusionary Housing designated areas#, as specified in APPENDIX F of this Resolution, the maximum #floor area ratio# may be increased by a pursuant to the #floor area# bonus, pursuant to provisions of Sections 23-154 (Inclusionary Housing) 97-421 (Inclusionary Housing) or 97-422 (Floor area bonus for visual or performing arts uses), which may be used concurrently.

Within #Mandatory Inclusionary Housing areas#, as specified in APPENDIX F of this Resolution, the maximum #floor area ratio# may be increased for certain #zoning lots# specified in paragraph (b) of Section 97-412 (Maximum floor area ratio in the Park Avenue Hub Subdistrict) by the provisions of Section 97-422.

97-421 Inclusionary Housing

[Note: the Inclusionary Housing Program applicability provision moved to 97-063 (Applicability of Inclusionary Housing Program)]

Within the #Special 125th Street District#, In #Inclusionary Housing designated areas# within C4-4D, C4-7 and C6-3 Districts in the Core Subdistrict or areas outside of a subdistrict, shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, and this Section, applicable within the Special District. Within such #Inclusionary Housing designated areas#, the #residential floor area ratio# may be increased by an Inclusionary Housing bonus, pursuant to the provisions of Section 23-154 (Inclusionary Housing).

97-422 Floor area bonus for visual or performing arts uses

(a) In C4-4D, C4-7 or C6-3 Districts within the #Special 125th Street District# Core Subdistrict or areas outside of a subdistrict, for a #development# or #enlargement# with frontage on 125th Street, the maximum #floor area ratio# otherwise permitted for #residential# or #commercial uses# listed in Section 97-411 may be increased up to the maximum #floor area ratio# specified in the table in this Section, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of such bonused #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 have been met.

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL AND COMMERCIAL USES WITH FLOOR AREA BONUS FOR VISUAL OR PERFORMING ARTS USES

Table with 2 columns: 'Outside the Core District Within areas outside of a subdistrict' and 'Within the Core Subdistrict'.

Table with 4 columns: '#Residential Floor Area Ratio#', '#Commercial Floor Area Ratio#', '#Residential Floor Area Ratio#', '#Commercial Floor Area Ratio#'.

* * *

(b) In C6-4 Districts within the Park Avenue Hub Subdistrict, for a #development# or #enlargement#, the maximum #floor area ratio# permitted in paragraph (b) of Section 97-412 (Maximum floor area ratio in the Park Avenue Hub Subdistrict) may be increased up to a maximum #floor area ratio# of 12.0, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 have been met.

97-423 Certification for floor area bonus for visual or performing arts uses

The minimum non-#residential floor area# or equivalent floor space provisions of paragraph (a)(2) of Section 97-412 (Maximum floor area ratio in the Park Avenue Hub Subdistrict) or the #floor area# bonus provisions of Section 97-422 shall apply only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the following conditions have been met:

- (a) Drawings have been provided that clearly designate all #floor area# permitted pursuant to the provisions of paragraph (a)(2) of Section 97-412, or all #floor area# that will result from the permitted increase in #floor area ratio# pursuant to Section 97-422, including the location of such #floor area#.
(b) Drawings also have been provided that clearly designate all #floor area# and/or below grade floor space for any new visual or performing arts #uses# provided for the purposes of satisfying the provisions of paragraph (a)(2) of Section 97-412, or for which a bonus is to be received pursuant to Section 97-422.

Such drawings shall be of sufficient detail to show that such designated space shall be designed, arranged and used for the new visual arts or performing arts #uses#, and shall also show that:

- (1) all such visual or performing arts #uses# are located at or above the ground floor level of the #building#, except that performance space meeting the requirements of paragraph (b)(4) of this Section may be located below grade, and #accessory uses# may be located below grade, subject to the requirements of paragraph (b)(5) of this Section;
(2) all bonused #floor area# or below grade space occupied by visual or performing arts #uses# is primarily accessed from 125th Street, except where such visual or performing arts #floor area# or floor space is provided pursuant to paragraphs (a)(2) of Section 97-412 or (b)(2) of Section 97-422;
(3) in the case of primary rehearsal space, where such space does not consist of #accessory uses# subject to the requirements of paragraph (b)(4), such space:

* * *

(iii) has a #street wall# with at least 50 feet of frontage along 125th Street, except that where such primary rehearsal space is provided pursuant to paragraphs (a)(2) of Section 97-412 or (b)(2) of Section 97-422, such #street wall# with 50 feet of frontage need not be along 125th Street, and has a minimum area of 2,000 square feet, with a floor-to-ceiling height of not less than nine feet six inches; and

* * *

- (5) #Accessory# space
(i) For primary rehearsal spaces, no more than 25 percent of such minimum required #floor area# or equivalent below grade floor space, or such the bonused #floor area# or below grade floor space, shall be occupied by #uses accessory# to such primary rehearsal spaces. #Accessory uses# shall include but are not limited to educational and classroom space, administrative offices, circulation space, restrooms and equipment space;
(ii) For visual or performing arts #uses# other than a primary rehearsal space, no more than 40 percent of such minimum required #floor area# or equivalent below grade floor space, or such bonused #floor area#

or below grade floor space, shall be occupied by #uses accessory# to such visual or performing arts #uses#, provided no single #accessory use# occupies more than 25 percent of the such total minimum required #floor area# or equivalent below grade floor space, or bonused #floor area# or below grade floor space. #Accessory uses# shall include but are not limited to educational and classroom space, non-primary rehearsal space, administrative offices, lobbies, circulation space, ticket offices, restrooms, dressing rooms, other backstage areas and equipment space; and

(6) Signage

(i) Signage that identifies the visual or performing arts facility shall be provided at the 125th Street entrance of the visual or performing arts facility, subject to the requirements of Section 97-30, inclusive, except where such visual or performing arts facility is provided pursuant to paragraphs (a) (2) of Section 97-412 or (b)(2) of Section 97-422; and

* * *

(e) A legal commitment by the owner has been provided for continued occupancy of all #floor area# or equivalent floor space provided for the purposes of satisfying minimum equivalent non-#residential# floor space provisions of paragraph (a) (2) of Section 97-412, or for which a bonus has been received, pursuant to this Section 97-422, as a visual or performing arts space only in accordance with the drawings and design plans provided pursuant to paragraphs (b) and (c)(5) of this Section, and providing further that in the event of a change of operator, the owner or operator shall obtain a new certification pursuant to this Section. An #adult establishment use# shall be prohibited for the life of the #development# or #enlargement#.

* * *

(g) A legal commitment by the owner has been provided that, in the event of an adjudicated violation of the provisions of paragraph (e) of this Section, requiring the continued occupancy of all #floor area# or equivalent floor space provided for the purposes of satisfying minimum equivalent non-#residential# floor space provisions of paragraph (a)(2) of Section 97-412, or for which a bonus has been received, pursuant to Section 97-422, as a visual and performing arts space only, the owner shall not permit the occupancy of any #floor area# in the #development# or #enlargement# which is vacant as of the date of such adjudication or thereafter, or up to the amount of the increased #floor area# permitted under Section 97-422, as applicable, until such time as the Chairperson of the City Planning Commission has determined that the visual or performing arts space is occupied in accordance with the provisions of this Section.

* * *

The owner shall not apply for or accept a temporary certificate of occupancy for such portion of the #development# or #enlargement# identified under the terms of the declaration of restrictions as utilizing the #floor area# permitted pursuant to the provisions of paragraph (a)(2) of Section 97-412 or the increased #floor area# permitted pursuant to Section 97-422, and the Department of Buildings shall not issue a temporary certificate of occupancy for such portion of the #development# or #enlargement#, until the Commissioner of the Department of Cultural Affairs has certified that the visual or performing arts space is substantially complete. The owner shall not apply for or accept a permanent certificate of occupancy for such portion of the #development# or #enlargement#, nor shall the Department of Buildings issue a permanent certificate of occupancy for such portion of the #development# or #enlargement#, until the visual or performing arts space has been finally completed in accordance with the approved plans and such final completion has been certified by the Commissioner of the Department of Cultural Affairs. The declaration of restrictions shall be noted on any temporary or final certificate of occupancy for the #building#. The temporary or final certificate of occupancy for any portion of the #development# or #enlargement# identified under the terms of the declaration of restrictions as utilizing the #floor area# permitted pursuant to the provisions of paragraph (a)(2) of Section 97-412 or the increased #floor area# permitted pursuant to Section 97-422 shall include the provisions of paragraph (e) of this Section, requiring the continued occupancy of all #floor area# for which a bonus has been received as a visual or performing arts space only, as a condition of occupancy of such portion of the #development# or #enlargement#.

* * *

**97-44 43
Special Height and Setback Regulations**

Within the #Special 125th Street District#, the underlying height and setback regulations shall be modified in accordance with the provisions of this Section, inclusive.

**97-441 431
Permitted obstructions**

The provisions of Section 33-42 (Permitted Obstructions) shall apply, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

**97-442 432
Height and setback regulations for C4-7 and C6-3 Districts in the Core Subdistrict and areas outside of a subdistrict**

[Note: provisions of paragraph (a) moved from Section 97-443 and modified]

(a) Street wall location

In all #Commercial Districts# within the Core Subdistrict and areas outside of a subdistrict, the #street wall# shall be located on the #street line# of 125th Street and extend along the entire #street# frontage of the #zoning lot# up to at least the applicable minimum base height of the underlying district, or the height of the #building#, whichever is less.

The #street wall# location provisions of such #Commercial Districts# shall be modified, as follows:

(a)(1) On Park Avenue, within 10 feet of its intersection with any #street#, the #street wall# may be located anywhere within 10 feet of the Park Avenue #street line#. However, to allow articulation of the #street walls# pursuant to the provisions of paragraph (b) of this Section, the #street walls# may be located anywhere within an area bounded by a #street line#, the #street wall# on Park Avenue and a line connecting these two lines 15 feet from their intersection.

(b)(2) To allow articulation of #street walls# at the intersection of any two #streets# within the Special District, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

(c)(3) Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of the second #story# and up to the applicable maximum base height, recesses are permitted for #outer courts# or balconies, provided that the aggregate width of such recesses does not exceed 30 percent of the width of the #street wall# at any level, and the depth of such recesses does not exceed five feet. No recesses shall be permitted within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except in compliance with corner articulation rules.

(d)(4) The #street wall# location and minimum #street wall# height provisions of this Section shall not apply to any existing #buildings# that are to remain on the #zoning lot#.

(e)(5) For any #development# or #enlargement# within the #Special 125th Street District# that is partially within the #Special Transit Land Use District# and located directly over the planned Second Avenue subway line tunnel, the #residential# portion of such #development# or #enlargement# may be constructed pursuant to the R8A #street wall# requirements and the #commercial# portion of such #development# or #enlargement# may be constructed pursuant to the C4-4D #street wall# requirements in lieu of the requirements of this Section.

(f)(6) The requirements of this Section shall apply within the #Special Transit Land Use District# except that, for the area of the #Special Transit Land Use District# that is also within the #Special 125th Street District#, a #street wall# of a #development# or #enlargement# located on the #street line# of a #zoning lot# need not exceed 15 feet if that portion of the #development# or #enlargement# is located directly over the planned Second Avenue subway line tunnel.

(b) Maximum height of building and setback

The following modifications of the underlying district regulations shall apply for C4-7 and C6-3 Districts within the Special District the Core Subdistrict and areas outside of a subdistrict:

- (a)(1) The minimum and maximum base height of the #street wall# and the maximum height of a #building or other structure# shall be as set forth in the following table:
* * *
- (b)(2) Special regulations for certain C4-7 Districts
- (1)(i) For the area located within 50 feet of the 126th Street frontage and between 200 feet east of Adam Clayton Powell Boulevard and 150 feet west of Lenox Avenue/ Malcolm X Boulevard, the height of any portion of a #building or other structure# shall be limited to 80 feet.
- (2)(ii) For #zoning lots# bounded by 125th Street, Park Avenue and 124th Street, the maximum height of a #building or other structure# shall be 330 feet.
- (3)(iii) For Lots 1 and 7501 on Block 1910, the requirements of City Environmental Quality Review (CEQR) Environmental Designation Number (E-102) have been modified, as set forth in the Technical Memorandum to the Final Environmental Impact Statement for CEQR Number 07DCP030M, dated July 18, 2008.
- (c)(3) In C6-3 Districts, the maximum length of any #story# located above a height of 85 feet shall not exceed 150 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 85 feet. No side of such rectangle shall exceed a width of 150 feet.

**97-44 43
Special Height and Setback Regulations**

Within the #Special 125th Street District#, the underlying height and setback regulations shall be modified in accordance with the provisions of this Section, inclusive.

**97-441 431
Permitted obstructions**

The provisions of Section 33-42 (Permitted Obstructions) shall apply, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

**97-442 432
Height and setback regulations for C4-7 and C6-3 Districts in the Core Subdistrict and areas outside of a subdistrict**

* * *

**97-443 433
Street wall location
Height and setback regulations in the Park Avenue Hub Subdistrict**

[Note: existing provisions of Section 97-443 moved to paragraph (a) of Section 97-432]

In C6-4 Districts within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the following provisions shall apply.

(a) #Street wall# location

The applicable provisions of Section 35-651 shall be modified as follows:

- (1) Along 125th Street
Along 125th Street, the minimum base height shall be 60 feet, or the height of the #building#, whichever is less, except that for #buildings# or portions thereof within 50 feet of Park Avenue, the minimum base height shall be 40 feet, or the height of the #building#, whichever is less. The street wall location provisions of this paragraph shall be modified to allow a sidewalk widening pursuant to the provisions of paragraph (a)(2) of this Section; and
- (2) Along Park Avenue and #narrow streets#
Along Park Avenue and any #narrow streets#, the provisions of paragraph (a) of Section 35-651 shall apply, except that the minimum base height shall be 40 feet, or the height of the #building#, whichever is less.
In addition, for #zoning lots# with frontage along Park Avenue between 124th Street and 125th Street, any #development# or horizontal #enlargement# shall provide a sidewalk widening along the #street line# of Park Avenue. Such sidewalk widening shall have a depth of 10 feet, be improved to Department of Transportation

standards for sidewalks, and be at the same level as the adjoining public sidewalk.

- (b) Basic maximum #building# height and setback regulations
The maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, except that the minimum base height shall be as set forth in paragraph (a) of this Section, and the maximum base height for #buildings or other structures# along the #street line# of 125th Street and within 50 feet of such #street line# shall be 85 feet.
For the purposes of applying the provisions for #qualifying ground floors#, the provisions of Section 97-20 (LOCATION AND ACCESS REGULATIONS), inclusive, shall apply in lieu of the applicable provisions of paragraph (b)(2) of Section 35-652.
- (c) Optional height and setback regulations
As an alternative to the provisions of paragraph (b) of this Section, the provisions of this paragraph (c) may be applied to #zoning lots# meeting the criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), or #zoning lots# where 50 percent or more of the #floor area# is allocated to non-#residential uses#.

(1) Setbacks

At a height not lower than the minimum base height specified in paragraph (a) of this Section, nor higher than a maximum base height of 85 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations). Above such required setback, any portion of a #building# or #buildings# on the #zoning lot# shall be considered a "tower."

(2) #Lot coverage# requirements for towers

Each #story# of a tower containing #residential floor area# shall not exceed a maximum #lot coverage# of 40 percent, except that, for #zoning lots# less than 20,000 square feet, such #lot coverage# may be increased in accordance with the table in Section 23-65 (Tower Regulations). Each #story# of a tower allocated exclusively to non-#residential floor area# shall not exceed a maximum #lot coverage# of 50 percent. However, where dormers are provided within the required setback, such portions of #buildings# shall not count toward the maximum allowable #lot coverage# set forth in this paragraph.

(3) Maximum #building# height

No height limit shall apply to towers.

**97-45 44
Special Provisions for Zoning Lots Divided by District Boundaries**

* * *

**97-50
SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

* * *

**97-51
Required Accessory Off-Street Residential Parking Within the Core Subdistrict and areas outside of a subdistrict**

[Note: existing provisions moved to Section 97-511]

**97-511
Required Accessory Off-Street Residential Parking**

[Note: existing provisions moved from Section 97-51]

#Accessory# off-street parking spaces, open or enclosed, shall be provided for all #developments# or #enlargements# within the #Special 125th Street District# that contain #residences#, according to the provisions of the underlying district, as modified by the provisions of Section 97-50 (SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), inclusive.

**97-512
Required Accessory Off-Street Commercial Parking**

[Note: existing provisions moved from Section 97-52]

In #Commercial Districts# within the #Special 125th Street District# Core Subdistrict, as shown on Map 1 in Appendix A of this Chapter, and areas outside of a subdistrict, #accessory# off-street parking spaces shall be provided if required by Section 36-21, as modified by the provisions of Section 97-50 (SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), inclusive, except that no #accessory# parking spaces shall be required for #commercial uses# in C4-4D Districts.

97-52 – Required Accessory Off-Street Commercial Parking Within the Park Avenue Hub Subdistrict

[Note: existing provisions moved to Section 97-512]

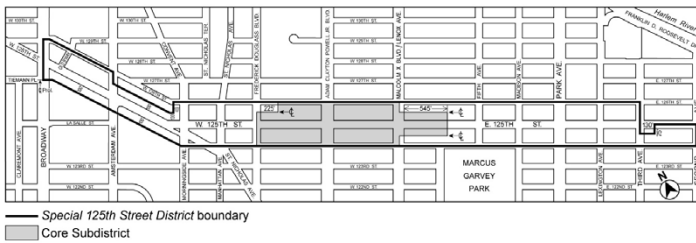
In the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, no #accessory# off-street parking shall be required for #residences#. Off-street parking shall be permitted in accordance with the regulations of the underlying district.

* * *

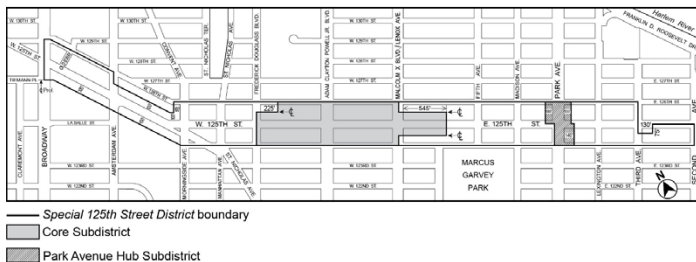
**Appendix A
Special 125th Street District Plan**

Map 1: Special 125th Street District and Core Subdistricts

[EXISTING MAP]



[PROPOSED MAP]



* * *

**Article XIII
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 8
Special East Harlem Corridors District**

**138-00
GENERAL PURPOSES**

The “Special East Harlem Corridors 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) encourage and guide the development of East Harlem as a dynamic mixed-use neighborhood by permitting the expansion and development of residential, commercial, community facility and light manufacturing uses in appropriate areas;
- (b) encourage the development of residential uses along appropriate corridors ;
- (c) encourage the development of permanently-affordable housing;
- (d) facilitate the development of high-density commercial and manufacturing uses in order to locate jobs near transit connections in ;
- (e) enhance the vitality of both existing and emerging commercial corridors by ensuring that ground floor frontages are occupied by active uses that enliven the pedestrian experience along the street;
- (f) ensure that the form and use of new buildings relates to and enhances neighborhood character and responds to unique neighborhood conditions such as the Park Avenue viaduct; and

- (g) promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

**138-01
General Provisions**

The provisions of this Chapter shall apply within the #Special East Harlem Corridors District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**138-02
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special East Harlem Corridors District# Plan. The District Plan includes the map, “Special East Harlem Corridors District and Subdistrict,” in the Appendix to this Chapter which is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

**138-03
Subdistrict**

In order to carry out the provisions of this Chapter, the Park Avenue Subdistrict is established within the #Special East Harlem Corridors District#. The location of the Subdistrict is shown in the Appendix to this Chapter.

**138-04
Applicability**

**138-041
Applicability of Article IX, Chapter 5**

In the event of a conflict between the provisions of this Chapter and Article IX, Chapter 5 (Special Transit Land Use District), the provisions of Article IX, Chapter 5 shall control.

**138-042
Applicability of Article XII, Chapter 3**

In M1 Districts paired with a Residence District, the special #use#, #bulk# and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use Districts) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

**138-043
Applicability of the Quality Housing Program**

In the #Special East Harlem Corridors District#, #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**138-044
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program set forth in Section 23-90 (INCLUSIONARY HOUSING), the #Special East Harlem Corridors District# shall be a #Mandatory Inclusionary Housing area#.

**138-10
SPECIAL USE REGULATIONS**

The #use# regulations of the underlying districts, or Article XII, Chapter 3 (Special Mixed Use Districts), as applicable, are modified by the provisions of this Section, inclusive.

**138-11
Location of Residential Use Within Buildings**

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified, for #mixed buildings# that are #developed# or #enlarged#, to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units# and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

**138-12
Transient Hotels**

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 4,470 #dwelling units# within the combined areas of #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 [date of adoption].

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 Public Parking Garages

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

In the districts indicated, for the purpose of applying regulations applicable to #public parking garages# set forth in Article III, Chapter 2 (Use Regulations) and Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), the regulations set forth for C1-4 Districts shall apply to C1-5 Districts, and the regulations set forth for C2-4 Districts shall apply to all other districts. In an M1 District paired with an R9 or R10 District, the regulations of #public parking garages# in Article XII, Chapter 3 (Special Mixed Use Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

138-20 SPECIAL BULK REGULATIONS

In the #Special East Harlem Corridors District#, all #developments# and #enlargements# shall comply with the #bulk# regulations for #Quality Housing buildings#, as modified by the provisions of this Section, inclusive.

In all districts, the #floor area# provisions of Section 138-21 (Floor Area Regulations), inclusive, and the #street wall# location provisions of Section 138-22 (Street Wall Regulations), shall apply. In #Commercial Districts#, the height and setback provisions of Section 138-23 (Basic Height and Setback) shall apply. In #Commercial Districts# mapped within an R9 or R10 District, or #Commercial Districts# with a #residential equivalent# of an R9 or R10 District, the provisions of Section 138-24 (Alternate Height and Setback Regulations) may apply as an alternative to the provisions set forth in Section 138-23. In M1 Districts paired with R9 or R10 Districts, the height and setback provisions set forth in Section 138-25 (Height and Setback Regulations in M1 Districts Paired With an R9 or R10 District) shall apply.

138-21 Floor Area Regulations

138-211 Floor area regulations in the Park Avenue Subdistrict

The maximum #floor area ratio# for #zoning lots# within the Park Avenue Subdistrict, as shown in the Appendix to this Chapter, is set forth in paragraph (a) of this Section. Such provisions are modified for certain #zoning lots# in accordance with paragraph (b).

- (a) Maximum #floor area ratio#

In M1-6 Districts paired with an R9 District, the maximum #floor area ratio# shall be 8.5. Where a #development# or #enlargement# of a #building# on a #zoning lot# contains #residential floor area#, such #zoning lot# shall provide a minimum non-#residential floor area ratio# of 1.5.

In C6-4 Districts and M1-6 Districts paired with an R10 District, the maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# of a #building# on a #zoning lot# contains #residential floor area#, such #zoning lot# shall provide a minimum non-#residential floor area ratio# of 2.0.

Where a #development# or #enlargement# of a #building# on a #zoning lot# contains #residential floor area#, such #zoning lot# shall provide a minimum non-#residential floor area ratio# of 1.5 in M1-6 Districts paired with an R9 District, and 2.0 in C6-4 Districts and M1-6 Districts paired with an R10 District.

- (b) Modified maximum #floor area ratio# for certain #zoning lots#

The maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

- (1) the minimum non-#residential floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before [date of adoption] with a #lot area# of less than 5,000 square feet. For #zoning lots# utilizing the provisions of this paragraph (b)(1), the minimum non-#residential floor area# requirements set forth in paragraph (a) of this Section shall not apply;
- (2) for #zoning lots# subject to the provisions of paragraph (d)(4)(i) or (d)(4)(iii) of Section 23-154 (Inclusionary Housing), the maximum #residential floor area ratio# of the underlying district as specified in Section 23-153 (For Quality Housing buildings) shall apply; and
- (3) for #zoning lots# subject to paragraphs (b)(1) or (b)(2) of this Section, the maximum #floor area ratio# for all #uses# shall be 7.52 in M1-6 Districts paired with an R9 District, and 10.0 in C6-4 Districts and M1-6 Districts paired with an R10 District.

138-212 Floor area regulations outside of the Park Avenue Subdistrict

For #zoning lots#, or portions thereof, outside of the Park Avenue Subdistrict, as shown in the Appendix to this Chapter, the underlying #floor area# regulations shall apply, except that:

- (a) in C2 Districts mapped within an R9 District, for any #zoning lot# containing #residential floor area#, the maximum #residential floor area ratio# for #zoning lots# complying with the applicable provisions of paragraph (d)(3) of Section 23-154 (Inclusionary housing), or for #affordable independent residences for seniors#, shall be 8.5, the maximum #residential floor area ratio# for #zoning lots# utilizing the provisions of paragraphs (d)(4)(i) or (d)(4)(iii) of Section 23-154 shall be 7.52, and the maximum #floor area ratio# for any combination of #uses# shall be 8.5; and
- (b) in C4-6 Districts and in C2 Districts mapped within an R9 or R10 District, the #floor area# provisions of Sections 33-13 (Floor Area Bonus for a Public Plaza) or 33-14 (Floor Area Bonus for Arcades) shall not apply.

138-22 Street Wall Regulations

All #developments# and #enlargements# within the #Special East Harlem Corridors District# shall comply with the #street wall# regulations of Section 35-651 (Street wall location), as specified and modified in this Section. Where M1 Districts are paired with R9 or R10 Districts, #developments# and #enlargements# within such districts shall comply with the provisions of paragraph (b) of this Section. The applicable provisions of Section 35-651 are specified and modified as follows:

- (a) Along #wide streets# other than Park Avenue
Along all #wide streets# other than Park Avenue, and along #narrow streets# within 50 feet of an intersection with such #wide street#, the provisions of paragraph (b) of Section 35-651 shall apply, except that the minimum base height shall be 60 feet, or the height of the #building#, whichever is less.
- (b) Along Park Avenue
Along Park Avenue and along #narrow streets# located within 100 feet of Park Avenue, the provisions of paragraph (a) of Section 35-651 shall apply, except that the minimum base height shall be 40 feet, or the height of the #building#, whichever is less.
- (c) Along all other #streets#
Along all #streets# not subject to the provisions of paragraph (a) or (b) of this Section, the provisions of paragraph (a) of Section 35-651 shall apply, except that the minimum base height shall be 60 feet, or the height of the #building#, whichever is less.
- (d) Within #flood zones#

For #buildings# within the #flood zone#, the provisions of paragraphs (a), (b) and (c) of this Section, as applicable, shall be modified as follows:

- (1) for #developments# or horizontal #enlargements#, or portions thereof, where no transparent materials are provided on the #ground floor level street wall# below a height of four feet above the level of the adjoining sidewalk pursuant to the provisions of Section 37-34 (Minimum Transparency Requirements), for a continuous distance of more than 25 feet, such #street wall# shall be located at least three feet beyond the #street line#;
- (2) for portions of #developments# and #enlargements# where the provisions of paragraph (a) of this Section apply, such #street wall# shall not be located beyond five feet of the #street line#, except that such #street wall# may be located beyond such distance pursuant to the applicable provisions of paragraph (b) of Section 35-651 or of Section 64-333 (Street wall location in certain districts); and
- (3) the area between such #street wall# and the sidewalk, or portions thereof, that do not contain any planting pursuant to the provisions of paragraph (a) of Section 138-32 (Special Streetscape Provisions for Blank Walls), shall be improved to Department of Transportation standards for sidewalks, be at the same level as the adjoining public sidewalk and be accessible to the public at all times. In addition, such area shall provide visual mitigation elements in accordance with the provisions of Section 138-32.

138-23

Basic Height and Setback Regulations

In #Commercial Districts#, the maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, except that the minimum base heights shall be modified by the provisions of Section 138-22 (Street Wall Regulations).

The regulations of paragraph (b)(2) of Section 36-652 relating to requirements for #qualifying ground floors#, where otherwise applicable, shall not apply. In lieu thereof, the provisions of Section 138-30 (STREETSCAPE REQUIREMENTS), inclusive, shall apply.

138-24

Optional Height and Setback Regulations in Certain Districts

In C2 Districts mapped within an R9 or R10 District, or in C6-4 or C4-6 Districts, as an alternative to the provisions of Section 138-23 (Basic Height and Setback Regulations), the provisions of this Section may be applied to #zoning lots# meeting the applicable criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), or to #zoning lots# where 50 percent or more of the #floor area# is occupied by non-#residential uses#.

(a) Setbacks

At a height not lower than the minimum base height specified in Section 138-22 (Street Wall Regulations), nor higher than a maximum base height of 85 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations). Above such required setback, any portion of such #building# shall be considered a "tower."

(b) #Lot coverage# requirements for towers

Each #story# of a tower containing #residential floor area# shall not exceed a maximum #lot coverage# of 40 percent, except that, for #zoning lots# of less than 20,000 square feet, such #lot coverage# may be increased in accordance with the table in Section 23-65 (Tower Regulations). Each #story# of a tower containing exclusively non-#residential floor area# shall not exceed a maximum #lot coverage# of 50 percent. However, where dormers are provided within the required setback, such portions of #buildings# shall not count toward the maximum allowable tower #lot coverage# set forth in this paragraph.

(c) Maximum #building# height

No height limit shall apply to towers.

138-25

Height and Setback Regulations in M1 Districts Paired With an R9 or R10 District

In M1 Districts paired with an R9 or R10 District, the applicable #street wall# location and minimum base height provisions of paragraph (c) of Section 138-22 (Street Wall Regulations) shall apply. The maximum height of #buildings or other structures# and setback provisions set forth in Section 123-66 (Height and Setback

Regulations) shall apply as modified in this Section.

- (a) In M1 Districts paired with an R9 District, at a height not lower than the minimum base height set forth in Section 138-22, nor higher than a maximum base height of 105 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations). The maximum #building# height shall be 285 feet; and
- (b) in M1 Districts paired with an R10 District, at a height not lower than the minimum base height set forth in Section 138-22, nor higher than a maximum base height of 155 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662. The maximum #building# height shall be 350 feet.

138-30

STREETSCAPE REQUIREMENTS

The provisions of this Section, inclusive, shall apply to #developments# or #ground floor level enlargements# in all districts. In #Commercial Districts# mapped within R7D Districts, the underlying provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. Any portion of a ground floor level that is within a transit easement required pursuant to the provisions of Article IX, Chapter 5 need not comply with the streetscape requirements of this Section, inclusive.

138-31

Ground Floor Use Regulations

The special #ground floor level# streetscape provisions set forth in Section 37-30, shall apply to Second Avenue, Third Avenue, Lexington Avenue, Park Avenue and East 116th Street, within the #Special East Harlem Corridors District# which, for the purposes of applying such provisions, shall be considered designated retail streets, and any portion of a #ground floor level street# frontage along the designated retail streets, as well as any #narrow street# frontage within 50 feet of such #streets#, shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall also include those defined in Section 37-311 (Definitions).

(a) Along #primary street frontages#

For #buildings#, or portions thereof, with #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 2 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that:

- (1) in M1-6 Districts paired with an R9 or R10 District, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 and 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations, provided that any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or screening in accordance with the provisions of paragraphs (a) or (f) of Section 138-32 (Special Streetscape Provisions for Blank Walls) for at least 75 percent of such blank wall; and
- (2) in #flood zones#, where no transparent materials or #building# entrances or exits are provided on the #ground floor level street wall# below a height of four feet above the level of the adjoining sidewalk for a continuous width of at least 15 feet, visual mitigation elements shall be provided in accordance with Section 138-32 for such blank wall.

(b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any #group parking facilities# on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

**138-32
Special Streetscape Provisions for Blank Walls**

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall# pursuant to the provisions of Section 138-31 (Ground Floor Use Regulations), at least 75 percent of the linear footage of any such blank wall shall be treated by one or more of the following visual mitigation elements which shall be provided on the #zoning lot#, except where such elements are permitted within the #street# under other applicable laws or regulations. Such features when utilized as visual mitigation elements shall include:

(a) **Planting**

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

Where a blank wall exceeds a #street wall# width of 50 feet, at least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) **Benches**

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

(c) **Bicycle racks**

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

(d) **Tables and chairs**

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

(e) **Wall treatment**

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

**138-40
OFF-STREET PARKING AND LOADING REGULATIONS**

The applicable parking and loading regulations of Article II, Chapter 5, Article III, Chapter 6, Article IV, Chapter 4 (ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS) or Section 123-70 (PARKING AND LOADING), inclusive, shall be modified in this Section, inclusive.

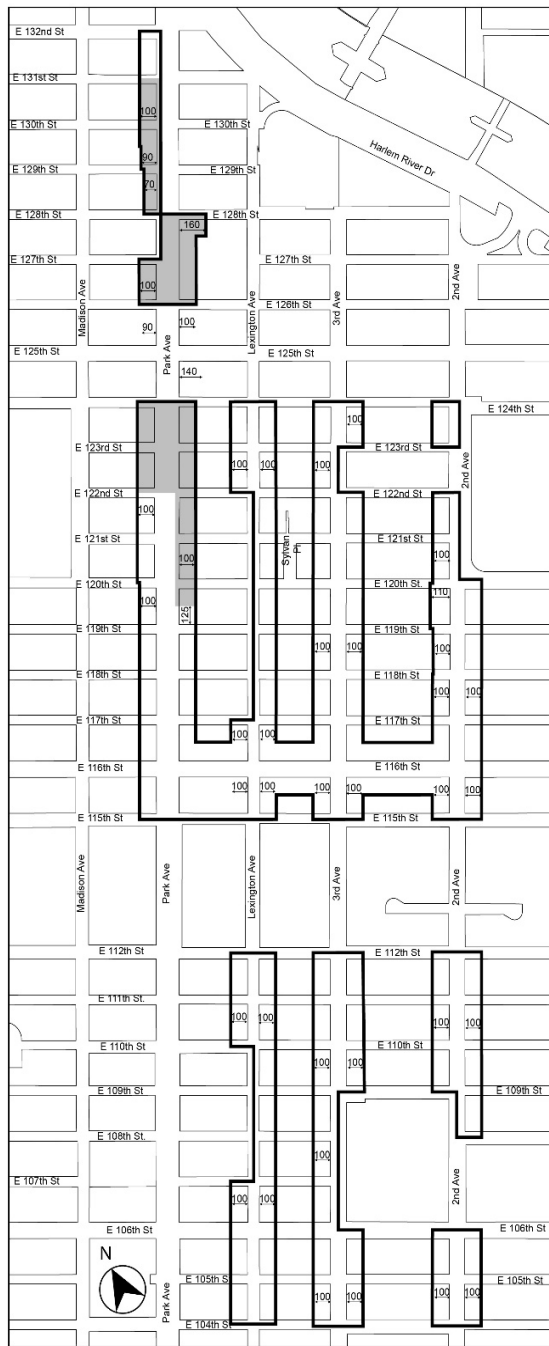
**138-41
Required Accessory Off-street Parking Spaces for Residences**

In the #Special East Harlem Corridors District#, no #accessory# off-street parking shall be required for #residences#. Off-street parking shall be permitted in accordance with the underlying district regulations.



APPENDIX: SPECIAL EAST HARLEM CORRIDORS DISTRICT PLAN

Special East Harlem Corridors District and Subdistrict

[PROPOSED MAP]



**EAST HARLEM DISTRICT PLAN
SPECIAL EAST HARLEM CORRIDOR DISTRICT AND SUBDISTRICT**

-  Special East Harlem Corridors District
-  Park Avenue Subdistrict

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

MANHATTAN

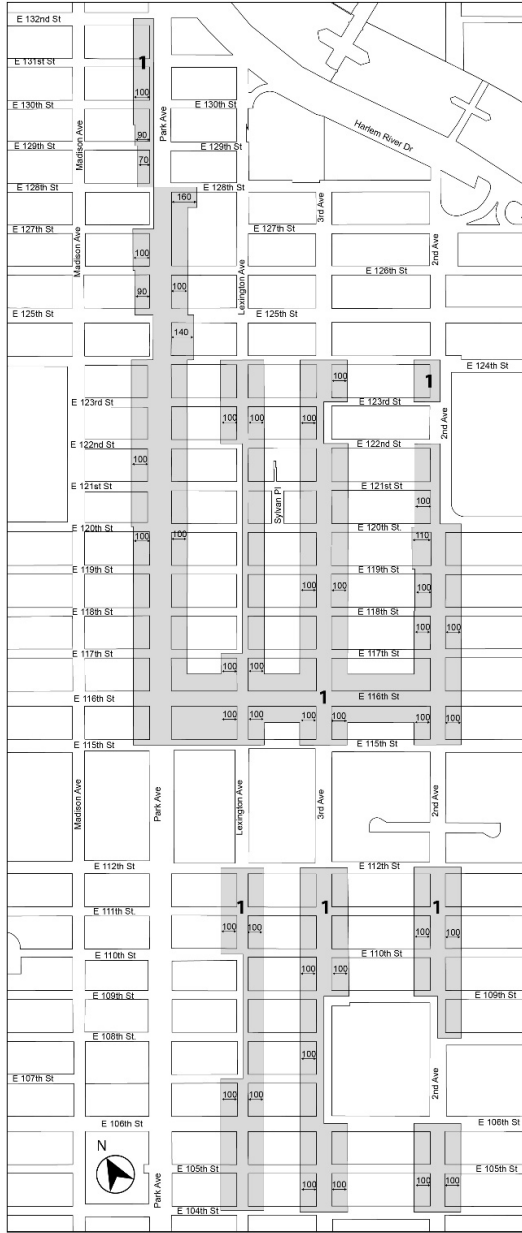
Manhattan Community District 11

In the R7D, R9 and R10 Districts within the areas shown on the following Map 1 and Map 2:

* * *
* * *
* * *
* * *

Map 2 – [date of adoption]

PROPOSED MAP



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

Area 1 [date of adoption] - MIH Program Option 1 and Option 2
 Portion of Community District 11, Manhattan

* * *

Resolution for adoption scheduling August 23, 2017 for a public hearing.

No. 18

CD 11 **N 170359(A) ZRM**
IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special East Harlem Corridors District (Article XIII, Chapter 8) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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

**ARTICLE I
 GENERAL PROVISIONS**

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

* * *

**11-122
 Districts established**

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

* * *

Special Purpose Districts

* * *

Establishment of the Special Downtown Jamaica District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 5, the #Special Downtown Jamaica District# is hereby established.

Establishment of the Special East Harlem Corridors District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 8, the #Special East Harlem Corridors District# is hereby established.

Establishment of the Special Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Enhanced Commercial District# is hereby established.

* * *

**Chapter 2
 Construction of Language and Definitions**

* * *

**12-10
 DEFINITIONS**

* * *

Special Downtown Jamaica District

The “Special Downtown Jamaica District” is a Special Purpose District designated by the letters “DJ” in which special regulations set forth in Article XI, Chapter 5, apply.

Special East Harlem Corridors District

The “Special East Harlem Corridors District” is a Special Purpose District designated by the letters “EHC” in which special regulations set forth in Article XIII, Chapter 8, apply.

Special Enhanced Commercial District

The “Special Enhanced Commercial District” is a Special Purpose District designated by the letters “EC” in which special regulations set forth in Article XIII, Chapter 2, apply.

* * *

**Chapter 4
 Sidewalk Cafe Regulations**

* * *

**14-40
 AREA ELIGIBILITY FOR SIDEWALK CAFES**

* * *

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

* * *

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Clinton District	No	Yes
<u>East Harlem Corridors District</u>	<u>No</u>	<u>Yes</u>
Enhanced Commercial District 2 (Columbus and Amsterdam Avenues)	Yes	Yes
	* * *	

**ARTICLE II
 RESIDENCE BULK REGULATIONS**

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

* * *

**23-011
Quality Housing Program**

R6 R7 R8 R9 R10

(d) 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:

* * *

(3) Special Purpose Districts

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

- #Special 125th Street District#;
- #Special Downtown Brooklyn District#;
- #Special Downtown Jamaica District#;
- #Special East Harlem Corridors District#;
- #Special Grand Concourse Preservation District#;

* * *

**23-03
Street Tree Planting in Residence Districts**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

* * *

(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

- #Special Bay Ridge District#;
- #Special Clinton District#;
- #Special Downtown Brooklyn District#
- #Special Downtown Jamaica District#
- #Special East Harlem Corridors District#;
- #Special Grand Concourse Preservation District#;

* * *

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

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

* * *

**33-03
Street Tree Planting in Commercial Districts**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

* * *

(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

- #Special Bay Ridge District#;
- #Special Clinton District#;
- #Special Downtown Brooklyn District#
- #Special Downtown Jamaica District#
- #Special East Harlem Corridors District#;

#Special Grand Concourse Preservation District#;

* * *

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

**Chapter 5
Special Transit Land Use District**

**95-00
GENERAL PURPOSES**

* * *

**95-03
Transit Easement**

Any #development# or #enlargement# involving ground level construction within the #Special Transit Land Use District# shall provide an easement on the #zoning lot# for subway-related use and public access to the subway mezzanine or station when required

pursuant to the provisions of Section 95-04.

The issuance by the Department of Buildings of an excavation permit for any #zoning lot# located within the Special District shall be dependent upon prior compliance with the provisions of this Chapter.

The transit easement required on a #zoning lot# shall permit the realization of one or more of the following planning objectives:

- (a) the integration and relating of subway station design to surrounding development;
- (b) the introduction of light and air to: stations; ~~and~~ mezzanines; ~~and~~ other related facilities constructed pursuant to the provisions of Section 95-032 (Determination of transit easements at other stations);

* * *

**95-031
Selection of transit easement at certain stations**

At the stations specified below, The transit easement required on a #zoning lot# shall constitute a volume whose dimensions above and below #curb level# shall comply with the requirements as set forth in Table A or Table B of this Section, depending on the depth of the proposed subway mezzanine below #curb level#, as established by the Metropolitan Transportation Authority.

* * *

**95-032
Determination of transit easements at other stations**

At the 106th Street, 116th Street and 125th Street stations, a transit easement shall be provided to accommodate, whether singly or in any combination, light wells, stairs, ramps, escalators, elevators, passageways, or ancillary facilities required to support the functioning of subway station or rail mass transit facilities, including, but not limited to, emergency egress or ventilation structures, the Metropolitan Transportation Authority shall, in consultation with the owner of the #zoning lot# and the City Planning Commission, determine the appropriate type of transit easement and reasonable dimensions for such transit easement volume.

**95-0323
Location of transit easements**

* * *

**95-05
Terms and Conditions for Permitted Uses and Construction within Transit Easement Volume**

The transit easement volume shall be used as an entrance/exit for public access to the subway and/or to provide better access of light and air to the subway station mezzanine, and for related uses. Illustrative of such purposes are light wells, stairs, ramps, escalators, or elevators; or, for #zoning lots# subject to the provisions of Section 95-032 (Determination of transit easements at other stations), ancillary facilities required to support the functioning of subways, including, but not limited to, emergency egress or ventilation structures.

No #floor area# bonus shall be allowed for any transit easement provided on a #zoning lot#. When a transit easement volume required on a #zoning lot# is located within a #building#, any floor spaces occupied by such transit easement volume shall not count as #floor area#. Any portion of the #lot area# of a #zoning lot# occupied by a transit easement and weather protected by an overhang or roofed area, shall be considered as a #public plaza# in the districts that allow such #public plaza# bonuses.

* * *

**95-051
Development of transit access facilities**

All access facilities, including any light wells or sky lights required within a transit easement volume established pursuant to the provisions of Section 95-031 (Selection of transit easement at certain stations), or access and ancillary facilities required pursuant to the provisions of Section 95-032 (Determination of transit easement at other stations), shall be constructed and maintained by the Metropolitan Transportation Authority except for any #building# columns, footings or any other permitted obstructions allowed therein.

* * *

**95-052
Special access facilities for persons with disabilities at certain stations**

For #zoning lots# subject to the provisions of Section 95-031 (Selection of transit easement at certain stations), Special elevators for persons with disabilities may locate within a transit easement volume, provided stair and/or escalator access to the subway mezzanine are located within the same easement and in no event located within the public sidewalk adjacent to the #zoning lot#.

* * *

**Article IX
Special Purpose Districts
Chapter 7
Special 125th Street District**

**97-00
GENERAL PURPOSES**

The "Special 125th Street District" established in this Resolution is designed to promote and protect the public health, safety, general welfare and amenity. The general goals include, among others, the following specific purposes:

- (a) to preserve, protect and promote the special character of 125th Street as Harlem's "Main Street" and the role of 125th Street as Upper Manhattan's premier mixed use corridor;
- (b) to guide development on the 125th Street corridor;
- (c) to expand the retail and commercial character of 125th Street;
- (d) to provide incentives for the creation of visual and performing arts space and enhance the area's role as a major arts, entertainment and cultural destination in the City;
- (e) to support mixed use development throughout the 125th Street corridor, including residential uses, and to provide incentives for the production of affordable housing;
- (f) to ensure that the form of new buildings is compatible and relates to the built character of the 125th Street corridor;
- (g) to enhance the pedestrian environment through appropriate ground floor uses and regulations;
- (h) to ensure, in the Park Avenue Hub Subdistrict, compatibility with the purposes of the #Special East Harlem Corridors District#; and
- (h)(i) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's revenue.

* * *

**97-03
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special 125th Street District# Plan. The District Plan, including Map 1 (Special 125th Street District and Core Subdistricts) and Map 2 (Permitted Small Sidewalk Cafe Locations), is set forth in Appendix A of this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

**97-04
Establishment of Core Subdistricts**

In order to carry out the purposes and provisions of this Chapter, the Core two subdistricts is established within the #Special 125th Street District# and: the Core Subdistrict and the Park Avenue Hub Subdistrict. Each subdistrict includes specific regulations designed to support an arts and entertainment environment and other relevant planning objectives along 125th Street. The boundaries of the Core Subdistricts are shown on Map 1 in Appendix A of this Chapter.

* * *

**97-06
Applicability of Special Transit Land Use District Regulations
Applicability of District Regulations**

[Note: existing provisions moved to Section 97-061]

**97-061
Applicability of Special Transit Land Use District Regulations**

[Note: existing provisions moved from Section 97-06 and updated a cross reference. The specification of the #Special Transit Land Use District# was eliminated since they are specified in Zoning Maps.]

Wherever the #Special 125th Street District# includes an area which also lies within the #Special Transit Land Use District#, the requirements of the #Special Transit Land Use District#, as set forth in Article IX, Chapter 5, shall apply, subject to the modifications described in paragraphs (e) (a)(4) and (f) (a)(5) of Section 97-433 (Street wall location) 442 (Height and setback regulations within the Core Subdistrict and areas outside of a subdistrict).

The #Special Transit Land Use District# includes the area within the #Special 125th Street District# bounded by a line 50 feet west of Second Avenue from 124th Street midway to 125th Street where such area widens to a line 100 feet west of Second Avenue.

**97-062
Applicability of the Quality Housing Program**

[Note: existing provisions moved from 97-40 (SPECIAL BULK

REGULATIONS)]

In the #Special 125th Street District#, #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program, and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**97-063
Applicability of Inclusionary Housing Program**

[Note: existing provision moved from Section 97-421 (Inclusionary Housing) and changed to include Mandatory Inclusionary Housing applicability]

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 (Inclusionary Housing) and in Section 23-90 (INCLUSIONARY HOUSING), #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas# within the #Special 125th Street Districts# are shown on the maps in APPENDIX F of this Resolution.

**97-10
SPECIAL USE AND LOCATION REGULATIONS**

* * *

**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 4,470 #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 [date of adoption].

**97-20
LOCATION AND ACCESS REGULATIONS**

[Note: applicability of Article II, Chapter 8 has been moved to Section 97-062]

Within the Core Subdistrict, as shown on Map 1 in Appendix A of this Chapter, and areas outside of a subdistrict, the provisions of Section 97-21 (Location and Access Requirements in Certain Areas), inclusive, shall apply.

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the provisions of Section 97-21, inclusive, shall apply to any #zoning lot#, or portion thereof, specified in Section 97-21, and the provisions of Section 97-22 (Use Location Regulations in the Park Avenue Hub Subdistrict), inclusive, shall apply to all other #zoning lots#, or portion thereof.

For the purposes of applying the provisions of this Section, defined terms shall include those set forth in Sections 12-10 (DEFINITIONS) and 37-311 (Definitions).

**97-21
Location of and Access to Arts and Entertainment Uses
Supplemental Use and Streetscape Regulations along 125th Street**

[Note: existing 97-21 provisions moved to Section 97-211]

[Note: existing provisions, moved from Section 97-20]

Within the #Special 125th Street District#, Ffor any #zoning lot# that fronts upon 125th Street, the #use# regulations of the underlying

districts shall be modified by the locational and access requirements of this Section, inclusive. However, ~~on #through lots# or #corner lots#~~ with frontage along 125th Street, such requirements shall apply within the first 100 feet of the 125th Street #street line#.

**97-211
Location and Access to Art and Entertainment Uses**

[Note: existing provisions, moved from Section 97-21]

Any arts and entertainment #uses# listed in Section 97-11 that are provided in order to comply with the requirements of Section 97-12 (Arts and Entertainment Use Requirement) or Section 97-422 (Floor area bonus for visual or performing arts uses) shall be subject to the following location and access requirements:

* * *

**97-212
Uses not permitted on the ground floor of buildings**

[Note: existing provisions moved from Section 97-22 and modified]

The following #uses# are not permitted within #stories# that have a floor level within five feet of #curb level# in #buildings developed# after April 30, 2008, or within #stories# that have a floor level within five feet of #curb level# within portions of #buildings enlarged# after April 30, 2008, where such #building# or portion of a #building# fronts upon 125th Street, or is within 100 feet from 125th Street. Entranceways and lobby space for access to such #uses# shall be permitted at the ground floor level, pursuant to the provisions of Section 97-221 213 (Access to non-ground floor uses).

* * *

**97-213
Access to non-ground floor uses**

[Note: existing provisions, moved from Section 97-221]

The maximum ground floor #street# frontage on 125th Street allocated to entranceways or lobby space for non-ground floor #uses# listed in Section 97-22 shall be as set forth for Type 1 lobbies in Section 37-33 (Maximum Width of Certain Uses), except that for #developments# or #enlargements# with at least 200 linear feet fronting on 125th Street, the Type 2 lobby regulations shall apply.

Additionally, within the Core Subdistrict the #residential# portion of a #development# or #enlargement# may be accessed from an entrance on 125th Street only if such #development# or #enlargement# does not front upon a #street# other than 125th Street.

**97-214
Transparency requirements along 125th Street**

[Note: existing provisions, moved from 97-23]

For all #uses#, other than houses of worship, libraries and primary rehearsal spaces, located on the ground floor of #developments# and #enlargements# that front upon that portion of 125th Street located within the #Special 125th Street District#, the ground floor #street wall# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

**97-22
Uses Not Permitted on the Ground Floor of Buildings
Supplemental Use and Streetscape Regulations within the
Park Avenue Hub Subdistrict**

[Note: existing 97-22 provisions moved to Section 97-212]

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, for #zoning lots#, or portion thereof, that are not subject to the provisions of Section 97-21 (Location and Access Regulations along 125th Street), inclusive, the provisions of this Section, inclusive, shall apply.

**97-221
Access to non-ground floor uses
Modification of supplemental use location regulations**

[Note: existing 97-221 provisions moved to Section 97-213]

The supplementary #commercial use# regulations of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# on any #story#, provided that at any level containing #residences#, no access exists between such #commercial# and #residential uses# and provided that such #commercial uses# are not located directly over any #residential use#.

**97-222
Ground floor use and streetscape regulations**

The provisions of this Section, inclusive, shall apply to #developments# or #ground floor level enlargements#. Any portion of a #ground floor level# allocated to a transit easement required by the MTA pursuant to the provisions of Article IX, Chapter 5 need not comply with the streetscape requirements of this Section.

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along Park Avenue that is not subject to the provisions of Section 97-21 (Location and Access Regulations along 125th Street), inclusive, as well as any #narrow street# frontage within 50 feet of Park Avenue, shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#.

(a) **Along #primary street frontages#**

For #buildings#, or portions thereof, with #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 2 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(b) **Along #secondary street frontages#**

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any #group parking facilities# on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

**97-23
Transparency Requirements**

[Note: existing 97-23 provisions moved to Section 97-214]

* * *

**97-40
SPECIAL BULK REGULATIONS**

[Note: the applicability of Article II, Chapter 8 moved to Section 97-062]

Within the #Special 125th Street District#, all #developments# or #enlargements# containing #residences# shall comply with the requirements of Article II, Chapter 8 (Quality Housing), and the applicable #bulk# regulations of the underlying districts shall apply, except as modified in by the provisions of this Section, inclusive.

**97-41
Special Floor Area Regulations**

The maximum #floor area ratio#, #open space ratio# and #lot coverage# requirements of the applicable underlying district shall apply within the #Special 125th Street District#, unless modified by the following regulations.

**97-411
Maximum floor area ratio in C4-4D, C4-7 and C6-3 Districts
within the Core Subdistrict and areas outside of a subdistrict**

In C4-4D, C4-7 or C6-3 Districts in the Core Subdistrict, as shown on Map 1 in Appendix A of this Chapter and areas outside of a subdistrict, the maximum permitted #floor area ratios# shall be as listed in the following table for #residential#, #commercial# and #community facility uses#, and may only be increased pursuant to Section 97-42 (Additional Floor Area Bonuses Regulations), inclusive.

* * *

**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
- (2) a minimum #floor area ratio# of 0.5, or a minimum amount of floor space equivalent to such 0.5 #floor area ratio#, shall be

provided on such #zoning lot#. Such #floor area# or equivalent floor space shall be exclusively used for those visual or performing arts #uses#, designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses), and shall be certified by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 (Certification for floor area bonus for visual or performing arts uses) have been met.

(b) Modified maximum #floor area ratio# for certain #zoning lots#

For #zoning lots# existing on or before [date of adoption] with a #lot area# of less than 5,000 square feet, or for #zoning lots# subject to the provisions of paragraph (d)(4) of Section 23-154 (Inclusionary Housing), the maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

- (1) the minimum non-#residential floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before [date of adoption] with a #lot area# of less than 5,000 square feet. For #zoning lots# utilizing the provisions of this paragraph, the minimum non-#residential floor area# or visual or performing arts space requirements set forth in paragraph (a) of this Section shall not apply;
- (2) for #zoning lots#, subject to the provisions of paragraph (d)(4)(i) or (d)(4)(iii) of Section 23-154, the maximum #residential floor area# provision of the underlying district as specified in Section 23-153 (For Quality Housing buildings) shall apply; and
- (3) for #zoning lots# utilizing the provisions of paragraph (b)(1) or (b)(2) of this Section, the maximum overall #floor area ratio# shall be 10.0, except that such maximum #floor area ratio# may be increased pursuant to the provisions of paragraph (b) of Section 97-422 (Floor area bonus for visual or performing arts uses).

97-42 Additional Floor Area Bonuses Regulations

Within #Inclusionary Housing designated areas#, as specified in APPENDIX F of this Resolution, the maximum #floor area ratio# may be increased by a pursuant to the #floor area# bonus, pursuant to provisions of Sections 23-154 (Inclusionary Housing) 97-421 (Inclusionary Housing) or 97-422 (Floor area bonus for visual or performing arts uses), which may be used concurrently.

Within #Mandatory Inclusionary Housing areas#, as specified in APPENDIX F of this Resolution, the maximum #floor area ratio# may be increased for certain #zoning lots# specified in paragraph (b) of Section 97-412 (Maximum floor area ratio in the Park Avenue Hub Subdistrict) by the provisions of Section 97-422.

97-421 Inclusionary Housing

[Note: the Inclusionary Housing Program applicability provision moved to 97-063 (Applicability of Inclusionary Housing Program)]

Within the #Special 125th Street District#, In #Inclusionary Housing designated areas# within C4-4D, C4-7 and C6-3 Districts in the Core Subdistrict or areas outside of a subdistrict, shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, and this Section, applicable within the Special District. Within such #Inclusionary Housing designated areas#, the #residential floor area ratio# may be increased by an Inclusionary Housing bonus, pursuant to the provisions of Section 23-154 (Inclusionary Housing).

97-422 Floor area bonus for visual or performing arts uses

(a) In C4-4D, C4-7 or C6-3 Districts within the #Special 125th Street District# Core Subdistrict or areas outside of a subdistrict, for a #development# or #enlargement# with frontage on 125th Street, the maximum #floor area ratio# otherwise permitted for #residential# or #commercial uses# listed in Section 97-411 may be increased up to the maximum #floor area ratio# specified in the table in this Section, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of such bonused #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 have been met.

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL AND COMMERCIAL USES WITH FLOOR AREA BONUS FOR VISUAL OR PERFORMING ARTS USES

Outside the Core District Within areas outside of a subdistrict		Within the Core Subdistrict	
#Residential Floor Area Ratio#	#Commercial Floor Area Ratio#	#Residential Floor Area Ratio#	#Commercial Floor Area Ratio#

* * *

(b) In C6-4 Districts within the Park Avenue Hub Subdistrict, for a #development# or #enlargement#, the maximum #floor area ratio# permitted in paragraph (b) of Section 97-412 (Maximum floor area ratio in the Park Avenue Hub Subdistrict) may be increased up to a maximum #floor area ratio# of 12.0, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 have been met.

97-423 Certification for floor area bonus for visual or performing arts uses

The minimum non-#residential floor area# or equivalent floor space provisions of paragraph (a)(2) of Section 97-412 (Maximum floor area ratio in the Park Avenue Hub Subdistrict) or the #floor area# bonus provisions of Section 97-422 shall apply only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the following conditions have been met:

- (a) Drawings have been provided that clearly designate all #floor area# permitted pursuant to the provisions of paragraph (a)(2) of Section 97-412, or all #floor area# that will result from the permitted increase in #floor area ratio# pursuant to Section 97-422, including the location of such #floor area#.
- (b) Drawings also have been provided that clearly designate all #floor area# and/or below grade floor space for any new visual or performing arts #uses# provided for the purposes of satisfying the provisions of paragraph (a)(2) of Section 97-412, or for which a bonus is to be received pursuant to Section 97-422.

Such drawings shall be of sufficient detail to show that such designated space shall be designed, arranged and used for the new visual arts or performing arts #uses#, and shall also show that:

- (1) all such visual or performing arts #uses# are located at or above the ground floor level of the #building#, except that performance space meeting the requirements of paragraph (b)(4) of this Section may be located below grade, and #accessory uses# may be located below grade, subject to the requirements of paragraph (b)(5) of this Section;
- (2) all bonused #floor area# or below grade space occupied by visual or performing arts #uses# is primarily accessed from 125th Street, except where such visual or performing arts #floor area# or floor space is provided pursuant to paragraphs (a)(2) of Section 97-412 or (b)(2) of Section 97-422;
- (3) in the case of primary rehearsal space, where such space does not consist of #accessory uses# subject to the requirements of paragraph (b)(4), such space:

* * *

- (iii) has a #street wall# with at least 50 feet of frontage along 125th Street, except that where such primary rehearsal space is provided pursuant to paragraphs (a)(2) of Section 97-412 or (b)(2) of Section 97-422 such #street wall# with 50 feet of frontage need not be along 125th Street, and has a minimum area of 2,000 square feet, with a floor-to-ceiling height of not less than nine feet six inches; and

* * *

- (5) #Accessory# space
 - (i) For primary rehearsal spaces, no more than 25 percent of such minimum required #floor area# or equivalent below grade floor space, or such the bonused #floor area# or below grade floor space, shall be occupied by #uses accessory# to such primary rehearsal spaces. #Accessory uses# shall include but are not limited to educational and classroom space, administrative offices, circulation space, restrooms and equipment space;
 - (ii) For visual or performing arts #uses# other than a primary rehearsal space, no more than 40 percent of such minimum required #floor area# or equivalent below

grade floor space, or such bonused #floor area# or below grade floor space, shall be occupied by #uses accessory# to such visual or performing arts #uses#, provided no single #accessory use# occupies more than 25 percent of the such total minimum required #floor area# or equivalent below grade floor space, or bonused #floor area# or below grade floor space. #Accessory uses# shall include but are not limited to educational and classroom space, non-primary rehearsal space, administrative offices, lobbies, circulation space, ticket offices, restrooms, dressing rooms, other backstage areas and equipment space; and

* * *

(6) Signage

- (i) Signage that identifies the visual or performing arts facility shall be provided at the 125th Street entrance of the visual or performing arts facility, subject to the requirements of Section 97-30, inclusive, except where such visual or performing arts facility is provided pursuant to paragraphs (a)(2) of Section 97-412 or (b)(2) of Section 97-422; and

* * *

- (e) A legal commitment by the owner has been provided for continued occupancy of all #floor area# or equivalent floor space provided for the purposes of satisfying minimum equivalent non-#residential# floor space provisions of paragraph (a)(2) of Section 97-412, or for which a bonus has been received; pursuant to this Section 97-422, as a visual or performing arts space only in accordance with the drawings and design plans provided pursuant to paragraphs (b) and (c)(5) of this Section, and providing further that in the event of a change of operator, the owner or operator shall obtain a new certification pursuant to this Section. An #adult establishment use# shall be prohibited for the life of the #development# or #enlargement#.

* * *

- (g) A legal commitment by the owner has been provided that, in the event of an adjudicated violation of the provisions of paragraph (e) of this Section, requiring the continued occupancy of all #floor area# or equivalent floor space provided for the purposes of satisfying minimum equivalent non-#residential# floor space provisions of paragraph (a)(2) of Section 97-412, or for which a bonus has been received, pursuant to Section 97-422, as a visual and performing arts space only, the owner shall not permit the occupancy of any #floor area# in the #development# or #enlargement# which is vacant as of the date of such adjudication or thereafter, or up to the amount of the increased #floor area# permitted under Section 97-422, as applicable, until such time as the Chairperson of the City Planning Commission has determined that the visual or performing arts space is occupied in accordance with the provisions of this Section.

* * *

The owner shall not apply for or accept a temporary certificate of occupancy for such portion of the #development# or #enlargement# identified under the terms of the declaration of restrictions as utilizing the #floor area# permitted pursuant to the provisions of paragraph (a)(2) of Section 97-412 or the increased #floor area# permitted pursuant to Section 97-422, and the Department of Buildings shall not issue a temporary certificate of occupancy for such portion of the #development# or #enlargement#, until the Commissioner of the Department of Cultural Affairs has certified that the visual or performing arts space is substantially complete. The owner shall not apply for or accept a permanent certificate of occupancy for such portion of the #development# or #enlargement#, nor shall the Department of Buildings issue a permanent certificate of occupancy for such portion of the #development# or #enlargement#, until the visual or performing arts space has been finally completed in accordance with the approved plans and such final completion has been certified by the Commissioner of the Department of Cultural Affairs. The declaration of restrictions shall be noted on any temporary or final certificate of occupancy for the #building#. The temporary or final certificate of occupancy for any portion of the #development# or #enlargement# identified under the terms of the declaration of restrictions as utilizing the #floor area# permitted pursuant to the provisions of paragraph (a)(2) of Section 97-412 or the increased #floor area# permitted pursuant to Section 97-422 shall include the provisions of paragraph (e) of this Section, requiring the continued occupancy of all #floor area# for which a bonus has been received as a visual or performing arts space only, as a condition of occupancy of such portion of the #development# or #enlargement#.

* * *

**97-44 43
Special Height and Setback Regulations**

Within the #Special 125th Street District#, the underlying height and setback regulations shall be modified in accordance with the provisions of this Section, inclusive.

**97-441 431
Permitted obstructions**

The provisions of Section 33-42 (Permitted Obstructions) shall apply, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

**97-442 432
Height and setback regulations for C4-7 and C6-3 Districts in the Core Subdistrict and areas outside of a subdistrict**

[Note: provisions of paragraph (a) moved from Section 97-443 and modified]

(a) Street wall location

In all #Commercial Districts# within the Core Subdistrict and areas outside of a subdistrict, the #street wall# shall be located on the #street line# of 125th Street and extend along the entire #street# frontage of the #zoning lot# up to at least the applicable minimum base height of the underlying district, or the height of the #building#, whichever is less.

The #street wall# location provisions of such #Commercial Districts# shall be modified, as follows:

- (a)(1) On Park Avenue, within 10 feet of its intersection with any #street#, the #street wall# may be located anywhere within 10 feet of the Park Avenue #street line#. However, to allow articulation of the #street walls# pursuant to the provisions of paragraph (b) of this Section, the #street walls# may be located anywhere within an area bounded by a #street line#, the #street wall# on Park Avenue and a line connecting these two lines 15 feet from their intersection.
- (b)(2) To allow articulation of #street walls# at the intersection of any two #streets# within the Special District, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.
- (c)(3) Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of the second #story# and up to the applicable maximum base height, recesses are permitted for #outer courts# or balconies, provided that the aggregate width of such recesses does not exceed 30 percent of the width of the #street wall# at any level, and the depth of such recesses does not exceed five feet. No recesses shall be permitted within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except in compliance with corner articulation rules.
- (d)(4) The #street wall# location and minimum #street wall# height provisions of this Section shall not apply to any existing #buildings# that are to remain on the #zoning lot#.
- (e)(5) For any #development# or #enlargement# within the #Special 125th Street District# that is partially within the #Special Transit Land Use District# and located directly over the planned Second Avenue subway line tunnel, the #residential# portion of such #development# or #enlargement# may be constructed pursuant to the R8A #street wall# requirements and the #commercial# portion of such #development# or #enlargement# may be constructed pursuant to the C4-4D #street wall# requirements in lieu of the requirements of this Section.
- (f)(6) The requirements of this Section shall apply within the #Special Transit Land Use District# except that, for the area of the #Special Transit Land Use District# that is also within the #Special 125th Street District#, a #street wall# of a #development# or #enlargement# located on the #street line# of a #zoning lot# need not exceed 15 feet if that portion of the #development# or #enlargement# is located directly over the planned Second Avenue subway line tunnel.

(b) Maximum height of building and setback

The following modifications of the underlying district regulations shall apply for C4-7 and C6-3 Districts within the Special District the Core Subdistrict and areas outside of a subdistrict:

- (a)(1) The minimum and maximum base height of the #street wall# and the maximum height of a #building# or other structure# shall be as set forth in the following table:
* * *
- (b)(2) Special regulations for certain C4-7 Districts
- (i) For the area located within 50 feet of the 126th Street frontage and between 200 feet east of Adam Clayton Powell

Boulevard and 150 feet west of Lenox Avenue/Malcolm X Boulevard, the height of any portion of a #building or other structure# shall be limited to 80 feet.

(2)(ii) For #zoning lots# bounded by 125th Street, Park Avenue and 124th Street, the maximum height of a #building or other structure# shall be 330 feet.

(3)(iii) For Lots 1 and 7501 on Block 1910, the requirements of City Environmental Quality Review (CEQR) Environmental Designation Number (E-102) have been modified, as set forth in the Technical Memorandum to the Final Environmental Impact Statement for CEQR Number 07DCP030M, dated July 18, 2008.

(e)(3) In C6-3 Districts, the maximum length of any #story# located above a height of 85 feet shall not exceed 150 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 85 feet. No side of such rectangle shall exceed a width of 150 feet.

**97-44 43
Special Height and Setback Regulations**

Within the #Special 125th Street District#, the underlying height and setback regulations shall be modified in accordance with the provisions of this Section, inclusive.

**97-44 431
Permitted obstructions**

The provisions of Section 33-42 (Permitted Obstructions) shall apply, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

**97-442 432
Height and setback regulations for C4-7 and C6-3 Districts in the Core Subdistrict and areas outside of a subdistrict**

* * *

**97-443 433
Street wall location
Height and setback regulations in the Park Avenue Hub Subdistrict**

[Note: existing provisions of Section 97-443 moved to paragraph (a) of Section 97-432]

In C6-4 Districts within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the following provisions shall apply.

(a) #Street wall# location

The applicable provisions of Section 35-651 shall be modified as follows:

(1) Along 125th Street

Along 125th Street, the minimum base height shall be 60 feet, or the height of the #building#, whichever is less, except that for #buildings# or portions thereof within 50 feet of Park Avenue, the minimum base height shall be 40 feet, or the height of the #building#, whichever is less. The street wall location provisions of this paragraph shall be modified to allow a sidewalk widening pursuant to the provisions of paragraph (a)(2) of this Section; and

(2) Along Park Avenue and #narrow streets#

Along Park Avenue and any #narrow streets#, the provisions of paragraph (a) of Section 35-651 shall apply, except that the minimum base height shall be 40 feet, or the height of the #building#, whichever is less.

In addition, for #zoning lots# with frontage along Park Avenue between 124th Street and 125th Street, any #development# or horizontal #enlargement# shall provide a sidewalk widening along the #street line# of Park Avenue. Such sidewalk widening shall have a depth of 10 feet, be improved to Department of Transportation standards for sidewalks, and be at the same level as the adjoining public sidewalk.

(b) Basic maximum #building# height and setback regulations

The maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, except that the minimum base height shall be as set forth in paragraph (a) of this Section, and the maximum base height for #buildings or other structures# along the #street line# of 125th Street and within 50 feet of such #street line# shall be 85 feet.

For the purposes of applying the provisions for #qualifying ground floors#, the provisions of Section 97-20 (LOCATION AND ACCESS REGULATIONS), inclusive, shall apply in lieu of the applicable provisions of paragraph (b)(2) of Section 35-652.

(c) Optional height and setback regulations

As an alternative to the provisions of paragraph (b) of this Section, the provisions of this paragraph (c) may be applied to #zoning lots# meeting the criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), or #zoning lots# where 50 percent or more of the #floor area# is allocated to non-#residential uses#.

(1) Setbacks

At a height not lower than the minimum base height specified in paragraph (a) of this Section, nor higher than a maximum base height of 85 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations). Above such required setback, any portion of a #building# or #buildings# on the #zoning lot# shall be considered a "tower."

(2) #Lot coverage# requirements for towers

Each #story# of a tower containing #residential floor area# shall not exceed a maximum #lot coverage# of 40 percent, except that, for #zoning lots# less than 20,000 square feet, such #lot coverage# may be increased in accordance with the table in Section 23-65 (Tower Regulations). Each #story# of a tower allocated exclusively to non-#residential floor area# shall not exceed a maximum #lot coverage# of 50 percent. However, where dormers are provided within the required setback, such portions of #buildings# shall not count toward the maximum allowable #lot coverage# set forth in this paragraph.

(3) Maximum #building# height

No height limit shall apply to towers.

**97-45 44
Special Provisions for Zoning Lots Divided by District Boundaries**

* * *

**97-50
SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

* * *

**97-51
Required Accessory Off-Street Residential Parking Within the Core Subdistrict and areas outside of a subdistrict**

[Note: existing provisions moved to Section 97-511]

**97-511
Required Accessory Off-Street Residential Parking**

[Note: existing provisions moved from Section 97-51]

#Accessory# off-street parking spaces, open or enclosed, shall be provided for all #developments# or #enlargements# within the #Special 125th Street District# that contain #residences#, according to the provisions of the underlying district, as modified by the provisions of Section 97-50 (SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), inclusive.

**97-512
Required Accessory Off-Street Commercial Parking**

[Note: existing provisions moved from Section 97-52]

In #Commercial Districts# within the #Special 125th Street District# Core Subdistrict, as shown on Map 1 in Appendix A of this Chapter, and areas outside of a subdistrict, #accessory# off-street parking spaces shall be provided if required by Section 36-21, as modified by the provisions of Section 97-50 (SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), inclusive, except that no #accessory# parking spaces shall be required for #commercial uses# in C4-4D Districts.

**97-52-
Required Accessory Off-Street Commercial Parking Within the Park Avenue Hub Subdistrict**

[Note: existing provisions moved to Section 97-512]

In the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, no #accessory# off-street parking shall be required for #residences#. Off-street parking shall be permitted in accordance with the regulations of the underlying district.

* * *

**Appendix A
Special 125th Street District Plan**

Map 1: Special 125th Street District and Core Subdistricts

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 [date of adoption].

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

Public Parking Garages

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

In the districts indicated, for the purpose of applying regulations applicable to #public parking garages# set forth in Article III, Chapter 2 (Use Regulations) and Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), the regulations set forth for C1-4 Districts shall apply to C1-5 Districts, and the regulations set forth for C2-4 Districts shall apply to all other districts. In an M1 District paired with an R9 or R10 District, the regulations of #public parking garages# in Article XII, Chapter 3 (Special Mixed Use Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

138-20

SPECIAL BULK REGULATIONS

In the #Special East Harlem Corridors District#, all #developments# and #enlargements# shall comply with the #bulk# regulations for #Quality Housing buildings#, as modified by the provisions of this Section, inclusive.

In all districts, the #floor area# provisions of Section 138-21 (Floor Area Regulations), inclusive, and the #street wall# location provisions of Section 138-22 (Street Wall Regulations), shall apply. In #Commercial Districts#, the height and setback provisions of Section 138-23 (Height and Setback Regulations in Commercial Districts) shall apply. In M1 Districts paired with an R9 or R10 Districts, the height and setback provisions set forth in Section 138-24 (Height and Setback Regulations in M1 Districts Paired With an R9 or R10 District) shall apply.

138-21

Floor Area Regulations

138-211

Floor area regulations in the Park Avenue Subdistrict

The maximum #floor area ratio# for #zoning lots# within the Park Avenue Subdistrict, as shown in the Appendix to this Chapter, is set forth in paragraph (a) of this Section. Such provisions are modified for certain #zoning lots# in accordance with paragraph (b).

(a) Maximum #floor area ratio#

In M1-6 Districts paired with an R9 District, the maximum #floor area ratio# shall be 8.5. Where a #development# or #enlargement# of a #building# on a #zoning lot# contains #residential floor area#, such #zoning lot# shall provide a minimum non-#residential floor area ratio# of 1.5.

In C6-4 Districts and M1-6 Districts paired with an R10 District, the maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# of a #building# on a #zoning lot# contains #residential floor area#, such #zoning lot# shall provide a minimum non-#residential floor area ratio# of 2.0.

Where a #development# or #enlargement# of a #building# on a #zoning lot# contains #residential floor area#, such #zoning lot# shall provide a minimum non-#residential floor area ratio# of 1.5 in M1-6 Districts paired with an R9 District, and 2.0 in C6-4 Districts and M1-6 Districts paired with an R10 District.

(b) Modified maximum #floor area ratio# for certain #zoning lots#

The maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

- (1) the minimum non-#residential floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before [date of adoption] with a #lot area# of less than 5,000 square feet. For #zoning lots# utilizing the provisions of this paragraph (b)(1), the minimum non-#residential floor area# requirements set forth in paragraph (a) of this Section shall not apply;
- (2) for #zoning lots# subject to the provisions of paragraph (d)(4)(i) or (d)(4)(iii) of Section 23-154 (Inclusionary Housing), the maximum #residential floor area ratio# of the underlying district as specified in Section 23-153 (For Quality Housing buildings) shall apply; and
- (3) for #zoning lots# subject to paragraphs (b)(1) or (b)(2) of this Section, the maximum #floor area ratio# for all #uses# shall

be 7.52 in M1-6 Districts paired with an R9 District, and 10.0 in C6-4 Districts and M1-6 Districts paired with an R10 District.

138-212

Floor area regulations outside of the Park Avenue Subdistrict

For #zoning lots#, or portions thereof, outside of the Park Avenue Subdistrict, as shown in the Appendix to this Chapter, the underlying #floor area# regulations shall apply, except that:

- (a) in C2 Districts mapped within an R9 District, for any #zoning lot# containing #residential floor area#, the maximum #residential floor area ratio# for #zoning lots# complying with the applicable provisions of paragraph (d)(3) of Section 23-154 (Inclusionary housing), or for #affordable independent residences for seniors#, shall be 8.5, the maximum #residential floor area ratio# for #zoning lots# utilizing the provisions of paragraphs (d)(4)(i) or (d)(4)(iii) of Section 23-154 shall be 7.52, and the maximum #floor area ratio# for any combination of #uses# shall be 8.5; and
- (b) in C4-6 Districts and in C2 Districts mapped within an R9 or R10 District, the #floor area# provisions of Sections 33-13 (Floor Area Bonus for a Public Plaza) or 33-14 (Floor Area Bonus for Arcades) shall not apply.

138-22

Street Wall Regulations

All #developments# and #enlargements# within the #Special East Harlem Corridors District# shall comply with the #street wall# regulations of Section 35-651 (Street wall location), as specified and modified in this Section. Where M1 Districts are paired with R9 or R10 Districts, #developments# and #enlargements# within such districts shall comply with the provisions of paragraph (b) of this Section. The applicable provisions of Section 35-651 are specified and modified as follows:

(a) Along #wide streets# other than Park Avenue

Along all #wide streets# other than Park Avenue, and along #narrow streets# within 50 feet of an intersection with such #wide street#, the provisions of paragraph (b) of Section 35-651 shall apply, except that the minimum base height shall be 60 feet, or the height of the #building#, whichever is less.

(b) Along Park Avenue

Along Park Avenue and along #narrow streets# located within 100 feet of Park Avenue, the provisions of paragraph (a) of Section 35-651 shall apply, except that the minimum base height shall be 40 feet, or the height of the #building#, whichever is less.

(c) Along all other #streets#

Along all #streets# not subject to the provisions of paragraph (a) or (b) of this Section, the provisions of paragraph (a) of Section 35-651 shall apply, except that the minimum base height shall be 60 feet, or the height of the #building#, whichever is less.

(d) Within #flood zones#

For #buildings# within the #flood zone#, the provisions of paragraphs (a), (b) and (c) of this Section, as applicable, shall be modified as follows:

- (1) for #developments# or horizontal #enlargements#, or portions thereof, where no transparent materials are provided on the #ground floor level street wall# below a height of four feet above the level of the adjoining sidewalk pursuant to the provisions of Section 37-34 (Minimum Transparency Requirements), for a continuous distance of more than 25 feet, such #street wall# shall be located at least three feet beyond the #street line#;
- (2) for portions of #developments# and #enlargements# where the provisions of paragraph (a) of this Section apply, such #street wall# shall not be located beyond five feet of the #street line#, except that such #street wall# may be located beyond such distance pursuant to the applicable provisions of paragraph (b) of Section 35-651 or of Section 64-333 (Street wall location in certain districts); and
- (3) the area between such #street wall# and the sidewalk, or portions thereof, that do not contain any planting pursuant to the provisions of paragraph (a) of Section 138-32 (Special Streetscape Provisions for Blank Walls), shall be improved to Department of Transportation standards for sidewalks, be at the same level as the adjoining public sidewalk and be accessible to the public at all times. In addition, such area shall provide visual mitigation elements in accordance with the provisions of Section 138-32.

138-23

Height and Setback Regulations in Commercial Districts

In #Commercial Districts#, the underlying height and setback provisions are modified as follows:

(a) Basic Height and Setback Regulations

Except as provided in paragraph (b) and (c) below, in #Commercial Districts#, the maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, except that the minimum base heights shall be modified by the provisions of Section 138-22 (Street Wall Regulations).

The regulations of paragraph (b)(2) of Section 36-652 relating to requirements for #qualifying ground floors#, where otherwise applicable, shall not apply. In lieu thereof, the provisions of Section 138-30 (STREETSCAPE REQUIREMENTS), inclusive, shall apply.

(b) Alternate Height and Setback Regulations in Certain Districts

Except as provided in paragraph (c) below, in C2 Districts mapped within an R9 or R10 District, or in C4-6 or C6-4 Districts, as an alternative to the provisions of paragraph (a) of this Section, the provisions of this paragraph may be applied to #zoning lots# meeting the applicable criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), or to #zoning lots# where 50 percent or more of the #floor area# is occupied by non-residential uses#.

(1) Setbacks

At a height not lower than the minimum base height specified in Section 138-22 (Street Wall Regulations), nor higher than a maximum base height of 85 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations). Above such required setback, any portion of such #building# shall be considered a "tower."

(2) #Lot coverage# requirements for towers

Each #story# of a tower containing #residential floor area# shall not exceed a maximum #lot coverage# of 40 percent, except that, for #zoning lots# of less than 20,000 square feet, such #lot coverage# may be increased in accordance with the table in Section 23-65 (Tower Regulations). Each #story# of a tower containing exclusively non-residential floor area# shall not exceed a maximum #lot coverage# of 50 percent. However, where dormers are provided within the required setback, such portions of #buildings# shall not count toward the maximum allowable tower #lot coverage# set forth in this paragraph.

(3) Maximum #building# height

No height limit shall apply to towers.

(c) Special Height and Setback Regulations in Certain Areas

In #Commercial Districts# in certain areas, the following maximum height and setback modifications shall apply.

(1) In C2-5 Districts mapped over R9 Districts and in C4-6 Districts in the following locations, the provisions of paragraph (a) of this Section shall apply, except that the maximum #building# height shall be 175 feet:

- (i) The area bounded by the centerline of East 124th Street, the centerline of Second Avenue, the centerline of East 123rd Street, and a line 100 feet west of the westerly #street line# of Second Avenue;
- (ii) The area bounded by a line 100 feet north of the northerly #street line# of East 116th Street, a line 100 feet east of the easterly #street line# of Lexington Avenue, a line 100 feet south of the southerly #street line# of East 116th Street, and a line 100 feet west of the westerly #street line# of Lexington Avenue;
- (iii) The area bounded by the centerline of East 124th Street, a line 100 feet east of the easterly #street line# of Third Avenue, the centerline of East 123rd Street, the centerline of Third Avenue, the centerline of East 122nd Street, and a line 100 feet west of the westerly #street line# of Third Avenue.

(2) In C2-5 Districts mapped over R9 Districts and C2-5 Districts mapped over R10 Districts in the following locations, the provisions of paragraph (a) of this Section shall apply, except that the maximum #building# height shall be 215 feet:

- (i) The area bounded by a line 100 feet east of the easterly #street line# of Park Avenue, the centerline of East 115th Street, a line 100 feet west of the westerly #street line# of Park Avenue, the centerline of East 122nd Street, the centerline of Park Avenue, and the centerline of the #block# located between East 120th Street and East 119th Street;

- (ii) The area bounded by the centerline of East 132nd Street, the centerline of Park Avenue, the centerline of East 131st Street, and a line 100 feet west of the westerly #street line# of Park Avenue.

138-24**Height and Setback Regulations in M1 Districts Paired With an R9 or R10 District**

In M1 Districts paired with an R9 or R10 District, the applicable #street wall# location and minimum base height provisions of paragraph (c) of Section 138-22 (Street Wall Regulations) shall apply. The maximum height of #buildings or other structures# and setback provisions set forth in Section 123-66 (Height and Setback Regulations) shall apply as modified in this Section.

- (a) In M1 Districts paired with an R9 District, at a height not lower than the minimum base height set forth in Section 138-22, nor higher than a maximum base height of 105 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations). The maximum #building# height shall be 215 feet; and
- (b) in M1 Districts paired with an R10 District, at a height not lower than the minimum base height set forth in Section 138-22, nor higher than a maximum base height of 155 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662. The maximum #building# height shall be 215 feet.

138-30**STREETSCAPE REQUIREMENTS**

The provisions of this Section, inclusive, shall apply to #developments# or #ground floor level enlargements# in all districts. In #Commercial Districts# mapped within R7D Districts, the underlying provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. Any portion of a ground floor level that is within a transit easement required pursuant to the provisions of Article IX, Chapter 5 need not comply with the streetscape requirements of this Section, inclusive.

138-31**Ground Floor Use Regulations**

The special #ground floor level# streetscape provisions set forth in Section 37-30, shall apply to Second Avenue, Third Avenue, Lexington Avenue, Park Avenue and East 116th Street, within the #Special East Harlem Corridors District# which, for the purposes of applying such provisions, shall be considered designated retail streets, and any portion of a #ground floor level street# frontage along the designated retail streets, as well as any #narrow street# frontage within 50 feet of such #streets#, shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall also include those defined in Section 37-311 (Definitions).

(a) Along #primary street frontages#

For #buildings#, or portions thereof, with #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-residential uses#, except for Type 2 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that:

- (1) in M1-6 Districts paired with an R9 or R10 District, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 and 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations, provided that any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or screening in accordance with the provisions of paragraphs (a) or (f) of Section 138-32 (Special Streetscape Provisions for Blank Walls) for at least 75 percent of such blank wall; and
- (2) in #flood zones#, where no transparent materials or #building# entrances or exits are provided on the #ground floor level street wall# below a height of four feet above the level of the adjoining sidewalk for a continuous width of at least 15 feet, visual mitigation elements shall be provided in accordance with Section 138-32 for such blank wall.

(b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any #group parking facilities# on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

**138-32
Special Streetscape Provisions for Blank Walls**

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall# pursuant to the provisions of Section 138-31 (Ground Floor Use Regulations), at least 75 percent of the linear footage of any such blank wall shall be treated by one or more of the following visual mitigation elements which shall be provided on the #zoning lot#, except where such elements are permitted within the #street# under other applicable laws or regulations. Such features when utilized as visual mitigation elements shall include:

(a) Planting

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

Where a blank wall exceeds a #street wall# width of 50 feet, at least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) Benches

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

(c) Bicycle racks

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

(d) Tables and chairs

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

(e) Wall treatment

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

**138-40
OFF-STREET PARKING AND LOADING REGULATIONS**

The applicable parking and loading regulations of Article II, Chapter 5, Article III, Chapter 6, Article IV, Chapter 4 (ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS) or Section 123-70 (PARKING AND LOADING), inclusive, shall be modified in this Section, inclusive.

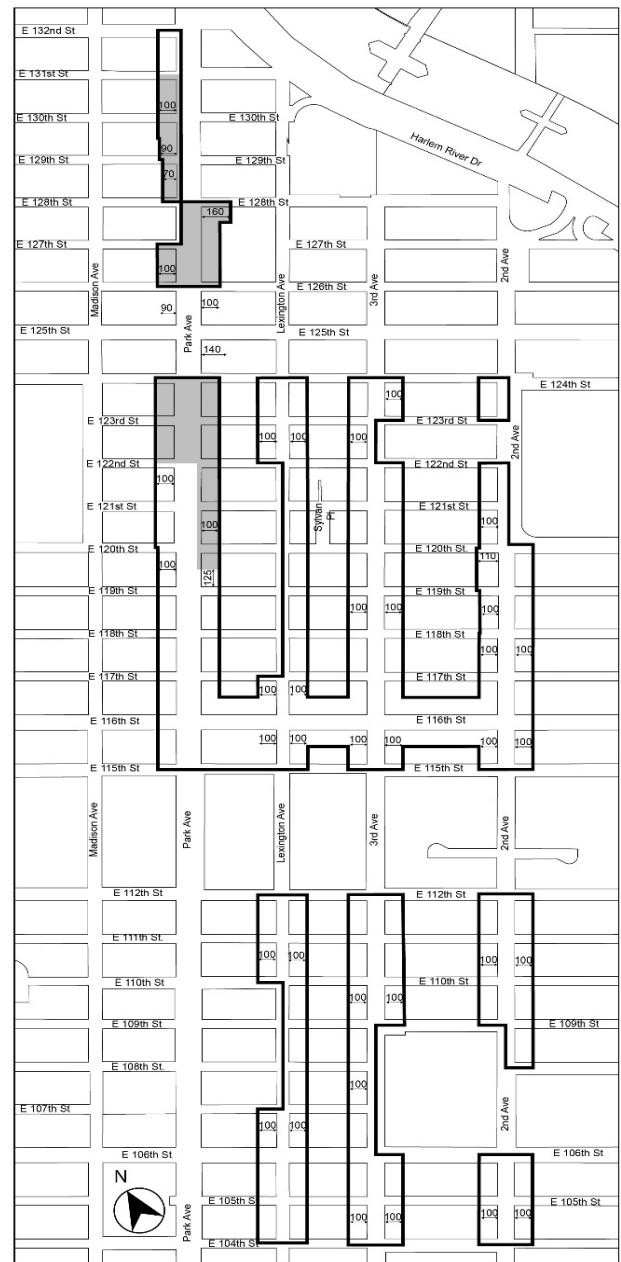
**138-41
Required Accessory Off-street Parking Spaces for Residences**

In the #Special East Harlem Corridors District#, no #accessory# off-street parking shall be required for #residences#. Off-street parking shall be permitted in accordance with the underlying district regulations.

APPENDIX: SPECIAL EAST HARLEM CORRIDORS DISTRICT PLAN

Special East Harlem Corridors District and Subdistrict

[PROPOSED MAP]



EAST HARLEM DISTRICT PLAN

SPECIAL EAST HARLEM CORRIDOR DISTRICT AND SUBDISTRICT

- Special East Harlem Corridors District
- Park Avenue Subdistrict

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

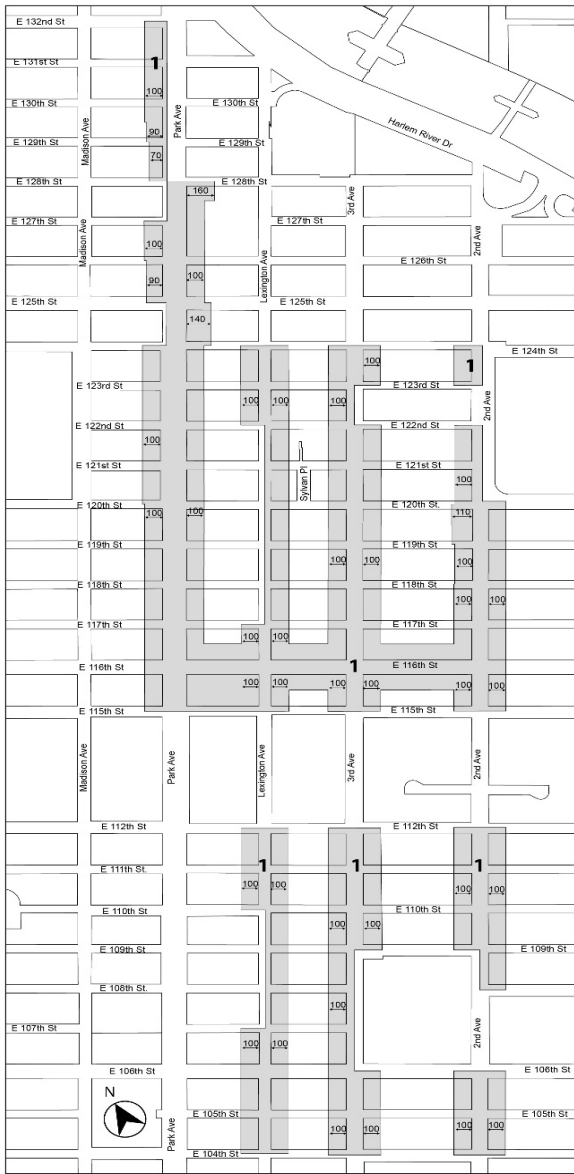
MANHATTAN

Manhattan Community District 11

In the R7D, R9 and R10 Districts within the areas shown on the following Map 1 and Map 2:

Map 2 – [date of adoption]

PROPOSED MAP



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

Portion of Community District 11, Manhattan

* * *
No. 19

CD 11 **C 170360 HUM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Second Amended Urban Renewal Plan for the Milbank Frawley Circle East Urban Renewal Area.

NOTICE

On Wednesday, August 23, 2017, at 9:30 A.M., in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, NY 10007, a public hearing is being held by the City Planning Commission 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) and the Department of Housing Preservation and Development (HPD). DCP, together with HPD, is proposing a series of land use actions—including zoning map amendments, zoning text amendments, and amendments to the Milbank Frawley Circle-East Urban Renewal Plan (collectively, the “Proposed

Actions”). The Proposed Actions are intended to facilitate the development of affordable housing, preserve existing neighborhood character, improve the pedestrian experience, and create new commercial and manufacturing space to support job creation adjacent to existing and future transit nodes. The Proposed Actions would affect an approximately 96-block area of the East Harlem neighborhood of Manhattan.

In addition to the above-referenced Proposed Actions, the DEIS considers a series of actions needed to facilitate an HPD-sponsored affordable housing development located on a property bounded by East 111th Street, Madison Avenue, East 112th Street, and Park Avenue (the “Sendero Verde Site”). The land use actions necessary to facilitate the development of the Sendero Verde Site, subject to a concurrent related application proposed by HPD (the “Sendero Verde – East 111th Street” Proposal), include: a zoning map amendment, zoning text amendment, UDAAP designation, disposition of City-Owned property, acquisition of a portion of the disposition area by the City, a large-scale general development (LSGD) special permit, and a City Planning Commission certification to waive retail continuity requirements.

The public hearing will also consider a modification to the zoning text amendment (ULURP No. N 170359 (A) ZRM).

Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Tuesday, September 5, 2017.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP048M.

Nos. 20-26
SENDERO VERDE – EAST 111TH STREET
No. 20

CD 11 **C 170361 ZMM**
IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by:
 - a. East 112th Street, a line 100 feet easterly of Madison Avenue, East 111th Street, and Madison Avenue; and
 - b. East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and a line 100 feet westerly of Park Avenue;
2. changing from an R7-2 District to an R9 District property bounded by East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and Madison Avenue; and
3. establishing within the proposed R9 District a C2-5 District bounded by:
 - a. East 112th Street, a line 100 feet easterly of Madison Avenue, East 111th Street, and Madison Avenue; and
 - b. East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and a line 100 feet westerly of Park Avenue;

as shown on a diagram (for illustrative purposes only) dated April 24, 2017.

No. 21

CD 11 **N 170362 ZRM**
IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development, 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

* * *

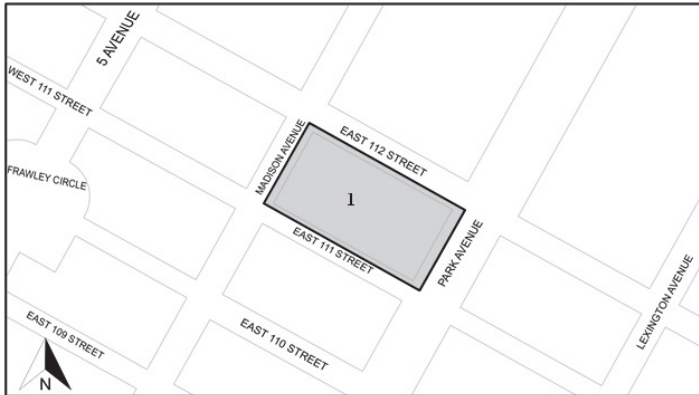
MANHATTAN


* * *

Manhattan Community District 11

* * *
 In the R9 District within the areas shown on the following Map 2:
 * * *

Map 2 - (date of adoption)
 [PROPOSED MAP]



 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 1 (date of adoption) - MIH Program Option 1 and Option 2
Portion of Community District 11, Manhattan

* * *

CD 11 **C 170363 HAM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property, located on the block generally bounded East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 and 122), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of large scale general development consisting of three mixed-use buildings with commercial and community facility uses on the lower levels, a total of approximately 655 affordable dwelling units on the upper levels and community gardens.

No. 23

CD 11 **C 170364 PQM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation, pursuant to Section 197-c of the New York City Charter, for acquisition of property generally located on the block generally bounded East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 22, 35, 121, 122 and parts of Lots 23, 25, 28, 37) for use as passive recreation space and community gardens.

No. 24

CD 11 **C 170365 ZSM**
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-64 (Basic Height and Setback Requirements), 23-65 (Tower Regulations), 23-651 (Tower-on-a-base) and the rear yard requirements of Sections 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and 24-382 (Require Rear Yard Equivalents), in connection with a proposed mixed used development, within a large scale general development, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5* Districts.

* Note: The site is proposed to be rezoned by changing R7-2 and R7-2/C1-4 Districts to R9 and R9/C2-5 Districts under a concurrent related application for a Zoning Map change (C 170361 ZMM).

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

No. 25

CD 11 **C 170366 ZSM**
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-421 (Location of commercial uses) to allow Use Group 6 uses on portions of the third floor of a proposed building (Building A), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9/C2-5* Districts.

* Note: The site is proposed to be rezoned by changing R7-2 and R7-2/C1-4 Districts to R9 and R9/C2-5 Districts under a concurrent related application for a Zoning Map change (C 170361 ZMM).

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

No. 26

CD 11 **C 170367 ZSM**
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-532 of the Zoning Resolution to waive all required accessory residential off-street parking spaces, in connection with a proposed mixed use development, within a large scale general development, in the Transit Zone, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5* Districts.

* Note: The site is proposed to be rezoned by changing R7-2 and R7-2/C1-4 Districts to R9 and R9/C2-5 Districts under a concurrent related application for a Zoning Map change (C 170361 ZMM).

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

NOTICE

CPC Calendar docket for the East Harlem Rezoning DEIS* (CEQR No.17DCP048M)

On Wednesday, August 23, 2017, at 9:30 A.M., in Spector Hall, at the Department of City Planning, located at 22 Reade Street, New York, NY 10007, a public hearing is being held by the City Planning Commission 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 Housing Preservation and Development (HPD). HPD proposes a series of land use actions necessary to facilitate the development of an affordable housing development at the Sendero Verde – East 111th Street Property (the “Sendero Verde Site”) bounded by E. 111th St, Madison Ave, E.112th St, and Park Avenue. The proposed actions include a zoning map amendment, zoning text amendment, UDAAP designation, disposition of City-owned property, acquisition of a portion of the disposition area by the City, a large-scale general development (LSGD) special permit, and a City Planning Commission certification to waive retail continuity requirements. The East Harlem Rezoning DEIS (CEQR No.17DCP048M) considers these actions and their environmental effects.

The public hearing will also consider a modification to the zoning text amendment (ULURP No. N 170359 (A) ZRM).

Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Tuesday, September 5, 2017.

This public hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP048M.

*Note: The Sendero Verde – East 111th Street Proposal is considered and analyzed in the East Harlem Rezoning DEIS, prepared in connection with a concurrent related application (East Harlem Neighborhood Rezoning, ULURP Nos. 170358 ZMM, N170359 ZRM, 170360 HUM).

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



DESIGN COMMISSION

MEETING

Agenda

Monday, August 14, 2017

The Committee Meeting is scheduled to begin at 10:00 A.M. Public Meeting

12:20 P.M. Consent Items

- 26280: Construction of a natural gas piping station and adjacent site work, Flushing Avenue between North Elliott Place and North Portland Avenue, Brooklyn Navy Yard Industrial Park, Brooklyn. (Final) (CC 33, CB 2) BNYDC
- 26281: Installation of a prototypical newsstand, 79-01 Broadway, northwest corner of Broadway and Baxter Avenue, Elmhurst, Queens. (Preliminary and Final) (CC 25, CB 4) DCA/DOT
- 26282: Installation of a condenser unit and replacement of doors, Heckscher Building, 1230 Fifth Avenue, Manhattan. (Preliminary and Final) (CC 8, CB 11) DCAS
- 26283: Conservation of murals by Edwin Howland Blashfield, Kenyon Cox, Joseph Lauber, G.W. Maynard, William Metcalf, Henry Siddons Mowbray, Robert Reid, E. Simmons, Charles Y. Turner, and H. O. Walker, Appellate Courthouse, 35 East 25th Street at Madison Avenue, Manhattan. (Preliminary) (CC 2, CB 5) DDC/DCAS
- 26284: Installation of signage, Croton Water Treatment Plant, Mosholu Golf Course, Van Cortlandt Park, 3701 Jerome Avenue, Bronx. (Preliminary) (CC 11, CB 7, 8 & 12) DDC/DEP/DP
- 26285: Installation of rooftop HVAC equipment and windows, 1400 Williamsbridge Road, Bronx. (Preliminary and Final) (CC 13, CB 10) DDC/DOT
- 26286: Reconstruction of the Hannah Street Pumping Station, including the construction of an electrical building and a Con Edison meter building, 10 Murray Hulbert Avenue, Staten Island. (Preliminary and Final) (CC 49, CB 1) DEP
- 26287: Rehabilitation of the Grand Concourse Bridge, including installation of M-poles, Grand Concourse between 151st Street and 153rd Street, Bronx. (Final) (CC 8 & 17, CB 4) DOT
- 26288: Installation of a short range charging mast as a pilot of an electric bus program ("All Electric Bus"), East 41st Street at the 1st Avenue Viaduct, Manhattan. (Preliminary) (CC 3 & 4, CB 4 & 6) DOT/NYCT
- 26289: Reconstruction of a playground, including the installation of an artificial turf field and adult fitness equipment and construction of a prototypical comfort station, as Phase II of the reconstruction of Highbridge Park, Edgecombe Avenue, West 163rd to West 168th Street, and West 175th Street to West 176th Street, Manhattan. (Preliminary) (CC 10, CB 12) DPR
- 26290: Reconstruction of basketball courts, Nostrand Playground, adjacent to P.S. 269, Nostrand Avenue and Foster Avenue, Brooklyn. (Preliminary) (CC 45, CB 17) DPR
- 26291: Construction of Prospect Plaza Park, adjacent to P.S. 178 Annex, Sterling Place, Saratoga Avenue, and St. Marks Avenue, Brooklyn. (Preliminary and Final) (CC 41, CB 16) DPR
- 26292: Stabilization of the shoreline, Ralph Demarco Park, adjacent to Astoria Park, Shore Boulevard between Ditmars Boulevard and 20th Avenue, Astoria, Queens. (Preliminary and Final) (CC 22, CB 1) DPR
- 26293: Construction of a park, including a storage shed, West 20th Street between 6th Avenue and 7th Avenue, Manhattan. (Final) (CC 3, CB 4) DPR
- 26294: Construction of a waterfront park, Ferry Point Park, south of the golf course, Whitestone Bridge approach, Emerson Avenue, and the East River, Bronx. (Final) (CC 13, CB 10) DPR
- 26295: Reconstruction of a dog run, Manhattan Beach Park, Oriental Boulevard and Kensington Street, Brooklyn. (Final) (CC 48, CB 15) DPR
- 26296: Renovation of a nature center and adjacent site work, West 218th Street and Indian Road, Inwood Hill Park, Manhattan. (Final) (CC 10, CB 12) DPR
- 26297: Reconstruction of Stapleton Playground, adjacent to P.S./I.S. 78, Tompkins Avenue between Broad Street and Hill Street, Stapleton, Staten Island. (Final) (CC 49, CB 1) DPR

- 26298: Rehabilitation of a garage, Flushing Meadows Corona Park, adjacent to the Olmsted Center, Corona, Queens. (Final) (CC 21, CB 3, 4 & 6) DPR
- 26299: Reconstruction of the northwest tower, Belvedere Castle, Central Park, north of the 79th Street Transverse Road between East Drive and West Drive, Manhattan. (Final) (CC 6, CB 5, 7, 8, 10 & 11) DPR/CPC
- 26300: Reconstruction of Hugh J. Grant Circle and Virginia Park, White Plains Road, Westchester Avenue, and the Cross Bronx Expressway, Bronx. (Preliminary) (CC 18, CB 9) DPR/DP
- 26301: Installation of benches and lightpoles and adjacent site work, Vale of Cashmere and Rose Garden, Prospect Park, Flatbush Avenue between Grand Army Plaza and the Prospect Park Zoo, Brooklyn. (Preliminary) (CC 39, CB 6, 7, 8, 9, 12 & 14) DPR/PPA
- 26302: Installation of a façade, Manhattan Districts 4, 4A, and 7 Garage, 650 West 57th Street and 780-786 12th Avenue, Manhattan. (Preliminary and Final) (CC 6, CB 4) DSNY
- 26303: Repair and replacement of the roof, Queens District 8, 10, and 12 Garage, 130-23 150th Avenue, South Ozone Park, Queens. (Preliminary and Final) (CC 28, CB 10) DSNY
- 26304: Installation of a rooftop platform and stair, Queens Central Repair Shop, 52-35 58th Street, Woodside, Queens. (Preliminary and Final) (CC 30, CB 2) DSNY
- 26305: Construction of an executive education center and hotel as part of Phase I of the construction of Cornell University/ Technion-Israel Institute of Technology's applied sciences campus, Roosevelt Island, Manhattan. (Preliminary) (CC 5, CB 8) EDC
- 26306: Installation of a storefront and doors, 25 Waterside Plaza, Manhattan. (Preliminary and Final) (CC 4, CB 6) HPD

Design Commission meetings are held in the Conference Room on the Third Floor of City Hall, unless otherwise indicated.

All attendees, including members of the public, are encouraged to arrive at least 45 minutes in advance of the estimated time; those who also plan to testify are encouraged to submit their testimony in writing in advance of the meeting date. Please note that all times are approximate and subject to change without notice.

Please note that items on the consent agenda are not presented. If members of the public wish to testify on a consent agenda item, they should contact the Design Commission immediately, so the project can be rescheduled for a formal presentation at the next appropriate public hearing, per standard procedure.

Do you need assistance to participate in the meeting? If you need a reasonable accommodation of a disability, such as a sign language interpreter, at the meeting, please inform the Public Design Commission three business days (72 hours) in advance of the meeting. The Public Design Commission Conference Room is wheelchair accessible.

Per Local Law Int 0132-2010, meetings are recorded on digital video and posted online.

Public Design Commission
City Hall, Third Floor
Phone: (212) 788-3071
Fax: (212) 788-3086
www.nyc.gov/designcommission
designcommission@cityhall.nyc.gov



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EQUAL EMPLOYMENT PRACTICES COMMISSION

MEETING

The next meeting of the Equal Employment Practices Commission, will be held in the Commission's Conference Room/Library, at 253 Broadway, Suite 602 on Thursday, August 17, 2017, at 9:00 A.M.

Accessibility questions: Mohini Ramsukh, (212) 615-8938, Mramsukh@eepc.ny.gov, by: Tuesday, August 15, 2017, 5:00 P.M.



a9-17

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 15, 2017, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

34-15 83rd Street - Jackson Heights Historic District

LPC-19-10107 - Block 1444 - Lot 61 - **Zoning: R5**

CERTIFICATE OF APPROPRIATENESS

An Anglo-American Garden Home style house designed by Pierce L. Kiesewetter and built in 1928-29. Application is to legalize alterations to an arway and entrance stair, construction of walls and posts, and installation of a fence and security gate without Landmarks Preservation Commission permits.

161-02 Jamaica Avenue - Individual Landmark

LPC-19-09600 - Block - Lot 9 - **Zoning: C6-3**

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style bank building designed by Hough & Duell, and built in 1897-98. Application is to modify masonry openings, and install storefront infill and signage.

288 Hicks Street - Brooklyn Heights Historic District

LPC-19-7306 - Block 260 - Lot 43 - **Zoning: R6**

CERTIFICATE OF APPROPRIATENESS

An eclectic rowhouse built in 1856. Application is to construct a rooftop addition.

54 South Portland Avenue - Fort Greene Historic District

LPC-19-14142 - Block 2099 - Lot 69 - **Zoning: R6B**

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built c. 1864. Application is to replace an oriel window.

107 Columbia Heights - Brooklyn Heights Historic District

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

CERTIFICATE OF APPROPRIATENESS

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

208-212 Decatur Street - Bedford-Stuyvesant/Expanded

Stuyvesant Heights Historic District

LPC-19-1191 - Block 1679 - Lot 35/135 - **Zoning: R6B**

CERTIFICATE OF APPROPRIATENESS

A flats building with store designed by Alfred S. Beasley and built c. 1897. Application is to construct a garage and create a curb cut.

38 Decatur Street - Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District

LPC-19-11860 - Block 1857 - Lot 49 - **Zoning: R6A**

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival/Romanesque Revival style rowhouse designed by Louis Berger & Co. Architects and built in 1907. Application is to construct a rooftop addition.

207 MacDonough Street - Stuyvesant Heights Historic District

LPC-16-8705 - Block 1853 - Lot 46 - **Zoning: R6B**

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in 1872- 1873. Application is to legalize the installation of windows without Landmarks Preservation Commission permit(s).

299 Park Place - Prospect Heights Historic District

LPC-19-09296 - Block 1159 - Lot 76 - **Zoning: R6B**

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style rowhouse with Romanesque Revival style elements, designed by William H. Reynolds and built c. 1894. Application is to enlarge the existing rooftop addition.

63-63A Reade Street, aka 79-81 Chambers Street - Tribeca South Historic District

LPC-19-6977 - Block 149 - Lot 3 - **Zoning: C6-4A/C6-3A**

CERTIFICATE OF APPROPRIATENESS

A Moderne style commercial building designed by Frederick J. Harwig and built in 1935-36. Application is to legalize alterations to a storefront without Landmarks Preservation Commission permits and to install new storefront infill.

293 Church Street - Tribeca East Historic District

LPC-19-09439 - Block 193 - Lot 20 - **Zoning: C6-2A**

CERTIFICATE OF APPROPRIATENESS

A Second Empire style store and loft building built in 1867-68.

Application is to install rooftop bulkheads and to modify the entrance to provide barrier-free access.

400 West Broadway - SoHo-Cast Iron Historic District

Extension

LPC-19-12883 - Block 488 - Lot 22 - **Zoning: M1-5A**

CERTIFICATE OF APPROPRIATENESS

An Italianate style store building designed by William Jose and built in 1870-71, and altered in the late 20th century. Application is to legalize the installation of storefront infill in non-compliance with Certificate of Appropriateness 17-2488.

83 Wooster Street - SoHo-Cast Iron Historic District

LPC-19-14041 - Block 487 - Lot 30 - **Zoning: M1-5A**

CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style store and loft building designed by J.B. Snook and built in 1876. Application is to install a painted wall sign.

74 East 4th Street - East Village/Lower East Side Historic District

LPC-19-8690 - Block 459 - Lot 23 - **Zoning: R8B**

CERTIFICATE OF APPROPRIATENESS

A professional association hall designed by August H. Blankenstein and built in 1873, altered in the German Renaissance Revival and Neo-Grec styles by Frederick William Kurtzer & Richard O.L. Rohl in 1892. Application is to construct rooftop additions and install storefront infill.

601 West 26th Street - West Chelsea Historic District

LPC-19-14085 - Block 672 - Lot 1 - **Zoning: M2-3**

CERTIFICATE OF APPROPRIATENESS

An International style warehouse building with Art Deco style details, designed by Russell G. and Walter M. Cory with Yasuo Matsui and Purdy & Henderson and built in 1930-1931. Application is to install ground floor infill, marquees, signage, decorative louver panels, and flood barriers; and to establish a master plan governing the future installation of storefront infill.

413 West 14th Street - Gansevoort Market Historic District

LPC-19-14271 - Block 712 - Lot 21 - **Zoning: M1-5**

CERTIFICATE OF APPROPRIATENESS

An Arts and Crafts style market building designed by James S. Maher and built in 1914, and altered by William P. Seaver in 1922. Application is to install signage.

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

LPC-19-09902 - Block 1122 - Lot 21 - **Zoning: R8B**

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style rowhouse designed by Gilbert A. Schellenger and built in 1892. Application is to replace windows, construct rooftop and rear yard additions, and alter the rear façade.

103 East 91st Street - Carnegie Hill Historic District

LPC-19-10205 - Block 1520 - Lot 104 - **Zoning: R10**

CERTIFICATE OF APPROPRIATENESS

A rowhouse originally built in 1884-84 and altered in the Neo-Georgian style by C. Dale Bradgeley in 1950-51. Application is to construct a rooftop addition.

55 East 92nd Street - Carnegie Hill Historic District

LPC-19-7466 - Block 1504 - Lot 26 **Zoning: R8B**

CERTIFICATE OF APPROPRIATENESS

Two Romanesque Revival style rowhouses designed by Louis Entzer, Jr. and built in 1893-94 and altered in 1946-47 by James E. Casale. Application is to construct rooftop and rear yard additions, excavate the cellar and rear yard, and alter the front façade.

272 West 139th Street - St. Nicholas Historic District

LPC-19-14679 - Block 2024 - Lot 64 - **Zoning: R7-2**

CERTIFICATE OF APPROPRIATENESS

An apartment house designed by Bruce Price and Clarence S. Luce and built in 1891-1892. Application is to install storefront infill

273 West 138th Street - St. Nicholas Historic District

LPC-19-14680 - Block 2024 - Lot 1 - **Zoning: R7-2**

CERTIFICATE OF APPROPRIATENESS

An apartment house designed by Bruce Price and Clarence S. Luce and built in 1891-1892. Application is to install storefront infill.

TRANSPORTATION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M., on Wednesday, August 30, 2017. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice), at 55 Water Street, 9th Floor South West, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing 67 Wall Street Owner LLC, to continue to maintain, and use bollards along the south sidewalk of Wall Street, west of Pearl Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027, and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1569

For the period July 1, 2017 to June 30, 2027 - \$1,750/per annum the maintenance of a security deposit in the sum of \$2,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#2 IN THE MATTER OF a proposed revocable consent authorizing 81 Charles Street Owner LLC and Flagstaff LLC, to construct, maintain and use a stoop and a fenced-in area, together with stairs on the north sidewalk of Charles Street, between Bleecker and West 4th Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from Date of Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #2402

From the Approval Date to the Expiration Date - \$25/per annum the maintenance of a security deposit in the sum of \$7,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#3 IN THE MATTER OF a proposed revocable consent authorizing 1282 Street LLC to construct, maintain and use snowmelt system south sidewalk of East 82nd Street, between Fifth and Madison Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from Date of Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2401

From the Approval Date by the Mayor to June 30, 2027 - \$25/per annum the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#4 IN THE MATTER OF a proposed revocable consent authorizing Anthony Blumka, to continue to maintain, and use a fenced-in area on the north sidewalk of East 72nd Street, east of Third Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027, and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1618

From July 1, 2017 to June 30, 2027 - \$280/per annum the maintenance of a security deposit in the sum of \$6,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#5 IN THE MATTER OF a proposed revocable consent authorizing East 72nd Realty LLC and River York Stratford LLC, to continue to maintain, and use a conduit under and across East 73rd Street, West of York Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027, and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1125

- For the period July 1, 2017 to June 30, 2018 - \$ 5,015
For the period July 1, 2018 to June 30, 2009 - \$ 5,127
For the period July 1, 2019 to June 30, 2020 - \$ 5,239
For the period July 1, 2020 to June 30, 2021 - \$ 5,351
For the period July 1, 2021 to June 30, 2022 - \$ 5,463
For the period July 1, 2022 to June 30, 2023 - \$ 5,575
For the period July 1, 2023 to June 30, 2024 - \$ 5,687
For the period July 1, 2024 to June 30, 2025 - \$ 5,799
For the period July 1, 2025 to June 30, 2026 - \$ 5,911
For the period July 1, 2026 to June 30, 2027 - \$ 6,023

the maintenance of a security deposit in the sum of \$6,100 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#6 IN THE MATTER OF a proposed revocable consent authorizing Gouverneur Gardens Housing Corporation, to continue to maintain, and use pipes and conduits at two locations under and across Water Street, between Montgomery Street and Gouverneur slip East, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #748

- For the period July 1, 2017 to June 30, 2018 - \$ 19,715
For the period July 1, 2018 to June 30, 2009 - \$ 20,157
For the period July 1, 2019 to June 30, 2020 - \$ 20,599
For the period July 1, 2020 to June 30, 2021 - \$ 21,041
For the period July 1, 2021 to June 30, 2022 - \$ 21,483
For the period July 1, 2022 to June 30, 2023 - \$ 21,925
For the period July 1, 2023 to June 30, 2024 - \$ 22,367
For the period July 1, 2024 to June 30, 2025 - \$ 22,809
For the period July 1, 2025 to June 30, 2026 - \$ 23,251
For the period July 1, 2026 to June 30, 2027 - \$ 23,693

the maintenance of a security deposit in the sum of \$23,700 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#7 IN THE MATTER OF a proposed revocable consent authorizing Gouverneur Gardens Housing Corporation, to continue to maintain, and use pipes and conduits at two locations under and across Madison Street, east of Montgomery Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027, and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 749

- For the period July 1, 2017 to June 30, 2018 - \$ 10,342
For the period July 1, 2018 to June 30, 2019 - \$ 10,574
For the period July 1, 2019 to June 30, 2020 - \$ 10,806
For the period July 1, 2020 to June 30, 2021 - \$ 11,038
For the period July 1, 2021 to June 30, 2022 - \$ 11,270
For the period July 1, 2022 to June 30, 2023 - \$ 11,502
For the period July 1, 2023 to June 30, 2024 - \$ 11,734
For the period July 1, 2024 to June 30, 2025 - \$ 11,966
For the period July 1, 2025 to June 30, 2026 - \$ 12,198
For the period July 1, 2026 to June 30, 2027 - \$ 12,430

the maintenance of a security deposit in the sum of \$12,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#8 IN THE MATTER OF a proposed revocable consent authorizing The New York Presbyterian Hospital, to construct, maintain and use a conduit duct for telecommunications under, and across East 69th Street, West of York Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #2335

For the period July 1, 2017 to June 30, 2018 - \$566/annum + \$4,348/per annum (prorated from the date of Approval by the Mayor)

- For the period July 1, 2018 to June 30, 2019 - \$4,914
For the period July 1, 2019 to June 30, 2020 - \$5,026
For the period July 1, 2020 to June 30, 2021 - \$5,137
For the period July 1, 2021 to June 30, 2022 - \$5,248
For the period July 1, 2022 to June 30, 2023 - \$5,360
For the period July 1, 2023 to June 30, 2024 - \$5,471
For the period July 1, 2024 to June 30, 2025 - \$5,583
For the period July 1, 2025 to June 30, 2026 - \$5,694

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#9 IN THE MATTER OF a proposed revocable consent authorizing One NY Plaza Co. LLC, to continue to maintain, and use two pipelines, together with an associated valve chamber under and across South Street near Broad Street, under and across Marginal Street and extending out shore thereof, all in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027, and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #945

- For the period July 1, 2017 to June 30, 2018 - \$ 118,936
For the period July 1, 2018 to June 30, 2009 - \$ 121,600
For the period July 1, 2019 to June 30, 2020 - \$ 124,264
For the period July 1, 2020 to June 30, 2021 - \$ 126,928
For the period July 1, 2021 to June 30, 2022 - \$ 129,592
For the period July 1, 2022 to June 30, 2023 - \$ 132,256
For the period July 1, 2023 to June 30, 2024 - \$ 134,920
For the period July 1, 2024 to June 30, 2025 - \$ 137,584
For the period July 1, 2025 to June 30, 2026 - \$ 140,248
For the period July 1, 2026 to June 30, 2027 - \$ 142,912

the maintenance of a security deposit in the sum of \$143,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#10 IN THE MATTER OF a proposed revocable consent authorizing Riverbend Housing Company Inc., to continue to maintain, and use a conduit under and across East 139th Street, East of Fifth Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027, and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #918**

- For the period July 1, 2017 to June 30, 2018 - \$5,089
- For the period July 1, 2018 to June 30, 2019 - \$5,203
- For the period July 1, 2019 to June 30, 2020 - \$5,317
- For the period July 1, 2020 to June 30, 2021 - \$5,431
- For the period July 1, 2021 to June 30, 2022 - \$5,545
- For the period July 1, 2022 to June 30, 2023 - \$5,659
- For the period July 1, 2023 to June 30, 2024 - \$5,773
- For the period July 1, 2024 to June 30, 2025 - \$5,887
- For the period July 1, 2025 to June 30, 2026 - \$6,001
- For the period July 1, 2026 to June 30, 2027 - \$6,115

the maintenance of a security deposit in the sum of \$6,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#11 IN THE MATTER OF a proposed revocable consent authorizing Shun Hua Zhuo and Miao Qu Bao, to continue to maintain, and use a fenced-in area on the west sidewalk of 203rd Street, North of 42nd Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027, and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2005**

From July 1, 2017 to June 30, 2027 - \$101/per annum

the maintenance of a security deposit in the sum of \$2,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#12 IN THE MATTER OF a proposed revocable consent authorizing The Merchants House, to continue to maintain and use an accessibility ramp and stairs on the north sidewalk of North Moore Street, east of Hudson Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027, and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1583**

From July 1, 2017 to June 30, 2027 - \$25/per annum

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

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PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

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

o11-m29

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

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

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

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

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

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

j3-d29

POLICE

■ NOTICE

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

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

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

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

INQUIRIES

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

FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j3-d29

PROCUREMENT

“Compete To Win” More Contracts!

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

- Win More Contracts at nyc.gov/competetowin

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

services that appear in the individual agency listings below reflect that commitment to excellence."

HHS ACCELERATOR

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

Important information about the new method

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

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

Participating NYC Agencies

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

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

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

ADMINISTRATION FOR CHILDREN'S SERVICES

AWARD

Goods and Services

INTERNET BASED REPORTING FOR CASE MANAGEMENT
- Sole Source - Available only from a single source - PIN# 06816S0004001
- AMT: \$1,410,000.00 - TO: National Council on Crime and Delinquency, 426 South Yellowstone, Madison, WI 53719.

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INTENT TO AWARD

Human Services/Client Services

EXTRAORDINARY NEEDS FOSTER CARE SERVICES - Negotiated Acquisition - Available only from a single source - PIN# 06818N0001 - Due 8-28-17 at 4:00 A.M.

The New York City Administration for Children's Services Office of Procurement, in accordance with Section 3-04(b)(2)(i)(D) of the Procurement Policy Board Rules, intends to enter into a Negotiated Acquisition with Adelphoi Village for the provision of extraordinary needs foster care services. The term of the contract is projected to be from November 1, 2017 to September 15, 2019. This notice is for information purposes only. Organizations interested in future solicitation for these services are invited to do so by submitting a simple, electronic prequalification application using the City's new Health and Human Services (HHS) Accelerator System. To prequalify

or for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit www.nyc.gov/hhsaccelerator.

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

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038. Rafael Asusta (212) 341-3511; Fax: (212) 551-7113; rafael.asusta@acs.nyc.gov

a8-14

OFFICE OF PROCUREMENT

SOLICITATION

Services (other than human services)

CONSULTING SERVICES FOR PROJECT MANAGEMENT, PROGRAM DESIGN, AND PLANNING SUPPORT FOR THE RAISE THE AGE INITIATIVE - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 06817N0007 - Due 9-7-17 at 3:00 P.M.

The "Raise the Age" legislation was signed into law on April 10, 2017. The legislation raises the age of adult criminal responsibility in the State of New York to the age of 18. In a phased approach, the legislation raises the presumptive juvenile accountability for 16 year olds effective October 1, 2018 and for 17 year olds on October 1, 2019. Through this Negotiated Acquisition (NA) solicitation, ACS is seeking a consultant firm ("Contractor"), with an active and fully dedicated onsite team, to project manage, guide, and support the City's comprehensive design (administrative, programmatic, procedural, and policy), planning, management, rollout, and initial monitoring of the Raise the Age initiative.

The Negotiated Acquisition Solicitation Document can be downloaded from the ACS website: www.nyc.gov/acs and selecting "Respond to RFP" from the How do I? dropdown menu. On the next screen, select "Go to RFP Online" under "Current ACS Business Opportunities." On the next screen, select "Negotiated Acquisition Solicitations" under "Current Documents" and you will be brought to the page where this Negotiated Acquisition Solicitation is listed and can be downloaded.

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

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038. Doron Pinchas (212) 341-3488; Fax: (212) 341-9830; doron.pinchas@acs.nyc.gov

a7-11

AGING

CONTRACT PROCUREMENT AND SUPPORT SERVICES

AWARD

Human Services/Client Services

NORC RENEWAL - Renewal - PIN# 12513P0001014R001 - AMT: \$843,657.00 - TO: Jewish Association for Services for the Aged, 247 West 37th Street, 9th Floor, New York, NY 10018.

The Department for the Aging has exercised its three year renewal option, beginning July 1, 2017, with the following Naturally Occurring Retirement Communities (NORCs):

Jewish Association for Services for the Aged
247 West 37th Street, 9th Floor, New York, NY 10018
EPIN: 12513P0001014R001 \$843,657

CITYWIDE HOME SHARING PROGRAM - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 12517N0002001

The New York City Department for the Aging (DFTA) has awarded a contract to the vendor listed below to continue operation of the Home Sharing Program. The term of the contract is for three years starting 7/1/17 with a 3 year renewal option.

New York Foundation for Senior Citizens Inc.
11 Park Place, Suite 1416, New York, NY 10007
EPIN: 12517N0002001 Amt: \$956,994

TRANSPORTATION SERVICES - Competitive Sealed Proposals/ Pre-Qualified List - Judgment required in evaluating proposals - PIN# 12517I0002002

The New York City Department for the Aging (DFTA) has awarded a contract to the following organizations to provide transportation services to the elderly. The term of the contracts is for three years starting 7/1/17 with a 3 year renewal option.

Mid Bronx Senior Citizens Council Inc.
900 Grand Concourse
Bronx, NY 10451
EPIN: 1251710002002 Amt: \$1,383,435
Community Agency for Senior Citizens
56 Bay Street, Staten Island, NY 10301
EPIN: 1251710002010 Amt: \$2,451,750

● **HOME-DELIVERED MEALS** - Negotiated Acquisition - Available only from a single source - PIN# 12508P0050CNVN003
The Department for the Aging has awarded a one year contract extension, from 7/1/17 to 6/30/18, with the following two (2) organizations to continue providing Home Delivered Meal services to the elderly in NYC.

Mid Bronx Senior Citizens Council Inc.
900 Grand Concourse, Bronx, NY 10451
EPIN: 12508P0050CNVN003 \$1,729,168 ID# 15X
Encore Community Services
239 West 49th Street, New York, NY 10019
EPIN: 12508P0030CNVN003 \$2,241,234 ID# 36G

● **CAREGIVER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12510P0007001N001
The Department for the Aging has awarded a one year contract extension, from 7/1/17 to 6/30/18, with the following two (2) organizations to continue providing Caregiver services to the elderly in NYC.

Heights and Hills Inc.
57 Willoughby Street, 4th Floor, Brooklyn, NY 11201
EPIN: 12510P0007001N001 \$397,723.00 ID# 2K4
Jewish Community Center of Staten Island Inc.
1466 Manor Road, Staten Island, NY 10314
EPIN: 12510P0017CNVN001 \$399,136.00 ID# 5K1

● **DISCRETIONARY AWARDS** - BP/City Council Discretionary - PIN# 12517L0100001

The Department for the Aging has awarded a discretionary contract to the following two (2) organizations to provide services to the elderly in NYC. The term of the contracts is 7/1/16 to 6/30/17.
Homecrest Community Services Inc.
1413 Avenue T, Brooklyn, NY 11229
EPIN: 12517L0100001 Amt: \$163,330
Chinese-American Planning Council Inc.
150 Elizabeth Street, New York, NY 10012
EPIN: 12517L004001 Amt: \$115,000

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CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ AWARD

Goods

PIPE, BIKE RACK - Competitive Sealed Bids - PIN# 8571700058 - AMT: \$365,000.00 - TO: Edsal Machine Products Inc., 126 56th Street, Brooklyn, NY 11220-2575.

● **GRP: RED DOT HEATERS** - Competitive Sealed Bids - PIN# 8571700275 - AMT: \$210,000.00 - TO: Ross Equipment Inc., 833 Bayway Avenue, Elizabeth, NJ 07202.

● **GRP: CATERPILLAR EQUIPMENT** - Competitive Sealed Bids - PIN# 8571700240 - AMT: \$4,365,000.00 - TO: H O Penn Machinery Co. Inc., 699 Brush Avenue, Bronx, NY 10465.

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■ SOLICITATION

Goods

BODY ARMOR VEST - Competitive Sealed Bids - PIN# 8571800014 - Due 9-12-17 at 10:30 A.M.

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

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Nazmije Toci (212) 386-0442; ntoci@dcas.nyc.gov

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DISTRICT ATTORNEY - NEW YORK COUNTY

■ SOLICITATION

Human Services/Client Services

SATURDAY NIGHT LIGHTS PROGRAM - Request for Proposals - PIN# 20180100002 - Due 9-13-17 at 3:00 P.M.

The Saturday Night Lights ("SNL") program is a youth violence prevention and youth-development program that focuses on sports and fitness activities, as well as the integration of cognitive behavioral therapy and supplementary social services, to more holistically help young people reduce violence and to increase engagement in pro-social activities. The New York County District Attorney's Office ("DANY") is seeking proposals from qualified contractors that will provide training in athletic, cognitive and social skills to young people between the ages of 11 and 18 in the West Harlem area of New York County.

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.

District Attorney - New York County, 1 Hogan Place, New York, NY 10013. Migdalia Veloz (212) 335-4173; Fax: (212) 335-3080; velozm@dany.nyc.gov

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ENVIRONMENTAL PROTECTION

WASTEWATER TREATMENT

■ SOLICITATION

Services (other than human services)

REPAIR OF BOILERS AT VARIOUS WASTEWATER TREATMENT PLANTS, PUMP STATIONS - Competitive Sealed Bids - PIN# 82618B0002 - Due 8-31-17 at 11:30 A.M.

Project Number: 1477-BLR, Document Fee: \$80.00, Project Manager: Mohd Alam, Email: MohdAlam@dep.nyc.gov, Engineers Estimate: \$1,000,000.00 - \$1,900,000.00. There will be a Pre-Bid on 8/17/17, located at 96-05 Horace Harding Expressway, 2nd Floor, East Conference Room, at 11:00 A.M.

The procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1.

Bidders are hereby advised that this contract is subject to the Project Labor Agreement ("PLA") entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTG") affiliated local unions. Please refer to the bid documents for further information.

11 percent M/WBE subcontracting goals.

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.

Environmental Protection, 59-17 Junction Boulevard, 17th Floor, Bid Room, Flushing, NY 11373. Fabian Heras (718) 595-3265; fheras@dep.nyc.gov



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INSPECTION OF CHEMICAL BULK STORAGE TANKS AND ANNUAL REVIEW OF SPILL PREVENTION REPORTS FOR VARIOUS WASTEWATER TREATMENT PLANTS, PUMP STATIONS, AND ASSOC - Competitive Sealed Bids - PIN# 82617B0072 - Due 8-30-17 at 11:30 A.M.

Contract Number: 1469-CBSINS, Document Fee: \$80, Project Manager: Mohammad Mahmud, MMahmud@dep.nyc.gov. There will be a Pre-Bid Meeting on 8/17/17, to be located at 96-05 Horace Harding Expressway, 2nd Floor, Conference Room #2, Flushing, NY 11373, at 10:00 A.M.

The procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1.

25 percent M/WBE Subcontracting goals.

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.

Environmental Protection, 59-17 Junction Boulevard, 17th Floor, Bid Room, Flushing, NY 11373. Fabian Heras (718) 595-3265; fheras@dep.nyc.gov



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HOUSING AUTHORITY

SUPPLY MANAGEMENT

SOLICITATION

Goods and Services

SMD MAINTENANCE PAINTING OF APARTMENTS - VARIOUS DEVELOPMENTS WITHIN THE BOROUGH OF BROOKLYN - Competitive Sealed Bids - Due 8-29-17

- PIN# 65741 - Hope Gardens, Palmetto Gardens, Bushwick II (Groups A and C, B and D, and E), Brooklyn - Due at 10:00 A.M.
PIN# 65742 - Glenwood Houses, Brooklyn - Due at 10:05 A.M.
PIN# 65743 - Marcus Garvey Plaza (Group A), Reverend Brown Houses, Brooklyn - Due at 10:10 A.M.
PIN# 65744 - Cooper Park Houses, Brooklyn - Due at 10:15 A.M.
PIN# 65745 - Cypress Hills Houses and East New York City Line, Brooklyn - Due at 10:20 A.M.
PIN# 65746 - Farragut Houses, Brooklyn - Due at 10:25 A.M.
PIN# 65747 - Red Hook East Houses, Brooklyn - Due at 10:30 A.M.
PIN# 65748 - Kingsborough Houses and Kingsborough Extension, Brooklyn - Due at 10:35 A.M.
PIN# 65749 - O'Dwyer Gardens, Coney Island I (Site 8), Gravesend Houses, Brooklyn - Due at 10:40 A.M.
PIN# 65750 - Tompkins Houses and Berry Street and South 9th Street - Due at 10:45 A.M.

The Contractor must paint complete apartments (including all bedrooms, kitchen, living room, foyer, dinette, halls, bathrooms) in the manner described below, using a Standard One (1) Coat Paint System or a Standard Two (2) Coat Paint System as stated in the Specifications and as directed by the Authority in Work Authorizations.

No painting materials shall contain more than 0.06 percent of metallic lead base in the non-volatile content and all painting materials must conform to all applicable Federal, State and Local regulations including VOC/VOS (volatile organic compound/volatile organic substance) rules at the time of application.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page. Once on that page, please make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing" followed by "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Mimose Julien (212) 306-8141; Fax: (212) 306-5109; mimose.julien@nycha.nyc.gov

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HUMAN RESOURCES ADMINISTRATION

AWARD

Services (other than human services)

PRECISION TESTING OF UNDERGROUND FUEL TANKS - Competitive Sealed Bids - PIN# 07117S021525 - AMT: \$80,940.00 - TO: Aarco Environmental Services Corp., 50 Gear Avenue, Lindenhurst, NY 11757. EPIN: 07117B0001001

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OFFICE OF LABOR RELATIONS

SOLICITATION

Services (other than human services)

SECOND OPINION SERVICES FOR ONCOLOGY - Demonstration Project - Testing or experimentation is required - PIN#00217D0004 - Due 9-7-17 at 10:00 A.M.

The Mayor's Office of Labor Relations ("OLR") on behalf of the Labor Management Health Insurance Policy Committee for the City of New York's Health Benefits Program (HBP) intends to enter into negotiations with one or more vendors to provide a Second Opinion Program for Oncology, which reviews patients' records to determine the appropriateness of the diagnosis and treatment plans and help guide patients to the best options for their care. The Second Opinion Program for Oncology will be made available to approximately 750,000 active employees and under 65 retirees and their dependents that participate in the New York City GHI-CBP/Empire Blue Cross Blue Shield Plan.

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.

Office of Labor Relations, 40 Rector Street, 3rd Floor, New York, NY 10006. Anita Douglas (212) 306-7796; Fax: (212) 306-7373; adouglas@olr.nyc.gov

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NYC HEALTH + HOSPITALS

CONTRACT SERVICES

SOLICITATION

Goods and Services

RE-BID: PREVENTIVE MAINTENANCE ON (4) CORPORATE OWNED MOBILE GENERATORS - Competitive Sealed Bids - PIN# GENERATORS - Due 9-7-17 at 1:30 P.M.

RE-BID, New York City Health and Hospitals, to provide Emergency Repair and Preventive Maintenance Service on Corporate Owned Mobile Generators, at Brooklyn Central Laundry, 645 Kingston Avenue, Brooklyn, NY. Contract Period: from October 1, 2017 to September 30, 2018, with mutually agreed option to renew for two (2) additional one-year periods from October 1, 2018 to September 30, 2019, and from October 1, 2019 to September 30, 2020, at no increase in cost.

Bid Documents Fee \$20.00 (Company Check or Money Order) Payable to NYC Health and Hospitals Non-refundable.

Mandatory Pre-Bid Meetings/site tours are scheduled as follows: at 10:00 A.M., on August 24, 2017, and August 25, at Brooklyn Laundry, 645 Kingston Avenue, Brooklyn, NY 11203, and followed by the site tour taking place at 1:00 P.M., on August 24, and August 25, 2017, at Coler Specialty Hospital and Nursing Facility, 900 Main Street, Roosevelt Island, NY 10044.

Technical Questions must be submitted in writing by email, no later than three (3) calendar days after Pre-Bid Meetings to Clifton Mc Laughlin.

Requires Trade Licenses (Where Applicable). Under Article 15A of the State of New York, the following M/WBE goals apply to this contract, MBE 20 percent and WBE 10 percent. These goals apply to any bid submitted of \$100,000 or more. Bidders not complying with these terms will have their bids declared Non-Responsive.

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

NYC Health + Hospitals, 55 Water Street, 25th Floor, New York, NY 10041. Clifton Mc Laughlin (212) 442-3658; mclaughc@nychhc.org

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PARKS AND RECREATION

■ **VENDOR LIST**

Construction / Construction Services

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

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

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

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

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

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

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

Application documents may also be obtained online at: <http://a856-internet.nyc.gov/nycvendronline/home.asap>; or <http://www.nycgovparks.org/opportunities/business>.

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

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

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CONTRACTS

■ **SOLICITATION**

Construction / Construction Services

RECONSTRUCTION OF A SKATE PARK FACILITY - Competitive Sealed Bids - PIN# 84617B0113 - Due 9-1-17 at 10:30 A.M.

Located between Beach 91st Street and Beach 92nd Street, south of Shore Front Parkway at Rockaway Beach, Borough of Queens. Contract Q163-111M.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013.

Bid Security: Bid Deposit in the amount of 5 percent of Bid Amount or Bid Bond in the amount of 10 percent of Bid Amount.

The Cost Estimate Range: \$1,000,000.00 to \$3,000,000.00.

To request the Plan Holder's List, please call the Blue Print Room at (718) 760-6576.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of New York, Parks and Recreation. A separate check/money order is required for

each project. The company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows - Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6855; susana.hersh@parks.nyc.gov

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YOUTH AND COMMUNITY DEVELOPMENT

PROCUREMENT

■ **INTENT TO AWARD**

Services (other than human services)

FY18 CAPACITY BUILDING SERVICES RENEWAL -DYCD ONLINE - Renewal - PIN# 26016P0001005 - Due 8-14-17 at 9:00 A.M.

In accordance with Section 4-04 of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) intends to renew the contract listed below to provide Capacity Building Services under Service Option I: Subcategory G, DYCD Online Technical Assistance. The term of the contract renewal shall be for a one year period from 7/1/2017 to 6/30/2018 with an option to renew for up to an additional one year. Listed below is the pin number, provider name, provider address and contract amount:

PIN: 26018088478A
 Provider Name: Expanded Schools
 Provider Address: 1440 Broadway, 16th Floor,
 New York, NY 10018
 Contract Amount: \$200,000.00

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

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

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SPECIAL MATERIALS

CHANGES IN PERSONNEL

COMMUNITY COLLEGE (BRONX) FOR PERIOD ENDING 07/14/17						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ACEVEDO	JOSE	04607	\$81.2000	DECREASE	YES 06/25/17	463
AGUASVIVAS VELA	AYSMELE C	04865	\$35964.0000	APPOINTED	YES 06/25/17	463
ANSAH-ARKORFUL	ALEX	04073	\$75110.0000	INCREASE	YES 07/01/17	463
BERGER	KATHLEEN S	04108	\$128485.0000	RETIRED	YES 07/02/17	463
BURNELL	JUSTIN	04688	\$42.9500	APPOINTED	YES 05/25/17	463
DE LA CRUZ	KEVIN N	10102	\$14.6000	APPOINTED	YES 06/01/17	463
DURANTE	ROBERT	91925	\$385.0000	APPOINTED	NO 07/04/17	463
GONZALEZ BERMEO	DENISE J	10102	\$12.0000	APPOINTED	YES 06/22/17	463
JIMENEZ-MARQUEZ	JOSUE J	10102	\$12.0000	APPOINTED	YES 07/01/17	463
JOHNSON	ANTHONY	04625	\$75.0000	APPOINTED	YES 06/19/17	463
KHAN	HAMAD R	04608	\$74.4400	APPOINTED	YES 06/20/17	463
KNOX	JONELLE	04293	\$81.2000	DECREASE	YES 06/25/17	463

COMMUNITY COLLEGE (BRONX) FOR PERIOD ENDING 07/14/17						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
LANGAN	ELISE	04687	\$48.7200	APPOINTED	YES 06/05/17	463
LEHNER	EDWARD T	04607	\$81.2000	APPOINTED	YES 06/25/17	463
LEIBMAN	GEORGE	04606	\$87.5400	APPOINTED	YES 07/02/17	463
MARTINEZ	OLIDA	04688	\$44.6600	APPOINTED	YES 06/05/17	463

MARTINEZ	RONALDO	4	04841	\$12,660.00	APPOINTED	YES	06/27/17	463
MINIER-DELGADO	JESSENIA		04097	\$112905.0000	RESIGNED	YES	07/02/17	463
NIQI	VALMIR		04841	\$26464.0000	APPOINTED	NO	06/28/17	463
PAMIAS	TIMOTHY	C	10102	\$14,000.00	APPOINTED	YES	06/27/17	463
PAOLI	JESSENIA		04097	\$112905.0000	INCREASE	YES	06/30/17	463
PENA	YESSSENIA		04844	\$37349.0000	RESIGNED	NO	06/30/17	463
PERKINS	MIRIAM		04294	\$71,590.00	APPOINTED	YES	06/25/17	463
ROBINSON	BRANDON	E	10102	\$12,000.00	APPOINTED	YES	05/18/17	463
ROLAND-WARING	PATRICK	B	04841	\$26464.0000	APPOINTED	NO	06/28/17	463
ROSALEN	ELIZABET	P	04058	\$48756.0000	APPOINTED	YES	07/02/17	463
SALEH	MOHAMMAD		04846	\$55370.0000	RESIGNED	NO	07/02/17	463
SINGH	NAVIN		04607	\$81,200.00	APPOINTED	YES	07/02/17	463
TAYLOR	JAMES	M	10102	\$12,000.00	APPOINTED	YES	06/21/17	463
TODARO	JOSEPH	N	04686	\$54,640.00	APPOINTED	YES	06/05/17	463
TONG	POLLY		04802	\$29497.0000	APPOINTED	NO	06/18/17	463
TURSI	GRACE	A	04688	\$42,950.00	APPOINTED	YES	06/01/17	463
VAZQUEZ-WEEKES	JOSE	C	10102	\$12,000.00	APPOINTED	YES	06/26/17	463
YARD	LAVERNE	D	10102	\$23,570.00	APPOINTED	YES	06/01/17	463
ZIEGLER	JOHN	R	04687	\$48,720.00	APPOINTED	YES	05/06/17	463

COMMUNITY COLLEGE (QUEENSBORO)
FOR PERIOD ENDING 07/14/17

TITLE								
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
ANGLADE	KEVIN	J	10102	\$12,000.00	RESIGNED	YES	06/03/17	464
ANSERM	KAREN	L	04686	\$58,920.00	APPOINTED	YES	07/05/17	464
ARIAS	ANA	L	10102	\$12,530.00	RESIGNED	YES	05/26/17	464
ARROYO	CHRISTIA	A	10102	\$12,000.00	APPOINTED	YES	07/05/17	464
ASHFAQ	AISHA		10102	\$12,260.00	RESIGNED	YES	12/11/16	464
BOODHOQ	LEILA		04294	\$71,590.00	APPOINTED	YES	06/30/17	464
CARDINALE	JOSEPH	T	10102	\$13,450.00	RESIGNED	YES	05/26/17	464
CARDINALE	JOSEPH	T	10102	\$23,570.00	RESIGNED	YES	05/26/17	464
FERK	JUDITH		10102	\$15,000.00	APPOINTED	YES	07/06/17	464
GARCIA	ALEJANDR		04625	\$36,640.00	APPOINTED	YES	05/01/17	464
GUZMAN	GEOVANNY		10102	\$12,000.00	APPOINTED	YES	07/05/17	464
HE	SIYING		10102	\$12,530.00	APPOINTED	YES	07/03/17	464
HOSSAIN	MEHERYN		10102	\$13,450.00	RESIGNED	YES	05/24/17	464
HUSSAIN	SARAH	S	10102	\$12,000.00	RESIGNED	YES	06/23/17	464
JEE	MARYAM		10102	\$13,450.00	RESIGNED	YES	05/01/17	464
KREISLER	JESSICA	S	10102	\$12,000.00	APPOINTED	YES	07/05/17	464
LAROUSSI BELABD	NURIA		10102	\$12,000.00	APPOINTED	YES	07/05/17	464
LEE	KEN	W	10102	\$12,000.00	RESIGNED	YES	06/16/17	464

COMMUNITY COLLEGE (QUEENSBORO)
FOR PERIOD ENDING 07/14/17

TITLE								
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
LEON	VASILIOS	J	10102	\$12,000.00	APPOINTED	YES	07/05/17	464
MCLAUGHLIN	SUSAN		04687	\$48,720.00	APPOINTED	YES	06/14/17	464
MENDEZ	SILVIA	L	10102	\$12,530.00	APPOINTED	YES	07/06/17	464
MIRJAH	KARINA	A	10102	\$12,260.00	RESIGNED	YES	10/27/16	464
NAGAN	JOSEPH	E	10102	\$12,260.00	RESIGNED	YES	04/14/17	464
OYEBOLA	OLUWATIM	F	10102	\$12,000.00	APPOINTED	YES	06/19/17	464
PETERSEN	MEGAN	R	10102	\$12,260.00	RESIGNED	YES	12/23/16	464
RICKNAUTH	RYAN		10102	\$12,000.00	APPOINTED	YES	07/05/17	464
RIEKERT	SUSAN	A	04687	\$48,720.00	APPOINTED	YES	06/14/17	464
RODRIGUEZ	CHRISTOP	S	10102	\$12,000.00	APPOINTED	YES	07/05/17	464
SAKTOE	SANDEEP		10102	\$12,000.00	APPOINTED	YES	07/05/17	464
SAKTOE	SUDEEP		10102	\$12,000.00	APPOINTED	YES	07/05/17	464
STONE	SAMANTHA	D	10102	\$14,800.00	RESIGNED	YES	05/27/17	464
STONE	SAMANTHA	D	10102	\$23,570.00	RESIGNED	YES	05/27/17	464
STONE	SAMANTHA	D	10102	\$18,000.00	RESIGNED	YES	05/27/17	464
SUBRANSINGH	TRAVIS	J	10102	\$13,450.00	RESIGNED	YES	12/10/16	464
TREMOLS	RANCES		10102	\$12,000.00	APPOINTED	YES	07/07/17	464
VOLIN	ADAM	J	04880	\$92014.0000	APPOINTED	YES	07/05/17	464
WANG	ZIHAO		10102	\$15,000.00	APPOINTED	YES	07/05/17	464
YE	FEI		04687	\$48,720.00	APPOINTED	YES	06/14/17	464

COMMUNITY COLLEGE (KINGSBORO)
FOR PERIOD ENDING 07/14/17

TITLE								
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
AARON	CHAYA	B	10102	\$12,130.00	APPOINTED	YES	07/05/17	465
ALTN	TULAY		04625	\$36,640.00	APPOINTED	YES	06/27/17	465
BEVILACQUA	JOSEPH	S	04294	\$161,077.50	APPOINTED	YES	06/25/17	465
BOBKER	SHOSHANA		04294	\$151,706.30	APPOINTED	YES	06/25/17	465
CLARKE	KENASHAL	K	10102	\$12,000.00	APPOINTED	YES	07/10/17	465
DELOATCH	JOHN	S	04601	\$28,280.00	APPOINTED	YES	06/27/17	465
HEGAZY	JAMEELAH	B	04687	\$48,720.00	APPOINTED	YES	06/20/17	465
HIRSH	ORIT	S	04099	\$74000.0000	INCREASE	YES	03/31/17	465
HUNTER	DARRIAN	R	04861	\$33084.0000	RESIGNED	YES	06/25/17	465
JENKINS	DAVID	C	04625	\$36,640.00	APPOINTED	YES	06/27/17	465
KESTERSON	COLLEEN	E	04689	\$42,950.00	APPOINTED	YES	04/20/17	465
KNYAZEV	OLESYA		04601	\$28,280.00	APPOINTED	YES	06/12/17	465
LIM	JOY		04293	\$91,350.00	APPOINTED	YES	06/25/17	465
PAGANO	NICOLE	A	04689	\$42,950.00	APPOINTED	YES	06/28/17	465
PROBASCO	TIFFANY		04625	\$36,640.00	APPOINTED	YES	06/27/17	465
RAZA CALDERON	PEDRO		04625	\$36,640.00	APPOINTED	YES	06/27/17	465
RONN	JENEL	C	04625	\$36,640.00	APPOINTED	YES	06/18/17	465
SCHOENFELD	SARI		04601	\$28,280.00	APPOINTED	YES	06/20/17	465
SEWARD	VANDA		04293	\$91,350.00	APPOINTED	YES	06/25/17	465
SHAUKAT	SHAMAILA		10102	\$12,130.00	APPOINTED	YES	06/21/17	465
SONGCUAN	EVA LIZA	B	04058	\$57281.0000	RESIGNED	YES	07/02/17	465

COMMUNITY COLLEGE (KINGSBORO)
FOR PERIOD ENDING 07/14/17

TITLE								
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
SOUERS	ELIZABET	R	04625	\$36,640.00	APPOINTED	YES	06/27/17	465
ULLAURI	GLENDIA	P	04689	\$42,950.00	APPOINTED	YES	06/20/17	465
WONG	ELAINE		04017	\$55837.0000	RESIGNED	YES	07/09/17	465

COMMUNITY COLLEGE (MANHATTAN)
FOR PERIOD ENDING 07/14/17

TITLE								
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
ALVARADO	VIVIAN		04870	\$29289.0000	RESIGNED	NO	06/18/17	466
ALVAREZ	MARIA	T	04689	\$42,950.00	APPOINTED	YES	06/21/17	466
APARAJITA	UPALI		04607	\$406,000.00	APPOINTED	YES	05/28/17	466
ASARE	JANE		04689	\$42,950.00	APPOINTED	YES	06/12/17	466
BLAKELY	GLENDIA	G	04689	\$42,950.00	APPOINTED	YES	06/12/17	466
BOLLINO	ELIZABET	S	04625	\$42,000.00	APPOINTED	YES	06/22/17	466
BURRELL	LAURA	K	04689	\$42,950.00	APPOINTED	YES	06/12/17	466
CIRAOLO	DEBRA		10102	\$45,750.00	APPOINTED	YES	06/12/17	466
DEMARCO	MARIANNE		04293	\$162,400.00	APPOINTED	YES	05/28/17	466
DORIME-WILLIAMS	MARJORIE		04097	\$108683.0000	RESIGNED	YES	07/01/17	466
FISHER	LAUREN	H	04099	\$56528.0000	RESIGNED	YES	06/29/17	466
JOSEPH	JOHNNY	C	10102	\$12,000.00	APPOINTED	YES	06/12/17	466
MACMILLAN	BRIAN		04687	\$48,720.00	APPOINTED	YES	06/21/17	466
MALEKAR	SHAMIRA		04689	\$42,950.00	APPOINTED	YES	06/12/17	466
MAQSOOD	AFSHAN		10102	\$12,000.00	APPOINTED	YES	06/12/17	466
MITCHELL	COURTENA		04071	\$55837.0000	APPOINTED	YES	07/05/17	466
OSTROW	JASON	W	04689	\$42,320.00	APPOINTED	YES	09/18/16	466
PIETERS	ROSSLYNN	Y	04075	\$90871.0000	APPOINTED	YES	07/05/17	466
RAMLAL	VISHAL		04875	\$58274.0000	INCREASE	YES	07/09/17	466
ROBERTS	OWEN	B	04687	\$48,720.00	APPOINTED	YES	06/21/17	466
STRATTON	SUSAN	J	04687	\$48,720.00	APPOINTED	YES	06/19/17	466
TOLEDANO	LISA		04689	\$42,320.00	APPOINTED	YES	03/15/17	466
UD-DIN	MUHAMMAD	M	10102	\$12,000.00	APPOINTED	YES	07/01/17	466
WABARA	MALCOLM	A	04625	\$40,000.00	APPOINTED	YES	06/27/17	466

CUNY CENTRAL OFFICE
FOR PERIOD ENDING 07/14/17

TITLE								
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
LOVINGS	KENYETTA	N	04099	\$71723.0000	RESIGNED	YES	06/23/17	467

COMMUNITY COLLEGE (HOSTOS)
FOR PERIOD ENDING 07/14/17

TITLE								
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
ALEJANDRO SORIA	JUANA	M	10102	\$12,000.00	APPOINTED	YES	07/05/17	468
ALVARADO	SUSANA		04625	\$42,950.00	APPOINTED	YES	07/03/17	468
AMADOR	ARMANDO	A	04689	\$44,660.00	APPOINTED	YES	06/20/17	468
BAQUE ZAVALA	JOEL	A	10102	\$15,000.00	APPOINTED	YES	06/26/17	468
BLOODWORTH	JOSHUA	D	04687	\$50,680.00	APPOINTED	YES	06/05/17	468
BURNELL	JUSTIN		04689	\$42,950.00	APPOINTED	YES	06/05/17	468
BURRELL	KRISTOPH	B	04687	\$57,830.00	APPOINTED	YES	06/05/17	468
BYAM	MAUREEN	A	10102	\$12,000.00	APPOINTED	YES	07/03/17	468
CAHN	ELIZABET		04687	\$48,720.00	APPOINTED	YES	06/05/17	468
CASERES	KELSIE	M	10102	\$12,000.00	APPOINTED	YES	07/06/17	468
COHEN	PHILIP		04689	\$42,950.00	APPOINTED	YES	07/03/17	468
CORDERO	RENE	R	04689	\$42,950.00	APPOINTED	YES	07/03/17	468
CORTEZ	BRISEIDA		04625	\$42,950.00	APPOINTED	YES	07/03/17	468
CRUZ-MELO	SABRINA	M	10102	\$12,000.00	APPOINTED	YES	07/06/17	468
DIABY	OMAR		10102	\$12,000.00	APPOINTED	YES	07/05/17	468
DIAS	OLEN		04686	\$54,640.00	APPOINTED	YES	06/01/17	468
DIAZ	STEVEN	M	10102	\$15,000.00	APPOINTED	YES	07/03/17	468
DISANTO	JACQUELI	M	04687	\$48,720.00	APPOINTED	YES	06/05/17	468
FABRIZIO	ANDREA	M	04686	\$54,640.00	APPOINTED	YES	06/04/17	468
GARCIA	JOSE	R	04017	\$42407.0000	APPOINTED	YES	07/02/17	468
GONZALEZ	ALENERIS		04099	\$56528.0000	APPOINTED	YES	07/02/17	468
HIRSCH	LINDA		04685	\$63,020.00	APPOINTED	YES	06/04/17	468
HODGES	TYRONE	A	10102	\$12,000.00	APPOINTED	YES	07/06/17	468
HUIE	CAROL	P	04687	\$48,720.00	APPOINTED	YES	06/	

AMMOURI	IBTISAM	04294	\$71.5900	APPOINTED	YES	06/20/17	469
BASTON	MICHAEL	A 04702	\$165000.0000	RESIGNED	YES	07/01/17	469
BERMAN	BRIAN	A 10102	\$12.0000	APPOINTED	YES	07/01/17	469
BROWN	JUSTIN	04607	\$81.2000	APPOINTED	YES	06/20/17	469
BROWN	WHITNEY	L 10102	\$12.0000	APPOINTED	YES	06/22/17	469
DAVILA	ZULLY	Y 10102	\$12.0000	APPOINTED	YES	06/22/17	469
FERNANDES	NICOLLE	V 04607	\$81.2000	APPOINTED	YES	06/20/17	469
GAINES	RONDEE	J 04607	\$81.2000	APPOINTED	YES	06/20/17	469
HASSAN	BILAL	10102	\$12.2700	APPOINTED	YES	07/01/17	469
ISWARA CHANDRA	LAKSHMI	04607	\$81.2000	APPOINTED	YES	06/20/17	469
LARIAN	LAURIN	04294	\$71.5900	APPOINTED	YES	06/20/17	469
MCNAIR	LUCY	04607	\$81.2000	APPOINTED	YES	06/20/17	469
PEREZ	DONNA	M 04875	\$54726.0000	RETIRED	NO	07/06/17	469
PIETERS	ROSSLYNN	Y 04075	\$78477.0000	RESIGNED	YES	07/05/17	469
RICCIO	JAIME	R 04608	\$71.5900	APPOINTED	YES	06/20/17	469
RODRIGUEZ	GRISELDA	04293	\$84.4400	APPOINTED	YES	06/20/17	469
SEALS	NIREATA	D 04702	\$140500.0000	INCREASE	YES	07/03/17	469
SEYMOUR	THOMAS	E 04608	\$71.5900	APPOINTED	YES	06/20/17	469
SLOCUM	POPPY	M 04607	\$81.2000	APPOINTED	YES	06/20/17	469
VIETORISZ	JUAN	A 04294	\$71.5900	APPOINTED	YES	06/20/17	469
VOLIN	ADAM	J 04875	\$67473.0000	RESIGNED	NO	07/04/17	469
WEAVER	LINDA	M 04075	\$90871.0000	RESIGNED	YES	07/01/17	469
WEINSTOCK	HANNAH	G 04097	\$117120.0000	APPOINTED	YES	07/09/17	469
WU	XIANZHON	10102	\$15.0000	APPOINTED	YES	07/01/17	469
ZHOU	XIAOYING	04294	\$71.5900	APPOINTED	YES	06/20/17	469

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/14/17

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABAD-SANCHEZ	ANNALEE	50910	\$55.3500	APPOINTED	YES	06/29/17	740
ABADI	AMY	L 51221	\$58.8500	APPOINTED	NO	06/29/17	740
ABADIA-DONA	SHELLA M	G 51222	\$59.1800	APPOINTED	NO	06/29/17	740
ABARCA	MARIA CO	G 51222	\$58.5100	APPOINTED	NO	06/29/17	740
ABAYEV	YELENA	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ABBASI	HUMA	51221	\$57.8500	APPOINTED	NO	06/29/17	740
ABBAZIO	RAYMOND	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ABBI	REENA	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ABDELRAHMAN	ADEL	51222	\$59.1900	APPOINTED	NO	06/29/17	740
ABDULLAH	MOHAMED	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ABDUR RAHMAN	BADRIYAH H	50910	\$52.9600	APPOINTED	YES	06/29/17	740
ABELLA	MARIA VI	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ABILDNES	LOIS	50910	\$55.3500	APPOINTED	YES	06/29/17	740
ABRAHAM	ABHILASH	51222	\$57.8500	APPOINTED	NO	06/29/17	740
ABRAHAM	BINDU	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ABRAHAM	GRACE C	50910	\$55.3500	APPOINTED	YES	06/29/17	740
ABRAHAM	LENI	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ABRAHAM	MICHAL	51221	\$53.5000	APPOINTED	NO	06/29/17	740
ABRAHAM	SHINY	50910	\$53.9300	APPOINTED	YES	06/29/17	740
ABRAHAM	SUJITH	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ABRAMOV	ESTER	51221	\$53.5000	APPOINTED	NO	06/29/17	740
ABRAMOVICH	CRISTINA	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ABRUZZO WAJDA	AUDRA	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ACEVEDO	NANCY	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ACHTZIGER	MARY	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ACKERMAN	BRITTANY	51221	\$53.5000	APPOINTED	YES	06/29/17	740
ACQUAVITA	STEVEN	51222	\$53.5000	APPOINTED	NO	06/29/17	740
ACRES	FLORENCE M	50910	\$53.5400	APPOINTED	YES	06/29/17	740
ACRICHENEMESURE	RUTH	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ADADE POKU	KWAKU	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ADAM	STEPHANI	51221	\$53.5000	APPOINTED	NO	06/29/17	740
ADDABBO	LISA A	51221	\$57.8500	APPOINTED	NO	06/29/17	740
ADEBIMPE	ABOLAJI F	50910	\$54.1200	APPOINTED	YES	06/29/17	740
ADEGBESAN	SAMSON	50910	\$53.1500	APPOINTED	YES	06/29/17	740
ADEGBOYEGA	TOSIN	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ADEGUNLE	ADELAJU R	50910	\$53.5400	APPOINTED	YES	06/29/17	740
ADELABU	MURAINA A	06165	\$67.8200	APPOINTED	YES	06/29/17	740
ADEOSUN	SHERRI A	06165	\$65.6000	APPOINTED	YES	06/29/17	740
ADETOLA	ADENIYI O	06165	\$67.8200	APPOINTED	YES	06/29/17	740
ADETOLA	FAUSAT A	50910	\$55.3500	APPOINTED	YES	06/29/17	740
ADEWOLU	ADEKUNBI O	50910	\$54.1200	APPOINTED	YES	06/29/17	740
ADEYEMI	ABIODUN O	51222	\$57.8500	APPOINTED	NO	06/29/17	740
ADIBE	CHERRY C	51222	\$57.8500	APPOINTED	NO	06/29/17	740
ADIKA	YONA S	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ADJEWODA	VICTOR E	50910	\$55.3500	APPOINTED	YES	06/29/17	740
ADLER	RENA E	51221	\$53.5000	APPOINTED	NO	06/29/17	740
ADRIANO-FILATOV	SARAH JA H	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ADRIEN	MAGALIE L	51221	\$59.1800	APPOINTED	NO	06/29/17	740
AGARONNIK	VIKTORIA	51222	\$59.1800	APPOINTED	NO	06/29/17	740
AGHAHOMA	OMOSIVIE M	50910	\$55.3500	APPOINTED	YES	06/29/17	740
AGNESE	SAMANTHA M	51221	\$53.5000	APPOINTED	NO	06/29/17	740

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/14/17

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AGUILAR	JOCELYN	51222	\$59.1800	APPOINTED	NO	06/29/17	740
AGUIRRE	LISSETTE	56057	\$40929.0000	RESIGNED	YES	06/29/17	740
AHMED	NOHA	51222	\$58.5100	APPOINTED	NO	06/29/17	740
AHR	DEBRA	50910	\$54.1200	APPOINTED	YES	06/29/17	740
AIELLO	SUSANNE	50910	\$55.3500	APPOINTED	YES	06/29/17	740
AIGBOJIE	FELICITY E	50910	\$55.3500	APPOINTED	YES	06/29/17	740
AITKEN DOUYON	KAREN	51222	\$59.1800	APPOINTED	NO	06/29/17	740
AJALA	ADBOLU	51222	\$58.5100	APPOINTED	NO	06/29/17	740
AJISOGUN	FESTUS F	50910	\$55.0500	APPOINTED	YES	06/29/17	740
AKINOLA	OMOLOLA	50910	\$51.7900	APPOINTED	YES	06/29/17	740
AKINTUNDE	FOLASADE A	51222	\$57.8500	APPOINTED	NO	06/29/17	740
AKYURT	MA LOURD M	51222	\$57.8500	APPOINTED	NO	06/29/17	740
AL-UQDAH	RAJA	56057	\$40929.0000	RESIGNED	YES	06/24/17	740
ALAGOR	MARGARET	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ALAIN	CHRISTIA	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ALAMANDY	OLIVER	51222	\$59.1800	APPOINTED	NO	06/29/17	740

ALBANESE	TONINA	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ALCY	MYRANA	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ALDAHONDO	EVARISTO	70810	\$39868.0000	APPOINTED	NO	08/28/16	740
ALDEEN	NOHA	51221	\$57.8500	APPOINTED	NO	06/29/17	740
ALEJANDRO	YESEMIA	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ALEMAN	JAIME	51221	\$58.5100	APPOINTED	NO	06/29/17	740
ALEXIS	CHERRIN M	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ALEXIS	MARIE	50910	\$55.3500	APPOINTED	YES	06/29/17	740
ALFONSO GUTIERR	MARIFE	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ALI	DIANA A	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ALI	SHABEENA	50910	\$53.5400	APPOINTED	YES	06/29/17	740
ALIBERTE	NICOLE	51222	\$58.5100	APPOINTED	NO	06/29/17	740
ALIPIO	ARLEEN S	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ALLCOCK	THOMAS	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ALLEN	LINDA	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ALLEN	LUNA JANE	50910	\$55.3500	APPOINTED	YES	06/29/17	740
ALMEIDA	LORRAINE A	50910	\$55.0500	APPOINTED	YES	06/29/17	740
ALMEIDA	REBECCA F	51221	\$57.8500	APPOINTED	NO	06/29/17	740
ALMERO	JANE	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ALONZO	DONNY	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ALPER	MICHELLE M	51221	\$53.5000	APPOINTED	NO	06/29/17	740
ALTMARK	STEPHEN R	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ALVAREZ	MARISOL	51221	\$59.1800	APPOINTED	NO	06/29/17	740
AMAR	LEAH	51222	\$59.1800	APPOINTED	NO	06/29/17	740
AMATYA	MARY	51221	\$57.8500	APPOINTED	YES	06/29/17	740
AMBAS	CLAIRE G	51221	\$59.1800	APPOINTED	NO	06/29/17	740
AMBROSINI	NICOLE M	51221	\$58.5100	APPOINTED	NO	06/29/17	740
AMINOV	YOEL	51221	\$53.5000	APPOINTED	NO	06/29/17	740
AMMIRATI	CATHERIN	10026	\$117036.0000	PROMOTED	NO	10/21/16	740
AMOROSO	MARY	51222	\$57.8500	APPOINTED	NO	06/29/17	740
AMOSU	OLUWAYEM	51221	\$53.5000	APPOINTED	NO	06/29/17	740
AMPONIN	MARYSOL	51222	\$59.1800	APPOINTED	NO	06/29/17	740
AMUNDSEN	LORRAINE	50910	\$55.0500	APPOINTED	YES	06/29/17	740
ANAVIAN	DONNA	51221	\$57.8500	APPOINTED	NO	06/29/17	740
ANDERSON	DAVID F	51222	\$59.1800	APPOINTED	NO	06/29/17	740

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/14/17

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ANDERSON	KATHERIN	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ANDERSON	VIVIENE M	51221	\$59.1800	APPOINTED	YES	06/29/17	740
ANDERSON HALL	ELELA M	50910	\$55.3500	APPOINTED	YES	06/29/17	740
ANDES	ROWENA	51222	\$57.8500	APPOINTED	NO	06/29/17	740
ANDRAMUNO	LISSETTE	51221	\$57.8500	APPOINTED	YES	06/29/17	740
ANG	MARIA TH Y	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ANGLO	MARIA LE H	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ANGWIN	KATHERIN A	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ANKLE	SUSAN G	50910	\$51.7900	APPOINTED	YES	06/29/17	740
ANTOINE	MARIE G	51222	\$58.8500	APPOINTED	NO	06/29/17	740
ANTOINE	YVES MAR	51221	\$59.1800	APPOINTED	NO	06/29/17	740
ANTONY	MARY S	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ANWAR	ZEEESHAN	10050	\$150611.0000	INCREASE	YES	06/01/17	740
APAP	BRIDGET	51222	\$57.8500	APPOINTED	NO	06/29/17	740
APARICIO	KATHLEEN D	51222	\$59.1800	APPOINTED	NO	06/29/17	740
APEN	DEBRA	50910	\$55.3500	APPOINTED	YES	06/29/17	740
APON	ALFREDO	51222	\$59.1800	APPOINTED	NO	06/29/17	740
APONTE	JENNIFER	50910	\$51.7900	APPOINTED	YES	06/29/17	740
APPLEBAUM	ALLA	51222	\$59.1800	APPOINTED	NO	06/29/17	740
ARANBAEV	ILANA	51222	\$59.1800	APPOINTED	YES	06/29/17	740
ARANGO	PAULA-AN	51221	\$58.8500	APPOINTED	NO	06/29/17	740
ARCANGEL	AMY	51221	\$59.1800	APPOINTED	NO		

READER'S GUIDE

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

NOTICE TO ALL NEW YORK CITY CONTRACTORS

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

CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

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

VENDOR ENROLLMENT APPLICATION

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

SELLING TO GOVERNMENT TRAINING WORKSHOP

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

PRE-QUALIFIED LISTS

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

NON-MAYORAL ENTITIES

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

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

PUBLIC ACCESS CENTER

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

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

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

PROMPT PAYMENT

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

PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at www.nyc.gov/selltonyc

COMMON ABBREVIATIONS USED IN THE CR

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

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

KEY TO METHODS OF SOURCE SELECTION

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

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

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

HOW TO READ CR PROCUREMENT NOTICES

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

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

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

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

SAMPLE NOTICE

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

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

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

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

◀m27-30

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