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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 9:30 A.M. on Monday, November 26, 2012:

MERCEDES HOUSE

MANHATTAN CB - 4 N 120305 ZRM
Application submitted by Clinton Park Holdings pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 6 (Special Clinton District).

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

Article IX, Chapter 6 - Special Clinton District.

96-80

EXCLUDED AREAS

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

- (a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue, provided that in this area the provisions of Sections 96-40 (MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS), 96-51 (Mandatory Tree Planting Provisions) and 96-82 (C6-3X Districts) shall apply.

In addition, for parcels in C6-3X Districts, bounded by West 53rd Street, Tenth Avenue, West 54th Street and Eleventh Avenue, the following shall be permitted #uses# below the level of any floor occupied by #dwelling units#:

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

- (3) New York City Police Department stables for horses, with #accessory# automobile parking.

~~Should the floor to ceiling height of such Police Department stable, as measured from the #base plane#, exceed 23 feet, then any floor space occupied by #accessory# parking located on the floor immediately above the floor occupied by such Police Department stable and immediately below the level of any floor occupied by #dwelling units# shall be exempted from the definition of #floor area#.~~

~~For a #building#, that at the time of approval by the Department of Buildings, included space designed for stable use for New York City Police Department horses, and the ceiling height of such stable space, as measured from the #base plane#, exceeds 23 feet, then any floor space occupied by #accessory# parking located on the floor immediately above such stable space and immediately below the level of any floor occupied by #dwelling units# shall be exempted from the definition of #floor area#.~~

DOWNTOWN BROOKLYN PARKING TEXT

BROOKLYN CB - 2 N 120384 (A) ZRK

Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article X, Chapter I (Special Downtown Brooklyn District) to modify the parking regulations of the Special Downtown Brooklyn District.

Article X Special Purpose Districts

Chapter 1 Special Downtown Brooklyn District

101-01 Definitions

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS), Section 101-302 (Definitions Specific to the Atlantic Avenue Subdistrict) or in this Section.

Automated parking facility

An "automated parking facility" shall refer to an #accessory# off-street parking facility or #public parking garage# where vehicular storage and retrieval within such facility is accomplished entirely through a mechanical conveyance system, and shall not refer to a parking facility with parking lift systems that require an attendant to operate the vehicle that is to be parked.

Development or to develop

For purposes of this Chapter, "development" includes a #development#, an #enlargement# or an #extension#.

To "develop" is to create a #development#.

101-50 OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

The provisions of Article II, Chapter 5 (ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS), and Article III, Chapter 6 (ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS), shall apply, except as modified in this Section 101-50, inclusive.

101-51 Minimum Parking Requirements in R7-1 Districts

~~In R7-1 Districts, the provisions of Article II, Chapter 5 (ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS), shall apply, except that~~

The provisions of this Section shall apply to all districts within the #Special Downtown Brooklyn District#, except R6B Districts:

- (a) The #accessory# parking requirements of Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be modified to require #accessory# off-street parking spaces for at least ~~50~~20 percent of the total number of new #dwelling units#.

- (b) There shall be no minimum parking requirement for #affordable housing units# as defined in Section 23-90 (INCLUSIONARY HOUSING), inclusive, or for #dwelling units# eligible for reduced parking pursuant to Section 25-25 (Modification of Requirements for Public, Publicly-Assisted and Government-Assisted Housing or for Non-profit Residences for the Elderly).

101-52 Curb Cut Restrictions

Along the #streets# specified on Map 5 (Curb Cut Restrictions) in Appendix E of this Chapter, no curb cuts for parking facilities or loading berths shall be permitted.

However, the City Planning Commission may, by authorization, permit a curb cut, on a #street# specified on Map 5, for parking facilities and loading berths on a #zoning lot# that does not have access or egress on another #street#, provided that such curb cut will not unduly inhibit surface traffic or result in conflict between pedestrian and vehicular circulation, and will result in a good overall site plan.

101-53 Reservoir Spaces

The provisions of this Section shall apply to parking facilities created after (date of adoption) or for parking facilities enlarged by 50 or more spaces after (date of adoption). For the purpose of determining required reservoir spaces, fractions equal to or greater than one-half resulting from the calculations in this Section shall be considered one reservoir space.

- (a) Attended parking facilities

Attended #accessory# off-street parking facilities, #public parking garages# or #public parking lots# with more than 25 off-street parking spaces shall provide the following amount of off-street reservoir space at the vehicular entrance:

- (1) for parking facilities with more than 25 parking spaces and up to 50 parking spaces: five percent of the total number of parking spaces;
- (2) for parking facilities with more than 50 parking spaces and up to 100 parking spaces: ten percent of the total number of parking spaces;
- (3) for parking facilities with more than 100 parking spaces and up to 200 parking spaces: ten parking spaces; and
- (4) for parking facilities with more than 200 off-street parking spaces: five percent of the total number of parking spaces. However such number of reservoir spaces need not exceed 50.

- (b) #Automated parking facilities#

For #automated parking facilities#, off-street reservoir space

at the vehicle entrance shall be provided as set forth in paragraph (a) of this Section.

Each individual parking location where a driver is permitted to leave a vehicle for transfer to a mechanized automobile storage and retrieval unit shall constitute one reservoir space. Additional reservoir spaces may be located where drivers queue to access such locations for vehicle transfer.

In addition, the number of reservoir spaces required pursuant to paragraph (a) of this Section may be reduced where the Commissioner of Buildings determines that the operational characteristics of such #automated parking facility# warrant such a reduction.

(c) Self-parking facilities

For self-parking #accessory# off-street parking facilities, #public parking garages# and #public parking lots#, where entering vehicles are required to stop before a mechanically operated barrier before entering the parking facility, such barrier shall be placed a minimum of 20 feet beyond the #street line#.

**101-54
Garages**

**101-541
Public parking garages**

#Public parking garages# with 225 or fewer spaces shall be permitted as of right, provided that such garages are, except for entrances and exits, entirely below the level of any #street# or #publicly accessible open area# upon which such facility, or portion thereof, fronts. In addition to a maximum number of 225 public parking spaces, such garages may include required #accessory# parking spaces, which may be provided at any level. Any #accessory# parking spaces that are not required shall be included with all other public parking spaces in such #public parking garage# for the purpose of applying any regulations in this Resolution relating to the number or location of parking spaces in such #public parking garage#.

**101-542
Off-site accessory parking spaces in public garages**

Section 36-57 (Accessory Off-Street Parking Spaces in Public Garages) shall be modified to allow #accessory# off-street parking spaces in any #public parking garage developed# after (date of adoption) provided such off-site spaces comply with the provisions of Section 101-56 (Location of Off-Site Parking Spaces).

**101-543
Pedestrian safety**

The provisions of this Section shall apply to parking facilities created after (date of adoption) or for parking facilities enlarged by 50 or more spaces after (date of adoption). For all #accessory# parking garages and #public parking garages#, the following safety features shall be provided at all vehicular exit points:

- (a) a 'stop' sign which shall be clearly visible to drivers. Such signage shall comply with the standards set forth in the Manual of Uniform Traffic Control Devices (MUTCD) issued by the Federal Highway Administration (FHWA) for a conventional single lane road; and
- (b) a speed bump, which shall be located within the exit lane of the parking facility. Such speed bump shall:
- (1) span the entire width of such exit lane;
 - (2) have a minimum of two inches in height, as measured from the adjoining grade of the exit lane and shall have a maximum depth of 12 inches; and
 - (3) be located a minimum of four feet beyond the #street line#, as measured perpendicular to the #street line#.

**101-544
Stackers in garages**

Within an enclosed attended parking facility with parking lift systems, for individual lifted trays upon which a vehicle is stored, each tray upon which a vehicle is stored shall be considered 153 square feet of #floor area#, except for portions exempt from the definition of #floor area# pursuant to Section 12-10 (DEFINITIONS).

**101-545
Automated parking facilities**

For an #automated parking facility#, the minimum size of spaces regulated in Sections 25-62 (Size and Location of Spaces) and 36-351 (Size of spaces) shall not apply. For the purpose of calculating parking spaces in #automated parking facilities#, each tray upon which a vehicle is stored shall constitute one off-street parking space. However, auxiliary parking trays may be exempted from constituting a parking space where the Commissioner of Buildings determines that such auxiliary parking trays are needed to routinely store and retrieve vehicles for the efficient operation of such #automated parking facility#.

Within an #automated parking facility#, each tray upon which a vehicle is stored shall be considered 153 square feet of #floor area#, except for portions exempt from the definition of #floor area# pursuant to Section 12-10 (DEFINITIONS).

**101-546
Special permit for public parking garages**
Section 74-52 (Parking Garages or Public Parking Lots in

High Density Central Areas) shall not apply to #public parking garages#. In lieu thereof, the following provisions shall apply.

The City Planning Commission may permit:

(a) a #public parking garage# that does not comply with the provisions of Section 101-541 (Public parking garages) provided that such garage complies with all other applicable regulations set forth in Section 101-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS); and

(b) floor space on one or more #stories#, up to a height of 23 feet above #curb level#, to be exempted from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS).

In order to grant a special permit for such #use# or #floor area# exemption, the Commission shall find:

(1) that such #use# will be compatible with the surrounding area, and will not adversely affect the growth and development of #uses# comprising vital and essential functions in the general area within which such #use# is to be located;

(2) the proposed materials and articulation of the #street wall# of the parking facility are compatible with #buildings# in the surrounding area;

(3) the ground floor level of such parking facilities that front upon #streets# with a width of 60 feet or more, or that front upon public access areas, is occupied by #commercial#, #community facility# or #residential uses# that generate activity on all such adjoining #streets# or public areas, except at the entrances and exits to the parking facility. Where site planning constraints make such #uses# infeasible, the parking facility shall be screened from such adjoining #streets# or public access areas with a strip at least five feet deep, densely planted with shrubs or trees that are at least four feet high at the time of planting and that are of a type which may be expected to form a year-round dense screen at least six feet high within three years. Where such screening is not desirable, a total of at least 50 percent of the exterior building wall with adjacent parking spaces shall consist of opaque materials that include graphic or sculptural art, or living plant material;

(4) any floor space above the ground floor level utilized for parking is located, to the greatest extent feasible, behind #commercial#, #community facility# or #residential floor area#, so as to minimize the visibility of the parking facility from adjoining #streets# with a width of 60 feet or more, or public access areas. Any exterior wall of the parking facility visible from an adjoining #street# or public access area shall be articulated in a manner that is compatible with #buildings# in the surrounding area;

(5) that such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow and that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby;

(6) that such #use# and its vehicular entrances and exits are so located as to draw a minimum of vehicular traffic to and through residential #streets# in nearby areas; and

(7) that, if any floor space is exempted from the definition of #floor area#, such additional floor space is necessary to prevent excessive on-street parking demand and relieve traffic congestion.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area including limitations on #signs#, or requirements for shielding of floodlights, or locations of entrances and exits.

**101-55
Restrictions on Use of Accessory Off-Street Parking Spaces**

The provisions of Section 36-46 (Restrictions on Use of Accessory Off-Street Parking Spaces) shall apply, provided that all #Commercial Districts# within the #Special Downtown Brooklyn District# shall be considered a C6 District for the purposes of such Section, inclusive. However, the provisions of this Section shall not apply within the Atlantic Avenue Subdistrict.

**101-56
Location of Off-Site Parking Spaces**

Sections 25-50 and 36-40 (RESTRICTIONS ON LOCATION AND USE OF ACCESSORY OFF-STREET PARKING SPACES) shall apply, except that where the #use# generating the parking requirement and the #zoning lot# providing the parking spaces are both within the #Special Downtown Brooklyn District#, Sections 25-521 and 36-421 (Maximum distance from zoning lot) shall be modified to permit #accessory# parking spaces to be located up to 2,500 feet from the #zoning lot# occupied by the #residences# to which they are accessory.

* * *

**101-60
FULTON MALL SUBDISTRICT**

* * *

**101-63
Modification of Accessory Off-Street Parking and Loading Requirements**

The parking regulations of Section 101-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS)

shall apply except as set forth in this Section, inclusive.

* * *

**101-70
ATLANTIC AVENUE SUBDISTRICT**

* * *

**101-74
Modification of Accessory Off-Street Parking and Loading Requirements**

The provisions of Section 101-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), inclusive, shall not apply within the Atlantic Avenue Subdistrict.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 11:00 A.M. on Monday, November 26, 2012:

**800-SEAT PRIMARY SCHOOL
QUEENS CB - 4 20105658 SCQ**
Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 800-Seat Primary School facility located on the east side of 98th Street between 50th and Christie Avenues (Block 1891, Lots 1, 12, 15, 20 and 22), Borough of Queens, Community School District No. 24.

**444-SEAT PRIMARY SCHOOL
QUEENS CB - 5 20125527 SCQ**
Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 444-Seat Primary School facility located at 360 Seneca Avenue (Block 3425, Lot 7), Borough of Queens, Community School District No. 24.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 1:00 P.M. on Monday, November 26, 2012.

n19-26

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, on Wednesday, November 28, 2012 at 10:00 A.M.

**BOROUGH OF THE BRONX
No. 1**

**CD 3 C 120259 PQX
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 1600 Crotona Park East (Block 2939, Lot 90), for continued use as a child care center.

**BOROUGH OF MANHATTAN
Nos. 2, 3 & 4
SPECIAL HUDSON SQUARE REZONING & TEXT AMENDMENT
No. 2**

**CD 2 C 120380 ZMM
IN THE MATTER OF** an application submitted by The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12a:

1. changing from an M1-5B District to an M1-6 District property bounded by the former centerline of the Avenue of the Americas and its southerly prolongation, Canal Street, and the Avenue of the Americas and its southerly centerline prolongation; and
2. establishing a Special Hudson Square District bounded by West Houston Street, a line 100 feet easterly of Varick Street, Vandam Street, Avenue of the Americas, Spring Street, Avenue of the Americas and its southerly centerline prolongation, Canal Street, Hudson Street, Spring Street, and Greenwich Street;

as shown on a diagram (for illustrative purposes only) dated August 20, 2012, and subject to the conditions of CEQR Declaration E-288.

No. 3

**CD 2 N 120381 ZRM
IN THE MATTER OF** an application submitted by The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, to add Article VIII Chapter 8, establishing the Special Hudson Square District in Community District 2, Borough of Manhattan and to modify related Sections.

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

**Article 1
General Provisions**

Chapter 1
Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12
Establishment of Districts

* * *

Establishment of the Special Hillside Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillside Preservation District# is hereby established.

Establishment of the Special Hudson Square District

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

Establishment of the Special Hudson Yards District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 3, the #Special Hudson Yards District# is hereby established.

* * *

Chapter 2
Construction of Language and Definitions

* * *

12-10
Definitions

* * *

Special Hillside Preservation District (2/2/11)

The "Special Hillside Preservation District" is a Special Purpose District mapped in Staten Island designated by the letters "HS" in which special regulations set forth in Article XI, Chapter 9, apply.

Special Hudson Square District

The #Special Hudson Square District# is a Special Purpose District designated by the letters "HSQ", in which special regulations set forth in Article VIII, Chapter 8, apply.

Special Hudson Yards District (2/2/11)

The "Special Hudson Yards District" is a Special Purpose District designated by the letters "HY" in which special regulations set forth in Article IX, Chapter 3, apply.

* * *

Article VII - Administration

* * *

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

* * *

73-244
In C2, C3, C4*, C6-4, M1-5A, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the Special Tribeca Mixed Use District**

In C2, C3, C4*, C6-4**, M1-5A, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the #Special Tribeca Mixed Use District#, the Board of Standards and Appeals may permit eating or drinking establishments with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing, for a term not to exceed three years, provided that the following findings are made:

- (a) that a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms. A plan shall be provided to the Board to ensure that the operation of the establishment will not result in the gathering of crowds or the formation of lines on the #street#;
- (b) that the entrance to such #use# shall be a minimum of 100 feet from the nearest #Residence District# boundary;
- (c) that such #use# will not cause undue vehicular or pedestrian congestion in local #streets#;
- (d) that such #use# will not impair the character or the future use or development of the surrounding residential or mixed use neighborhoods;
- (e) that such #use# will not cause the sound level in any affected conforming #residential use#, #joint living-work quarters for artists# or #loft dwelling# to exceed the limits set forth in any applicable provision of the New York City Noise Control Code; and
- (f) that the application is made jointly by the owner of the #building# and the operators of such eating or drinking establishment.

The Board shall prescribe appropriate controls to minimize adverse effects on the character of the surrounding area, including, but not limited to, location of entrances and operable windows, provision of sound-lock vestibules, specification of acoustical insulation, maximum size of establishment, kinds of amplification of musical instruments

or voices, shielding of flood lights, adequate screening, curb cuts or parking.

Any violation of the terms of a special permit may be grounds for its revocation.

* In C4 Districts where such #use# is within 100 feet from a #Residence District# boundary

** In C6-4 Districts mapped within that portion of Community District 5, Manhattan, bounded by West 22nd Street, a line 100 feet west of Fifth Avenue, a line midway between West 16th Street and West 17th Street, and a line 100 feet east of Sixth Avenue

* * *

Article VIII - Special Purpose Districts

* * *

Chapter 8
Special Hudson Square District

88-00
GENERAL PURPOSES

The Special Hudson Square 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) support the growth of a mixed residential, commercial and industrial neighborhood by permitting expansion and new development of residential, commercial and community facility uses while promoting the retention of commercial uses and light manufacturing uses;
- (b) recognize and enhance the vitality and character of the neighborhood for workers and residents;
- (c) encourage the development of buildings compatible with existing development;
- (d) regulate conversion of buildings while preserving continued manufacturing or commercial use;
- (e) encourage the development of affordable housing;
- (f) promote the opportunity for workers to live in the vicinity of their work;
- (g) retain jobs within New York City; and
- (h) promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

88-01
Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS). Qualifying building

For the purposes of this Chapter, a "qualifying #building#" shall be any #building# that contained at least 70,000 square feet of #floor area# on (date of referral).

88-02
General Provisions

In harmony with the general purposes and intent of this Resolution and the general purposes of the #Special Hudson Square District#, the provisions of this Chapter shall apply within the #Special Hudson Square 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.

88-03
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Hudson Square District# Plan.

The District Plan includes the following map in the Appendix to this Chapter:

Map 1 Special Hudson Square District and Subdistricts

This map 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.

88-04
Subdistricts

In order to carry out the purposes and provisions of this Chapter, two subdistricts are established as follows:

Subdistrict A

Subdistrict B.

The Subdistricts are specified on Map 1 (Special Hudson Square District and Subdistricts) in the Appendix to this Chapter.

88-05
Applicability of District Regulations

88-051
Applicability of Article I, Chapter 5

The conversion to #dwelling units# of non-#residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph (b), except as superseded or modified by the provisions of this Chapter.

88-10
SUPPLEMENTAL USE REGULATIONS

All permitted #uses# in the underlying districts, as set forth in Section 42-10 (USES PERMITTED AS-OF-RIGHT), shall comply with the provisions set forth in this Section, inclusive.

88-11
Residential Use

#Residential use# shall be permitted in accordance with the provisions of this Section.

(a) Residential use as-of-right

#Residential use# shall be permitted as-of-right on any #zoning lot# that, on (date of referral), was not occupied by a qualifying #building#. As a condition to receiving a building permit, such absence of a qualifying #building# on the #zoning lot# must be demonstrated to the satisfaction of the Department of Buildings.

(b) Residential use by certification

#Residential use# shall be permitted on a #zoning lot# that, on (date of referral), was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot#, as it existed on (date of referral), will contain at least the amount of non-#residential floor area# that existed within such qualifying #buildings# on the zoning lot on (date of referral), subject to the following:

- (1) non-#residential floor area# that is preserved within existing non-qualifying #buildings# on the #zoning lot# through restrictive declaration may count toward meeting the requirements of this certification; and
- (2) #floor area# from #community facility uses# with sleeping accommodations shall not count toward meeting the requirements of this certification.

However, non-#residential floor area# converted to #residential# vertical circulation space and lobby space need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to maintain the amount of non-#residential floor area# that existed within such qualifying #buildings# on (date of referral) on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from non-#residential# to #residential#, or for any #development# containing #residences#.

88-12
Community Facility Use

The #community facility use# regulations applicable in M1 Districts shall not apply in the #Special Hudson Square District#. In lieu thereof, all #community facility uses# listed in Use Groups 3 and 4 shall be permitted, except that #community facilities# with sleeping accommodations shall only be permitted in accordance with paragraphs (a) or (b) of this Section, as applicable.

(a) #Community facilities# with sleeping accommodations shall be permitted as-of-right on any #zoning lot# that, on (date of referral), was not occupied by a qualifying #building#. As a condition to receiving a building permit, such absence of a qualifying #building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.

(b) #Community facilities# with sleeping accommodations shall be permitted on a #zoning lot# that, on (date of referral), was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot# will contain at least the amount of non-#residential floor area# that existed within qualifying #buildings# on the zoning lot on (date of referral), subject to the following:

- (1) non-#residential floor area# that is preserved within existing non-qualifying #buildings# on the #zoning lot# through restrictive declaration may count toward meeting the requirements of this certification; and
- (2) #floor area# from #community facility uses# with sleeping accommodations shall not count toward meeting the requirements of this certification.

However, non-residential floor area converted to vertical circulation and lobby space associated with a community facility with sleeping accommodations need not be replaced as non-residential floor area.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to maintain the amount of non-residential floor area that existed within such qualifying buildings on (date of referral) on the zoning lot. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in use from non-residential to community facility uses with sleeping accommodations, or for any development containing community facility uses with sleeping accommodations.

- (c) Ground floor community facility uses shall be subject to the streetscape provisions set forth in Section 88-131 (Streetscape Provisions).

88-13 Commercial Use

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

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

88-131 Streetscape provisions

For zoning lots with street frontage of 50 feet or more, the location of certain uses shall be subject to the following use requirements:

- (a) For uses located on the ground floor or within five feet of curb level, limited to Use Groups 6A, 6C, 7B, 8A, 8B, 9A, 10A, 12A and 12B, shall have a depth of at least 30 feet from the building wall facing the street and shall extend along a minimum of 50 percent of the width of the street frontage of the zoning lot.
- (b) The remainder of the street frontage of the zoning lot may be occupied by any permitted uses, lobbies or entrances to parking spaces, except that lobbies shall be limited to a total width

of 40 feet per street frontage. The 30 foot minimum depth requirement shall not apply where a reduction in such depth is necessary in order to accommodate a residential lobby or vertical circulation core.

- (c) In Subdistrict A, for portions of a building bounding a public park, the ground floor use requirements of paragraph (a) of this Section shall apply to 100 percent of the width of the street frontage of the zoning lot, and residential lobbies and schools shall be permitted uses on the ground floor for purposes of compliance with paragraph (a) of this Section.

For zoning lots with street frontage of less than 50 feet, no special ground floor use requirements shall apply.

Enclosed parking spaces, or parking spaces covered by a building, including such spaces accessory to residences, shall be permitted to occupy the ground floor provided they are located beyond 30 feet from the building wall facing the street.

Any ground floor street wall of a development or enlargement that contains uses listed in Use Groups 1 through 15, not including dwelling units, shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such ground floor street wall between a height of two feet, and 12 feet or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. The lowest level of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the curb level, with the exception of transom windows. In addition, the maximum width of a portion of the ground floor level street wall without transparency shall not exceed ten feet. However, where an entrance to a parking facility is provided, the requirements of this Section shall not apply to that portion of the ground floor street wall occupied by such an entrance.

88-132 Special permit for large transient hotels

- (a) Developments or enlargements

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

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

- (b) Changes of use

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

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

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

A restrictive declaration acceptable to the DCP shall be executed and recorded, binding the owners, successors and assigns to preserve an amount of Use Group 6B office use within a qualifying building, or created within a development or enlargement, as applicable. Such restrictive

declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in use from Use Group 6B office use to any other use.

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

88-14 Manufacturing Use

In the Special Hudson Square District, manufacturing uses permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

88-20 SIGN REGULATIONS

In the Special Hudson Square District, signs are subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60, inclusive.

88-30 SPECIAL BULK REGULATIONS

Except as modified in this Chapter, the following bulk regulations shall apply:

- (a) For developments, enlargements, or changes of use containing residences, the bulk regulations of an R10 District, as set forth in Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) shall apply;
- (b) For developments, enlargements, or changes of use containing manufacturing, commercial or community facility uses, the bulk regulations set forth in Article IV, Chapter 3 (Bulk Regulations), shall apply.

For the purposes of applying the regulations of this Section, Greenwich Street shall be a wide street.

88-31 Floor Area Regulations

Except in Subdistricts A and B, the maximum floor area ratio for zoning lots that do not contain residences shall be 10.0; no floor area bonuses shall apply.

The maximum base floor area ratio for zoning lots that contain residences shall be 9.0 plus an amount equal to 0.25 times the non-residential floor area ratio provided on the zoning lot, provided that such base floor area ratio does not exceed 10.0. Such floor area ratio may be increased to a maximum of 12.0 only as set forth in Section 88-32 (Inclusionary Housing).

88-311 Special floor area regulations in Subdistrict A

For zoning lots in Subdistrict A that do not contain residences, the maximum floor area ratio shall be 10.0; no floor area bonuses shall apply.

For zoning lots in Subdistrict A containing residences, the maximum floor area ratio shall be 9.0 plus an amount equal to 0.25 times the non-residential floor area ratio provided on the zoning lot, provided that such base floor area ratio does not exceed 10.0.

Any floor space designated for use as a school shall be exempted from the definition of floor area for the purposes of calculating the permitted floor area ratio for community facility uses and the total maximum floor area ratio of the zoning lot, provided that such school is either:

- (a) a public school, subject to the jurisdiction of the New York City Department of Education, pursuant to an agreement accepted by the School Construction Authority; or
- (b) a charter school, subject to the New York State Education Law, pursuant to an agreement with a charter school organization.

88-312 Special floor area regulations in Subdistrict B

The maximum floor area ratios in Subdistrict B shall be as set forth in the following table:

	Maximum Floor Area Ratio
Residential Use	5.4 ¹
Community Facility Use	6.5
Commercial Use	6.0
Manufacturing Use	6.0

¹ May be increased to a maximum of 7.2 only as set forth in Section 88-32 (Inclusionary Housing)

88-32 Inclusionary Housing

The Special Hudson Square District, except Subdistrict A, shall be an Inclusionary Housing designated area, and the provisions of Section 23-90 (INCLUSIONARY HOUSING) applicable to R10 Districts shall apply, except that within Subdistrict B, the provisions of Section 23-90 applicable to R8 Districts shall apply.

88-33
Height and Setback

In the #Special Hudson Square District#, the height and setback regulations of the underlying districts shall not apply. In lieu thereof, the provisions of this Section shall apply to all #buildings#.

(a) Rooftop regulations

(1) Permitted obstructions

The provisions of Section 33-42 shall apply to all #buildings#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit, provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or that the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, dormers may penetrate a maximum base height provided that on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all such dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

(2) Screening requirements for mechanical equipment

For all #developments#, #enlargements# and #conversions# of non-#residential floor area# to #residences#, all mechanical equipment located on any roof of a #building or other structure# shall be fully screened on all sides. However, no such screening requirements shall apply to water tanks.

(b) Height and setback

(1) #Street wall# location

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to the minimum base height or the height of the #building#, whichever is less. On #narrow streets# beyond 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line#. For the purposes of this paragraph, (b), portions of #street walls# located up to 18 inches from a #street line# shall be considered to be located on the #street line# where a vertical element of such #street wall# is located on the #street line# and rises without setback from ground level to the top of the second #story# at intervals of at least once every 15 feet in plan and, above the level of the second #story#, where a vertical element rises without setback to the applicable minimum base height at an interval of at least once every 30 feet in plan.

On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#.

Above the level of the ground floor, recesses shall be permitted beyond 20 feet of an adjacent #building# and beyond 30 feet of the intersection of two #street lines#, as follows:

(i) Along #wide streets#

Recesses shall be provided at the level of each #story# entirely above a height of 60 feet, up to the maximum base height of the #building#. Such recesses shall have a minimum depth of five feet and a width between 10 and 40 percent of the #aggregate width of street wall# of the #building# at the level of any #story#.

(ii) Along #narrow streets#

Above the level of the second #story#, recesses in #street

walls# deeper than 18 inches shall be permitted. Such recesses may not exceed 30 percent of the #aggregate width of street wall# of the #building# at the level of any #story#.

(2) Base height

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and a maximum base height of 150 feet.

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 60 feet, or the height of the #building#, whichever is less, up to a maximum base height of 125 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may apply along a #narrow street# to a distance of 100 feet from its intersection with a #wide street#.

(3) Required setbacks and maximum #building# heights

(i) Along #wide streets#

The provisions of this paragraph, (b)(3)(i), shall apply to #buildings#, or portions thereof, located on #wide streets#, and on #narrow streets# within 100 feet from their intersection with a #wide street#. The portion of such #building# above a height of 150 feet shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. The maximum height of such #buildings# shall be 320 feet. In addition, the gross area of each of either the highest two or three #stories# of such #building# located entirely above a height of 230 feet, shall not exceed 80 percent of the gross area of the #story# directly below such highest two or three #stories#.

(ii) Along #narrow streets#

The provisions of this paragraph, (b)(3)(ii), shall apply to #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet from their intersection with a #wide street#.

The portion of such #building# above a height of 125 feet shall be set back from the #street wall# of the #building# at least 15 feet, except such dimensions may include the depth of any permitted recesses in the #street wall#.

The maximum height of such #buildings# shall be 185 feet. For #buildings# containing #residences#, no portion of such #building# exceeding a height of 125 feet shall be nearer to a #rear yard line# than ten feet.

(4) Maximum length of #building wall#

The maximum length of any #story# located entirely above a height of 150 feet shall not exceed 150 feet. Such length shall be measured in plan view by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a level of 150 feet.

(5) Vertical #enlargements#

(i) Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location requirements of paragraphs (b)(1) and (b)(2) of this Section.

(ii) Existing #buildings# with #street walls# that rise without setback to a height of at least 80 feet may be vertically #enlarged# in excess of one #story# or 15 feet without regard to the #street wall# location requirements of paragraphs (b)(1) and (b)(2) of this Section.

provided such #enlarged# portion is located at least 10 feet from a #wide street# and at least 15 feet from a #narrow street#.

88-331

Special height and setback regulations in Subdistrict A

For #zoning lots# in Subdistrict A, the regulations in paragraph (b) of Section 88-33 applicable to #wide streets# shall apply, except where modified or superseded by the regulations of this Section.

(a) Maximum #building# height

The maximum height of #buildings# shall be 430 feet.

(b) Lot coverage

Below a height of 290 feet, #buildings# shall have a minimum #floor area# coverage of at least 30 percent of the #lot area# of the #zoning lot#. Above a height of 290 feet, #buildings# shall have a minimum #floor area# coverage of at least 20 percent of the #lot area# of the #zoning lot#.

(c) Modification of #bulk# regulations for #zoning lots# bounding a #public park#

In the case of a #zoning lot line# #abutting# the boundary of a #public park#, such #zoning lot line# shall be considered to be a #wide street line# for the purposes of applying all #bulk# regulations of this Resolution except for #street wall# regulations. For the purposes of applying #street wall# regulations in the case of a #zoning lot line# #abutting# the boundary of a #public park#, a line no more than 45 feet west of and parallel to the nearest boundary line of the #public park# shall be considered a #wide street line#.

(d) #Street wall# location

The #street wall# provisions of this Chapter shall apply, except that, for the portion of a #building# bounding a #public park#, the #street wall# shall be located at the #street line# for at least 50 percent of the frontage bounding the #public park# and shall rise to the minimum base height, but not higher than the maximum base height.

88-332

Special height and setback regulations in Subdistrict B

For #zoning lots# in Subdistrict B, the regulations in paragraph (b) of Section 88-33 shall not apply. In lieu thereof, the height and setback regulations applicable in a C6-2A District shall apply.

88-333

Courts

Those portions of #buildings# that contain #residences# shall be subject to the court provisions applicable in R10 Districts as set forth in Section 23-80 (Court Regulations, Minimum Distance between Windows and Walls or Lot Lines and Open Area Requirements), inclusive.

88-40

YARD REGULATIONS

In the #Special Hudson Square District#, the yard provisions applicable in C6 Districts shall apply.

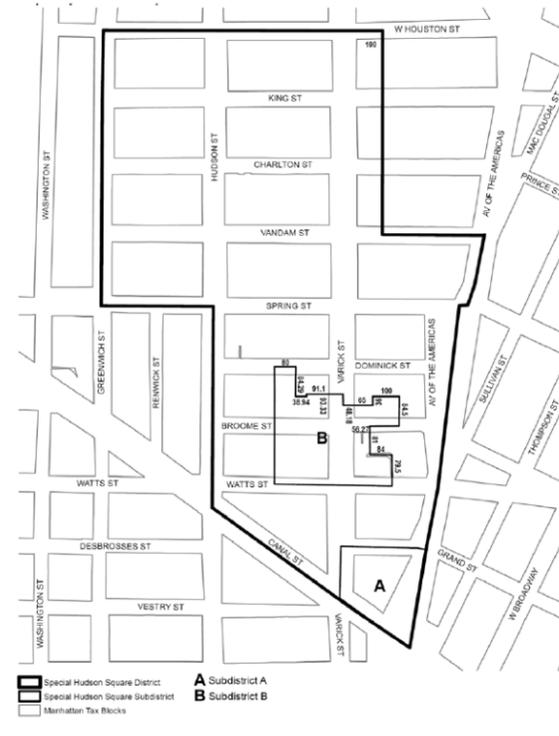
88-50

PARKING AND LOADING REGULATIONS AND CURB CUT LOCATIONS

In the #Special Hudson Square District#, the parking regulations applicable in C6-4 Districts, as set forth in Article III, Chapter 6, and as modified, pursuant to Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1,2,3,4,5,6,7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) shall apply.

Appendix A

Map 1 - Special Hudson Square District and Subdistricts



APPENDIX F
Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Table of
Inclusionary Housing Designated Areas

by Zoning Map

Zoning Map Community District Maps of Inclusionary Housing Designated Areas

Table with 3 columns: Zoning Map, Community District, Maps of Inclusionary Housing Designated Areas. Rows include 9b, 9d, 12a, 12c, 12c.

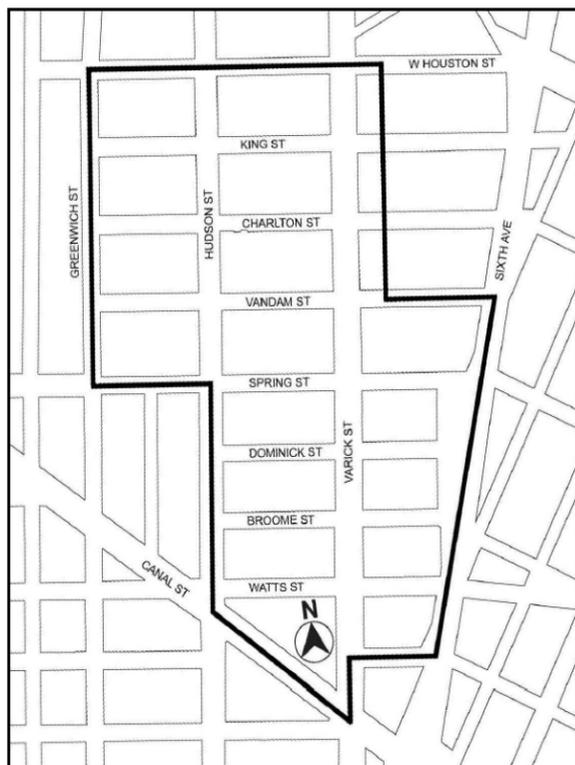
Manhattan
Manhattan Community District 1

Manhattan Community District 2

In the M1-6 Districts within the areas shown on the following Map 1:

Map 1

#Special Hudson Square District# - see Section 88-32 Portion of Community District 2, Manhattan



No. 4

CD 2 N 120381 (A) ZRM IN THE MATTER OF an application submitted by The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, to add Article VIII Chapter 8, establishing the Special Hudson Square District in Community District 2, Borough of Manhattan and to modify related Sections.

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

Article 1
General Provisions

Chapter 1
Title, Establishment of Controls and Interpretation of Regulations

11-12
Establishment of Districts

Establishment of the Special Hillside Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillside Preservation District# is hereby established.

Establishment of the Special Hudson Square District

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

Establishment of the Special Hudson Yards District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 3, the #Special Hudson Yards District# is hereby established.

Chapter 2
Construction of Language and Definitions

12-10
Definitions

Special Hillside Preservation District (2/2/11)

The "Special Hillside Preservation District" is a Special Purpose District mapped in Staten Island designated by the letters "HS" in which special regulations set forth in Article XI, Chapter 9, apply.

Special Hudson Square District

The #Special Hudson Square District# is a Special Purpose District designated by the letters "HSQ", in which special regulations set forth in Article VIII, Chapter 8, apply.

Special Hudson Yards District (2/2/11)

The "Special Hudson Yards District" is a Special Purpose District designated by the letters "HY" in which special regulations set forth in Article IX, Chapter 3, apply.

Article VII - Administration

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

73-244
In C2, C3, C4*, C6-4**, M1-5A, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the Special Tribeca Mixed Use District

In C2, C3, C4*, C6-4**, M1-5A, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the #Special Tribeca Mixed Use District#, the Board of Standards and Appeals may permit eating or drinking establishments with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing, for a term not to exceed three years, provided that the following findings are made:

- (a) that a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms. A plan shall be provided to the Board to ensure that the operation of the establishment will not result in the gathering of crowds or the formation of lines on the #street#;
- (b) that the entrance to such #use# shall be a minimum of 100 feet from the nearest #Residence District# boundary;
- (c) that such #use# will not cause undue vehicular or pedestrian congestion in local #streets#;
- (d) that such #use# will not impair the character or the future use or development of the surrounding residential or mixed use neighborhoods;
- (e) that such #use# will not cause the sound level in any affected conforming #residential use#, #joint living-work quarters for artists# or #loft dwelling# to exceed the limits set forth in any applicable provision of the New York City Noise Control Code; and
- (f) that the application is made jointly by the owner of the #building# and the operators of such eating or drinking establishment.

The Board shall prescribe appropriate controls to minimize adverse effects on the character of the surrounding area, including, but not limited to, location of entrances and operable windows, provision of sound-lock vestibules, specification of acoustical insulation, maximum size of establishment, kinds of amplification of musical instruments or voices, shielding of flood lights, adequate screening, curb cuts or parking.

Any violation of the terms of a special permit may be grounds for its revocation.

- * In C4 Districts where such #use# is within 100 feet from a #Residence District# boundary
- ** In C6-4 Districts mapped within that portion of Community District 5, Manhattan, bounded by West 22nd Street, a line 100 feet west of Fifth Avenue, a line midway between West 16th Street and West 17th Street, and a line 100 feet east of Sixth Avenue

Article VIII - Special Purpose Districts

Chapter 8
Special Hudson Square District

88-00
GENERAL PURPOSES

The Special Hudson Square 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) support the growth of a mixed residential, commercial and industrial neighborhood by permitting expansion and new development of residential, commercial and community facility uses while promoting the retention of commercial uses and light manufacturing uses;
- (b) recognize and enhance the vitality and character of the neighborhood for workers and residents;
- (c) encourage the development of buildings compatible with existing development;
- (d) regulate conversion of buildings while preserving continued manufacturing or commercial use;
- (e) encourage the development of affordable housing;
- (f) promote the opportunity for workers to live in the vicinity of their work;
- (g) retain jobs within New York City; and
- (h) promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

88-01
Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS).

Qualifying building

For the purposes of this Chapter, a "qualifying #building#" shall be any #building# that contained at least 70,000 square feet of #floor area# on (date of referral).

88-02
General Provisions

In harmony with the general purposes and intent of this Resolution and the general purposes of the #Special Hudson Square District#, the provisions of this Chapter shall apply within the #Special Hudson Square 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.

88-03
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Hudson Square District# Plan.

The District Plan includes the following map in the Appendix to this Chapter:

Map 1 Special Hudson Square District and Subdistrict

This map 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.

88-04
Subdistricts

In order to carry out the purposes and provisions of this Chapter, the following subdistrict is established:

Subdistrict A

The Subdistrict is specified on Map 1 (Special Hudson Square District and Subdistrict) in the Appendix to this Chapter.

88-05
Applicability of District Regulations

88-051
Applicability of Article I, Chapter 5

The conversion to #dwelling units# of non-residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph (b), except as superseded or modified by the provisions of this Chapter.

88-10
SUPPLEMENTAL USE REGULATIONS

All permitted #uses# in the underlying districts, as set forth in Section 42-10 (USES PERMITTED AS-OF-RIGHT), shall comply with the provisions set forth in this Section, inclusive.

88-11
Residential Use

#Residential use# shall be permitted in accordance with the provisions of this Section.

- (a) Residential use as-of-right

#Residential use# shall be permitted as-of-right on any #zoning lot# that, on (date of referral), was not occupied by a qualifying #building#. As a condition to receiving a building permit, such absence of a qualifying #building# on the #zoning lot# must be demonstrated to the satisfaction of the Department of Buildings.

(b) Residential use by certification

#Residential use# shall be permitted on a #zoning lot# that, on (date of referral), was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot#, as it existed on (date of referral), will contain at least the amount of non-#residential floor area# that existed within such qualifying #buildings# on the zoning lot on (date of referral), subject to the following:

- (1) non-#residential floor area# that is preserved within existing non-qualifying #buildings# on the #zoning lot# through restrictive declaration may count toward meeting the requirements of this certification; and
- (2) #floor area# from #community facility uses# with sleeping accommodations shall not count toward meeting the requirements of this certification.

However, non-#residential floor area# converted to #residential# vertical circulation space and lobby space need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to maintain the amount of non-#residential floor area# that existed within such qualifying #buildings# on (date of referral) on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from non-#residential# to #residential#, or for any #development# containing #residences#.

**88-12
Community Facility Use**

The #community facility use# regulations applicable in M1 Districts shall not apply in the #Special Hudson Square District#. In lieu thereof, all #community facility uses# listed in Use Groups 3 and 4 shall be permitted, except that #community facilities# with sleeping accommodations shall only be permitted in accordance with paragraphs (a) or (b) of this Section, as applicable.

(a) #Community facilities# with sleeping accommodations shall be permitted as-of-right on any #zoning lot# that, on (date of referral), was not occupied by a qualifying #building#. As a condition to receiving a building permit, such absence of a qualifying #building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.

(b) #Community facilities# with sleeping accommodations shall be permitted on a #zoning lot# that, on (date of referral), was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot# will contain at least the amount of non-#residential floor area# that existed within qualifying #buildings# on the zoning lot on (date of referral), subject to the following:

- (1) non-#residential floor area# that is preserved within existing non-qualifying #buildings# on the #zoning lot# through restrictive declaration may count toward meeting the requirements of this certification; and
- (2) #floor area# from #community facility uses# with sleeping accommodations shall not count toward meeting the requirements of this certification.

However, non-#residential floor area# converted to vertical circulation and lobby space associated with a #community facility# with sleeping accommodations need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to maintain the amount of non-#residential floor area# that existed within such qualifying #buildings# on (date of referral) on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from non-#residential# to #community facility uses# with sleeping accommodations, or for any #development# containing #community facility uses# with sleeping accommodations.

(c) Ground floor #community facility uses# shall be subject to the streetscape provisions set forth in Section 88-131 (Streetscape Provisions).

**88-13
Commercial Use**

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

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

Residential Development Goal

The residential development goal shall be met when at least 2,255 #dwelling units#, permitted pursuant to the provisions of Section 88-11 (Residential Use), within the #Special Hudson Square District# have received temporary or final certificates of occupancy subsequent to [date of enactment].
 - (5) A change of #use# within a qualifying #building# to a #transient hotel# with greater than 100 sleeping units shall only be allowed by special permit, pursuant to Section 88-132;
- (f) eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, are permitted only by special permit of the Board of Standards and Appeals, pursuant to Section 73-244.

**88-131
Streetscape provisions**

For #zoning lots# with #street# frontage of 50 feet or more, the location of certain #uses# shall be subject to the following #use# requirements:

- (d) For #uses# located on the ground floor or within five feet of #curb level#, limited to Use Groups 6A, 6C, 7B, 8A, 8B, 9A, 10A, 12A and 12B, shall have a depth of at least 30 feet from the #building wall# facing the #street# and shall extend along a minimum of 50 percent of the width of the #street# frontage of the #zoning lot#.
- (e) The remainder of the #street# frontage of the #zoning lot# may be occupied by any permitted #uses#, lobbies or entrances to parking spaces, except that lobbies shall be limited to a total width of 40 feet per #street# frontage. The 30 foot minimum depth requirement shall not apply where a reduction in such depth is necessary in order to accommodate a #residential lobby# or vertical circulation core.
- (f) In Subdistrict A, for portions of a #building# bounding a #public park#, the ground floor #use# requirements of paragraph (a) of this Section shall apply to 100 percent of the width of the #street# frontage of the #zoning lot#, and #residential# lobbies and #schools# shall be permitted #uses# on the ground floor for purposes of compliance with paragraph (a) of this Section.

For #zoning lots# with #street# frontage# of less than 50 feet, no special ground floor #use# requirements shall apply.

Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor provided they are located beyond 30 feet from the #building wall# facing the #street#.

Any ground floor #street wall# of a #development# or #enlargement# that contains #uses# listed in Use Groups 1 through 15, not including #dwelling units#, shall be glazed with transparent materials which may include #show

windows#, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such ground floor #street wall# between a height of two feet, and 12 feet or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. The lowest level of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the #curb level#, with the exception of transom windows. In addition, the maximum width of a portion of the ground floor level #street wall# without transparency shall not exceed ten feet. However, where an entrance to a parking facility is provided, the requirements of this Section shall not apply to that portion of the ground floor #street wall# occupied by such an entrance.

**88-132
Special permit for large transient hotels**

(c) Developments or enlargements

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

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

(d) Changes of use

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

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

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

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

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

**88-14
Manufacturing Use**

In the #Special Hudson Square District#, #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

**88-20
SIGN REGULATIONS**

In the #Special Hudson Square District#, #signs# are subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60, inclusive.

**88-30
SPECIAL BULK REGULATIONS**

Except as modified in this Chapter, the following bulk regulations shall apply:

- (c) For #developments#, #enlargements#, or changes of #use# containing #residences#, the #bulk# regulations of an R10 District, as set forth in Article II, Chapter 3 (Bulk Regulations for

Residential Buildings in Residence Districts) shall apply:

- (d) For #developments#, #enlargements#, or changes of #use# containing #manufacturing#, #commercial# or #community facility uses#, the #bulk# regulations set forth in Article IV, Chapter 3 (Bulk Regulations), shall apply.

For the purposes of applying the regulations of this Section, Greenwich Street shall be a #wide street#.

88-31 Floor Area Regulations

Except in Subdistrict A, the maximum #floor area# ratio for #zoning lots# that do not contain #residences# shall be 10.0; no #floor area# bonuses shall apply.

The maximum base #floor area ratio# for #zoning lots# that contain #residences# shall be 9.0 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, provided that such base #floor area ratio# does not exceed 10.0. Such #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 88-32 (Inclusionary Housing).

88-311 Special floor area regulations in Subdistrict A

For #zoning lots# in Subdistrict A that do not contain #residences#, the maximum #floor area# ratio shall be 10.0; no #floor area# bonuses shall apply.

For #zoning lots# in Subdistrict A containing #residences#, the maximum #floor area ratio# shall be 9.0 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, provided that such base #floor area ratio# does not exceed 10.0.

Any floor space designated for #use# as a #school# shall be exempted from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#, provided that such school is either:

- (a) a public school, subject to the jurisdiction of the New York City Department of Education, pursuant to an agreement accepted by the School Construction Authority; or
- (b) a charter school, subject to the New York State Education Law, pursuant to an agreement with a charter school organization.

88-32 Inclusionary Housing

The #Special Hudson Square District#, except Subdistrict A, shall be an #Inclusionary Housing designated area#, and the provisions of Section 23-90 (INCLUSIONARY HOUSING) applicable to R10 Districts shall apply.

88-33 Height and Setback

In the #Special Hudson Square District#, the height and setback regulations of the underlying districts shall not apply. In lieu thereof, the provisions of this Section shall apply to all #buildings#.

- (a) Rooftop regulations

(1) Permitted obstructions

The provisions of Section 33-42 shall apply to all #buildings#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit, provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or that the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, dormers may penetrate a maximum base height provided that on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all such dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

(2) Screening requirements for mechanical equipment

For all #developments#, #enlargements# and #conversions# of non-#residential floor area# to #residences#, all mechanical equipment located on any roof of a #building or other structure# shall be fully screened on all sides. However, no

such screening requirements shall apply to water tanks.

- (b) Height and setback

(1) #Street wall# location

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to the minimum base height or the height of the #building#, whichever is less. On #narrow streets# beyond 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line#. For the purposes of this paragraph, (b), portions of #street walls# located up to 18 inches from a #street line# shall be considered to be located on the #street line# where a vertical element of such #street wall# is located on the #street line# and rises without setback from ground level to the top of the second #story# at intervals of at least once every 15 feet in plan and, above the level of the second #story#, where a vertical element rises without setback to the applicable minimum base height at an interval of at least once every 30 feet in plan.

On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#.

Above the level of the ground floor, recesses shall be permitted beyond 20 feet of an adjacent #building# and beyond 30 feet of the intersection of two #street lines#, as follows:

(i) Along #wide streets#

Recesses shall be provided at the level of each #story# entirely above a height of 60 feet, up to the maximum base height of the #building#. Such recesses shall have a minimum depth of five feet and a width between 10 and 40 percent of the #aggregate width of street wall# of the #building# at the level of any #story#.

(ii) Along #narrow streets#

Above the level of the second #story#, recesses in #street walls# deeper than 18 inches shall be permitted. Such recesses may not exceed 30 percent of the #aggregate width of street wall# of the #building# at the level of any #story#.

(2) Base height

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and a maximum base height of 150 feet. On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 60 feet, or the height of the #building#, whichever is less, up to a maximum base height of 125 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may apply along a #narrow street# to a distance of 100 feet from its intersection with a #wide street#.

(3) Required setbacks and maximum #building# heights

(i) Along #wide streets#

The provisions of this paragraph, (b)(3)(i), shall apply to #buildings#, or portions thereof, located on #wide streets#, and on #narrow streets# within 100 feet from their intersection with a #wide street#. The portion of such #building# above a height of 150 feet shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. The maximum height of such #buildings# shall be 320 feet. In addition, the gross area of each of either the highest two or three #stories# of

such #building# located entirely above a height of 230 feet, shall not exceed 80 percent of the gross area of the #story# directly below such highest two or three #stories#.

(ii) Along #narrow streets#

The provisions of this paragraph, (b)(3)(ii), shall apply to #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet from their intersection with a #wide street#.

The portion of such #building# above a height of 125 feet shall be set back from the #street wall# of the #building# at least 15 feet, except such dimensions may include the depth of any permitted recesses in the #street wall#.

The maximum height of such #buildings# shall be 185 feet.

For #buildings# containing #residences#, no portion of such #building# exceeding a height of 125 feet shall be nearer to a #rear yard line# than ten feet.

(4) Maximum length of #building wall#

The maximum length of any #story# located entirely above a height of 150 feet shall not exceed 150 feet. Such length shall be measured in plan view by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a level of 150 feet.

(5) Vertical #enlargements#

(i) Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location requirements of paragraphs (b)(1) and (b)(2) of this Section.

(ii) Existing #buildings# with #street walls# that rise without setback to a height of at least 80 feet may be vertically #enlarged# in excess of one #story# or 15 feet without regard to the #street wall# location requirements of paragraphs (b)(1) and (b)(2) of this Section, provided such #enlarged# portion is located at least 10 feet from a #wide street# and at least 15 feet from a #narrow street#.

88-331 Special height and setback regulations in Subdistrict A

For #zoning lots# in Subdistrict A, the regulations in paragraph (b) of Section 88-33 applicable to #wide streets# shall apply, except where modified or superseded by the regulations of this Section.

- (a) Maximum #building# height
The maximum height of #buildings# shall be 430 feet.

(b) Lot coverage

Below a height of 290 feet, #buildings# shall have a minimum #floor area# coverage of at least 30 percent of the #lot area# of the #zoning lot#. Above a height of 290 feet, #buildings# shall have a minimum #floor area# coverage of at least 20 percent of the #lot area# of the #zoning lot#.

- (c) Modification of #bulk# regulations for #zoning lots# bounding a #public park#

In the case of a #zoning lot line# #abutting# the boundary of a #public park#, such #zoning lot line# shall be considered to be a #wide street line# for the purposes of applying all #bulk# regulations of this Resolution except for #street wall# regulations. For the purposes of applying #street wall# regulations in the case of a #zoning lot line# #abutting# the boundary of a #public park#, a line no more than 45 feet west of and parallel to the nearest boundary line of the #public park# shall be considered a #wide street line#.

(d) #Street wall# location

The #street wall# provisions of this Chapter shall apply, except that, for the portion of a #building# bounding a #public park#, the #street wall# shall be located at the #street line# for at least 50 percent of the frontage bounding the #public park# and shall rise to the minimum base height, but not higher than the maximum base height.

88-332 Courts

Those portions of #buildings# that contain #residences# shall

be subject to the court provisions applicable in R10 Districts as set forth in Section 23-80 (Court Regulations, Minimum Distance between Windows and Walls or Lot Lines and Open Area Requirements), inclusive.

88-40 YARD REGULATIONS

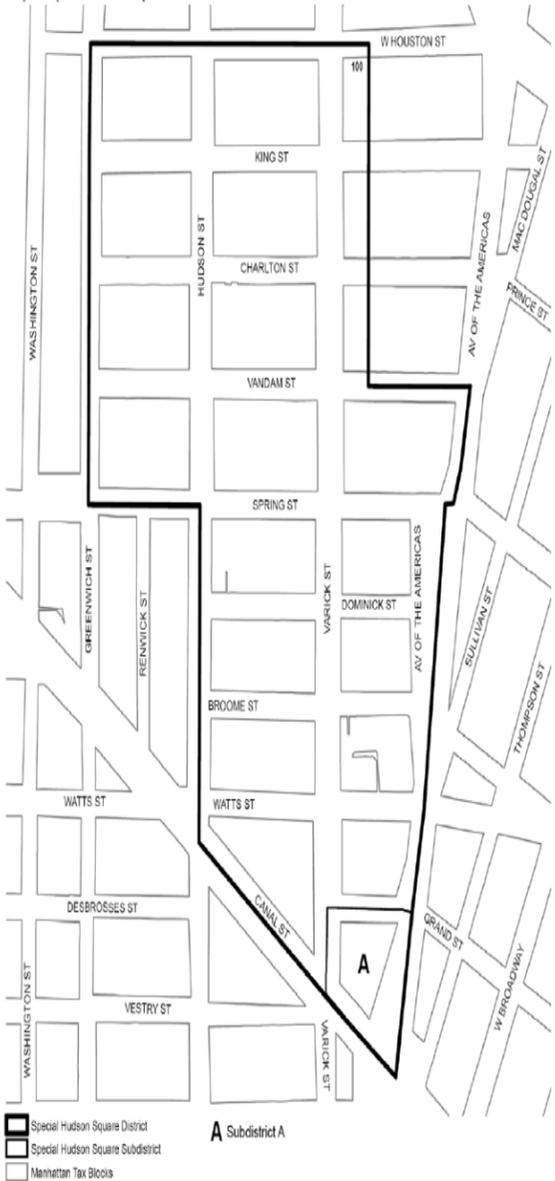
In the #Special Hudson Square District#, the yard provisions applicable in C6 Districts shall apply.

88-50 PARKING AND LOADING REGULATIONS AND CURB CUT LOCATIONS

In the #Special Hudson Square District#, the parking regulations applicable in C6-4 Districts, as set forth in Article III, Chapter 6, and as modified, pursuant to Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1,2,3,4,5,6,7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) shall apply

Appendix A

Map 1 - Special Hudson Square District and Subdistrict



APPENDIX F Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Inclusionary Housing Designated Areas

by Zoning Map

Table with columns: Zoning Map, Community District, Maps of Inclusionary Housing Designated Areas

Table listing zoning maps (9b, 9d, 12a, 12c) and their corresponding community districts and maps.

Manhattan

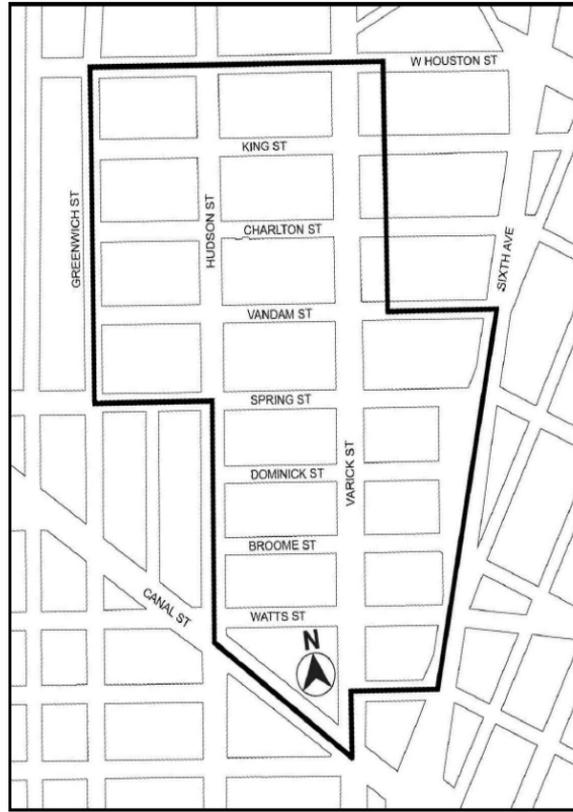
Manhattan Community District 1

Manhattan Community District 2

In the M1-6 Districts within the areas shown on the following Map 1:

Map 1

#Special Hudson Square District# - see Section 88-32



Portion of Community District 2, Manhattan

NOTICE

On Wednesday, November 28, 2012, at 10:00 AM in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, 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) (CEQR # 12DCP045M) concerning zoning map and zoning text amendments affecting an 18-block area within the Hudson Square neighborhood of Manhattan Community District 2.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 12DCP045M.

BOROUGH OF QUEENS No. 5 PROLOGIS JFK SITE

CD 13 C 130023 PPQ IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located in the JFK Industrial Business Zone, on the south side of 146th Avenue, between 153rd Court and 157th Street (Block 14260, p/o Lot 1), pursuant to zoning.

BOROUGH OF BROOKLYN No. 6 4 METROTECH PLAZA OFFICE SPACE

CD 2 N 130111 PKX IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 4 MetroTech (Block 2059, Lot 1) (HRA offices).

BOROUGH OF MANHATTAN No. 7 1112 ST. NICHOLAS AVENUE OFFICE SPACE

CD 12 N 130106 PXM IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 1112 St. Nicholas Avenue (Block 2124, Lot 1) (CB 12 offices).

No. 8 EAST VILLAGE/LES HISTORIC DISTRICT

CD 3 N 130097 HKM IN THE MATTER OF a communication dated October 19, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the East Village/Lower East Side Historic District, by the Landmarks Preservation Commission on

October 9, 2012 (Designation List No. 460/LP-2491). The district boundaries are: Area I of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of Second Avenue and East 2nd Street, extending westerly across Second Avenue and continuing westerly along the northern curblines of East 2nd Street to its intersection with a line extending southerly from the western side wall of 26 East 2nd Street, northerly along the western side wall of 26 East 2nd Street, easterly along the northern property line of 26 East 2nd Street and a portion of the northern property line of 28 East 2nd Street, northerly along a portion of the western property line of 28 East 2nd Street, easterly along a portion of the northern property line of 28 East 2nd Street and the northern property lines of 30 to 36 East 2nd Street to the western curblines of Second Avenue, northerly along the western curblines of Second Avenue to its intersection with a line extending easterly from the southern property line of 43 Second Avenue, westerly along the southern property line of 43 Second Avenue, northerly along the western property lines of 43 to 45-47 Second Avenue, westerly along a portion of the southern property line of 30 East 3rd Street to the northern curblines of East 3rd Street, westerly along the southern curblines of East 3rd Street to its intersection with a line extending southerly from the western property line of 7 East 3rd Street, northerly along the western property line of 7 East 3rd Street, westerly along the southern property line of 56 East 4th Street and a portion of the southern property line of 54 East 4th Street, northerly along a portion of the western property line of 54 East 7th Street, westerly along a portion of the southern property line of 54 East 7th Street, northerly along a portion of the western curblines of East 4th Street, easterly along the northern curblines of East 4th Street to its intersection with a line extending southerly from the western property line of 57 East 4th Street, westerly along the western property line of 57 East 4th Street, westerly along a portion of the southern property line of 210-214 East 5th Street, northerly along the western property line of 210-214 East 5th Street to the northern curblines of East 5th Street, westerly along the northern curblines of East 5th Street to its intersection with a line extending southerly from the western property line of 207 East 5th Street, northerly along the western property line of 207 East 5th Street, easterly along the northern property lines of 207 to 223 East 5th Street and a portion of the northern property line of 225 East 5th Street, northerly along the western property line of 226 East 6th Street to the southern curblines of East 6th Street, easterly along the southern curblines of East 6th Street to its intersection with a line extending southerly from the western property line of 103 Second Avenue (aka 239 East 6th Street), northerly along the western property lines of 103 Second Avenue (aka 239 East 6th Street) and 105 Second Avenue and a portion of the western property line of 107-113 Second Avenue, easterly along a portion of the northern property line of 107-113 Second Avenue, northerly along a portion of the western property line of 46 East 7th Street to the northern curblines of East 7th Street, westerly along the northern property line of East 7th Street to its intersection with a line extending southerly from the western property line of 11 East 7th Street, northerly along the western property line of 11 East 7th Street, easterly along the northern property lines of 11 to 39 East 7th Street and a portion of the northern property line of 41-43 East 7th Street, northerly along western property line of 125 Second Avenue, easterly along a portion of the northern property line of 125 Second Avenue, northerly along the western property lines of 127 Second Avenue to 131 Second Avenue (aka 36 St. Mark's Place) to the southern curblines of St. Mark's Place, easterly along the southern curblines of St. Mark's Place, southerly along the western curblines of Second Avenue to the southwest corner of Second Avenue and East 7th Street, easterly along the southern curblines of East 7th Street to its intersection with a line extending southerly from the western property line of 49 East 7th Street, northerly along the western property line of 49 East 7th Street, easterly along the northern property line of 49 East 7th Street, northerly along a portion of the western property line of 51 East 7th Street, easterly along the northern property lines of 51 to 65 East 7th Street, southerly along a portion of the eastern property line of 65 East 7th Street, easterly along the northern property lines of 67 to 69 East 7th Street, northerly along a portion of the western property line of 71 East 7th Street, easterly along the northern property lines of 71 to 73-75 East 7th Street, southerly along a portion of the eastern property line of 73-75 East 7th Street, easterly along the northern property line of 77 East 7th Street, northerly along a portion of the western property line of 79 East 7th Street, easterly along the northern property lines of 79 to 85 East 7th Street, southerly along the eastern property line of 85 East 7th Street to the northern curblines of East 7th Street, westerly along the northern curblines of East 7th Street to its intersection with a line extending northerly from the eastern property line of 84 East 7th Street, southerly along the eastern property line of 84 East 7th Street, westerly along the southern property line of 84 East 7th Street, southerly along a portion of the eastern property line of 82 East 7th Street and the eastern property line of 341 East 6th Street, continuing across East 6th Street and along the eastern property line of 340 East 6th Street, westerly along the southern property lines of 340 to 306-308 East 6th Street, southerly along the eastern property line of 92-94 Second Avenue, westerly along a portion of the southern property line of 92-94 Second Avenue, southerly along the eastern property line of 88-90 Second Avenue (aka 301 East 5th Street) to the southern curblines of East 5th Street, easterly along the southern curblines of East 5th Street to its intersection with a line extending northerly from the eastern property line of 86 Second Avenue (aka 300 East 5th Street), southerly along the eastern property lines of 86 Second Avenue (aka 300 East 5th Street) to 72 Second Avenue (aka 91 East 4th Street) to the northern curblines of East 4th Street, westerly along the northern curblines of East 4th Street to its intersection with a line extending northerly from the eastern property line of 68-70 Second Avenue (aka 86 East 4th Street), southerly along the eastern property

lines of 68-70 Second Avenue (aka 86 East 4th Street) to 64 Second Avenue, easterly along a portion of the northern property line of 60-62 Second Avenue, southerly along the eastern property line of 60-62 Second Avenue, easterly along a portion of the northern property line of 51-55 East 3rd Street, northerly along a portion of the western property line of 51-55 East 3rd Street, easterly along a portion of the northern property line of 51-55 East 3rd Street and the northern property line of 57 East 3rd Street, southerly along the eastern property line of 57 East 3rd Street to the southern curbline of East 3rd Street, easterly along said curbline to a point on a line extending northerly from the eastern property line of 64 East 3rd Street, southerly along the eastern property line of 64 East 3rd Street, easterly along a portion of the northern property line of 52-74 East 2nd Street, southerly along the eastern property line of 52-74 East 2nd Street, westerly along a portion of the southern property line of 77 and 75 East 2nd Street, southerly along a portion of the eastern property line of 67-69 East 2nd Street, westerly along the southern property lines of 67-69 and 59-63 East 2nd Street, northerly along a portion of the western property line of 59-63 East 2nd Street, westerly along the southern property line of 47-55 East 2nd Street, southerly along a portion of the eastern property line of 43-45 East 2nd Street (aka 32-34 Second Avenue), westerly along the southern property line of 43-45 East 2nd Street to the eastern curbline of Second Avenue, northerly along said curbline, easterly along the southern curbline of East 2nd Street to a point on a line extending southerly from the western property line of 52-74 East 2nd Street, northerly along said line and the western property line of 52-74 East 2nd Street, westerly along the southern property lines of 54-56 and 50-52 East 3rd Street, northerly along a portion of the western property line of 50-52 East 3rd Street, westerly along the southern property lines of 48 through 40-42 East 2nd Street (aka 50-52 Second Avenue) to the eastern curbline of Second Avenue, and southerly along said curbline to the point or place of beginning.

Area II of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of First Avenue and East 7th Street, extending northerly along the eastern curbline of First Avenue to its intersection with a line extending westerly from the northern property line of 122 First Avenue, easterly along the northern property line 122 First Avenue, northerly along a portion of the western property line of 95 East 7th Street, easterly along the northern property lines of 95 to 109 East 7th Street, southerly along a portion of the eastern property line of 109 East 7th Street, easterly along the northern property line of 111-115 East 7th Street, southerly along a portion of the eastern property line of 117-119 East 7th Street, easterly the northern property lines of 117-119 to 129 East 7th Street, southerly along the eastern property line of 129 East 7th Street to the northern curbline of East 7th Street, westerly along the northern curbline of East 7th Street to its intersection with a line extending northerly from the eastern property line of 122 East 7th Street, southerly along the eastern property line of 122 East 7th Street, easterly along the northern property lines of 439 to 441 East 6th Street and 101 Avenue A to the western curbline of Avenue A, southerly along the western curbline of Avenue A to the northern curbline of East 6th Street, westerly along the northern curbline of East 6th Street to its intersection with a line extending southerly from the western property line of 405 East 6th Street, northerly along said property line, easterly along the northern property line of 405 East 6th Street, northerly along the western property line of 94 East 7th Street and across East 7th Street to its northern curbline, and westerly along the northern curbline of East 7th Street to the point of the beginning.

YVETTE V. GRUEL, Calendar Officer

City Planning Commission
22 Reade Street, Room 2E
New York, New York 10007
Telephone (212) 720-3370

n14-28

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 18 - Wednesday, November 21, 2012, 7:00 P.M., Community Board Office, 1097 Bergen Avenue, Brooklyn, NY

BSA# 206-12-BZ

Premises: 2372 East 70th Street between Avenues W and X
 An application filed pursuant to Section 23-141 of the Zoning Resolution for a special permit to legalize removal of existing one-car garage and convert the area into recreational use in a R3-1 zoning district.

n15-21

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 07 - Monday, November 26, 2012, 7:00 P.M., Union Plaza Care Center, 33-23 Union Street, Flushing, NY

#C070352ZMQ

Flushing Meadows East

IN THE MATTER OF an application submitted by Avery Fowler Owners pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map: changing from an M1-1 district to a C2-6A district property; and changing from an M1-2 district to a C2-6A property bounded by Avery Avenue, the southerly centerline prolongation of Haight Street, Fowler Avenue and 131st Street.

n20-26

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 07 - Monday, November 26, 2012, 7:00 P.M., Union Plaza Care Center, 33-23 Union Street, Flushing, NY

BSA# 05-00-BZ

27-22/26 College Point Boulevard
 Request for a variance from the use regulations of ZR 22-10. The requested variance will permit within an R4 residential zoning district the change of use from a Use Group 16 automotive service station and one-family dwelling to a Use Group 6 Bank at 27-22/26 College Point Boulevard in Queens (The "Zoning Lot").

n20-26

BOARD OF CORRECTION

■ MEETING

Please take note that the next meeting of the Board of Correction will be held on November 26, 2012 at 9:00 A.M., in the Conference Room of the Board of Correction. Located at: 51 Chambers Street, Room 929, New York, NY 10007.

At that time, there will be a discussion of various issues concerning New York City's correctional system.

n19-26

ENVIRONMENTAL CONTROL BOARD

■ MEETING

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS / ENVIRONMENTAL CONTROL BOARD

The next meeting will take place on Thursday, November 29, 2012 at 66 John Street, 10th Floor Conference Room, New York, NY 10038 at 9:15 A.M., at the call of the Chairman.

n19-21

INDEPENDENT BUDGET OFFICE

■ MEETING

The New York City Independent Budget Office Advisory Board will hold a meeting on Tuesday, November 27, 2012, beginning at 8:30 A.M., at the offices of the NYC Independent Budget Office, 110 William Street, 14th Floor. There will be an opportunity for the public to address the advisory board during the public portion of the meeting.

n19-20

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 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **November 27, 2012 at 9:00 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF QUEENS 12-2297 - Block 1266, lot 7501-79-15 35th Avenue - Jackson Heights Historic District
 A neo-Georgian style apartment building designed by Cohn Brothers and built in 1936-37. Application is to legalize the installation of an areaway fence without Landmarks Preservation Commission permit(s). Community District 3.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-5383 - Block 2563, lot 72-127 Milton Street - Greenpoint Historic District
 An Italianate style rowhouse designed by Thomas C. Smith and built c. 1876. Application is to alter window openings at the rear elevation and excavate the rear yard. Community District 1.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-2190 - Block 249, lot 34-146 Montague Street - Brooklyn Heights Historic District
 A 19th century rowhouse, later altered with Gothic style elements. Application is to legalize a display box installed without a Landmarks Preservation Commission permit. Zoned R7-1, C1-3. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-6245 - Block 244, lot 17-177 Montague Street - Former Brooklyn Trust Company

Building- Individual & Interior Landmark
 A neo-Italian Renaissance style bank building and banking hall designed by York & Sawyer and built in 1913-16. Application is to alter the facade, and install a canopy. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 12-2916 - Block 261, lot 29-90 Joralemon Street - Brooklyn Heights Historic District
 A Greek Revival style rowhouse built in 1855. Application is to install a cornice. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-1756 - Block 221, lot 29-70 Henry Street - Brooklyn Heights Historic District
 A one-story store building built in the 19th Century and later altered. Application is to demolish the existing building and construct a new building. Zoned R7-1, C1-5. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-7280 - Block 238, lot 8-1 Pierrepoint Street - Brooklyn Heights Historic District
 A brick apartment house with neo-Gothic style features designed by Caughey & Evans and built in 1924. Application is to establish a Master Plan governing the future installation of windows at the 11th and 12th floors. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-6583 - Block 1922, lot 1-171-185 Steuben Street - Pratt Institute Faculty Rowhouses- Individual Landmark
 Eight Colonial Revival style rowhouses designed by Hobart A. Walker and built in 1907. Application is to replace windows. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-6265 -Block 235, lot 37-105 Willow Street - Brooklyn Heights Historic District
 An Eclectic-Diverse style rowhouse built between 1861-1879. Application is to construct a rooftop bulkhead and railing and alter windows on the rear facade. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-6099 - Block 1073, lot 14-20 Montgomery Place - Park Slope Historic District
 A rowhouse with Romanesque Revival style elements built in 1897-98. Application is to excavate the cellar. Zoned R7B. Community District 6.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF BROOKLYN 13-4696 - Block 1151, lot 80-175 Prospect Place - Prospect Heights Historic District
 An altered Italianate style rowhouse built circa 1870. Application is to excavate the rear yard and to construct a rear yard addition. Zoned R6B. Community District 6.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 13-7939 - Block 172, lot 5-372 Broadway - Tribeca East Historic District
 An Italianate style store and loft building built in 1852-54. Application is to construct a rooftop addition, alter the lot-line facade and fire-escapes, and install storefront infill. Zoned C6-4A. Community District 1.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 13-5558 - Block 294, lot 8-54 Canal Street - S. Jarmulowsky Bank Building - Individual Landmark
 A neo-Renaissance style bank and office building designed by Rouse & Goldstone and built in 1911-12. Application is to construct a rooftop addition, and to install windows, balconies and ground-floor infill. Zoned C6-2C. Community District 1.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 13-6664 - Block 617, lot 1-76 Greenwich Avenue - Greenwich Village Historic District
 A brick building built in the mid -1980's and designed by Ferrenz and Taylor. Application is to amend Certificate of Appropriateness 12-7254 for the demolition of the building and the construction of a park. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 11-7958 - Block 592, 79 lot - 123 Washington Place - Greenwich Village Historic District
 A transitional Federal style rowhouse built in 1831. Application is to construct a rear yard addition, alter a dormer window, and excavate the rear yard. Zoned R6. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 13-3756 - Block 590, lot 10-275 Bleecker Street - Greenwich Village Historic District - Extension II
 A Federal/Italianate style row house, built c.1818 and altered in 1876. Application is to modify storefront cladding installed without Landmarks Preservation Commission permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 13-6318 - Block 672, lot 1-601 West 26th Street - Starrett-Lehigh Building - Individual Landmark
 An International style warehouse building designed by Russell G. and Walter M. Cory with Yasuo Matsui and built in 1930-31. Application is to replace windows. Community District 4.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 13-6228 - Block 1015, lot 29-1501 Broadway - Paramount Building - Individual Landmark
 A French Beaux-Arts style-inspired skyscraper designed by Rapp and Rapp and built in 1926-1927. Application is to install a marquee with LED lighting and to create window openings. Community District 5.

CERTIFICATE OF APPROPRIATENESS
 BOROUGH OF MANHATTAN 13-6206 - Block 875, lot 35-141 East 19th Street - Gramercy Park Historic District
 A rowhouse with Italianate style details built in 1842 and altered in the early 20th Century. Application is to construct

an addition and stair bulkhead. Zoned R8B, LH1. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6148 - Block 1198, lot 60-70 West 85th Street - Upper West Side/Central Park Historic District
A Romanesque Revival style rowhouse designed by John G. Prague and built in 1894-95. Application is to construct rooftop and rear yard additions. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-1690 - Block 1249, lot 16-337 West 87th Street -Riverside-West End Historic District
A Renaissance Revival style rowhouse design by Thom and Wilson and built in 1893. Application is to construct a rear yard addition. Zoned R8. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6410 - Block 1501, lot 1-1080 Fifth Avenue - Expanded Carnegie Hill Historic District
A Modern style apartment building designed by Wechsler & Schimenti and built in 1960-61. Application is to modify the door surround and replace window and door grilles. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6306 - Block 1379, lot 51-30 East 65th Street - Upper East Side Historic District
An apartment house designed by Kikkins & Lyras and built in 1959. Application is to modify the vestibule and replace the canopy. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6628 - Block 1405, lot 14-131 East 70th Street, aka 960 Lexington Avenue - Upper East Side Historic District
A rowhouse designed by Robert Mook and built circa 1871, and altered in the Anglo- Italianate style by Grosvenor Atterbury in 1909-11. Application is to replace an existing rear addition. Zoned C1-5, R9X. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-5210 - Block 1383, lot 36-686 Park Avenue - Upper East Side Historic District
A neo-Federal style residence designed by Delano and Aldrich built in 1917-19. Application is to install an LED sign box. Zoned R-10. Community District 8.

n13-27

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **December 4, 2012 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 13-7280 - Block 8038, lot 58-17 Hollywood Avenue - Douglaston Historic District
A freestanding Colonial Revival style house designed by Phillip Richardson and built in 1908. Application is to replace windows and alter the porch. Community District 11.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 13-7092 - Block 259, lot 26-7 Columbia Place - Brooklyn Heights Historic District
A Greek Revival style frame house built in 1848. Application is to construct a new dormer. Zoned R6. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 13-6583 - Block 1922, lot 1-171-185 Steuben Street and 220-234 Willoughby Avenue - Pratt Institute Faculty Rowhouses - Individual Landmark
Nineteen Colonial Revival style rowhouses designed by Hobart A. Walker and built in 1907. Application is to replace windows. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-7097 - Block 474, lot 26-38 Greene Street, aka 38-40 Greene Street and 90-94 Grand Street - SoHo-Cast Iron Historic District
A store and warehouse building with French and Italianate style elements designed by Griffith Thomas and built in 1867. Application is to alter the ground floor and install storefronts. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-8061 - Block 544, lot 76-7 East 7th Street - Cooper Union - Individual Landmark
An Italianate style brownstone clad school building designed by Frederick A. Paterson and built in 1853-59 with late stucco clad rooftop additions. Application is to extend the temporary installation of a sculpture. Community District 3.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-7317 - Block 1583, lot 25-6 Henderson Place - Henderson Place Historic District
A Queen Anne style rowhouse designed by Lamb and Rich and built in 1882. Application is to reconstruct the façade. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6385 - Block 1385, lot 16-21 East 70th Street - Gustav & Virginia Pagenstecher House - Individual Landmark - Upper East Side Historic District
A neo-French Classic style rowhouse designed by William J. Rogers and built in 1918 -19. Application is to alter the ground floor and the rear façade, install balconies and new lot-line windows, and construct a rooftop addition. Zoned C5-1. Community District 8.

n20-d4

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

ASSET MANAGEMENT

PUBLIC AUCTION

PROPOSED LEASES OF CERTAIN NEW YORK CITY REAL PROPERTY SEALED BID PUBLIC LEASE AUCTION

PUBLIC NOTICE IS HEREBY GIVEN THAT The Department of Citywide Administrative Services, Asset Management will conduct a Sealed Bid Public Lease Auction pertaining to Long-Term Leases, Short-Term Leases and Licenses on December 4, 2012, at 1 Centre Street, 18th floor Bid Room, New York, New York 10007. Sealed bids will be accepted from 10:00 A.M. to 11:00 A.M. and opened at 11:00 A.M.

The offerings, including Terms and Conditions and Special Terms and Conditions, are set forth in a brochure which will be available on November 1, 2012. For further information, including a brochure and a bid packet, please visit the DCAS website after November 1, 2012 at nyc.gov/dcas or contact Shelley Goldman at 212-386-0608.

In accordance with Section 384 of the City Charter, long term leases will be offered for the properties listed below at Sealed Bid Public Lease Auction. A Public Hearing was held on August 15, 2012 at 22 Reade Street, in the Borough of Manhattan in the matter of the two properties listed below.

Brooklyn, Block 6036, Part of Lot 1

Property Address: 8501 Fifth Avenue
Property Type: Ground floor retail store and basement space
Minimum Annual Bid: \$99,960
Inspection Dates: Thursday, November 8, 2012, 11:00 A.M. to 12:00 P.M.
Friday, November 16, 2012, 10:00 A.M. to 11:00 A.M.

Brooklyn, Block 6036, Part of Lot 1

Property Address: 8509 Fifth Avenue
Property Type: Ground floor retail store and basement space
Minimum Annual Bid: \$85,680
Inspection Dates: Thursday, November 8, 2012, 10:00 A.M. to 11:00 A.M.
Friday, November 16, 2012, 11:00 A.M. to 12:00 P.M.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, Room 915, New York, NY 10007, (212) 788-7490, no later than fourteen (14) days prior to the auction.

TDD users should call VERIZON relay services.

o16-d4

PROPOSED LEASES OF CERTAIN NEW YORK CITY REAL PROPERTY SEALED BID PUBLIC LEASE AUCTION

PUBLIC NOTICE IS HEREBY GIVEN THAT The Department of Citywide Administrative Services, Asset Management will conduct a Sealed Bid Public Lease Auction pertaining to Long-Term Leases, Short-Term Leases and Licenses on December 4, 2012, at 1 Centre Street, 18th floor Bid Room, New York, New York 10007. Sealed bids will be accepted from 10:00 A.M. to 11:00 A.M. and opened at 11:00 A.M.

The offerings, including Terms and Conditions and Special Terms and Conditions, are set forth in a brochure which will be available on November 1, 2012. For further information, including a brochure and a bid packet, please visit the DCAS website after November 1, 2012 at nyc.gov/dcas, or contact us at 212-386-0335.

In accordance with New York Administrative Code Section 4-203, the properties listed below will be offered at Sealed Bid Public Lease Auction:

Queens, Block 3880, Lot 91

Property Description: Unimproved land located approximately 167 feet from the north west corner of Margaret Place and Trotting Course Lane
Minimum Monthly Bid: \$9,000
Inspection Dates: Tuesday, November 13, 2012, 1:00 P.M. to 2:00 P.M.
Tuesday, November 20, 2012, 11:00 A.M. to 12:00 P.M.

Staten Island, Block 1107, Lot 100

Property Description: Unimproved land and adjacent land underwater located approximately 86 feet north of Richmond Terrace between Winant Street and Newark Avenue
Minimum Monthly Bid: \$6,000
Inspection Dates: Friday, November 9, 2012, 12:00 P.M. to 1:00 P.M.
Thursday, November 15, 2012, 11:00 A.M. to 12:00 P.M.

Brooklyn, Block 2896, Lot 999

Property Description: Unimproved land (bed-of-street) located at the bed of Skillman Street between Morgan Avenue and Vandervoort Avenue
Minimum Monthly Bid: \$6,200
Inspection Dates: Wednesday, November 14, 2012, 11:00 A.M. to 12:00 P.M.
Tuesday, November 20, 2012, 1:00 P.M. to 2:00 P.M.

Queens, Block 13420, Lots: 8 and 999

Property Description: Unimproved land located west side of 183rd Street, 200 feet south of the southwest corner of 150th Drive and 183rd Street
Minimum Monthly Bid: \$6,500
Inspection Dates: Thursday, November 15, 2012, 12:00 P.M. to 1:00 P.M.
Wednesday, November 21, 2012, 11:00 A.M. to 12:00 P.M.

Queens, Block 13432, Lots: Part of Lot 6, Part of Lot 20, Part of Lot 21, Part of Lot 40, Part of Lot 46, Part of Lot 49, Part of Lot 53; and

Block 13433, Lots: Part of Lot 2, 5, 10, Part of Lot 15, Part of Lot 20, Part of Lot 23, Part of Lot 29, Part of Lot 34, Part of Lot 36, Part of Lot 53, Part of Lot 55, Part of Lot 57, 59, 69, Part of Lot 999 (formerly known as 150th Road)
Property Description: Unimproved land located on the east side of 183rd Street, 80 feet north of Rockaway Boulevard
Minimum Monthly Bid: \$23,460
Inspection Dates: Thursday, November 15, 2012, 1:00 P.M. to 2:00 P.M.
Wednesday, November 21, 2012, 12:00 P.M. to 1:00 P.M.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, Room 915, New York, NY 10007, (212) 788-7490, no later than fourteen (14) days prior to the auction.

TDD users should call VERIZON relay services.

n1-d4

CITYWIDE PURCHASING

NOTICE

The Department of Citywide Administrative Services, Office of Citywide Purchasing 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 Purchasing, 1 Centre Street, 18th Floor, New York, NY 10007.

n1-d4

POLICE

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

The following listed property is in the custody, of the Property Clerk Division without claimants. Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

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

INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.
FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

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

j1-d31

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.”

AGING

AWARDS

Human / Client Services

NEIGHBORHOOD SENIOR CENTERS – Innovative Procurement – Available only from a single source – The attached list of vendors have been awarded a contract by the Dept. for the Aging for the provision of Neighborhood Senior Center programs (e.g. congregate lunch, case assistance, health management, etc.). The contract terms shall each be from December 1, 2012 to June 30, 2016, each with a renewal option from July 1, 2016 to November 30, 2018.

The Neighborhood Self-Help by Older Persons Project, Inc.
 953 Southern Blvd., Bronx, NY 10459
 PIN#: 12513NC1014G - \$1,515,633

Dorchester Senior Citizen Center, Inc.
 1419 Dorchester Road, Brooklyn, NY 11226
 PIN#: 12513NC1025M - \$1,367,406

Fort Greene Council, Inc.
 966 Fulton Street, Brooklyn, NY 11238
 PIN#: 12513NC1025P - \$1,924,127

Encore Community Services
 239 West 49th Street, New York, NY 10019
 PIN#: 12513NC1033L - \$2,784,230

Wayside Out-Reach Development, Inc.
 1746-60 Broadway, Brooklyn, NY 11207
 PIN#: 12513NC1027Q - \$957,377

Fort Greene Council, Inc.
 966 Fulton Street, Brooklyn, NY 11238
 PIN#: 12513NC1025Z - \$1,110,266

Brooklyn Section National Council of Jewish Women
 1001 Quentin Road, Brooklyn, NY 11223
 PIN#: 12513NC1026U - \$1,962,360

The Educational Alliance, Inc.
 197 East Broadway, New York, NY 10002
 PIN#: 12513NC10335 - \$2,310,150

New York Foundation for Senior Citizens, Inc.
 11 Park Place, Suite 1416, New York, NY 10007
 PIN#: 12513NC1034Q - \$1,419,541

Bergen Basin Community Development Corp./Millennium Development Corp.
 2331 Bergen Avenue, Brooklyn, NY 11234
 PIN#: 12513NC1024Q - \$1,404,742

Bergen Basin Community Development Corp./Millennium Development Corp.
 2331 Bergen Avenue, Brooklyn, NY 11234
 PIN#: 12513NC1024M - \$1,361,030

Wayside Out-Reach Development, Inc.
 1746-60 Broadway, Brooklyn, NY 11207
 PIN#: 12513NC1027S - \$1,033,603

Senior Citizens League of Flatbush, Inc.
 550 Ocean Parkway, Brooklyn, NY 11218
 PIN#: 12513NC1027C - \$2,599,043

Senior Citizens League of Flatbush, Inc.
 550 Ocean Parkway, Brooklyn, NY 11218
 PIN#: 12513NC1027D - \$1,743,509

Fort Greene Council, Inc.
 966 Fulton Street, Brooklyn, NY 11238
 PIN#: 12513NC1025S - \$1,083,876

Cypress Hills Fulton Street Senior Citizens Center, Inc.
 3208 Fulton Street, Brooklyn, NY 11208
 PIN#: 12513NC1025L - \$1,535,720

Catholic Charities Neighborhood Services, Inc.
 191 Joralemon Street, 14th Fl., Brooklyn, NY 11201
 PIN#: 12513NC1024Z - \$1,369,826

Wayside Out-Reach Development Inc.
 1746-60 Broadway, Brooklyn, NY 11207
 PIN#: 12513NC1027R - \$1,623,447

Jewish Association for Services for the Aged
 247 West 37th Street, 9th Fl., New York, NY 10018
 PIN#: 12513NC1013Z - \$985,277

Bronx House, Inc.
 990 Pelham Parkway, South Bronx, NY 10461
 PIN#: 12513NC1013J - \$1,064,275

United Senior Citizens of Sunset Park, Inc.
 475 53rd Street, Brooklyn, NY 11220
 PIN#: 12513NC1027N - \$2,025,146

Roosevelt Island Seniors Association, Inc.
 546 Main Street, 1st Fl., New York, NY 10044
 PIN#: 12513NC1034X - \$748,888

Park Slope Senior Citizens Center, Inc.
 463A 7th Street, Brooklyn, NY 11215
 PIN#: 12513NC1026X - \$1,130,163

Riverstone Senior Life Services, Inc.
 99 Fort Washington Avenue, New York, NY 10032
 PIN#: 12513NC1034V - \$1,452,116

Presbyterian Senior Services
 2095 Broadway, Suite 409, New York, NY 10023
 PIN#: 12513NC1034T - \$1,001,882

Presbyterian Senior Services
 2095 Broadway, Suite 409, New York, NY 10023
 PIN#: 12513NC1014N - \$883,828

Wayside Out-Reach Development, Inc.
 1746-60 Broadway, Brooklyn, NY 11207
 PIN#: 12513NC1027P - \$1,288,108

Riverdale Senior Services, Inc.
 2600 Netherland Avenue, Bronx, NY 10463
 PIN#: 12513NC1014Y - \$2,257,721

Catholic Charities Neighborhood Services, Inc.
 191 Joralemon Street, 14th Fl., Brooklyn, NY 11201
 PIN#: 12513NC10258 - \$2,205,046

Find Aid for the Aged, Inc.
 160 West 71st Street, Room 2F, New York, NY 10023
 PIN#: 12513NC1033Q - \$2,471,032

Agudath Israel of America Community Services
 42 Broadway, 14th Fl., New York, NY 10004
 PIN#: 12513NC1023Q - \$1,616,677

Canaan Baptist Church of Christ
 132 West 116th Street, New York, NY 10026
 PIN#: 12513NC1030R - \$1,827,002

Jewish Association for Services for the Aged
 247 West 37th Street, 9th Fl., New York, NY 10018
 PIN#: 12513NC1026K - \$772,483

Jewish Community Council of Greater Coney Island
 3001 West 37th Street, Brooklyn, NY 11224
 PIN#: 12513NC1026T - \$1,158,936

Cothoa Luncheon Club, Inc.
 2005 Amsterdam Avenue, New York, 10032
 PIN#: 12513NC10329 - \$1,436,157

CITYWIDE ADMINISTRATIVE SERVICES

CITYWIDE PURCHASING

SOLICITATIONS

Services (Other Than Human Services)

PUBLIC SURPLUS ONLINE AUCTION – Other –
 PIN# 0000000000 – DUE 12-31-14.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Citywide Administrative Services,
 66-26 Metropolitan Avenue, Queens Village, NY 11379.
 Donald Lepore (718) 417-2152; Fax: (212) 313-3135;
dlepore@dcas.nyc.gov*

s6-f25

MUNICIPAL SUPPLY SERVICES

AWARDS

Goods

GENUINE HURST RESCUE TOOLS AND ACCESSORIES – Competitive Sealed Bids –
 PIN# 8571200628 – AMT: \$5,880,000.00 – TO: Firematic Supply Co., Inc., 10 Ramsay Road, E Yaphank, NY 11967.

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VENDOR LISTS

Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION – In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- Collection Truck Bodies
- Collection Truck Cab Chassis
- Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509.

j5-d31

EDUCATION

CONTRACTS AND PURCHASING

SOLICITATIONS

Goods & Services

REPAIR AND INSTALLATION OF ELECTRIC FEEDERS – Competitive Sealed Bids – PIN# B2190040 – DUE 01-14-13 AT 4:00 P.M. – The Contractor shall provide all labor, instruments, materials, equipment, services, and supervision required and necessary to service, repair, modify, make additions to and/or install Electric Feeders and related electrical repair work. To download, please go to <http://schools.nyc.gov/Offices/DCP/Vendor/RequestsforBids/Default.htm>. If you cannot download, send an e-mail to vendorhotline@schools.nyc.gov with the RFB number and title in the subject line. For all questions related to this RFB, please e-mail sepstei@schools.nyc.gov with the RFB number and title in the subject line of your e-mail.

There will be a Pre-Bid Conference on Thursday, December 13, 2012 at 1:00 P.M. at 65 Court Street, 12th Floor, Conference Room 1201, Brooklyn, NY 11201.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Shelloy Epstein (718) 935-3000;
 vendorhotline@schools.nyc.gov*

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ENVIRONMENTAL PROTECTION

AGENCY CHIEF CONTRACTING OFFICER

INTENT TO AWARD

Services (Other Than Human Services)

CAT-415 – Sole Source – Available only from a single source - PIN# 82613S0005 – DUE 12-05-12 – DEP intends to enter into a Sole Source Agreement with the Catskill Watershed Corporation for CAT-415: Septic System Rehabilitation and Replacement Program IV-Home Reimbursement. This Capital contract was negotiated with the Catskill Watershed Corporation (“CWC”) pursuant to the 2007 FAD Part II, (2012-2017) and consistent with the 2010 Water Supply Permit whereby DEP will provide Thirty-six million dollars (\$36,000,000) for the continuation and implementation of the Residential Septic Repair and Remediation Program, to be known here as the Septic IV Program. The City has agreed to commit significant new resources for the continuation and expansion of key watershed protection and partnership programs in the City’s watershed that lies west of the Hudson River (“West of Hudson Watershed”) which were initially funded and implemented pursuant to the 1997 Watershed Memorandum of Agreement (“Watershed MOA”). Any firm which believes it can also provide the required service IN THE FUTURE is invited to so, indicated by letter which must be received no later than December 05, 2012, 4:00 P.M. at: Department of Environmental Protection, Agency Chief Contracting Officer, 59-17 Junction Blvd., 17th Floor, Flushing, NY 11373, Attn: Ms. Debra Butlien, dbutlien@dep.nyc.gov, (718) 595-3423.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Environmental Protection,
 59-17 Junction Blvd., 17th Floor, Flushing, NY 11373.
 Glorivee Roman (718) 595-3226; Fax: (718) 595-3208;
glroman@dep.nyc.gov*

n15-21

WATER AND SEWER OPERATIONS

SOLICITATIONS

Services (Other Than Human Services)

CLEANING AND CCTV INSPECTION OF SEWERS LEADING TO PAERDEGAT CSO RETENTION FACILITY, BRONX, N.Y. – Competitive Sealed Bids – PIN# 82613F0SC104 – DUE 12-12-12 AT 11:30 A.M.
 ● **CLEANING AND CCTV INSPECTION OF SEWERS IN HP-10 OUTFALL SYSTEM, HUNTS POINT, BRONX, N.Y.** – Competitive Sealed Bids – PIN# 82613F0SC105 – DUE 12-13-12 AT 11:30 A.M.

Document Fee: \$80.00 per set. There will be a pre-bid conference on 11/26/12 at 10:30 A.M. at 59-17 Junction Blvd., 6th Floor Conference Room. Project Manager, Mazda Riazi (718) 595-4843.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Environmental Protection,
 59-17 Junction Boulevard, 17th Floor, Flushing, New York 11373. Greg Hall (718) 595-3236; g.hall@dep.nyc.gov*

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HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-4018.

j1-d31

HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

AWARDS

Services (Other Than Human Services)

CISCO PHONES AND SWITCHES – Intergovernmental Purchase – Judgment required in evaluating proposals - PIN# 13MI021501R0X00 – AMT: \$283,933.42 – TO: Bluewater Communications Group, LLC, 110 Parkway Drive South, Suite A, Hauppauge, NY 11788.

● **MENTAL HEALTH SERVICES - PSYCHOSOCIAL CLUB** – Required Method (including Preferred Source) – PIN# 13AZ002001R0X00 – AMT: \$1,314,130.00 – TO: Venture House, Inc., 150-10 Hillside Avenue, Jamaica, NY 11432.

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HOUSING AUTHORITY

SOLICITATIONS

Construction / Construction Services

ELEVATOR REHABILITATION AND MAINTENANCE AND SERVICE FOR THIRTY-TWO (32) ELEVATORS AT DOUGLASS I, II, AND DOUGLASS ADDITION – Competitive Sealed Bids – PIN# EV1225319 – DUE 12-11-12 AT 10:00 A.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA. Documents can also be obtained by registering with I-supplier and downloading 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.

Housing Authority, 90 Church Street, New York, NY 10007. Vaughn Banks (212) 306-6727; Fax: (212) 306-5152; vaughn.banks@nycha.nyc.gov

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PURCHASING

SOLICITATIONS

Goods

SCO PEST CONTROL, BAITS – Competitive Sealed Bids – RFQ# 58973 RS – DUE 12-06-12 AT 10:35 A.M.

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

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101.

Bid documents available via internet ONLY:

http://www.nyc.gov/html/nycha/html/business/goods_materials.shtml Robin Smith (718) 707-5446; Robin.Smith@nycha.nyc.gov

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PARKS AND RECREATION

INTENT TO AWARD

Goods & Services

SAFARI MAINTENANCE AND SUPPORT RENEWAL – Sole Source – Available only from a single source - PIN# 85755846 – DUE 11-30-12 AT 12:00 P.M. – Department of Parks and Recreation intends to enter into a Sole Source negotiation with The Active Network. The Active Network provides Parks and Recreation with Safari software. Safari software intended purpose is to track, record membership and permits for Parks and Recreation. Maintenance and support is also provided. Any firm that would like to express their interest in providing services for similar projects in the future may do so by joining the city bidders list by filling out the NYC-FMS vendor enrollment application available online at www.NYC.gov/selltonyc, and hard copy by calling the Vendor Enrollment Center at (212) 857-1680.

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

Parks and Recreation, 24 W. 61st Street, 4th Floor, New York, NY 10023. Dorothea Clinton (212) 830-7934; Fax: (917) 849-6666; Dorothea.Clinton@parks.nyc.gov

n19-26

REVENUE AND CONCESSIONS

SOLICITATIONS

Services (Other Than Human Services)

DEVELOPMENT, OPERATION AND MAINTENANCE OF AN OUTDOOR CAFE AND BIKE RENTAL STATION

– Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# Q99-SB-O-BK BR 2012 – DUE 01-04-13 AT 3:00 P.M. – Request for Proposals (RFP) for the Development, Operation, and Maintenance of an Outdoor Cafe and Bike Rental Station, with optional Entertainment Venue and Boat Rental concession, at Flushing Meadows Corona Park, Queens.

There will be a recommended on-site proposer meeting and site tour on Friday, December 7, 2012 at 1:00 P.M. We will meet at the Ederle Terrace Pavilion. If you are considering responding to this RFP, please make every effort to attend this recommended meeting. To obtain driving or general directions to Ederle Terrace, please call (718) 760-6600.

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

Parks and Recreation, The Arsenal-Central Park, 830 Fifth Avenue, Room 407, New York, NY 10021. Glenn Kaalund (212) 360-1397; Fax: (212) 360-3434; glenn.kaalund@parks.nyc.gov

n16-30

OPERATION AND MAINTENANCE OF A CAFE AT HUNTER'S POINT SOUTH

– Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# QHPS-SB-2012 – DUE 01-11-13 AT 3:00 P.M. – There will be a recommended on-site proposer meeting on Wednesday, December 5, 2012 at 11:00 A.M. We will be meeting in Room 407 of the Arsenal, which is located at 830 5th Avenue, in Central Park, Manhattan. If you are considering responding to this RFP, please make every effort to attend this recommended meeting.

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

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

Parks and Recreation, The Arsenal-Central Park, 830 Fifth Avenue, Room 407, New York, NY 10021. Alexander Han (212) 360-1397; Fax: (212) 360-3434; alexander.han@parks.nyc.gov

n16-30

MAINTENANCE OF LAKESIDE IN PROSPECT PARK, BROOKLYN – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# PPA01-BK-2012 – DUE 01-31-13 AT 2:00 P.M.

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

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

Parks and Recreation, Prospect Park Alliance, 95 Prospect Park West, Brooklyn, NY 11215. Barbara Christ (646) 393-9031; Fax: (212) 360-3434; bchrist@prospectpark.org

n16-30

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT SERVICES

SOLICITATIONS

Construction / Construction Services

NEW THREE (3) STORY ADDITION – Competitive Sealed Bids – PIN# SCA13-025004-1 – DUE 01-03-13 AT 3:00 P.M. – PS 343 at Peck Slip (Manhattan). Project Range: \$41,520,000.00 to \$43,702,000.00. Non-refundable bid document charge: \$250.00. Limited List, Bids will only be accepted from the following Prime General Contractors: Citnalta Construction; Leon D. DeMatteis Construction Co.; Iannelli Construction Co.; Turner Construction Company; Plaza Construction Corp.; Pavarini McGovern; Hunter Roberts Construction; Skanska USA Building, Inc.; and E.W. Howell Co., LLC.

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

School Construction Authority, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. Ricardo Forde (718) 752-5288; Fax: (718) 472-0477; rforde@nyscsa.org

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SMALL BUSINESS SERVICES

SOLICITATIONS

Services (Other Than Human Services)

PAY FOR SUCCESS VALIDATOR - CUNY ASAP PROGRAM – Negotiated Acquisition – PIN# 80113N0004 – DUE 11-27-12 AT 12:00 P.M. – The New York City Department of Small Business Services (SBS), on behalf of the Center for Economic Opportunity (CEO), intends to enter into negotiations with one or more qualified vendors with expertise in providing verification and validation of outcome targets for the CUNY ASAP program. The CUNY ASAP program is designed to help students earn their Associate Degrees within three years by providing academic, social, and financial supports. The selected Vendor will advise and agree to the use of specific methodologies to assess outcomes, monitor outcome measures, and determine whether outcomes targets have been met. The selected Vendor will provide documentation that these targets have been met. Funding for this project is contingent upon receipt of a federal Department of Labor Employment and Training Administration grant. (EPIN: 80113N0004).

A contract award will be made by the Negotiated Acquisition source selection method, pursuant to City of New York Procurement Policy Board Rules (PPB Rules) Section 3-04(b) (2) because SBS has determined that it is neither practical nor advantageous to award the proposed contract by competitive sealed bids or competitive sealed proposals, and that this source selection method is in the City's best interest.

It is anticipated that the contract to be awarded through this solicitation will have an initial four-year term with one 1-year renewal commencing on January 1, 2013 and ending on December 31, 2016.

Any vendors with similar expertise that wishes to express an interest to be considered for this procurement is invited to do so by contacting Daryl Williams, Agency Chief Contracting Officer by e-mail at procurementhelpdesk@sbs.nyc.gov or by mail sent to NYC SBS, Attn: Daryl Williams, 110 William Street, 7th Floor, New York, NY 10038 or by fax to (212) 618-8867. All expressions of interest must be received by the Agency by November 27, 2012 by 12:00 P.M. All expressions of interest must include the following information: Contact Person's Name, Organization's Name, Address, Telephone Number, Fax Number, and E-mail Address.

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

Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038. William Choi (212) 618-8728; Fax: (212) 618-8867; wchoi@sbs.nyc.gov

n19-26

SPECIAL MATERIALS

AGING

NOTICE

Notice of Concept Paper

Prior to the release of a Request for Proposals (RFP) for the Naturally Occurring Retirement Community (NORC) Program, the NYC Department for the Aging (DFTA) has developed a Concept Paper that presents the Department's approach to this essential program. The Concept Paper describes the types of NORCs that DFTA seeks to fund and various elements of program design, as well as other information of interest to potential proposers. We invite your review and comment. The NORC Concept Paper will be posted on DFTA's website at www.nyc.gov/aging beginning November 28, 2012.

☛ n20-27

CITY PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW

NOTICE

CONDITIONAL NEGATIVE DECLARATION

Project Identification

CEQR No. 07DCP050Q
ULURP Nos. 070352ZMQ
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal

Flushing Meadows East Rezoning

The applicant, Avery Fowler Owners, is proposing a zoning map amendment to rezone a block (Block 5076, Lots 1, 5, 7, 9, 11, 14, 16, 18, 20, 29, 31, 43, 61, 65, 67, 69, 75 and 160) from M1-1 and M1-2 to C2-6A. The proposed action would facilitate a proposal by the applicant to develop their property (Block 5076, Lots 9, 11, 14, 16, 18, 31, 43, 61, 65, 69, 75 and 160) with five, five- to seven-story, mixed-use buildings consisting of approximately 350 dwelling units and 138,000 square feet of commercial space. The proposed rezoning area is bounded by College Point Boulevard, 131st Street, Avery Avenue and Fowler Avenue in the Flushing neighborhood of Queens, Community District 7.

The eastern end of the rezoning area is located within an M1-1 zoning district. The remainder of area is within an M1-2 zoning district. M1-1 and M1-2 are light industrial districts permitting manufacturing and commercial Use Groups 4 through 14, 16 and 17 at a floor area ratio (FAR) of 1.0 and 2.0, respectively. Community Facilities without sleeping accommodations are permitted in M1-1 districts at 2.4 FAR, and in M1-2 Districts, at 4.8 FAR. Currently, the rezoning area consists of a mid-block two-family dwelling, a gas station, two live poultry establishments, office and general retail establishments, and accessory surface parking.

The proposed C2-6A district is a local service commercial district that is generally occupied by residential buildings with retail uses on the lower floors. Permitted commercial uses in C2-6A districts include retailers such as grocery stores, dry cleaners, and restaurants that serve the immediate neighborhood.

C2-6A districts permit a maximum 2.0 FAR for commercial uses and a maximum 4.0 FAR for residential uses. Residential uses in C2-6A districts are governed by the bulk regulations of the R7A district, which allows a maximum base and building height of 65 and 85 feet, respectively.

Parking is required for 50% of the total dwelling units.

In order to assess the impacts associated with the proposed action, a Reasonable Worst Case Development Scenario was established. In total five projected development sites were identified as most likely to be developed in the future with the proposed action. As a result of the proposed action, it is anticipated that new development on those sites would consist of 378 dwelling units and 148,100 square feet of retail or service space. Absent the proposed action, it is anticipated that those sites would contain 2 dwelling units and 243,947 square feet of commercial space. The projected incremental change on those sites over the no-action scenario is 376 dwelling units and a 95,847 square feet reduction of retail or service space.

Additionally, one potential development site was identified as less likely to be developed in the future with the proposed action. The build year is 2014.

The proposed rezoning includes (E) designations on projected and potential development sites in order to preclude future air quality, noise and hazardous materials impacts, which could occur as a result of the proposed action. The (E) designation number is E-290.

The (E) designation requirements related to hazardous materials would apply to the following block and lots:

Projected Development Sites 1-5

Block	5076	Lot(s)	5, 7, 9, 11, 14, 16, 67 and 160
Block	5076	Lot(s)	18, 20 and 29
Block	5076	Lot	31
Block	5076	Lot	43
Block	5076	Lot(s)	61, 65, 69 and 75

Potential Development Site 1

Block 5076 Lot 1

The text of the (E) designation for hazardous materials is as follows:

Task 1 – Sampling Protocol

The applicant must submit to the Mayor’s Office of Environmental Remediation (OER) for review and approval, a Phase 1 of the site.

If site sampling is necessary, a soil and groundwater testing protocol including a description of methods and a site map with all sampling locations clearly and precisely represented must be submitted to OER. No sampling program should begin until written approval of a protocol is received from the OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination or non-petroleum based contamination) and the remainder of the site’s condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by the OER upon request.

Task 2 – Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to the OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such tests results, a determination will be made by the OER if the results indicate that remediation is necessary.

If the OER determines that no remediation is necessary, written notice shall be given by the OER.

If based on the test results, the OER concludes that remediation is required; a remediation plan must be prepared and submitted to the OER for review and approval. The applicant must complete such remediation when and as determined necessary by the OER. The applicant should then provide proper documentation, including an engineering certification, that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to the OER with the remediation plan for review and approval prior to implementation.

The (E) designation for air quality would preclude the potential for significant adverse air quality impacts related to heating and hot water systems (HVAC) emissions. The following properties require both natural gas and setbacks for the HVAC systems in order to avoid the potential for significant adverse impacts related to air quality:

Projected Development Sites 1-5

Block 5076	Lot(s)	5, 7, 9, 11, 14, 16, 67 and 160
Block 5076	Lot(s)	18, 20 and 29
Block 5076	Lot	31
Block 5076	Lot	43
Block 5076	Lot(s)	61, 65, 69 and 75

The text for the (E) designations for air quality for the above properties is as follows:

Block 5076, Lots 5, 7, 9, 11, 14, 16, 67 and 160 (Projected Development Site 1): Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems and ensure that the HVAC stack(s) are located on a 6-story roof at least 25 feet from the lot line facing 131st Street to avoid any potential significant adverse air quality impacts.

Block 5076, Lots 18, 20 and 29 (Projected Development Site 2): Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems and ensure that the HVAC stack(s) are located on the 6-story rooftop at least 25 feet from the lot lines facing 131st Street and College Point Boulevard to avoid any potential significant adverse air quality impacts.

Block 5076, Lot 31 (Projected Development Site 3): Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems and ensure that the HVAC stack(s) are located on the 6-story rooftop at least 20 feet from the lot line facing, College Point Boulevard, to avoid any potential significant adverse air quality impacts.

Block 5076, Lot 43 (Projected Development Site 4): Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems and ensure that the HVAC stack(s) are located on the 5-story roof top at least 25 feet from the lot lines facing College Point Boulevard to avoid any potential significant adverse air quality impacts.

Block 5076, Lots 61, 65, 69 and 75 (Projected Development Site 5): Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems and ensure that the HVAC

stack(s) are located on the five-story rooftop at least 20 feet from the lot lines facing Fowler Avenue and College Point Boulevard to avoid any potential significant adverse air quality impacts.

With the placement of the (E) designations on the above block and lots, no significant air quality impacts related to HVAC emissions would be expected as the result of the proposed action.

There are two levels of required noise attenuation. Depending on the ambient noise levels they would require 31 and 33 dBA of window/wall attenuation. The (E) designation for noise would preclude the potential for significant adverse impacts related to high levels of ambient noise. The text of the (E) designation for certain noise attenuation requirements for the properties identified follows below.

The following properties require 31 dBA of noise attenuation in order to avoid the potential for significant adverse impacts related to noise:

Projected Development Sites 2 and 3

Block 5076	Lot(s)	18, 20 and 29
Block 5076	Lot	31

The text for the (E) designation for noise for the above properties is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 31 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

The following properties require 33 dBA of noise attenuation in order to avoid the potential for significant adverse impacts related to noise:

Projected Development Sites 1, 4 and 5

Block 5076	Lot(s)	5, 7, 9, 11, 14, 16, 67 and 160
Block 5076	Lot	43
Block 5076	Lot(s)	61, 65, 69 and 75

The text of the (E) designation for noise for the above properties is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 33 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

With the attenuation measures specified above, the proposed action would not result in any significant adverse noise impacts, and would meet CEQR guidelines.

Additionally, to avoid any potential significant adverse impacts, the applicant has entered into a Restrictive Declaration for archaeology for their properties at Block 5076 Lots 9, 11, 14, and 16.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated July 31, 2012, prepared in connection with the ULURP Application (No. 070352ZMQ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

- The applicant agrees via a restrictive declaration to conduct archaeological identification, investigation and mitigation in accordance with the *CEQR Technical Manual* and New York City Landmarks Preservation Commission (LCP) Guidelines for Archaeological Work in New York City. The restrictive declaration also restricts the applicant from submitting any permit applications to the DOB that would allow for soil disturbance on the subject property until such time that LPC provides the necessary written notice to DOB.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

- By letter dated April 12, 2010, LPC determined that the site may be archaeologically significant and that further testing would be required in order to determine if the site contains Native American remains from burials and occupation as well as from circa 1859 residential occupation. As such, the applicant has entered into a restrictive declaration which requires that prescribed archaeological work be conducted in accordance with *CEQR Technical Manual* and LPC Guidelines for Archaeological Work in New York City.

The restrictive declaration is binding upon the property’s successors and assigns. The declaration serves as a mechanism to assure the archaeological testing be conducted and that any necessary mitigation measures be undertaken prior to any site disturbance (i.e., site grading, excavation, demolition, or building construction). The restrictive declaration was prepared in a form acceptable to the LPC and the restrictive declaration was executed on August 4, 2010 and submitted for recordation with the City’s Department of Finance on December 7, 2010.

Consequently, no significant adverse impacts to archaeological resources are expected.

- The (E) designation for air quality, noise and hazardous materials for properties at Block 5076 and Lots 1 (Potential Development Site #1), 5, 7, 9, 11, 14, 16, 67, 160 (Projected Development Site #1), 20, 29 (part of Projected Development Site #2), 31 (Projected Development Site #3), 61, 65, 69 and 75 (Projected Development Site #5), where new construction is projected for these sites, would ensure that the proposed actions would not result in significant adverse impacts.
- (E) designations for air quality, noise and hazardous materials on existing buildings at Block 5076 and Lots 18 (part of Projected Development Site #2), and 43 (Projected Development Site #4) would ensure the projected enlargement of the existing warehouse/office buildings on the site and the conversion of the enlarged buildings to residential use would incorporate appropriate window wall attenuation, HVAC stack location and fuel type, and hazardous materials controls. With these measures in place no significant adverse impacts are expected to occur.
- No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

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HOUSING PRESERVATION & DEVELOPMENT

■ NOTICE

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

Notice Date: November 13, 2012

To: Occupants, Former Occupants, and Other Interested Parties

Property: Address	Application #	Inquiry Period
225 Bowery, Manhattan	117/12	October 1, 2009 to Present
a/k/a 223½ -225 Bowery		
136 West 127th Street, Manhattan	118/12	October 1, 2009 to Present
17 West 127th Street, Manhattan	121/12	October 9, 2009 to Present
255 West 121st Street, Manhattan	122/12	October 10, 2009 to Present
118 West 127th Street, Manhattan	123/12	October 18, 2009 to Present
4 West 31st Street, Manhattan	124/12	October 18, 2009 to Present
a/k/a 4-10 West 31st Street		
104 East 10th Street, Manhattan	127/12	October 26, 2009 to Present
563 Walton Avenue, Bronx	119/12	October 1, 2009 to Present

Authority: SRO, Administrative Code §27-2093

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

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 3rd Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277, (212) 863-8211 or (212) 863-8298.**

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CHANGES IN PERSONNEL

COMMUNITY COLLEGE (KINGSBORO)
FOR PERIOD ENDING 10/12/12

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE
KOKOTAS	IRENE	04096	\$56126.0000	APPOINTED	YES	09/02/12
KUCHIRKO	YANA	04294	\$85.1025	APPOINTED	YES	09/09/12
LA FORTUNE	PAULE N	10102	\$10.9900	RESIGNED	YES	09/16/12
LAU	XIATING	04017	\$43562.0000	APPOINTED	YES	09/09/12
LI	PENG FEI	04294	\$36.4725	APPOINTED	YES	09/09/12

MAHMOOD	ARSHAD	10101	\$8.0000	APPOINTED	YES	09/23/12
MASCOLL	MELISA M	10101	\$8.0000	APPOINTED	YES	09/27/12
MEDICA	RONELLA K	04841	\$23968.0000	RESIGNED	NO	09/27/12
MILLER	KATHERIN A	04294	\$36.4725	APPOINTED	YES	09/09/12
NARESKI	KATHARIN M	04096	\$51568.0000	APPOINTED	YES	09/02/12
NIEVES	ELISSA	10102	\$10.9900	RESIGNED	YES	09/30/12
NUNES	CILIANA K	10101	\$8.0000	APPOINTED	YES	09/21/12
PALMARI	MARIA	04601	\$25.6000	APPOINTED	YES	09/09/12
PEMBERTON-CARTE	SHERONE T	10102	\$14.0000	RESIGNED	YES	09/30/12
PEREGRING	RAMIRO	10101	\$8.0000	APPOINTED	YES	09/27/12
PETRYSSYN	KATHERYN L	04017	\$43662.0000	APPOINTED	YES	09/04/12
PRAYZNER	ANDREW S	04294	\$48.6300	APPOINTED	YES	09/09/12
QUEVEDO VARGAS	JENIFFER P	10102	\$12.9700	APPOINTED	YES	09/13/12
RIVERA, JR.	EDWIN A	10101	\$8.0000	APPOINTED	YES	09/19/12
SINGH	SALWINDE	10101	\$8.0000	APPOINTED	YES	09/20/12
SMALE	SUSAN M	10102	\$12.1800	APPOINTED	YES	09/11/12
ST VIL	KENLEY W	10101	\$8.0000	APPOINTED	YES	09/20/12

Table with columns: NAME, YVONNE, E, 04294, \$109.4175, APPOINTED, YES, 09/09/12. Includes names like STELLERMAN, STEVENSON, TAITT, THOMPSON, TISO, TURNER, VANDYKE, WYNN, ZAMBRANO.

COMMUNITY COLLEGE (MANHATTAN) FOR PERIOD ENDING 10/12/12

Table with columns: NAME, ANNETTE, O, 04099, \$51195.0000, APPOINTED, YES, 09/30/12. Includes names like BHATHIA, BRATHWAITE, BROWN, CAMACHO, CASTILLO, CASTILLO, CHOI, COUCHMAN, D'AMATO, DEFILLIPPO, ELEGBE, FAROOK, FELIZ, FOUT, GARCIA TORRES, GEDEON, GEORGE, GRASSO, GREENE, HALL, HARAN, HELDENFELS, HENDERSON, HORSFORD, ISAAC, JALLOH, JOHNSON-HARRIOT, KAPLAN, KARRASS, KERNIS, KLEFER, KIM, KLIMKIEWICZ, LA SALLE-ACEVED, LABARGE, LACSAMANA, LINARES, LITTLEFIELD, LYNCH, MALAJ, MASON, MASTERSON, MEDINA, MELECIO, MIAH, MOBARAK, NIYAZOV, NOSSA, PIPER, POMNICHOWSKI, RANI, ROBERTS, SALVATI, SELVARASA, SPEVACK, STROBEL, SUNDERLAND, SZTUKA, THOMPSON, TOWNSEND, VANDROSS, WILKINSON, WINE.

COMMUNITY COLLEGE (HOSTOS) FOR PERIOD ENDING 10/12/12

Table with columns: NAME, ADEDJOUAN, A, 10102, \$15.0000, APPOINTED, YES, 09/20/12. Includes names like BAEZ TACTUK, BRANCO MORENO, BRIGGS, CAPP, CASTRO, CESPEDES, COLLINS, DIAS, GARCIA, GOODALL, GUICE, HAIDARA, HUTT, JONES, LUND, LYNCH, MARTINEZ, MENDEZ DE LEON, MOORE, MORALES, ORTEGA DE LEON, PALMIERI, PEREZ, PEREZ, PINEDA, ROSAS, SEVERINO VARGAS, TILGHMAN, WASHINGTON, WILLIAMS.

COMMUNITY COLLEGE (LAGUARDIA) FOR PERIOD ENDING 10/12/12

Table with columns: NAME, ABD EL MALEK, MARK, E, 10102, \$9.7200, APPOINTED, YES, 09/10/12. Includes names like ABDEL AAL, AGUILAR-MALDONA, AKUZIE, BOLLANOS, BROWN, CORREA, COXSON, CRUMP, DANIELS, GONZALEZ, GULLIVER, ILDEFONSO-SANCH, JORDAN, KAPETANAKOS, KAPLAN, KELDERMAN, LAM, LASKER, LEHRER, LEWIS, LINK, LOPEZ, MA, MC MAHON, MCINTOSH, MEACHAM, MONTOYA, NCHAYEVA, OYATSI, PANORA, POWELL, SCHARF, SCHROEDER, SILVA, STENSON, TSUZURANO, VAN HOUTEN, VARUZZA.

Table with columns: VEGA, OLGA, 10102, \$9.7200, APPOINTED, YES, 09/29/12. Includes names like VELASQUEZ, VERA, YOUNG, ZEGARRA.

HUNTER COLLEGE HIGH SCHOOL FOR PERIOD ENDING 10/12/12

Table with columns: NAME, SERRANO, NICOLE, E, 04603, \$21225.0000, APPOINTED, YES, 09/01/12.

BROOKLYN COMMUNITY BOARD #14 FOR PERIOD ENDING 10/12/12

Table with columns: NAME, CAMPBELL, SHAWN, A, 56086, \$82000.0000, INCREASE, YES, 09/30/12.

DEPARTMENT OF EDUCATION ADMIN FOR PERIOD ENDING 10/12/12

Table with columns: NAME, ADAMIC, JOHNNY, 10062, \$75000.0000, APPOINTED, YES, 09/23/12. Includes names like AHAMMAD, AJAY, ALCORN, ALSTON, ANDERSON, APONTE, ARCINIEGA, BABAEV, BABBIT, BAGGA, BALSAM, BARCA, BARRETT, BELGRAVE, BENJAMIN, BIDOS, BOGDANSKI, BORGESE, BROWNE, CALDWELL, CAMPBELL, CAPPOLA, CRAYTON, DAGROSA, DALEY, DANIEL, DASHGARD, DE LEON, DIMANCHE, DIXON, DONATO, DUNN, ECCHER, EDAKULAM, FARR DEMEGLIO, FIGUEROA, FINEMAN, FIOTE, FLEISCHMAN, GOLDSTEIN, GONZALEZ, GRAFALS, GRANDY, GRINNAGE, GROVES, GUBERMAN, HANRAHAN, HARRINGTON, HARRISONLYON, HAVER, HAYES, HEALEY, HO YUN, HUANG, JACKSON, JARMEL, JEROME, JOHNSON, JONES, KAISER, KAMDAR, KIM, KINDSBORG, KRAUSHAR, LARIVEAU, LAU, LEFTY, LEMONIER, LEMPEL, LIBARDI, LICITRA, LOMBARDI, LOMBARDO, LOZA, MARCELO, MARINI, MARTE, MAYARD, MILLER.

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LATE NOTICE

CITY COUNCIL

HEARING

HEARING BY THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS

THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS WILL HOLD A HEARING ON TUESDAY, NOVEMBER 27, 2012 AT 10:30 A.M. IN THE COMMITTEE ROOM AT CITY HALL, NEW YORK, NEW YORK 10007 ON THE FOLLOWING MATTERS:

Advice and Consent

- Preconsidered-M. Communication from the Mayor submitting the name of Nicholas Scopetta, a resident of Manhattan, for appointment to the New York City Conflicts of Interest Board pursuant to §§ 31 and 2602 of the New York City Charter. Should Mr. Scopetta receive the advice and consent of the Council, he will replace Steven Rosenfeld and serve the remainder of a six-year term that will expire on March 31, 2014.

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY

A Calendar of speakers will be established in advance. Persons interested in being heard should write to the Honorable Christine C. Quinn, Speaker of the City Council, City Hall, New York, New York 10007, setting forth their name, representation and viewpoints.

Michael M. McSweeney City Clerk, Clerk of the Council

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READER'S GUIDE

The City Record (CR) is published each business day and includes notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Solicitation notices for most procurements valued at or above \$100,000 for information technology and for construction and construction related services, above \$50,000 for other services, and above \$25,000 for other goods are published for at least one day. Other types of procurements, such as sole source, require notice in The City Record for five consecutive days. Unless otherwise specified, the agencies and offices listed are open for business 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 <i>Special Case Solicitations/Summary of Circumstances:</i>
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	
CP/PQ/4	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
DP	Demonstration Project
SS	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition <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 (<i>Client Services/CSB or CSP only</i>)
WA1	Prevent loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only): An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price <i>Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only)</i>
OLB/a	anti-apartheid preference
OLB/b	local vendor preference
OLB/c	recycled preference
OLB/d	other: (specify)

HOW TO READ CR PROCUREMENT NOTICES

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

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

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

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

SAMPLE NOTICE:

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

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

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

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

☛ 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 am	Bid submission due 4-21-03 by 11:00 am; bid opening date/time is the same.
<i>Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing providing Agency contact information
	NYPD, Contract Administration Unit 51 Chambers Street, Room 310 New York, NY 10007. Manuel Cruz (646) 610-5225.
☛	Indicates New Ad
m27-30	Date that notice appears in The City Record