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THE CITY RECORD

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THE CITY RECORD

ERIC L. ADAMS
Mayor

LOUIS A. MOLINA
Commissioner, Department of
Citywide Administrative Services

JANAE C. FERREIRA
Editor, The City Record

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOARD MEETINGS

MEETING

City Planning Commission

Meets in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, NY 10007, at 1:30 P.M.

Contract Awards Public Hearing

Meets bi-weekly, on Thursday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 715 951 139, no later than 9:55 A.M.

Civilian Complaint Review Board

Generally meets at 10:00 A.M. on the second Wednesday of each month at 40 Rector Street, 2nd Floor, New York, NY 10006. Visit <http://www.nyc.gov/html/ccrb/html/meeting.html> for additional information and scheduling changes.

Design Commission

Meets at City Hall, Third Floor, New York, NY 10007. For meeting schedule, please visit nyc.gov/designcommission or call (212) 788-3071.

Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

Board of Elections

32 Broadway, 7th Floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner.

Environmental Control Board

Meets at 100 Church Street, 12th Floor, Training Room #143, New York, NY 10007 at 9:15 A.M. once a month at the call of the Chairman.

Board of Health

Meets at Gotham Center, 42-09 28th Street, Long Island City, NY 11101, at 10:00 A.M., quarterly or at the call of the Chairman.

Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

Board of Higher Education

Meets at 535 East 80th Street, Manhattan, NY 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

Citywide Administrative Services

Division of Citywide Personnel Services will hold hearings as needed in Room 2203, 2 Washington Street, New York, NY 10004.

Commission on Human Rights

Meets on 10th Floor in the Commission's Central Office, 40 Rector Street, New York, NY 10006, on the fourth Wednesday of each month, at 8:00 A.M.

In Rem Foreclosure Release Board

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

Franchise and Concession Review Committee

Meets in Spector Hall, 22 Reade Street, Main Floor, and other days, times and location as warranted.

Real Property Acquisitions and Dispositions

Meets bi-weekly, on Wednesday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 717 876 299, no later than 9:55 A.M.

Landmarks Preservation Commission

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at www.nyc.gov/landmarks.

Employees' Retirement System

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, NY 11201, at 9:30 A.M., on the third Thursday of each month, at the call of the Chairman.

Housing Authority

Housing Authority Board Meetings of the New York City Housing Authority are scheduled for the last Thursday of each month (except August) at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted). Any changes to the schedule will be posted here and on NYCHA's website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting. For additional information, please visit NYCHA's website or contact (212) 306-6088

Parole Commission

Meets at its office, 100 Centre Street, Manhattan, NY 10013, on Thursday, at 10:30 A.M.

Board of Revision of Awards

Meets in Room 603, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

Board of Standards and Appeals

Meets at 22 Reade Street, 1st Floor, in Manhattan on Mondays and Tuesdays at 10:00 A.M. Review sessions are customarily held immediately before the public hearing. For changes in the schedule or additional information, please call the Board's office at (212) 386-0009 or consult the Board's website at www.nyc.gov/bsa.

Tax Commission

Meets in Room 936, Municipal Building, Manhattan, NY 10007, each month at the call of the President. Manhattan, monthly on Wednesdays, commencing 2:30 P.M.

BOROUGH PRESIDENT - BROOKLYN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 197-c and Section 201 of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matter below in person, at 6:00 P.M. on Wednesday, September 25, 2024, in the Borough Hall Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

Members of the public may watch a livestream of the hearing on WebEx at: <https://nycbp.webex.com/nycbp/j.php?MTID=m0c7433bfe5ba3b16504655dba36adb8b>

Webinar number: 2339 870 9236
Webinar password: BBBPUB (222782 when dialing from a phone or video system)

Join by phone:
+1-646-992-2010 United States Toll (New York City)
+1-408-418-9388 United States Toll
Access code: 233 987 09236

Testimony at the hearing is limited to **2 minutes**, unless extended by the Chair. Pre-registration is not required. Testimony will only be accepted in person or in writing. For timely consideration, written comments must be submitted to testimony@brooklynbp.nyc.gov no later than Thursday, September 26, 2024.

For information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Corina Lozada at corina.lozada@brooklynbp.nyc.gov at least five (5) business days in advance to ensure availability.

The following agenda item will be heard:

- 1. 850 Third Avenue ACS Site Selection/Acquisition

A Site Selection/Acquisition by the New York City Administration for Children's Services (ACS) and Department of Citywide Administrative Services (DCAS) for the relocation of a 17,926 square foot trade shop to 850 Third Avenue, in Sunset Park, Brooklyn, Community District 7.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Wednesday, September 18, 2024, 6:00 P.M.



s12-25

BOROUGH PRESIDENT - QUEENS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Land Use Public Hearing will be held by the Borough President of Queens, Donovan Richards, on Thursday, September 26, 2024 starting at 9:30 A.M. The public hearing will be virtually streamed live at www.queensbp.org and held in-person in the Borough President's Conference Room located at 120-55 Queens Boulevard, Kew Gardens, New York 11424.

Those who wish to testify virtually may preregister for speaking time by visiting www.queensbp.org/landuse and submitting your contact information through the Zoom pre-registration link. After pre-registering, you will receive a Zoom confirmation e-mail with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-2860 between 9:00 A.M. to 5:00 P.M. prior to the date of the hearing. Members of the public may also attend the hearing at the above address and publicly testify in the Conference Room.

Written testimony is welcome from those who are unable to testify in real time. All written testimony must be received by 5:00 P.M. on Thursday, September 26, 2024 and may be submitted by e-mail to planning2@queensbp.org or by conventional mail sent to the Office of the Queens Borough President at 120-55 Queens Boulevard, Room 226, Kew Gardens, NY 11424.

PLEASE NOTE: Individuals requesting Sign Language Interpreters and/or ADA Accessibility Accommodations should contact the Borough President's Office at (718) 286-2860 or email planning2@queensbp.org no later than **THREE (3) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.**

The Public Hearing will include the following item(s):

Q07 - ULURP #240363 ZMQ - IN THE MATTER OF an application submitted by Martin A. Gleason Funeral Home LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R2A District a C2-2 District bounded by a line 170 feet northerly of 11th Avenue, a line 235 feet easterly of 150th Street, 11th Avenue, and 150th Street, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 8 2024.

Accessibility questions: vgarvey@queensbp.org, by: Monday, September 23, 2024, 12:30 P.M.



s19-26

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person in the 16th Floor Committee Room, 250 Broadway, New York, NY 10007, on the following matters commencing at 11:00 A.M. on September 24, 2024. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

**135TH STREET REZONING
MANHATTAN – CB 9 C 230208 ZSM**

Application submitted by Crosscap Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(1) of the Zoning Resolution to allow a portion of the railroad or transit right-of-way or yard which will be completely covered over by a permanent platform to be included in the lot area for a proposed 7-story mixed use building, on property located at 701 West 135th Street (Block 2101, Lot 58), in an R7-2/C2-4 District, within the Special Manhattanville Mixed Use District (MMU)*.

**135TH STREET REZONING
MANHATTAN – CB 9 C 230209 ZSM**

Application submitted by Crosscap Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 104-60 of the Zoning Resolution to modify the rear yard regulations of Section 23-52 (Special Provisions for Shallow Interior Lots) and the lot coverage requirements of Section 23-153 (For Quality Housing buildings), in connection with a proposed 7-story mixed use building, on property located at 701 West 135th Street (Block 2101, Lot 58), in an R7-2/C2-4* District, within a Special Manhattanville Mixed Use District (MMU)*.

*Note: The site is proposed to be rezoned by changing an existing M1-1 District to an R7-2/C2- 4/MMU District, under a concurrent related application for a Zoning Map change (C 230206 ZMM)

REVOCABLE CONSENTS FOR SIDEWALK CAFES

Application(s) pursuant to Section 19-160.2 of the Administrative Code of the City of New York by the following petitioner(s) for a revocable consent to establish, maintain and operate a sidewalk café located at the following location(s):

Application No.	Petitioner, as doing business as	Café Address	Council District	Community District
D 2450065822 SWX	Seis Vecinos Restaurant	640 Prospect Avenue, Bronx, NY 10455	Bronx-2	17

For questions about accessibility and requests for additional accommodations, please contact swerts@council.nyc.gov or nbenjamin@council.nyc.gov or (212) 788-6936 at least three (3) business days before the hearing.

Accessibility questions: Maria Sabalvaro (212) 482-5183, msabalvaro@council.nyc.gov, by: Thursday, September 19, 2024, 3:00 P.M.



s18-24

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 11:00 A.M. Eastern Daylight Time, on Wednesday, September 25, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/461623/1>

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

877 853 5247 US Toll-free
888 788 0099 US Toll-free

253 215 8782 US Toll Number
213 338 8477 US Toll Number

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

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 P.M., one week before the date of the vote. Please use the CPC Comments form that is accessible through the above webpage.

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

**BOROUGH OF MANHATTAN
No. 1**

**14 WALL STREET DFTA OFFICE SPACE ACQUISITION
CD 1 N 250009 PXM**

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Department for the Aging, pursuant to Section 195 of the New York City Charter for use of property located at 14 Wall Street (Block 46, Lot 9) (Department for the Aging office), Borough of Manhattan, Community District 1.

Sara Avila, Calendar Officer

City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3366



s11-25

COMMUNITY BOARDS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for public hearing by Community Board:

BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 06 - Monday, September 30, 2024 at 6:30 P.M. via in person meeting location (CB6 office, 211 East 43rd Street, New York, NY 10017) and Zoom (https://us06web.zoom.us/join/register/WN_0WSuFazyRte0t3GWzbfUIA).

A public hearing with respect to the Manhattan Community District 6 Needs Statement and Budget Requests for Fiscal Year 2026.

Accessibility questions: Brendan Birth, (212) 319-3750, info@cbsix.org, by: Friday, September 27, 2024, 12:00 P.M.



s17-30

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

Our next Disability Committee Meeting will be held in-person at our 55 Water Street office location on Tuesday, September 24, 2024, from 10:00 A.M. to 12:00 P.M. If you would like to attend this meeting, please contact Dallas Chiles at DChiles@bers.nyc.gov or MCepin@bers.nyc.gov.

s16-24

Our next Executive Committee Meeting will be held *in-person* at our 55 Water Street office (50th floor) Tuesday, September 24, 2024, from 12:30 P.M. - 4:00 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov.

s16-24

EDUCATIONAL CONSTRUCTION FUND

MEETING

The Trustees and CEO of the NYC Educational Construction Fund hereby provide notice of its Meeting to be held on Tuesday, September 24, 2024. The meeting will take place at the offices of the NYC Department of Education, 52 Chambers Street, New York, NY in Room 152. The meeting time is 10:00 A.M.

Accessibility questions: cwong@nycsca.org, by Tuesday, September 24, 2024, 10:00 A.M.



s23-24

HOUSING AUTHORITY

NOTICE

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, September 25, 2024 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, New York, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday following the Board Meeting.

The meeting is open to the public. Pre-registration, at least 45 minutes before the scheduled Board Meeting, is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

Any changes to the schedule will be posted here and on NYCHA's Website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting.

The meeting will be streamed live on NYCHA's YouTube Channel at <https://www.youtube.com/c/nycha> and NYCHA's Website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page>.

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

Accessibility questions: (212) 306-3429, by: Wednesday, September 18, 2024, 5:00 P.M.



s12-25

LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, September 24, 2024, a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the

call-in number, will be posted on the agency's website, on the Monday before the public hearing.

260-264 Waverly Avenue - Clinton Hill Historic District
LPC-24-06787 - Block 1916 - Lot 63 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

A garage built after 1906. Application is to modify window openings, replace windows, and excavate the cellar.

4401 Manhattan College Parkway - Fieldston Historic District
LPC-23-04449 - Block 5813 - Lot 105 - **Zoning:** R1-2/NA-2
CERTIFICATE OF APPROPRIATENESS

A Mediterranean Revival style house designed by Dwight James Baum and built in 1930-31. Application is to remove a staircase and construct an above ground pool and deck, and to legalize the replacement of areaway ironwork and historic gates, windows, doors, and gutters, and the installation of balcony, awning, lighting, cameras, and speakers without Landmarks Preservation Commission permit(s).

114-18 179th Street - Addisleigh Park Historic District
LPC-24-11173 - Block - Lot 16 - **Zoning:** R2
CERTIFICATE OF APPROPRIATENESS

A neo-Tudor style free-standing house built 1931. Application is to legalize work completed without Landmarks Preservation Commission permit(s), including replacing windows, front entrance door, roof and gutters, and siding; stoop reconstruction; installing a fence and deck at the rear yard; HVAC and conduit installation; and removal of rear porch windows.

510 Fifth Avenue - Individual and Interior Landmark
LPC-25-01949 - Block 1258 - Lot 40 - **Zoning:** C5-3
CERTIFICATE OF APPROPRIATENESS

An International style building and interior designed by Skidmore, Owings, & Merrill and built in 1953-54. Application is to install interior signage, LED screens, Partitions, and fixtures.

12 East 69th Street - Upper East Side Historic District
LPC-25-00039 - Block 1383 - Lot 63 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by William Schickel and built in 1883-1884, and redesigned in the Neo-classical style by William Welles Bosworth in 1913. Application is to replace entrance infill, lower the areaway, enlarge a masonry opening, modify the rear façade, rear yard and garden wall, and construct rooftop additions.

116 East 78th Street - Upper East Side Historic District
LPC-24-11800 - Block 1412 - Lot 164 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS

A rowhouse built in the 1860s and re-designed in the neo-Georgian style by Rouse & Goldstone in 1909-10. Application is to legalize excavation at the rear yard in non-compliance with Certificate of Appropriateness 12-4445 (LPC-12-3560).

53 East 77th Street - Upper East Side Historic District
LPC-25-01907 - Block 1392 - Lot 25 - **Zoning:** C5-1, R8B, MP
CERTIFICATE OF APPROPRIATENESS

A modified neo-Spanish Renaissance style residence altered by Pleasants Pennington in 1926-27, from what was originally a Beaux Arts style residence designed by Henry Rutgers Marshall and built in 1900-01. Application is to alter the primary and secondary façades, expand a rooftop addition, and construct a rear yard addition.

726 Madison Avenue - Upper East Side Historic District
LPC-25-01748 - Block 1378 - Lot 56 - **Zoning:** C5-1, MP
CERTIFICATE OF APPROPRIATENESS

A neo-Georgian style bank building designed by Morrell Smith and built in 1932. Application is to replace entrance infill and door surround, shutters, and special windows; enlarge a masonry opening, construct rooftop additions, enclose a lightwell, and install rooftop HVAC equipment.

990 Park Avenue, aka 52-72 East 84th Street - Park Avenue Historic District
LPC-24-10093 - Block 1495 - Lot 33 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style church building designed by Schickel & Ditmars and built in 1895-1900, incorporating a foundation and basement from a previous building designed by William Schickel & Co. and built in 1884-1886. Application is to replace doors, alter handrails, stairs, and historic fencing, and modify the areaway platform.

910 Fifth Avenue - Upper East Side Historic District
LPC-24-10475 - Block 1387 - Lot 1 - **Zoning:** R10, PI
CERTIFICATE OF APPROPRIATENESS

An apartment building designed by Fred F. French and built in 1919 and altered by Sylvan Bien in 1958-59. Application is to construct additions and alter windows at a terrace setback, and install glass railings.

1160 Amsterdam Avenue - Individual Landmark
LPC-25-00279 - Block 1973 - Lot 1 - **Zoning:** R8

CERTIFICATE OF APPROPRIATENESS

A Byzantine style chapel building with Italian Renaissance elements designed by Howells & Stokes and built in 1904-1907. Application is to alter the front porch and install a ramp.

s10-23

MANAGEMENT AND BUDGET

■ PUBLIC HEARINGS

**The City of New York
Mayor's Office of Management and Budget
Department of Housing Preservation and Development
Department of City Planning
Public Notice of Availability
Notice of Public Hearing**

TO ALL INTERESTED RESIDENTS, GROUPS, COMMUNITY BOARDS, AND AGENCIES:

The City of New York intends to apply for funding from the U.S. Department of Housing and Urban Development (HUD) through the Pathways to Removing Obstacles to Housing (PRO Housing) program. Through this competitive grant program, HUD will provide funding to governmental entities to identify and remove barriers to affordable housing production and preservation.

On Monday, September 23, 2024, the City of New York will release its draft application. To access the application, please visit: <https://www.nyc.gov/site/cdbgdr/index.page>. The online materials will also be accessible for the visually impaired and will be able to be translated into multiple languages.

The City invites interested parties to submit comments on the proposed application. To be considered, comments must be received no later than Tuesday, October 8, 2024 at 11:59 P.M. (EST). Written comments may be submitted to CDBGComments@omb.nyc.gov or to the Mayor's Office of Management and Budget, Attention: Julie Freeman, Director of Community Development, 255 Greenwich Street, New York, NY 10007.

Additionally, the City has scheduled a public hearing on Wednesday, October 2, 2024, at 6:30 P.M. to solicit further comment. Members of the public may attend the hearing either in person or virtually. Please see the end of this notice for instructions for attending the hearing. If you plan to attend and need translation or interpretation services, please submit a request to CDBGComments@omb.nyc.gov no later than Friday, September 27, 2024 at 6:30 P.M.

At the end of the comment period all comments shall be reviewed, and City responses will be incorporated into the application. The final application, containing a summary of the comments and the City's responses, will be submitted to HUD and posted on the City's CDBG-DR website.

City of New York: Eric Adams, Mayor
Jacques Jiha, Ph.D., Director, Mayor's Office of Management and Budget
Adolfo Carrión Jr., Commissioner, Department of Housing Preservation and Development
Dan Garodnick, Director, Department of City Planning

Date: September 16, 2024

Public Hearing Information

When: October 2, 2024, 06:30 P.M. Eastern Time (US and Canada)
Topic: Public Hearing on NYC's application for HUD PRO Housing Funding

To attend the hearing in person, please visit:
Department of City Planning - 120 Broadway, 31st Floor, New York, NY 10271

To attend the hearing virtually, please use the following link and information:
Register in advance for this webinar:
https://us06web.zoom.us/webinar/register/WN_3wCK957zQvqiE1M3FZfe2A
After registering, you will receive a confirmation email containing information about joining the webinar.

s16-23

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Wednesday September 25, 2024, at 11:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

WebEx: Meeting Number (access code): 2796 062 6463
Meeting Password: jV3fpTURQ53
The hearing will be held in person at 55 Water Street, BID ROOM, in the Borough of Manhattan.

#1 IN THE MATTER OF a proposed revocable consent authorizing 38 East 75 Owner LLC to construct, maintain and use a fenced-in areaway with steps on the south sidewalk of East 75th Street, between Park Avenue and Madison Avenue, in the Borough of Manhattan. The Proposed revocable consent is for ten years from the Approval by the Mayor and provides among other terms and conditions for -compensation payable to the City according to the following schedule: R.P. # 2663

From the Approval Date to June 30, 2034 - \$25/per annum
with the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#2 IN THE MATTER OF a proposed revocable consent authorizing 331 East 6th Street Townhouse LLC to continue to maintain and use a fenced-in area on the north sidewalk of East 6th Street, west of First Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: R.P. # 2234

For the period from July 1, 2024 to June 30, 2034 - \$25/per annum.
with the maintenance of a security deposit in the sum of \$2,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#3 IN THE MATTER OF a proposed revocable consent authorizing 375 Lafayette Street Properties LP to continue to maintain and use planted areas on the north sidewalk of Great Jones Street, east of Lafayette Street, and on the east sidewalk of Lafayette Street, north of Great Jones Street, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2226

For the period from July 1, 2024 to June 30, 2034 - \$433/per annum
with the maintenance of a security deposit in the sum of \$8,000 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#4 IN THE MATTER OF a proposed revocable consent authorizing 375 Lafayette Street Properties LP to continue to maintain and use planted areas on the north sidewalk of Great Jones Street, between Lafayette Street and Bowery Street, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2227

For the period from July 1, 2024 to June 30, 2034 - \$174/per annum;
with the maintenance of a security deposit in the sum of \$2,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#5 IN THE MATTER OF a proposed revocable consent authorizing 1251 Americas Associates II L.P. & Rockefeller Center North, Inc. to continue to maintain and use a tunnel under and across West 50th

Street, immediately west of Avenue of the Americas, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1005

- For the period July 1, 2024 to June 30, 2025 - \$164,689
- For the period July 1, 2025 to June 30, 2026 - \$168,545
- For the period July 1, 2026 to June 30, 2027 - \$172,401
- For the period July 1, 2027 to June 30, 2028 - \$176,257
- For the period July 1, 2028 to June 30, 2029 - \$180,113
- For the period July 1, 2029 to June 30, 2030 - \$183,969
- For the period July 1, 2030 to June 30, 2031 - \$187,825
- For the period July 1, 2031 to June 30, 2032 - \$191,681
- For the period July 1, 2032 to June 30, 2033 - \$195,537
- For the period July 1, 2033 to June 30, 2034 - \$199,393

with the maintenance of a security deposit in the sum of \$199,405.18 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#6 IN THE MATTER OF a proposed revocable consent authorizing 2413 Wilson Avenue LLC to continue to maintain and use a retaining wall on the west sidewalk of Wilson Avenue, in the Borough of the Bronx. The revocable consent is for term of Ten years from July 1, 2016 to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1980

- For the period July 1, 2016 to June 30, 2017 - \$1,085/per annum
- For the period July 1, 2017 to June 30, 2018 - \$1,109
- For the period July 1, 2018 to June 30, 2019 - \$1,133
- For the period July 1, 2019 to June 30, 2020 - \$1,157
- For the period July 1, 2020 to June 30, 2021 - \$1,181
- For the period July 1, 2021 to June 30, 2022 - \$1,205
- For the period July 1, 2022 to June 30, 2023 - \$1,229
- For the period July 1, 2023 to June 30, 2024 - \$1,253
- For the period July 1, 2024 to June 30, 2025 - \$1,277
- For the period July 1, 2025 to June 30, 2026 - \$1,301

with the maintenance of a security deposit in the sum of \$2,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#7 IN THE MATTER OF a proposed revocable consent authorizing Brooklyn Navy Yard Cogeneration Partners LP to continue to maintain and use conduits, together with a manhole under and across Little Street, under and along Plymouth Street and under and across Hudson Avenue, all in the Borough of Brooklyn. The revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1552

- For the period July 1, 2016 to June 30, 2017 - \$41,736/per annum
- For the period July 1, 2017 to June 30, 2018 - \$42,650
- For the period July 1, 2018 to June 30, 2019 - \$43,564
- For the period July 1, 2019 to June 30, 2020 - \$44,478
- For the period July 1, 2020 to June 30, 2021 - \$45,392
- For the period July 1, 2021 to June 30, 2022 - \$46,306
- For the period July 1, 2022 to June 30, 2023 - \$47,220
- For the period July 1, 2023 to June 30, 2024 - \$48,134
- For the period July 1, 2024 to June 30, 2025 - \$49,048
- For the period July 1, 2025 to June 30, 2026 - \$49,962

with the maintenance of a security deposit in the sum of \$50,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#8 IN THE MATTER OF a proposed revocable consent authorizing Extra Space Properties Two LLC to construct, maintain and use a fenced-in area including retaining walls and planted area and steps on the east sidewalk of Grace Avenue, between Bartow and Arnow Avenues, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2667

For the first year of the consent, the annual period commencing on the date of the final approval of this consent by the Mayor (the Approval Date) and terminating on June 30, 2025:

- \$4,500 /per annum
- For the period July 1, 2025 to June 30, 2026 - \$4,608
- For the period July 1, 2026 to June 30, 2027 - \$4,716
- For the period July 1, 2027 to June 30, 2028 - \$4,824
- For the period July 1, 2028 to June 30, 2029 - \$4,932
- For the period July 1, 2029 to June 30, 2030 - \$5,040
- For the period July 1, 2030 to June 30, 2031 - \$5,148
- For the period July 1, 2031 to June 30, 2032 - \$5,256
- For the period July 1, 2032 to June 30, 2033 - \$5,364
- For the period July 1, 2033 to June 30, 2034 - \$5,472
- For the period July 1, 2034 to June 30, 2035 - \$5,580

with the maintenance of a security deposit in the sum of \$25,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#9 IN THE MATTER OF a proposed revocable consent authorizing Frank & Walter Eberhart LP NO1 to continue to maintain and use a fenced-in area on the north sidewalk of East 81st Street, between First and Second Avenues, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1862

For the period from July 1, 2023 to June 30, 2033 - \$237/per annum

with the maintenance of a security deposit in the sum of \$1,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#10 IN THE MATTER OF a proposed revocable consent authorizing Greenpoint Hospital Shelter Housing Development Fund Corporation to construct, maintain and use a planted area on the north sidewalk of Maspeth Avenue, between Kingsland Avenue and Debevoise Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2665

From the approval Date to June 30th, 2034 - \$5,770/ per annum.

with the maintenance of a security deposit in the sum of \$20,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#11 IN THE MATTER OF a proposed revocable consent authorizing JG Milestone Properties LP to continue to maintain and use planted areas on the south sidewalk of Livingston Street and north sidewalk of Schermerhorn Street, between Court Street and Boerum Place, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2219

For the period from July 1, 2024 to June 30, 2034 - \$398/per annum.

with the maintenance of a security deposit in the sum of \$5,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#12 IN THE MATTER OF a proposed revocable consent authorizing Marien Heim of Sunset Park Housing Development Fund Corp. to continue to maintain and use existing pipes under and across 46th Street, west of Fourth Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 378

- For the period July 1, 2023 to June 30, 2024 - \$4,599/prorated
- For the period July 1, 2024 to June 30, 2025 - \$4,698
- For the period July 1, 2025 to June 30, 2026 - \$4,797
- For the period July 1, 2026 to June 30, 2027 - \$4,896
- For the period July 1, 2027 to June 30, 2028 - \$4,995
- For the period July 1, 2028 to June 30, 2029 - \$5,094
- For the period July 1, 2029 to June 30, 2030 - \$5,193
- For the period July 1, 2030 to June 30, 2031 - \$5,292
- For the period July 1, 2031 to June 30, 2032 - \$5,391
- For the period July 1, 2032 to June 30, 2033 - \$5,490

with the maintenance of a security deposit in the sum of \$4,600 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#13 IN THE MATTER OF a proposed Modification revocable consent authorizing Metropolitan Transportation Authority to construct, maintain and use an additional, forty seven (47) security bollards, around the perimeter of Penn Station Terminal, in front of the south sidewalk of 34th Street and the west sidewalk of 7th Avenue and 33rd Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2114

#14 IN THE MATTER OF a proposed revocable consent authorizing New York City Housing Authority (NYCHA) Pink Houses - to construct, maintain and use two glycol supply and return pipes and two telecommunication conduits under and across Autumn Avenue, north of Loring Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2637

- From the Approval Date to June 30, 2025 - \$8,009/per annum
- For the period July 1, 2025, to June 30, 2026 - \$8,201
- For the period July 1, 2026, to June 30, 2027 - \$8,393
- For the period July 1, 2027, to June 30, 2028 - \$8,585
- For the period July 1, 2028, to June 30, 2029 - \$8,777
- For the period July 1, 2029, to June 30, 2030 - \$8,969
- For the period July 1, 2030, to June 30, 2031 - \$9,161
- For the period July 1, 2031, to June 30, 2032 - \$9,353
- For the period July 1, 2032, to June 30, 2033 - \$9,545
- For the period July 1, 2033, to June 30, 2034 - \$9,737
- For the period July 1, 2034, to June 30, 2035 - \$9,929

with the maintenance of a security deposit in the sum of \$12,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#15 IN THE MATTER OF a proposed revocable consent authorizing New York Housing Authority (NYCHA) Pink Houses - to construct, maintain and use two glycol supply and return pipes under and across Loring Avenue, east of Autumn Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2638

- From the Approval Date to June 30, 2025 - \$4,106/per annum
- For the period July 1, 2025, to June 30, 2026 - \$4,204
- For the period July 1, 2026, to June 30, 2027 - \$4,302
- For the period July 1, 2027, to June 30, 2028 - \$4,400
- For the period July 1, 2028, to June 30, 2029 - \$4,498
- For the period July 1, 2029, to June 30, 2030 - \$4,596
- For the period July 1, 2030, to June 30, 2031 - \$4,694
- For the period July 1, 2031, to June 30, 2032 - \$4,792
- For the period July 1, 2032, to June 30, 2033 - \$4,890
- For the period July 1, 2033, to June 30, 2034 - \$4,988
- For the period July 1, 2034, to June 30, 2035 - \$5,086

with the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#16 IN THE MATTER OF a proposed revocable consent authorizing New York City Housing Authority (NYCHA) Pink Houses - to construct, maintain and use two glycol supply and return pipes under and across Autumn Avenue, south of Loring Avenue, in the Borough of Brooklyn. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2639

- From the Approval Date to June 30, 2025 - \$3,888/per annum
- For the period July 1, 2025, to June 30, 2026 - \$3,981
- For the period July 1, 2026, to June 30, 2027 - \$4,074
- For the period July 1, 2027, to June 30, 2028 - \$4,167
- For the period July 1, 2028, to June 30, 2029 - \$4,260
- For the period July 1, 2029, to June 30, 2030 - \$4,353
- For the period July 1, 2030, to June 30, 2031 - \$4,446

- For the period July 1, 2031, to June 30, 2032 - \$4,539
- For the period July 1, 2032, to June 30, 2033 - \$4,632
- For the period July 1, 2033, to June 30, 2034 - \$4,725
- For the period July 1, 2034, to June 30, 2035 - \$4,818

with the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#17 IN THE MATTER OF a proposed revocable consent authorizing New York University to continue to maintain and use conduits under, across and along First Avenue at intersection of East 25th Street, and under, across and along East 25th Street, west of First Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2235

- For the period July 1, 2024 to June 30, 2025 - \$31,238.00
- For the period July 1, 2025 to June 30, 2026 - \$31,970.00
- For the period July 1, 2026 to June 30, 2027 - \$32,702.00
- For the period July 1, 2027 to June 30, 2028 - \$33,434.00
- For the period July 1, 2028 to June 30, 2029 - \$34,166.00
- For the period July 1, 2029 to June 30, 2030 - \$34,898.00
- For the period July 1, 2030 to June 30, 2031 - \$35,630.00
- For the period July 1, 2031 to June 30, 2032 - \$36,362.00
- For the period July 1, 2032 to June 30, 2033 - \$37,094.00
- For the period July 1, 2033 to June 30, 2034 - \$37,826.00

with the maintenance of a security deposit in the sum of \$37,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#18 IN THE MATTER OF a proposed revocable consent authorizing Prologis Targeted US Logistics Fund LP to continue to maintain and use a force main, together with a manhole under and along Rockaway Boulevard, in the Borough of Queens. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1820

- For the period July 1, 2023 to June 30, 2024 - \$27,370/per annum
- For the period July 1, 2024 to June 30, 2025 - \$27,962
- For the period July 1, 2025 to June 30, 2026 - \$28,554
- For the period July 1, 2026 to June 30, 2027 - \$29,146
- For the period July 1, 2027 to June 30, 2028 - \$29,738
- For the period July 1, 2028 to June 30, 2029 - \$30,330
- For the period July 1, 2029 to June 30, 2030 - \$30,922
- For the period July 1, 2030 to June 30, 2031 - \$31,514
- For the period July 1, 2031 to June 30, 2032 - \$32,106
- For the period July 1, 2032 to June 30, 2033 - \$32,698

with the maintenance of a security deposit in the sum of \$32,700 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#19 IN THE MATTER OF a proposed revocable consent authorizing Rubio Butterfield Foundation and 67 Hudson 3AB LLC to continue to maintain and use a pedestrian bridge over and across Staple Street, between Jay and Harrison Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 51

- For the period July 1, 2024 to June 30, 2025 - \$6,676
- For the period July 1, 2025 to June 30, 2026 - \$6,833
- For the period July 1, 2026 to June 30, 2027 - \$6,990
- For the period July 1, 2027 to June 30, 2028 - \$7,147
- For the period July 1, 2028 to June 30, 2029 - \$7,304
- For the period July 1, 2029 to June 30, 2030 - \$7,461
- For the period July 1, 2030 to June 30, 2031 - \$7,618
- For the period July 1, 2031 to June 30, 2032 - \$7,775
- For the period July 1, 2032 to June 30, 2033 - \$7,932
- For the period July 1, 2033 to June 30, 2034 - \$8,089

with the maintenance of a security deposit in the sum of \$8,100 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#20 IN THE MATTER OF a proposed revocable consent authorizing SP Great Jones LLC to continue to maintain and use a planted area on the north sidewalk of Great Jones Street, between Lafayette Street and Bowery Street, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2228

For the period from July 1, 2024 to June 30, 2034 - \$78/per annum.

with the maintenance of a security deposit in the sum of \$1,100 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#21 IN THE MATTER OF a proposed revocable consent authorizing Trustees of Columbia University in the City of New York to construct, maintain and use a telecommunication conduit under, across and along West 112th Street between Riverside Drive and Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2642

- From the Approval Date to June 30, 2025 - \$4,089/per annum
For the period July 1, 2025, to June 30, 2026 - \$4,187
For the period July 1, 2026, to June 30, 2027 - \$4,285
For the period July 1, 2027, to June 30, 2028 - \$4,383
For the period July 1, 2028, to June 30, 2029 - \$4,481
For the period July 1, 2029, to June 30, 2030 - \$4,579
For the period July 1, 2030, to June 30, 2031 - \$4,677
For the period July 1, 2031, to June 30, 2032 - \$4,775
For the period July 1, 2032, to June 30, 2033 - \$4,873
For the period July 1, 2033, to June 30, 2034 - \$4,971
For the period July 1, 2034, to June 30, 2035 - \$5,069

with the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#22 IN THE MATTER OF a proposed revocable consent authorizing Walnut Point Realty LLC to continue to maintain and use sidewalk lights and an existing stair, together with railing on the south sidewalk of East 21st Street, east of Broadway, and on the east sidewalk of Broadway, south of East 21st Street, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2251

- For the period July 1, 2024 to June 30, 2025 - \$3,580
For the period July 1, 2025 to June 30, 2026 - \$3,664
For the period July 1, 2026 to June 30, 2027 - \$3,748
For the period July 1, 2027 to June 30, 2028 - \$3,832
For the period July 1, 2028 to June 30, 2029 - \$3,916
For the period July 1, 2029 to June 30, 2030 - \$4,000
For the period July 1, 2030 to June 30, 2031 - \$4,084
For the period July 1, 2031 to June 30, 2032 - \$4,168
For the period July 1, 2032 to June 30, 2033 - \$4,252
For the period July 1, 2033 to June 30, 2034 - \$4,336

with the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#23 IN THE MATTER OF a proposed revocable consent authorizing Beth Israel Medical Center to continue to maintain and use a conduit, together with distribution boxes, under the sidewalks of East 16th Street and Nathan D. Perlman Place, in the Borough of Manhattan. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1450

- For the period July 1, 2023 to June 30, 2024 - \$ 30,308.00
For the period July 1, 2024 to June 30, 2025 - \$ 31,018.00
For the period July 1, 2025 to June 30, 2026 - \$ 31,728.00
For the period July 1, 2026 to June 30, 2027 - \$ 32,438.00
For the period July 1, 2027 to June 30, 2028 - \$ 33,148.00
For the period July 1, 2028 to June 30, 2029 - \$ 33,858.00
For the period July 1, 2029 to June 30, 2030 - \$ 34,568.00
For the period July 1, 2030 to June 30, 2031 - \$ 35,278.00
For the period July 1, 2031 to June 30, 2032 - \$ 35,988.00

For the period July 1, 2032 to June 30, 2033 - \$ 36,698.00

with the maintenance of a security deposit in the sum of \$36,170 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#24 IN THE MATTER OF a proposed revocable consent authorizing BOP SE LLC to construct, maintain and use pipes and conduits along the west sidewalk of Ninth Avenue, between West 31st Street and West 33rd Street and along the north sidewalk of West 31st Street, between Ninth Avenue and Tenth Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2584

- From the Approval Date to June 30, 2024 - \$56,777/per annum
For the period July 1, 2024 to June 30, 2025 - \$58,032
For the period July 1, 2025 to June 30, 2026 - \$59,286
For the period July 1, 2026 to June 30, 2027 - \$60,540
For the period July 1, 2027 to June 30, 2028 - \$61,794
For the period July 1, 2028 to June 30, 2029 - \$63,048
For the period July 1, 2029 to June 30, 2030 - \$64,303
For the period July 1, 2030 to June 30, 2031 - \$65,557
For the period July 1, 2031 to June 30, 2032 - \$66,811
For the period July 1, 2032 to June 30, 2033 - \$68,065
For the period July 1, 2033 to June 30, 2034 - \$69,320

with the maintenance of a security deposit in the sum of \$69,320 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#25 IN THE MATTER OF a proposed revocable consent authorizing James Dover Grant to continue to maintain and use a stoop and stairs on the north sidewalk of West 88th Street, west of Central Park West, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2200

For the period from July 1, 2023 to June 30, 2033 - \$25/per annum

with the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#26 IN THE MATTER OF a proposed revocable consent authorizing Times Square Hotel Owner LLC to construct, maintain and use an electric snow melt system, under the south sidewalk of West 47th Street, between 6th and 7th Avenues, in the Borough of Manhattan. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2607

- From the Approval Date to June 30, 2024 - \$29,024/per annum
For the period July 1, 2024 to June 30, 2025 - \$29,562
For the period July 1, 2025 to June 30, 2026 - \$30,100
For the period July 1, 2026 to June 30, 2027 - \$30,638
For the period July 1, 2027 to June 30, 2028 - \$31,176
For the period July 1, 2028 to June 30, 2029 - \$31,714
For the period July 1, 2029 to June 30, 2030 - \$32,252
For the period July 1, 2030 to June 30, 2031 - \$32,790
For the period July 1, 2031 to June 30, 2032 - \$33,328
For the period July 1, 2032 to June 30, 2033 - \$33,866
For the period July 1, 2033 to June 30, 2034 - \$34,404

with the maintenance of a security deposit in the sum of \$34,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

Interested parties can obtain copies of proposed agreement or request sign-language interpreters (with at least seven days prior notice) by writing revocableconsents@dot.nyc.gov or by calling (212) 839-6550.

PROPERTY DISPOSITION

The City of New York in partnership with PublicSurplus.com posts online auctions. All auctions are open to the public.

Registration is free and new auctions are added daily. To review auctions or register visit <https://publicsurplus.com>

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with IAAL.com posts vehicle and heavy machinery auctions online every week at: <https://iaai.com/search?keyword=dcas+public>.

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

Vehicles can be viewed in person at:
Insurance Auto Auctions, Green Yard
137 Peconic Ave., Medford, NY 11763
Phone: (631) 207-3477

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

ja19-jy3

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

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

ja16-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.”

HHS ACCELERATOR PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public

All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www.nyc.gov/site/mocs/hhsa/hhs-accelerator-guides.page>

BUSINESS INTEGRITY COMMISSION

LEGAL

■ INTENT TO AWARD

Services (other than human services)

OWNDATA SUBSCRIPTION - Sole Source - Available only from a single source - PIN# 82925Y0011 - Due 10-1-24 at 2:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of the New York City Business Integrity Commission (“BIC”), to enter into sole source negotiations with OwnData with the expectation that OwnData will be awarded a 3-year contract with BIC to provide cloud services to backup BIC’s Salesforce.org. It is BIC’s belief that the cloud services for backup of Salesforce.org is provided exclusively by OwnData. Any vendor besides OwnData that believes it can provide cloud services for backup of Salesforce.org is invited to do so. To respond in PASSPort, please complete the Acknowledgement tab and submit a response in the Manage Responses tab. If you have questions about the details of the RFX, please submit them through the Discussion with Buyer tab.

*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.
Business Integrity Commission, 100 Church Street, 20th Floor,
New York, NY 10007. Lily Fung (212) 676-6290; lfung@bic.nyc.gov*

← s23

CITYWIDE ADMINISTRATIVE SERVICES

CITYWIDE PROCUREMENT

■ INTENT TO AWARD

Services (other than human services)

SCRAP METAL CLASS E - Negotiated Acquisition - Other - PIN# 85625N0003 - Due 9-23-24 at 10:00 A.M.

Pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Department of Citywide Administrative Services intends to enter into a negotiated acquisition extension contract with Deer Park Recycling Inc for Salvage and Scrap Sale Services. The contract term is from January 28, 2024, through January 27, 2025, and the contract amount is \$800,000.00.

This notice is for information purposes only. Any firm that believes it could also provide these requirements will be considered in future procurements conducted by the Agency.

Expressions of interest can be sent to juwoo@dcas.nyc.gov.

Pursuant to Section 3-04(b)(2)(iii) of the PPB rules, the use of the negotiated acquisition method may be justified when it is not practicable and/or advantageous to award a contract by competitive sealed bidding or competitive sealed proposals due to a time sensitive situation where a vendor must be retained quickly because a compelling need for goods, services, construction and/or construction-related services exists that cannot be timely met through competitive sealed bidding.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Citywide Administrative Services, 1 Centre Street, New York, NY 10007.
Justine Woo; juwoo@dcas.nyc.gov

☛ s23

DIVISION OF MUNICIPAL SUPPLY SERVICE

■ AWARD

Goods

HEAVY DUTY 6X4 TRUCK CHASSIS, SALT SPREADER FOR THE CITY OF NEW YORK - Competitive Sealed Bids - PIN# 85724B0051001 - AMT: \$77,058,369.00 - TO: Gabrielli Truck Sales Ltd, 153-20 South Conduit Avenue, Jamaica, NY 11434.

☛ s23

DESIGN AND CONSTRUCTION

■ SOLICITATION

Construction / Construction Services

85025B0013-EC-SEKN25 RECONSTRUCTION OF EXISTING SEWERS, NORTH BROOKLYN - Competitive Sealed Bids - PIN# 85025B0013 - Due 10-16-24 at 11:00 A.M.

Reconstruction of Existing Sewers, North Brooklyn Project: EC-SEKN25 / EPIN: 85025B0013. Late Bids Will Not Be Accepted. This contract is subject to Special Experience Requirements. *This project is subject to HireNYC.* This Competitive Sealed Bid (CSB) is being released through PASSPort, New York City's online procurement portal. Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN (85025B0013) into the Keywords search field.

s20-23

85025B0005-HWXP2007 - RECONSTRUCTION OF E 177 STREET/DEVOE AVENUE - Competitive Sealed Bids - PIN# 85025B0005 - Due 10-16-24 at 11:00 A.M.

Reconstruction of East 177th Street and Devoe Avenue CBs: The Bronx - 06 Project #: HWXP2007/ EPIN: 85025B0005. Late Bids Will Not Be Accepted. This contract is subject to Special Experience Requirements. *This project is subject to HireNYC.* This Competitive Sealed Bid (CSB) is being released through PASSPort, New York City's online procurement portal. Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at the following website: https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public. Click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN (85025B0005) into the Keywords search field. Please note, this link is only for NON-PQL projects. For PQL projects, only certified vendors will receive the solicitations.

s20-23

85025B0003-EC-SEKS25 RECONSTRUCTION OF EXISTING SEWERS, SOUTH BROOKLYN - Competitive Sealed Bids - PIN# 85025B0003 - Due 10-17-24 at 11:00 A.M.

Reconstruction of Existing Sewers, South Brooklyn Project: EC-SEKS25 / EPIN: 85025B0003. Late Bids Will Not Be Accepted. This

contract is subject to Special Experience Requirements. *This project is subject to HireNYC.* This Competitive Sealed Bid (CSB) is being released through PASSPort, New York City's online procurement portal. Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN (85025B0003) into the Keywords search field.

s20-23

■ AWARD

Construction / Construction Services

UPGRADE OF OUTDATED AND NON-COMPLIANT FIRE ALARM SYSTEM - Competitive Sealed Bids/Pre-Qualified List - PIN# 85024B0038001 - AMT: \$980,000.00 - TO: Atlantic Specialty Inc., 727 Richmond Road, East Meadow, NY 11554.

This Project consists of, but is not limited to, the upgrade of the existing outdated and code non-compliant fire alarm system with new fully code compliant fire alarm system. The project includes demolition, firestopping, carpentry and electrical work for a new fire alarm system.

As per PPB Rule 3-01 (d) Special Case (1)(i) Competitive sealed bidding from prequalified vendors, except as provided in Section 3-10 (a). Section 3-10 (a) reads: Except for procurements for construction, a procurement using a PQL shall be considered a "special case" under these Rules.

☛ s23

HVAC REPLACEMENT - Competitive Sealed Bids - PIN# 85024B0022001 - AMT: \$2,468,300.00 - TO: Planet Mechanical Corp, 8-17 37th Avenue, Long Island City, NY 11101.

This Project consists of demolishing and replacing an existing split system with an air-cooled condenser (ACCU) on the roof and an air handler (AHU) in the cellar with a new split unit (AHU & ACCU) and associated ductwork, piping and controls. Boiler and domestic water heater flues and controls are being replaced. 4 Exhaust fans at the roof are also being removed and replaced. Plumbing scope for this project entails the installation of a new gas shutoff valve within existing gas piping for the existing boiler, new solenoid valve for the existing domestic water heater gas piping and the cleaning of existing floor and funnel drains. Structural scope is framing of new roof penetrations and new steel dunnage for the replacement ACCU. Electrical scope includes the demolition of power and wiring to the previous AHU/ACCU and 4 exhaust fans and providing new power and wiring to the new AHU, ACCU and exhaust fans. Fire alarm demolition includes the removal of existing detectors within the AHU room and a CO detector in the boiler room, these will be replaced.

Special Case Determination not applicable - As per PPB Rule 3-01 (b) using Preferred Method - Competitive Sealed Bidding awarded to lowest bid.

☛ s23

DISTRICT ATTORNEY - NEW YORK COUNTY

■ INTENT TO AWARD

Services (other than human services)

LONG TERM VEHICLE RENTAL - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 202409CARS - Due 10-4-24 at 5:00 P.M.

The New York County District Attorney's Office ("DANY") is interested in entering into a Negotiated Acquisition with a rental car company capable of providing approximately 300 rental vehicles, of various makes and models, in the New York metropolitan area to be assigned to state and local law enforcement officers. The term is a three-year contract with two additional renewal options of one (1) year each. The contract term will begin in January 2025. There are a limited number of vendors capable of providing this quantity of vehicles and able to satisfy the criteria below. Eligible vendors must: 1. Provide vehicles upon demand, of various makes/models and have geographically diverse and convenient service centers in and around New York City. 2. Provide a dedicated representative to be assigned to the account.

3. Allow specialty equipment to be installed in the vehicles provided no holes are visible and the equipment is removed before the vehicle is returned. 4. Enter into indemnification agreements directly with the law enforcement agencies of the drivers of the vehicles. 5. Provide insurance for specific vehicles in cases where there is no agency indemnification agreement on file. Interested parties are invited to submit a proposal detailing the organization's capacity and approach to provide the elements detailed above. For questions regarding the Invitation for Proposals, email Pamela Singh, Deputy Director, Fiscal singhpa@dany.nyc.gov. Any organization interested in this project, that can demonstrate that it meets the criteria above, may submit a proposal to singhpa@dany.nyc.gov no later than 10/4/2024.

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

District Attorney - New York County, One Hogan Place, New York, NY 10013. Pamela Singh (212) 335-9430; singhpa@dany.nyc.gov

s19-25

FINANCE

PROPERTY-PROPERTY & TAX MAP

■ INTENT TO AWARD

Services (other than human services)

83625Y0099-REPLACEMENT DIGITAL TAX MAP (DTM) SYSTEM MAINTENANCE AND SUPPORT - Request for Information - PIN# 83625Y0099 - Due 10-4-24 at 5:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of the New York City Department of Finance ("DOF") to enter into sole source negotiations with LIRO GIS, INC., to maintain and support the Replacement Digital Tax Map (DTM) System for DOF'S Property Division. Services consists of software maintenance for LiRo supplied Replacement DTM Maintenance Wizards, the Property Information Portal, the Replacement DTM Extract, Transform and Load (ETL) Routines and Replacement DTM services.

Any vendor, who is an authorized reseller for LIRO GIS, INC that provide the proprietary system-Digital Tax Map, is invited to express its interest by submitting a response in PASSPort. Please complete the Acknowledgment tab and submit a response in the Manage Responses tab. If you have questions about the details of the RFx, please submit through the Discussion with Buyer tab.

Vendor resources and materials can be found at the link below under the Finding and Responding to RFx (Solicitation) heading:

<https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>

If you need additional assistance with PASSPort, please contact the MOCS Service Desk via:

<https://mocssupport.atlassian.net/servicedesk/customer/portal/8>

(Click on Request Assistance)

← s23-27

FIRE DEPARTMENT

FACILITY MANAGEMENT

■ AWARD

Services (other than human services)

ELEVATOR PREVENTIVE MAINTENANCE, REPAIR AND INSPECTIONS - M/WBE Noncompetitive Small Purchase -

PIN# 05725W0006001 - AMT: \$1,500,000.00 - TO: Skyline Elevator Consultants LLC, 125 Park Avenue, 25 Floor, New York, NY 10017.

← s23

HEALTH AND MENTAL HYGIENE

■ AWARD

Goods

SOFTWARE RENEWAL OF EXISTING ANACONDA LICENSES - M/WBE Noncompetitive Small Purchase - PIN# 81624W0057001 - AMT: \$115,977.00 - TO: Ready Data Inc, 140 West End Avenue, Apartment 14C, New York, NY 10023-6144.

← s23

FAMILY AND CHILD HEALTH

■ AWARD

Services (other than human services)

MENTAL HEALTH AND REPRODUCTIVE HEALTH OFF THE SHELF TRAINING WORKSHOPS - Other - PIN# 81624U0025001 - AMT: \$65,000.00 - TO: Behavioral Care Center of NJ LLC, 205 Ridgedale Avenue, Suite 101, Florham Park, NJ 07932.

← s23

HOUSING PRESERVATION AND DEVELOPMENT

ENS CONSTRUCTION

■ AWARD

Construction/Construction Services

INSTALLATION & REPAIR OF GAS-FIRED HEATING PLANTS - MX - Renewal - PIN# 80623X8002KXLR001 - AMT: \$900,000.00 - TO: Approved Oil Company of Brooklyn Inc, 6717 4th Avenue, Brooklyn, NY 11220-5420.

HPD is charged with enforcing New York City's Building Code and Multiple-Dwelling Law. The proposed contract will facilitate such enforcement with respect to Heat and Hot Water requirements by providing for the necessary installations, repairs and maintenance to Gas-Fired Heating Plants and Water Heaters.

← s23

HUMAN RESOURCES ADMINISTRATION

■ INTENT TO AWARD

Human Services/Client Services

CBO PROVIDERS FOR NYCBENEFITS - Negotiated Acquisition - Other - PIN# 06925N0007 - Due 9-27-24 at 3:00 P.M.

Pursuant to Sections 3-04(b)(2)(i)(B) & (D) and 3-04(b)(2)(ii) of the Procurement Policy Board (PPB) Rules, DSS/HRA intends to utilize Negotiated Acquisition (NA) to contract with thirty five (35) community-based organization (CBO) providers for the continuity of NYCBenefits program management.

The NYCBenefits grants program, which launched in January 2023 as part of a new, cross-agency, cross-sector effort to connect eligible New Yorkers to government benefits, currently funds direct service and technical assistance providers. These grants were awarded and administered by the Research Foundation of the City University of New York (RFCUNY), managed by the Mayor's Public Engagement Unit (PEU), and funded through the NYC Department of Social Services (DSS)'s budget. NYCBenefits will fund CBOs as trusted partners to increase the number of New Yorkers enrolling and staying enrolled in public benefits, make access to benefits easier and more efficient, improve benefits-related coordination between City agencies and CBOs, expand the benefits access capacity of CBOs, leverage underutilized federal, state, and city dollars for poverty alleviation and economic stability and create a culture of dignity and respect for those that administer and receive government benefits. In June of 2023, day-to-day program management for this initiative shifted from the PEU to DSS. The January 2024 Plan PEG Initiatives for DSS included efficiencies through the insourcing of contract oversight for NYCBenefits. As a result, contracting for the NYC Benefits grants program will shift from

RFCUNY to DSS beginning July 1, 2024 for these thirty-five CBOs. This NA is necessary to move the program from RFCUNY to DSS and is relying on the RFCUNY competitive procurement as a justification of the special case determination. Based on the special case determination, the NYC Benefits Program can continue at the NYC Department of Social Services (DSS) with the same providers and similar scopes of work. The total funding amount for the thirty five incumbent CBO providers is \$27,975,000, with contract term from July 1, 2024 to June 30, 2027.

These thirty-five vendors are: 1. Asian Americans for Equality, Inc. 2. The Arab-American Family Support Center Inc. 3. Bedford Stuyvesant Restoration Corp 4. The Bronx Defenders 5. Center for Family Life in Sunset Park, Inc. 6. Samuel Field YM-YWHA, Inc. dba Commonpoint Queens 7. Chinese-American Planning Council, Inc. 8. Center for Urban Community Services, Inc. 9. Cypress Hills Local Development Corporation Inc. 10. The Fortune Society, Inc. 11. Goddard Riverside Community Center 12. Haitian Americans United for Progress, Inc. 13. Henry Street Settlement 14. Hunger Free America, Inc. 15. The Jewish Association for Services for the Aged 16. Korean Community Services of Metropolitan New York, Inc 17. Staten Island Community Job Center, Inc. 18. Transnational Villages Network-Red de Pueblos Trasnacionales 19. Make the Road New York 20. Mercy Center, Inc. 21. Mixteca Organization, Inc. 22. Mosholu Montefiore Community Center, Inc. 23. Northern Manhattan Improvement Corporation 24. Part of the Solution 25. Project Hospitality, Inc. 26. Riseboro Community Partnership, Inc. 27. South Asian Council for Social Services 28. Shorefront YM-YWHA of Brighton Manhattan Beach, Inc. 29. Sunnyside Community Services, Inc. 30. United Jewish Organizations of Williamsburg, Inc. 31. Union Settlement Association, Inc. 32. Women's Housing & Economic Development Corp 33. Yemeni American Merchant Association, Inc. 34. LSNY Bronx Corporation 35. Public Health Solutions

Pursuant to Sections 3-04(b)(2)(i)(B) & (D) and 3-04(b)(2)(ii) of the Procurement Policy Board (PPB) Rules, DSS will utilize Negotiated Acquisition to contract with the incumbent vendors to ensure continuing provision of direct service and technical assistance for the NYC Benefits program.

s20-26

PARKS AND RECREATION

■ SOLICITATION

Construction/Construction Services

NYC PARKS M/WBE-ONLY SITE WORK CONSTRUCTION PQL
- Request for Qualifications - PIN# PQL000158 - Due 12-31-99 at 4:00 P.M.

The New York City (the "City") Department of Parks and Recreation ("Parks" or the "Agency") is establishing a pre-qualified list ("PQL") of general contractors for furnishing all labor, materials and equipment, necessary and required to perform general construction site work on NYC parklands. This PQL will be limited to firms who have been certified as Minority/ Women Business Enterprises ("M/WBEs") by the City's Department of Small Business Services ("SBS"). The estimated construction cost for these projects is up to \$3,000,000.00.

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

Parks and Recreation, Olmsted Center, Flushing Meadows Corona Park, Flushing, NY 11368. Cristian Castro (718) 760-4082; Cristian.Castro@parks.nyc.gov

s18-24

SMALL BUSINESS SERVICES

PROCUREMENT

■ INTENT TO AWARD

Human Services/Client Services

WORKFORCE 1 CAREER CENTER SI CONTRACT EXTENSION #2 - Negotiated Acquisition - Other - PIN# 80124N0029 - Due 9-30-24 at 12:00 A.M.

Extension of the contract (pin 80124P0029) between the NYC Department of Small Business Services and Education Data Systems Inc. (EDSI) will allow the Agency to extend the current contract with the vendor to continue to support workforce development services in the Borough of Staten Island. The Workforce1 Career Center will assist and provide training, job placement and related services to eligible New York City Residents and qualified, trained staff to businesses. The contract term will be from 10/1/2024 to 9/30/2025, in the amount of \$3,666,261.00.

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

Small Business Services, 1 Liberty Plaza, 11th Floor, New York, NY 10006. Marquelle Manns (212) 618-8840; mmanns@sbs.nyc.gov

s19-25

Services (other than human services)

WORKFORCE DEVELOPMENT SERVICES, MANHATTAN
- Negotiated Acquisition - Available only from a single source - PIN# 80124N0030 - Due 9-27-24 at 3:00 P.M.

The Workforce1 Career Center will assist and provide training, job placement and related services to eligible New York City Residents and qualified, trained staff to businesses. The contract term will be from 10/1/2024 to 9/30/2025, in the amount of \$6,914,626.00.

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

Small Business Services, 1 Liberty Plaza, 11th Floor, New York, NY 10006. Marquelle Manns (212) 618-8840; mmanns@sbs.nyc.gov

s18-24

TRANSPORTATION

■ VENDOR LIST

Services (other than human services)

M/WBE PQL FOR PUBLIC REALM EVENTS

The New York City (the "City") Department of Transportation ("DOT" or the "Department") is in the process of establishing a Minority and Women-Owned Business Enterprises (M/WBE) only pre-qualified list ("PQL") of selected contractors with experience in programming services, sponsorship solicitation, and event production. Provide event production support for DOT Public Spaces solicit sponsorships to generate program funding, and as well as other direct Public Space Programming support for partners. It will be used in programming events citywide from small to large-scale ones, which may include Cultural Performances and Bike related events, provide production support, and maintain and develop strategies related to the deployment of ready-to-go Programming kits. This PQL will be used for multiple projects and procurements and could be increased in value as NYC DOT programs and partners grow. Qualified firms are encouraged to take advantage of this opportunity and apply for this PQL detailing their credentials. The pre-qualification process ensures that future Request for Proposals (RFPs) for the various projects are only received from highly qualified consultants with the requisite prior experience. https://passport.cityofnewyork.us/page.aspx/en/sup/pql_browse_public

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.

Transportation, Carlos Bannister (212) 839-9421; cbannister@dot.nyc.gov

s20-26

YOUTH AND COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

■ **AWARD**

Human Services/Client Services

LITERACY PROGRAMS- ESOL/BENL BX0101 - Competitive Sealed Proposals/Pre-Qualified List - PIN# 26023P0011013 - AMT: \$1,035,150.00 - TO: Mercy Center Inc., 377 East 145th Street, Bronx, NY 10454.

DYCD is seeking a qualified vendors to provide Literacy programs in New York City. The populations served by the programs that are the subject of this RFP are middle school student in public schools serving low-income neighborhoods, and adults that are English Language Learners (ELLs), lack sufficient mastery of basic educational skills and/or lack high school diplomas. The programs' primary purposes are to provide contextualized literacy services to help participants and communities thrive. The program will improve a broad range of competencies related to literacy, such as basic language skills (reading, writing, speaking, and listening), and support participants to meet their contextualized goals in areas including but not limited to parenting, workplace, health care and civic engagement.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

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LITERACY PROGRAMS ESOL/BENL: QN0301 - Competitive Sealed Proposals/Pre-Qualified List - PIN# 26023P0011024 - AMT: \$927,000.00 - TO: Jacob A RIIS Neighborhood Settlement, 10-25 41st Avenue, Long Island City, NY 11101.

DYCD is seeking a qualified vendors to provide Literacy programs in New York City. The populations served by the programs that are the subject of this RFP are middle school student in public schools serving low-income neighborhoods, and adults that are English Language Learners (ELLs), lack sufficient mastery of basic educational skills and/or lack high school diplomas. The programs' primary purposes are to provide contextualized literacy services to help participants and communities thrive. The program will improve a broad range of competencies related to literacy, such as basic language skills (reading, writing, speaking, and listening), and support participants to meet their contextualized goals in areas including but not limited to parenting, workplace, health care and civic engagement.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

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LITERACY PROGRAMS ABE/HSE: SI0107 - Competitive Sealed Proposals/Pre-Qualified List - PIN# 26023P0011037 - AMT: \$566,500.00 - TO: Jewish Community Center of Staten Island Inc., 1466 Manor Road, Staten Island, NY 10314.

DYCD is seeking a qualified vendors to provide Literacy programs in New York City. The populations served by the programs that are the subject of this RFP are middle school student in public schools serving low-income neighborhoods, and adults that are English Language Learners (ELLs), lack sufficient mastery of basic educational skills and/or lack high school diplomas. The programs' primary purposes are to provide contextualized literacy services to help participants and communities thrive. The program will improve a broad range of competencies related to literacy, such as basic language skills (reading, writing, speaking, and listening), and support participants to meet their contextualized goals in areas including but not limited to parenting, workplace, health care and civic engagement.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

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LITERACY PROGRAMS ABE/HSE: BK0103 - Competitive Sealed Proposals/Pre-Qualified List - PIN# 26023P0011031 - AMT: \$726,150.00 - TO: Opportunities for a Better Tomorrow Inc, 882 3rd Avenue, 10th Floor, Brooklyn, NY 11232.

DYCD is seeking a qualified vendors to provide Literacy programs in New York City. The populations served by the programs that are the subject of this RFP are middle school student in public schools serving low-income neighborhoods, and adults that are English Language Learners (ELLs), lack sufficient mastery of basic educational skills and/or lack high school diplomas. The programs' primary purposes are to provide contextualized literacy services to help participants and communities thrive. The program will improve a broad range of competencies related to literacy, such as basic language skills (reading, writing, speaking, and listening), and support participants to meet their contextualized goals in areas including but not limited to parenting, workplace, health care and civic engagement.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

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LITERACY PROGRAMS ABE/HSE- MN1201 - Competitive Sealed Proposals/Pre-Qualified List - PIN# 26023P0011030 - AMT: \$731,300.00 - TO: Northern Manhattan Improvement Corporation, 45 Wadsworth Avenue, New York, NY 10033-7048.

DYCD is seeking a qualified vendors to provide Literacy programs in New York City. The populations served by the programs that are the subject of this RFP are middle school student in public schools serving low-income neighborhoods, and adults that are English Language Learners (ELLs), lack sufficient mastery of basic educational skills and/or lack high school diplomas. The programs' primary purposes are to provide contextualized literacy services to help participants and communities thrive. The program will improve a broad range of competencies related to literacy, such as basic language skills (reading, writing, speaking, and listening), and support participants to meet their contextualized goals in areas including but not limited to parenting, workplace, health care and civic engagement.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

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CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



ENVIRONMENTAL PROTECTION

■ **PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Department of Environmental Protection via conference call on October 7, 2024, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed Purchase Order/Contract between the Department of Environmental Protection and Building Maintenance Corp. located at 68-30 Jay Ave., Maspeth, NY 11378 for Maintenance & Repair of HVAC equipment. The Contract term shall be one calendar year from the date of the written notice to proceed. The Contract amount shall be \$1,497,019.74 Location: 59-17 Junction Blvd, Flushing, NY 11373 PIN# 5012974X.

The Vendor was selected by MWBE Noncompetitive Small Purchase pursuant to Section 3-08(c)(1)(iv) of the PPB Rules.

In order to access the Public Hearing and testify, please call 1-347-921-5612, Access Code: 607836858# no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at noahs@dep.nyc.gov.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by September 27, 2024, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Requests should be made to Mr. Noah Shieh via email at noahs@dep.nyc.gov.

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SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT STATEMENT

City of Yes for Housing Opportunity

Project Identification	Lead Agency
CEQR No. 24DCP033Y	City Planning Commission
ULURP No. N240290ZRY	120 Broadway, 31 st Floor
SEQRA Classification: Type I	New York, NY 10271

Contact Person
Stephanie Shellooe, AICP, Director (212) 720-3328
Environmental Assessment and Review Division
New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned as well as online via the City of Yes for Housing Opportunity project page on ZAP: <https://zap.planning.nyc.gov/projects/2023Y0427>. To view the City of Yes for Housing Opportunity FEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then “FEIS_24DCP033Y”. The proposal involves actions by the City Planning Commission (CPC). A public hearing on the DEIS was held on July 10, 2024 in conjunction with the CPC public hearing on the land use application. Written comments on the DEIS were requested and considered by the Lead Agency through 5:00 pm on July 22, 2024. The FEIS incorporates responses to the public comments received on the DEIS through the channels established to receive comments on the DEIS and included in the Notice of Public Hearing on the DEIS, consistent with the standard practice of the department and additional analysis conducted subsequent to the completion of the DEIS.

A. INTRODUCTION

The New York City Department of City Planning (DCP) is proposing a package of zoning text amendments (the “Proposed Action”) with citywide applicability to provide a broader range of housing opportunities across the City. The Proposed Action seeks to enable more housing and wider variety of housing types in all neighborhoods citywide, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City. Incremental changes across a wide geography can create a significant amount of housing and affordable housing without resulting in dramatic change to neighborhoods. To create more housing and more types of housing, the Proposed Action comprises project components in four broad categories: Medium- and High-Density proposals in R6-R10 districts and equivalents; Low-Density proposals in R1-R5 districts and equivalents; Parking proposals, which span the full range of districts and densities; and assorted other changes in line with project goals. In general, these changes would apply in underlying zoning districts, Special Districts, and other geographies that modify underlying zoning, with limited adjustments to reflect planning goals in specific areas. As such, the Proposed Action would affect all 59 community districts in the City.

The Proposed Action is a coordinated effort developed with input from residents, elected officials, community boards, and other community stakeholders, and with New York City and other public agencies. DCP is acting as lead agency on behalf of the City Planning Commission (CPC) and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The Housing Blueprint, released in June 2022, is the City’s plan to enable greater production of housing and affordable housing in neighborhoods throughout New York City. The plan addresses the city’s crippling housing crisis and its real and direct human consequences—high rents, displacement pressure, segregation, gentrification, poor housing quality, tenant harassment, homelessness, and more. The Housing Blueprint also lays out a range of initiatives and tools necessary to make progress on these issues. The Proposed Action described below represents the initiatives and tools relating to zoning, land use regulation, and related laws. The Housing Blueprint makes clear that many of the obstacles to more housing and more affordable housing are rooted in outdated or overly restrictive zoning regulations that have stifled housing production in recent decades even as the housing crisis and its consequences have worsened.

The pervasive nature of the housing crisis calls for a citywide approach, with every neighborhood—from the lowest-density areas to the highest—doing its part to provide a broader range of housing opportunities for the people who call New York City home. Incremental changes across a wide geography can create a significant amount of housing and affordable housing without resulting in dramatic change that can tax infrastructure and that neighborhoods sometimes fear and resist. This is what the Proposed Action aims to accomplish. While all neighborhoods must do their part, different neighborhoods call for different approaches. Densities, building forms, and other regulations appropriate for central locations with the best access to jobs and transit may not work in neighborhoods farther from the core. With that in mind, the Proposed Action comprises a range of proposals designed to encourage more housing and affordable housing in the range of New York City neighborhoods. Among others, the Proposed Action includes proposals to provide more space for affordable and supportive housing in medium- and high-density districts; to bring back modest, contextual three- to five-story apartment buildings in transitional areas; and to allow homeowners in New York City’s lowest-density areas to add a small ancillary dwelling unit (also known as “ADU” or “accessory dwelling unit”), if they choose.

To create more housing and more types of housing, the Proposed Action includes components that fall into four major proposal areas—1: Medium- and High-Density Districts, 2: Low-Density Districts, 3: Parking, and 4: Other Initiatives that are miscellaneous, citywide in nature, and align with overall project goals. Since the publication of the DEIS, there were minor changes to the proposed text amendment to make clerical corrections, technical fixes, and clarifications due to feedback received during public review. These changes do not change the likely effects of the Proposed Action, and do not require updates to the analytical framework.

B. PURPOSE AND NEED

The continued housing shortage has tremendous human consequences—high housing costs, displacement and gentrification pressure, segregation, increased homelessness, tenant harassment, low housing quality, and other effects of a market where residents have very limited options because of housing scarcity. Almost every hardship of the New York City housing market can be traced back to an acute shortage of housing.

The housing shortage drives up prices for everyone. According to federal housing guidelines, an apartment must cost 30 percent or less of a household’s gross income to be considered affordable. Today, the share of renters in the city who pay more than this (and are thus “rent-burdened”) remains the highest on record. According to the most recent data, 53 percent of renter households in New York City are rent-burdened, including 32 percent of renter households who are severely burdened and pay more than 50 percent of their income toward housing costs. The median New York City renter paid 34 percent of their income toward housing costs—that is, half of renters had a higher burden and half had less. The lowest-income households are the most severely affected. Housing with rents that are affordable to the average New Yorker is even harder to find: vacancy rates for apartments renting for less than \$1,500 per month, for instance, are less than one percent. For example, a household of three people earning 60 percent of Area Median Income (AMI) in 2019 would have needed to find a 2-bedroom apartment renting for \$1,290 or less. Especially for households with lower incomes overall, this high level of rent burden means that residents have less money to spend on food, childcare, education, healthcare, and other necessary expenses.

The lack of housing also raises the cost of owner-occupied housing, depriving homeownership to a broad segment of New York City's population. Indeed, despite its wealth, New York City has one of the lowest homeownership rates of any city nationwide. This narrows housing choice for New Yorkers and excludes too many from the control and wealth-building opportunities that homeownership affords. More housing can benefit renters, homeowners, and potential homeowners alike.

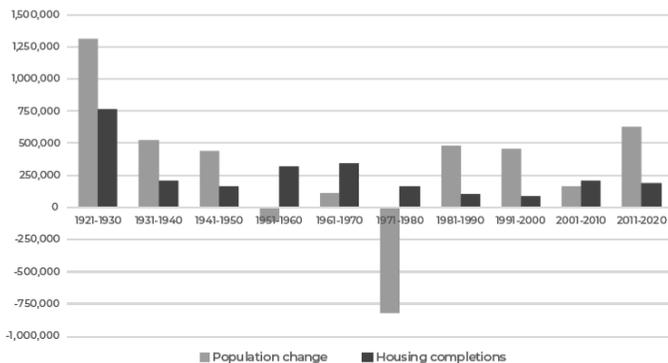
Despite the City's unparalleled investments in creating and preserving affordable rental housing over the past 40 years, the continued shortage of housing options contributes to the City's ongoing affordability and homelessness crisis. This crisis impacts millions of New Yorkers in detrimental ways, from struggling to keep up with high housing costs, to spending months or years in shelter, to dealing with pests, mold, lead paint, and heat outages in older homes that landlords in a tight market have little incentive to maintain.

The housing shortage exacerbates disparities in access to transit, amenities, and economic opportunity, forcing many households to make trade-offs between the location, quality, and affordability of housing. High home prices put homeownership and its wealth-generating benefits out of reach for the vast majority of New Yorkers, especially communities of color. A large and growing body of research by Harvard Professor Raj Chetty and others documents the consequences: Drastically divergent life outcomes for families and children depending on where they can afford to live. The housing shortage is a primary driver of this fair housing disaster.

The City cannot solve its affordability and homelessness crisis without changing the trajectory of housing growth in New York City. In recent decades, New York City has experienced rapid population growth. More recently, housing demand has spiked as people seek more space in the aftermath of the pandemic. Rental housing is under particular pressure as high mortgage rates prevent people from accessing or even attempting to access homeownership opportunities. Housing production has not kept pace. This accumulated housing shortage has led to significant increases in housing costs and placed enormous pressure on low-income New Yorkers (see **Figure 1**). To reverse this crisis and meet the housing needs of all residents, the pace of housing production must be increased today and into the future.

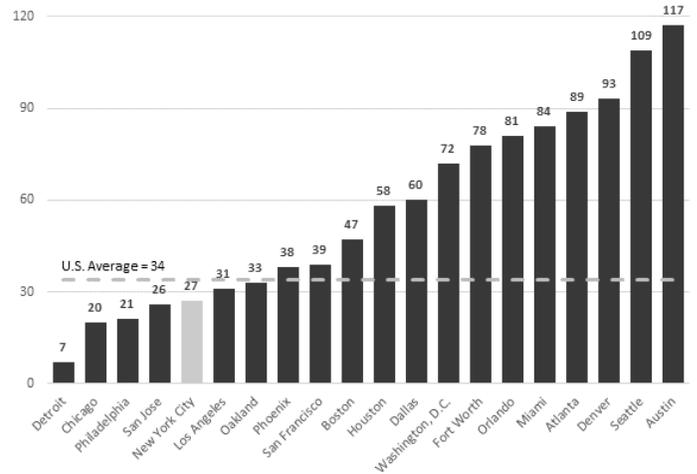
New York City's housing stock has not kept up with the rapid population growth, job growth, and new household formation that our city has experienced in recent decades. Even as the population surged throughout the 1980s and 1990s, housing was built at a much slower pace than was necessary to meet the demand. These trends have created a cumulative housing shortage from which the city has yet to recover. Although housing construction picked up in the 2000s, much less housing is being built today than during the first three-quarters of the 20th century, adding too few units to keep up with job and population increases. New York City produces significantly fewer new units per capita than many other major cities across the country (see **Figure 2**). This worsening shortage is the leading driver of increased housing costs as a burgeoning population competes for limited housing stock.

Figure 1 Population Change vs. Housing Completions in NYC by Decade, 1921-2020



Source: Department of City Planning

Figure 2 New Housing Units per 1,000 Residents in Major U.S. Cities, 2011-2020



Sources: U.S. Census Bureau Building Permit Survey (BPS) County Annual Files (imputed); U.S. Census Bureau Delineation Files March 2020; NYC DCP AvHousing Database Q4 2020; U.S. Census Bureau Redistricting Data Files 2021. New housing units measured as authorizations for new units by building permits.

The lack of housing and affordable housing puts New Yorkers at greater risk of housing instability and makes it more difficult for residents experiencing homelessness to regain stable housing. Even though the City has expanded the availability and purchasing power of housing vouchers for tens of thousands of homeless New Yorkers, there are simply not enough available homes, making it difficult for households with vouchers to find an apartment to move into. The impacts of COVID-19 exacerbated these challenges, contributing to longer stays in shelter for New Yorkers in need. While the average length of stay in shelter for families with children was already 446 days in Fiscal Year 2019, it grew to 520 days in Fiscal Year 2021. This means that the average homeless family now stays in shelter for the better part of two years.

High prices and prolonged shelter stays in a tight housing market with few options are not the only ways that the housing crisis manifests. The housing options of many New Yorkers are constrained not only by the lack of affordable housing overall but the dearth of affordable options that meet individual household needs. Growing numbers of seniors and young adults are forced into difficult rooming situations because of the lack of studio and one-bedroom apartments. Intergenerational families and other household types may be forced to compromise their privacy, space, and other housing preferences because they cannot find affordable units that meet their needs.

The harms of the housing crisis also exacerbate long-standing racial inequities in our housing stock and neighborhoods. New Yorkers of color and particularly Black and Hispanic residents are disproportionately impacted by the housing and homelessness crisis. Although Black and Hispanic New Yorkers make up approximately 49 percent of the City's population, 94 percent of families with children in shelter are Black or Hispanic.

The stress, insecurity, and often crowded conditions that come with homelessness and unstable housing have a profound impact on the ability of students to learn and perform in school. In 2018, fewer than two in three students who had experienced temporary housing graduated on time.

Black and Hispanic/Latino New Yorkers are also significantly more likely to experience unsafe and unhealthy housing conditions, such as lack of heat, the presence of rodents, mold, asbestos, and peeling paint that may expose children to lead. In 2021, one in five Black and Hispanic New Yorkers reported experiencing three or more maintenance problems in their homes, compared to only 7 percent of White non-Hispanic households.

It is no coincidence that many components of the Proposed Action have their origins in the Where We Live NYC Plan. New York City's federally mandated fair housing report that identifies the goals, strategies, and actions the City will take to "affirmatively further fair housing" to address long-standing racial inequities in the years ahead.

The Role of Zoning

While development decisions are driven by a variety of factors, a growing body of research shows that restrictive zoning is by far the leading cause of the dire housing shortages facing high-cost housing

markets along the coasts and in an increasing number of cities throughout the country. The inability to build enough housing means that housing need, fueled by growing populations, increased household formation, and national and regional economic growth, translates into higher and higher housing costs rather than more housing.

The role of zoning is apparent in New York City, where years-long planning efforts to increase housing capacity and introduce inclusionary housing one neighborhood at a time in medium- and high-density neighborhoods have yielded insufficient results. At the same time, housing production in New York City's lower density areas has plummeted. Prior to the mid-2000s, low-density areas accounted for a significant percentage of housing production citywide, but changes to zoning and other applicable laws have brought that to a near standstill. The introduction of low-density contextual districts in the 1980s and 1990s, and the creation of "Lower Density Growth Management Areas" in the early 2000s, have halted housing production across a wide swath of the city.

As a result, the vast majority of housing production in New York City comes in the form of more expensive multifamily typologies, such as high-rises that require steel and reinforced concrete construction, with lower density areas contributing relatively small numbers of one- or two-family homes. Construction of smaller apartment buildings, common prior to 1961 when the current zoning resolution was implemented, is largely a thing of the past. This is the "missing middle" housing that is relatively inexpensive to build and filled an important market niche in times past. The dearth of missing middle housing hits many New York City neighborhoods harder with each passing year, contributing to overcrowding and the spread of informal housing in lower density areas that can present very real health and safety issues.

Missing middle housing was not the only type to dwindle for reasons of prejudice and exclusion. For instance, New York City effectively banned rooming units in the 1950s and actively worked to phase out Single Room Occupancy (SRO) housing in the decades that followed, largely because it was seen as attracting an unsavory population. The City realized that SROs provided crucial housing of last resort during the burgeoning homelessness crisis in the 1980s and completely reversed course, mandating that any existing SROs continue operating—a policy that was struck down in the landmark *Seawall Associates v. New York City* in 1984. By that time, much of the SRO stock was gone. This was an important demonstration of the principle that banning housing or certain types of housing does not make the people who need that housing disappear.

In the face of these spreading shortages, research shows that new housing can have a moderating effect on housing costs on a regional, citywide, and even neighborhood scale by giving tenants and others more options. With this context in mind, the Proposed Action aims to address the housing shortage and its human consequences by facilitating new housing and a wider range of housing types in every neighborhood in New York City—from the lowest density areas to the highest.

In medium- and high-density districts, the Proposed Action would create a universal inclusionary housing framework that maintains existing floor area ratios (FARs) for market-rate housing while providing a preferential FAR for all affordable and supportive housing, matching the existing higher FAR available today for Affordable Independent Residences for Seniors (AIRS)—that is, senior affordable housing. In districts that do not have a higher FAR for AIRS, the Proposed Action would create a new preference for affordable and supportive housing that is 20 percent higher than FAR for market-rate housing. Where necessary, the Proposed Action would also adjust building envelopes to ensure that typical sites can accommodate the additional floor area provided for affordable and supportive housing. This incremental increase in capacity, available only for affordable and supportive housing, has the potential to create significant amounts of new affordable housing over time to address both the fundamental housing shortage and the lack of low-cost housing.

In medium- and high density non-contextual districts, the Proposed Action would eliminate barriers to contextual, height-limited infill development on "tower-in-a-park" residential campuses and other zoning lots with existing buildings developed pursuant to outdated zoning regulations originally intended for Urban Renewal projects on cleared "superblocks"¹. The Proposed Action would also extend or create flexible Quality Housing envelopes for irregular or obstructed sites in medium- and high-density non-contextual districts, enabling Quality

Housing on sites that may be forced to develop pursuant to Height Factor regulations under today's zoning—an outcome that neither developers nor neighborhood residents tend to like. The Proposed Action would also create a discretionary action for sites that need more relief to develop pursuant to Quality Housing regulations. These actions would create incremental opportunities for new housing in medium- and high-density non-contextual districts throughout the City in building forms that fit in better with existing context.

The Proposed Action would extend the City's powerful adaptive reuse regulations citywide and to buildings constructed in 1990 or earlier and would enable conversion to a wider range of housing types, such as supportive housing, dormitories, and rooming units. This action has the potential to create significant amounts of new housing from vacant office buildings and other underutilized non-residential space, with adjustments to the overall framework that make it easier for conversions to reach lower market tiers and especially underserved niches in the housing market.

Within the Inner Transit Zone, the Proposed Action would allow developments consisting of smaller apartments, such as studios and one-bedrooms, by eliminating the "dwelling unit factor" (DUF), a zoning regulation that sets a minimum average unit size for multifamily developments. This prohibits building types that in times past filled an important market niche for smaller households, including young people, old people, marginally housed populations, and the many New Yorkers who want to live alone but are forced into sometimes difficult rooming situations. The Proposed Action would reduce and simplify DUF outside the Inner Transit Zone. While the primary obstacles to rooming units exist outside of zoning regulations, the Proposed Action would remove or adjust zoning provisions that stand in the way of rooming units when otherwise allowed under applicable laws. These actions are not expected to induce development so much as enable a broader range of typologies than would otherwise be permitted.

In low-density districts, the Proposed Action would adjust FAR, height, and yard regulations, among other provisions, to save existing housing from non-compliance and enable new development consistent with what low-density districts ostensibly allow today. The layering of restrictions over time has resulted in many existing buildings no longer complying with zoning, making it difficult or impossible to adapt these buildings to changing needs. These restrictions also mean that it can be difficult or impossible to develop anything other than a single-family home, even in districts that nominally allow two-family houses or small apartment buildings. These actions will help to reduce barriers for existing homeowners in these areas while enabling marginally more housing in low-density districts.

In low-density districts, the Proposed Action would greatly expand opportunities for new "missing middle" housing—that is, small apartment buildings that are relatively inexpensive to build and hearken back to forms prevalent in these areas prior to the advent of low-density zoning in 1961. The Proposed Action would address decades of restrictions and enable small apartment buildings with non-residential ground floors in all low-density commercial districts, bringing back a beloved typology illegal in low-density areas today. The Proposed Action would also enable transit-oriented missing middle housing on large sites within the Greater Transit Zone—that is, the Manhattan Core and Long Island City, the Inner Transit Zone, and a newly created Outer Transit Zone that will generally encompass all areas within a half-mile of a transit stop. These initiatives add housing in parts of the city that have produced very little in recent decades, but also encourage housing options for older, smaller, or lower-income households that face particular challenges finding appropriate housing in low-density areas. The Proposed Action would also remove obstacles to construction of new infill development in low-density districts on campuses above 1.5 acres and full-block sites, based on FAR, maximum lot coverage, relaxed distance-between-buildings regulations, and new height limits.

Also in low-density areas, the Proposed Action would enable "accessory dwelling units" or ADUs on lots with one- or two-family housing. ADUs would be size-limited and exempt from parking requirements and regulations that limit the number of units, such as restrictions in one- or two-family zoning districts. This includes homeowners who may need space for a family member or for whom the extra income generated by a small rental unit is essential. ADUs are a form of housing that is common in other parts of the country, provides a housing type sorely lacking in low-density areas, and supports flexibility and opportunity for a range of household types, including multigenerational families, smaller households, those looking to age in place, and many others. On a macro level, ADUs also provide an important avenue for "gentle density" while maintaining the character of one- and two-family areas.

In all districts, the Proposed Action would eliminate parking requirements for all new residential development citywide. This would reduce the conflict between parking and housing, providing

1 Superblocks are formed by eliminating sections of streets from the overall street grid to assemble large parcels; many superblocks were created in the mid-20th century for the development of tower-in-the-park housing projects; other superblocks were formed for civic and institutional uses, such as Grand Central Terminal, the New York Public Library, Rockefeller Center, Lincoln Center, among others.

opportunities for additional housing on development sites across the city. Today, parking requirements reduce the amount of housing that can be produced on certain sites while rendering development entirely infeasible on others. While the Proposed Action would not eliminate existing parking required by existing housing, it would create a discretionary action to remove existing parking requirements when appropriate.

Finally, the Proposed Action will include other project components that do not fit neatly into the categories above but have citywide effect and are consistent with the overall project goals of facilitating more housing and more types of housing in neighborhoods across the city. These include allowances for irregular and hard-to-develop sites; elimination or reduction of unnecessarily onerous approval procedures; elimination of exclusionary geographies from prior eras; and adjustments to regulations that have had unintended outcomes for development and design.

C. DESCRIPTION OF THE PROPOSED ACTION

As discussed above, the Proposed Action includes components that fall into four major proposal areas—1: Medium- and High-Density Districts, 2: Low-Density Districts, 3: Parking, and 4: Other Initiatives that are miscellaneous, citywide in nature, and align with overall project goals. A high-level description of the Proposed Action is provided in this section with more detailed provided in **Table 1**.

1: Medium- and High-Density Proposals

Medium- and high-density districts (R6 through R10) are typically mapped in areas where transit access, job access, infrastructure, and other factors make such densities appropriate. Housing in these areas generally consists of multifamily housing that includes income-restricted affordable housing, rent-regulated housing, and market-rate housing that ranges from modest and relatively inexpensive to some of the most expensive housing in the world. The Proposed Action would increase housing opportunities in these areas by increasing affordable and supportive FARs in all medium- and high-density districts, expanding eligibility for the City’s adaptive reuse regulations to a broader range of buildings such as struggling office districts, enabling small and shared apartment models to take pressure off family-sized units, and simplifying infill regulations for campuses and other zoning lots with existing buildings.

2: Low-Density Proposals

Low-density districts are usually mapped in areas with less access to transit, jobs, and infrastructure than medium- and high-density areas. In some areas, they have also served as unduly restrictive ways to “protect” neighborhoods from unwanted change and development, a condition that is certainly not unique to New York City. Housing in these areas may consist of one- and two-family homes but also multifamily housing constructed under current regulations, where still permitted and feasible, or prior to the advent of contemporary low-density zoning in 1961. The Proposed Action would increase housing opportunities in these areas by adjusting zoning regulations to ensure that two- and multi-family districts genuinely allow two- and multi-family housing nominally permitted, by reintroducing modest 3- to 5-story apartment buildings in low-density commercial districts and on large sites near transit, and by newly enabling owners of one- and two-family houses to add an ADU if they choose. Aspects of the conversions and small and shared apartments proposal will apply in low-density areas as well.

3: Parking Proposals

Residential parking regulations set minimum numbers of required parking spaces based on zoning district and number of dwelling units, as modified by relevant geographies (like the “Transit Zone” which is to be renamed the Inner Transit Zone), housing type (such as “income-restricted housing unit” (IRHU) or “affordable independent residences for seniors” (AIRS)), and other factors such as lot size. In general, these regulations date to the 1960s when the automobile was ascendant, and housing was relatively inexpensive and abundant. The Proposed Action would increase housing opportunities by eliminating costly parking mandates citywide for new residential development and simplifying the suite of exemptions and discretionary actions for existing residential developments.

4: Other Initiatives

The Proposed Action will also include a range of other proposals intended to facilitate more housing and a broader range of housing types by removing obstacles, simplifying overcomplicated zoning, and updating regulations conceived in the last century to address a very different set of circumstances. These include relief for challenged sites and from unnecessarily onerous procedures; adjustment or elimination of outdated or exclusionary limits on development; and creation of residential zoning districts to ensure a full range of densities appropriate for New York City neighborhoods, among other initiatives.

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
1: Medium- and High-Density Proposals			
1.1 More Floor Area for Affordable and Supportive Housing			
1.1a	Increase the FARs for all forms of affordable and supportive housing to the higher AIRS FAR	R6-R10 districts	Construction of more mixed-income and affordable and supportive housing within bigger building envelopes as-of-right in medium and high-density districts citywide.
1.1b	In districts without an existing AIRS preference, provide new preferential FAR for AIRS and other affordable and supportive housing types that is 20 percent above the FAR for market-rate residential	R6-R10 districts	Construction of more mixed-income and affordable and supportive housing within bigger building envelopes as-of-right in medium and high-density districts citywide.
1.1c	Replace IHDA and R10 IH with the preferential FAR framework	R6-R10 districts	Increased FARs for affordable and supportive housing in some districts while enabling income averaging and lower AMIs than the current IHDA and R10 IH programs in all districts
1.1d	Equalize FARs for MIH districts where FARs proposed for and Universal Affordability Preference (UAP) ² are higher	Select MIH Areas	Small FAR increases and additional housing in MIH Areas with lower FARs than those proposed for UAP
1.1e	Where necessary, adjust building envelopes to accommodate FARs	R6-R10 districts	Construction of more mixed-income and affordable and supportive housing within bigger building envelopes as-of-right in medium and high-density districts citywide
1.1f	Allow supportive housing to be classified as either UG 2 or UG 3	All Residence Districts	More supportive housing by enabling supportive housing to access the advantages of community facility or residential use regardless of district

² For districts with an existing preferential FAR for AIRS, hold market-rate FAR constant while increasing FARs for all forms of affordable and supportive housing to the higher AIRS FAR—this is referred to as the “Universal Affordability Preference” (UAP) framework.

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
1.1g	Modify the ZR 74-903 Special Permit to an Authorization for supportive housing	R3-R9 districts	Make it easier for supportive housing projects to access a higher FAR where available while retaining the discretionary review that ensures a higher FAR and that the resulting bulk are appropriate
1.2 Small and Shared Apartments			
1.2a	Eliminate Dwelling Unit Factor (DUF) within the Inner Transit Zone (including the Manhattan core)	All Residence districts within Inner Transit Zone	Modest increase to the overall housing supply as developments are enabled to provide the number of DUs that zoning currently allows; also, the creation of a wider variety of unit sizes that are responsive to residential demand.
1.2b	Reduce and simplify DUF outside the Inner Transit Zone	All Residence Districts outside the Inner Transit Zone	Smaller units allowable overall and more multifamily housing in low-density districts.
1.2c	Eliminate DUF within One- and Two-Family Buildings	All Residence Districts	Removal of redundancy.
1.2d	Remove zoning obstacles to small and shared housing models	All Residence Districts	More construction of housing with shared models or rooming units.
1.3 Eliminate Obstacles to Quality Housing Development			
1.3a	Remove obstacles to Quality Housing development on sites with existing buildings	R6-R10 non-contextual districts	Increased infill development within FAR limits on zoning lots with existing buildings
1.3b	Remove obstacles to Quality Housing development on irregular lots and lots where development is challenged by nearby infrastructure and other obstructions	R6-R10 non-contextual districts	Construction of more housing on lots with irregular or difficult site conditions
1.3c	Provide more flexible envelopes in Waterfront Areas to enable a broader range of development, including affordable housing	Waterfront Areas	Construction of more housing and affordable housing in waterfront areas
1.3d	Eliminate the “sliver law” for developments that utilize Quality Housing regulations, regardless of district	R7-R10 districts	Construction of more housing and affordable housing within FAR limits within these districts
1.4 Conversions			
1.4a	Change the cutoff date for conversion from 1961 or 1977 to 1990	All Districts that allow residential	Increased housing through adaptive reuse and conversion of a broader universe of non-residential buildings
1.4b	Expand the geographic applicability of the adaptive reuse regulations citywide	All Districts that allow residential	Increased housing through adaptive reuse and conversion of a broader universe of non-residential buildings outside of central business districts
1.4c	Enable conversion to a wider variety of housing types	All Districts that allow residential	Increased supply of rooming units and community facilities with sleeping accommodations through adaptive reuse and conversion of a broader universe of non-residential buildings
1.4d	Eliminate outdated restrictions on conversions to residential uses in C6-1G, C6-2G, C6-2M and C6-4M commercial districts	C6-1G, C6-2G, C6-2M and C6-4M districts	More conversions in districts within central Manhattan
2: Low-Density Proposals			
2.1 Low-Density Basic			
2.1a	Provide additional FAR and adjust floor area rules	R1-R5 districts	Increased production of housing through the creation of accessory dwelling units; increased amount of living space that is functional within homes
2.1b	Adjust perimeter height limits and building envelopes Eliminate side and rear setbacks	R2A, R2X, R3-1, R3A, R3X, R3-2, R4A districts R1-R5	Taller perimeter heights within existing maximum heights and FAR limits Changes to building form within FAR limits
2.1c	Adjust yard, open space, and court requirements Adjust yard requirements and lot coverage maximums Shallow lot relief Eliminate open space ratio	R1-R5 districts R1-R5 districts R1-R5 districts non-contextual R1 and R2 Districts	More flexibility on building location on zoning lots in low-density districts resulting in some additional housing More flexibility on building location on zoning lots in low-density districts resulting in some additional housing More flexibility on building location on zoning lots in low-density districts resulting in some additional housing Changes to design and appearance of yards

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
2.1d	Simplify front yard planting requirement	R1-R5 districts	Changes to design and appearance of yards
	Allow small courts	R1-R5 districts	Changes to design to allow for more flexibility and windows
	Increase Flexibility for Off-Street Parking Where Required or Voluntarily Provided	R1-R5 districts	Parking is better able to fit on a variety of sites resulting in a modest increase in supply at some locations. Less conflict between parking and housing, enabling more of both.
2.1e	Relax minimum lot size and width restrictions	R1-R5 districts	More development of allowed housing typology on small lots
2.2 Low-Density Plus: “Missing Middle” Housing			
2.2a	Low-Density Commercial Districts: Provide additional FAR and height and preferential FAR for mixed developments	Low-density commercial districts and R1-R5 districts with commercial	More mixed-use development and more housing on commercial corridors within larger building envelopes
2.2b	Qualifying Sites: Define qualifying site criteria, modify use regulations, and provide additional FAR and adjustments to height and setback regulations	R1-R5 districts	More multifamily development within the Greater Transit Zone within larger building envelopes
2.2c	Allow Infill on Low Density Campuses: Define campus as a 1.5-acre or full block site, replace yard and open space requirements with a 50-percent coverage maximum, provide new height limits for infill developments in certain districts	R1-R5 districts	Increased infill on residential campuses within FAR limits
2.3 Accessory Dwelling Units			
2.3a	Define “Accessory Dwelling Unit”	All Residence Districts	Allowance of new housing typologies citywide
2.3b	Provide relief for ADUs from various zoning regulations that would otherwise apply		Construction of ADUs located on zoning lots with a one- or two-family buildings
3: Parking Proposals			
3.1 Maintain and Extend a Comprehensive Set of Transit Geographies			
	Maintain and extend a comprehensive set of transit geographies	Citywide	Provides a basis for aspects of the Proposed Action by maintaining or defining the Manhattan Core & Long Island City; Inner Transit Zone; Outer Transit Zone; and outside Greater Transit Zone geographies.
3.2 Reduce, Simplify, and Streamline Parking Requirements			
3.2a	Eliminate Parking Requirements for New Residential Development	Citywide	Increased housing production on sites that have been constrained by parking requirements. No effects due to clarifications to permitted maximums
3.2b	Eliminate Parking Requirements for Non-Residential Uses in Mixed Buildings	Citywide	Increased housing production on sites that have been constrained by parking requirements for residential and non-residential uses; increased supply of mixed-use buildings.
3.2c	Create Discretionary Action to Remove Parking Requirements for Existing Buildings and Clarify other Discretionary Actions	Citywide	No effect until discretionary action is sought and more fully analyzed at a future date.
3.2d	Streamline floor area exemption for parking spaces	Citywide	Simplify regulations
3.2e	Allow Public Use of Residential Accessory Parking Facilities	Citywide	More efficient use of available parking spaces, no change to travel characteristics within neighborhoods.
3.2f	Adjustments to the Manhattan Core Regulations	Citywide	Simplify regulations
4: Other Zoning Proposals			
4.1 Create New Zoning Districts to Fill FAR Gaps			
	Create new zoning districts that can be mapped subsequently via zoning map actions	Mapped in Future	No effects until mapped and more fully analyzed at a future date
4.2 Street Wall Regulations			
4.2a	Establish a new system of street wall regulation	R6-R10 districts	Improved building design

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
4.2b	Provide more flexible base heights	R6-R10 districts	Greater flexibility in building design
4.2c	Simplify dormer provisions	R6-R10 districts	Greater flexibility in building design
4.3 Allowances for Irregular and Challenged Sites			
4.3a	Provide setback and height relief for sites near elevated infrastructure	R6-R10 districts	Increased housing supply within 100 feet of elevated infrastructure
4.3b	Increase tower coverage maximums for small lots in districts subject to tower regulations	R9-R10 districts	Greater flexibility in tower regulations resulting in shorter, more constructable buildings
4.3c	Provide noncompliance allowances for beneficial alterations	All Residence Districts	Increased likelihood of existing buildings with non-compliances making alterations
4.3d	Create New Discretionary Actions to Provide Bulk Relief for Challenged Sites	All Residence Districts	Streamlined regulations
4.4 Replace Qualifying Ground Floor Regulations			
	Require that a second story begin no lower than 13 feet above the adjoining sidewalk	R6-R10 districts	Simplify regulations
4.5 Increase Flexibility for Zoning Lots Split by a District Boundary			
	Allow greater flexibility for the development of split zoning lots to enable greater concentration of density along avenues and other wide streets	All Residence Districts	Greater flexibility in building design
4.6 Simplify and Standardize Tower-on-a-Base Regulations			
	Replace the various forms of tower-on-a-base regulation with a uniform system	R9-R10 districts	Streamline regulations
4.7 Eliminate Limits on Side-by-Side Residences in Two-Family Districts			
	Eliminate the authorization in ZR Section 22-42 to allow side-by-side 2-family homes as-of-right	R3-1 R3A R3X R4-1 R4A districts	Increased development of side-by-side homes
4.8 Eliminate Exclusionary Geographies			
4.8a	Eliminate reductions to FAR and heights in certain zoning districts in the Manhattan Core	R6, R7, R8 districts within MN Core	Increased housing production in areas where development has been unnecessarily stifled
4.8b	Remove limits on FAR and affordable housing production in R10 districts and equivalents in Manhattan Community District 7	R10 within Manhattan CD 7	Increased housing production in areas where development has been unnecessarily stifled
4.8c	Remove limits on heights in R8 districts in Manhattan Community District 9	R8 within Manhattan CD 9	Increased housing production in areas where development has been unnecessarily stifled
4.8d	Remove Limited Height Districts in Cobble Hill, the Upper East Side, and Gramercy Park	All zoning districts within LH geographies	Increased housing production in areas where development has been unnecessarily stifled
4.8e	Remove restrictions on development and enlargement of nursing homes in the Bronx Community District 11, Manhattan Community District 8, and Staten Island Community District 1.	Bronx CD 11, Manhattan CD8 and Staten Island CD1	Permit nursing homes as-of-right without a special permit, as permitted by underlying zoning
4.9 Clarify and Simplify the Railroad Right-of-Way Regulations			
	Create certain definitions and reduce or eliminate approval procedures	Citywide	Clarify and simplify regulations for development near railroad rights of way and increase development on smaller lots with railroad rights of way
4.10 Simplify and Expand the Landmark TDR Program			
	Loosen restrictions on ability of designated landmarks to transfer unused development rights	Citywide	Increase housing production near landmarked sites and better maintenance of participating landmarks
4.11 Special Permit Renewal			
	Eliminate certain requirements for vesting for abutting buildings	Citywide	Streamline regulations for multi-phased developments

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
4.12 Clarify Adjacency Rules for MX Districts			
	Clarify that the adjacency requirements of section 43-30 do not apply to MX districts	MX Districts	Streamline regulations
4.13 Reduce Procedure for Enlargements Under 73-622, Enlargements of Single- and Two-Family Detached and Semi-Detached Residences			
	Reduce procedural requirements associated with section 73-622	Portions of Brooklyn	1- and 2-family homes in defined geographies in Brooklyn, and elsewhere, if geographic applicability is extended, are better able to enlarge and meet evolving needs of residents

D. ANALYTICAL FRAMEWORK AND REASONABLE WORST-CASE DEVELOPMENT SCENARIO

Analytical Approach to Analysis

This EIS uses methodologies and follows and supplements the guidelines set forth in the *CEQR Technical Manual*, where applicable. These are considered to be the most appropriate technical analysis methods and guidelines for environmental impact assessment of projects in the city.

Consistent with *CEQR Technical Manual* guidance, the Proposed Action will be analyzed as a “generic action” as its wide applicability throughout the City makes it difficult to predict the specific sites where development would be facilitated by the Proposed Action. According to the *CEQR Technical Manual*, generic actions are programs and plans that have wide application or affect the range of future alternative policies. Usually, these actions affect the entire city or an area so large that site-specific description or analysis is not appropriate.

To produce a reasonable analysis of the likely effects of the Proposed Action, and due to the broad applicability of the Proposed Action, the EIS evaluates the potential effects of the Proposed Action, citywide, in two main assessments (which are described in further detail below):

- **Prototypical Site Assessment.** This assessment aligns with the CEQR methodology in which typical cases and a range of conditions are identified. The Prototypical Sites allow assessment of outcomes of specific aspects of the Proposed Action at a site-level geography.
- **Representative Neighborhood Assessment.** This assessment aligns with the CEQR methodology in which typical cases and a range of conditions is identified. The Representative Neighborhoods allow assessment of outcomes of the accumulation of the Proposed Action at a neighborhood-level geography.

The With-Action condition therefore identifies the amount, type, and location of development that is expected to occur by 2039 as a result of the Proposed Action. The No-Action condition identifies expected development projections for 2039 absent the Proposed Action. The incremental difference between the two scenarios serves as the basis for the impact analysis.

In addition, since the Proposed Action would create or modify some discretionary actions and, in some cases, new zoning districts, the EIS includes a Conceptual Analysis to assess the potential future use of these discretionary actions.

The following sections provide a high-level summary of the assumptions and methodology for the Prototypical Site and Representative Neighborhood Assessments as well as for the Conceptual Analysis.

Prototypical Site Assessment

To produce a reasonable analysis of likely effect of the Proposed Action, 28 representative development prototypes have been identified that reflect various combinations of residential zoning categories, development densities, and building typologies throughout NYC. Reasonable Worst Case Development Scenarios (RWCDS) were identified for each Prototypical Site to identify the future conditions of each site under both the No-Action and With-Action conditions. The incremental difference between the No-Action and With-Action conditions serves as the basis for the analyses by which the potential environmental effects of the Proposed Action are evaluated.

Overall, the Prototypical Sites were developed to demonstrate a range of densities and lot sizes. The selected prototypes are summarized in **Table 2**. These sites are not necessarily representative of a specific lot, but rather reflect prevalent conditions as a basis for analysis.

Table 2 Prototypical Sites

ID	Prototype Character	Example Zoning District	Building Typology	Construction Type	Proposals Represented
Category 1: Medium- and High-Density Proposals					
1-1	10,000-sf vacant lot within Inner Transit Zone	R6	Multi-family	New construction	1.1, 3.2a, 4.2b
1-2A	10,000-sf vacant lot within Manhattan Core	R8B	Multi-family	New construction	1.1, 4.2b
1-2B	4,500-sf vacant lot within Manhattan Core	R8B	Multi-family	New construction	1.1, 1.3d, 4.2b
1-3A	10,000-sf vacant lot within Inner Transit Zone	R8/C1-4	Multi-family	New construction	1.1, 3.2a, 4.2b
1-3B	2,500-sf vacant lot within Inner Transit Zone	R8	Multi-family	New construction	1.1, 1.3d, 3.2a, 4.2b
1-4A	20,000-sf vacant lot occupying an entire city block within Manhattan Core	R7-2	Multi-family	New construction	1.1, 1.3, 4.2b, 4.3a
1-4B	20,000-sf vacant lot occupying an entire city block within Manhattan Core	R7-2	Multi-family	New construction	1.1, 1.3, 4.2b, 4.3a
1-5	100,000-sf vacant lot in within waterfront block	R7-2	Multi-family	New construction	1.1, 1.3c, 3.2a, 3.2e, 4.2b
Category 2: Low Density Basic					
2-1	4,000-sf vacant lot outside Greater Transit Zone	R2A	Single-family, detached	New construction	2.1a, 2.1b, 2.1c, 2.1d, 3.2a, 3.2d

ID	Prototype Character	Example Zoning District	Building Typology	Construction Type	Proposals Represented
2-2A	2,500-sf vacant lot within Inner Transit Zone	R4-1	Two-family, semi-detached	New construction	2.1a, 2.1b, 2.1d, 2.3, 3.2a, 3.2d
2-2B	2,500-sf vacant lot within Inner Transit Zone	R4-1	Two-family, semi-detached	New construction	2.1a, 2.1b, 2.1c, 2.3, 3.2a, 3.2d
2-3A	2,500-sf vacant lot within Outer Transit Zone	R4	Two-family, attached	New construction	2.1a, 2.1b, 2.1c, 2.1d, 3.2a, 3.2d
2-3B	2,500-sf vacant lot within Outer Transit Zone	R4	Two-family, attached	New construction	2.1, 2.1a, 2.1b, 2.1c, 2.1d, 3.2a, 3.2d
2-4	4,000-sf vacant lot outside Greater Transit Zone	R3X	Two-family, detached	New construction	2.1a, 2.1c, 3.2a, 3.2d
2-5	10,000-sf vacant lot within Outer Transit Zone	R1-1	Single-family, detached	New construction	2.1c, 2.1d, 2.1e, 2.3, 3.2a
Category 3: Qualifying Sites/Transit Oriented Development					
3-1A	5,000-sf vacant lot within Outer Transit Zone	R3X	Multi-family	New construction	2.2b, 3.2a
3-1B	5,000-sf vacant lot within Lower Density Growth Management Area (LDGMA) and Outer Transit Zone	R3X	Multi-family	New construction	2.2b, 3.2a
3-2A	10,000-sf vacant lot within Outer Transit Zone	R5	Multi-family	New construction	2.2b, 3.2a
3-2B	10,000-sf vacant lot within Outer Transit Zone	R5	Multi-family	New construction	2.2b, 3.2a
Category 4: Commercial Overlays					
4-1	2,500-sf lot vacant lot outside Greater Transit Zone	R3-2/C1-1	Multi-family, mixed use	New construction	2.2a, 3.2a, 3.2b,, 4.3a
4-2	5,000-sf vacant lot within Outer Transit Zone	R4/C1-2	Multi-family, mixed use	New construction	2.2, 3.2a, 3.2b
Category 5: Accessory Dwelling Units (ADUs)					
5-1	6,000-sf lot with single-family, detached building	R1-2	Single-family, detached; detached ADU	New construction (ADU)	2.1a, 2.1c, 2.3
5-2	3,000-sf lot with two-family, semi-detached building and detached garage	R4-1	Two-family, semi-detached; detached ADU	Conversion and expansion of detached garage to ADU	2.1c, 2.3, 4.3c
Category 6: Campus					
6-1	Residential Campus outside Greater Transit Zone	R5	Multi-family	New construction (infill)	2.1, 2.2c, 3.2a, 3.2c
6-2	Residential campus within Inner Transit Zone	R6	Multi-family	New construction	1.1, 1.3, 2.2c, 3.2a, 3.2c, 4.3a
Category 7: Conversions					
7-1	24,670-sf lot within Manhattan Core with high rise non-residential building	C5-3	Converted non-residential to residential	Conversion (non-residential to residential)	1.4
7-2	37,760 sf within Inner Transit Zone	R5	Converted non-residential to residential	Conversion (non-residential to residential)	1.4, 2.2b, 3.2a
Category 8: Railroad Right-of-Way					
8	Residential Site on railroad right-of-way	R6	Multi-family	New construction	4.9

For each of the Prototypical Sites, the Future No-Action scenario identifies development projections for 2039 absent the Proposed Action. It is assumed that each Prototypical Site would maximize its development under the permitted zoning regulations. In many cases, lot coverage, building envelope, parking restrictions, and other factors do not allow the maximum development potential to be reached. In these cases, a reasonable, as-of-right development that complies with existing zoning is illustrated in the No-Action scenario. This provides a baseline for analysis of the effect of the Proposed Action.

The Future With-Action scenario assumes that each Prototypical Site would maximize its development under the Proposed Action. By removing zoning constraints and modernizing parking regulations, many sites previously constrained by zoning would be able to meet their maximum allowable development potential. Where additional height, envelope, FAR and uses are introduced by the Proposed Action,

this new development potential will be illustrated in the Prototypical Sites. The incremental difference between the No-Action and With-Action scenarios serves as the basis for the impact analyses.

Table 3 summarizes the residential increment at each of the Prototypical Sites.

Table 3 Prototypical Sites—Residential Increment (Units)

Site ID	Location	Total Increment	Affordable Units Increment
1-1	Bushwick, Brooklyn	24	42
1-2A	Upper East Side, Manhattan	9	2

Site ID	Location	Total Increment	Affordable Units Increment
1-2B	Upper East Side, Manhattan	10	2
1-3A	Washington Heights, Manhattan	19	3
1-3B	Washington Heights, Manhattan	12	3
1-4A	Lower East Side, Manhattan	14	3
1-4B	Lower East Side, Manhattan	39	8
1-5	Long Island City, Queens	193	589
		189	117
2-1	Floral Park, Queens	0	0
2-2A	Ozone Park, Queens	0	0
2-2B	Ozone Park, Queens	0	0
2-3A	Sheepshead Bay, Brooklyn	0	0
2-3B	Sheepshead Bay, Brooklyn	0	0
2-4	Manor Heights, Staten Island	0	0

Site ID	Location	Total Increment	Affordable Units Increment
2-5	Riverdale, Bronx	1	0
3-1A	East Flushing, Queens	4	1
3-1B	New Dorp, Staten Island	4	1
3-2A	New Utrecht, Brooklyn	11	2
3-2B	Bensonhurst, Brooklyn	12	3
4-1	Rosebank, Staten Island	2	0
4-2	Flatbush, Brooklyn	4	1
5-1	Riverdale, Bronx	0	0
5-2	Ozone Park, Queens	0	0
6-1	Oakland Gardens, Queens	621	155
6-2	Bedford-Stuyvesant, Brooklyn	202	50
7-1	Third Avenue, Manhattan	296	0
7-2	Unionport, Bronx	71	14
8	Bedford-Stuyvesant, Brooklyn	279	70

Representative Neighborhood Assessment

Potential future development in Representative Neighborhoods were estimated to discuss the estimate of the amount, type and approximate location of future development and describe a range of conditions so that the full range of impacts may be identified. With the scale of the Proposed Action, it is difficult to predict specific details about the kind of development that would occur on each potentially affected site across the city. Therefore, to provide an estimate of the typical outcomes and range of conditions that could occur across different neighborhoods in the city, a RWCDs was developed, supported by a Housing Market study.

Research and modeling were conducted to estimate a range of units that could result in the future citywide and at the NTA level both without and with the Proposed Action. To understand the range of conditions of the Proposed Action, a set of neighborhoods represented by NTAs were selected as Representative Neighborhoods to be studied in this EIS. These neighborhoods represent both a range of housing market types as identified in the Housing Market Study and a range of geographic locations. Each neighborhood’s potential Housing Opportunity is defined by the strength of the housing market, its zoned density, and its potential capacity for development under the Proposed Action. To select Representative Neighborhoods for assessment, Neighborhoods were categorized by these characteristics into the following categories:

- Residential Zoning Density³ -High or Low
- Housing Market Strength⁴ -Quintile of 1, of 2 or 3, and of 4 or 5
- Development Capacity- With-Action development capacity as defined by the model discussed above, divided into tertiles.

Each neighborhood was categorized by these three characteristics, creating 18 Potential Housing Opportunity categories. One neighborhood is analyzed for each category. The neighborhoods were selected accounting for geographic distribution, a range of demographic and economic conditions, and to ensure a demonstration of potential environmental issues. These neighborhoods are presented as representative and are “prototypical”. The findings for this assessment are intended to express the range of conditions across the city in order to identify the likelihood and significance of impacts for each type of neighborhood for each technical area.

Three Representative Neighborhoods were identified in the Bronx, five were identified in Brooklyn, three were identified in Manhattan, five were identified in Queens, and two were identified in Staten Island, which is an even distribution compared to the total number of NTAs within each borough (See **Table 4**).

3 Percent of residential land zoned R1-R5 and R6-R10 calculated from zoning district data as of January 2024. Neighborhoods are considered high density if more than 50% of their zoned residential land is R6-R10, and low density otherwise.

4 As defined in the Housing Market Study (FEIS, Appendix B: NYC Housing Market Study, 2024).

Table 4 Representative Neighborhoods - Existing, No-Action, and With-Action Housing Units

RN	Neighborhood Housing Opportunity Category (Market/ Capacity/ Density) ¹	Existing Housing Units	No-Action Housing Units		With-Action Housing Units		Incremental Housing Units	
			Low Estimate	High Estimate	Low Estimate	High Estimate	Low Estimate	High Estimate
1	Low Mark, Mid Cap, LD	11,270	11,280	11,320	11,400	11,610	120	280
2	High Mark, High Cap, LD	13,520	13,760	13,950	14,910	15,780	1,150	1,840
3	Mid Mark, High Cap, HD	25,820	26,460	26,940	26,790	27,860	330	920
4	Low Mark, High Cap, HD	23,180	25,440	25,850	25,450	26,280	20	440
5	Low Mark, High Cap, LD	22,160	23,990	24,130	24,070	24,450	70	320
6	High Mark, Mid Cap, HD	23,040	31,890	32,400	32,290	33,090	410	690
7	Mid Mark, Mid Cap, LD	17,650	17,730	17,910	18,370	18,930	640	1,030
8	High Mark, High Cap, HD	20,890	24,090	24,280	24,580	24,860	490	580

RN	Neighborhood Housing Opportunity Category (Market/ Capacity/ Density) ¹	Existing Housing Units	No-Action Housing Units		With-Action Housing Units		Incremental Housing Units	
			Low Estimate	High Estimate	Low Estimate	High Estimate	Low Estimate	High Estimate
9	Mid Mark, Low Cap, LD	11,730	12,060	12,290	12,210	12,620	150	340
10	Mid Mark, High Cap, LD	16,800	16,930	17,080	17,910	18,670	980	1,590
11	Mid Mark, Mid Cap, HD	6,820	8,780	9,030	9,040	9,570	270	550
12	Low Mark, Mid Cap, HD	19,860	21,390	21,620	21,390	21,780	-	160
13	High Mark, Low Cap, HD	57,000	57,390	57,600	57,880	58,190	490	600
14	Mid Mark, Low Cap, HD	28,510	28,720	28,890	28,780	29,010	60	120
15	Low Mark, Low Cap, HD	8,790	10,000	10,070	10,000	10,120	-	50
16	Low Mark, Low Cap, LD	5,760	7,700	7,830	7,740	7,960	40	130
17	High Mark, Low Cap, LD	11,020	11,820	11,950	11,980	12,220	160	270
18	High Mark, Mid Cap, LD	13,150	13,310	13,470	13,680	14,110	370	640

Notes:

¹ High Mark = High Market; Mid Mark = Mid Market; Low Mark = Low Market; High Cap = High Capacity; Mid Cap = Mid Capacity; Low Cap = Low Capacity; HD = High Density; LD = Low Density

Conceptual Analysis

The Proposed Action would create a series of new discretionary approvals, including authorizations, special permits, and new zoning districts, all of which may be sought at a later date.

Since future development pursuant to these actions would be subject to review by the CPC, any future proposal for these authorizations would be assessed and disclosed to the public under and pursuant to a separate environmental review. Therefore, because it is not possible to predict whether these actions would be pursued on any one site in the future, a conceptual analysis is provided to generically assess the potential for environmental impacts. The assessment provides a general analysis of the potential future use of new authorizations and special permits and their potential environmental effects. For the discretionary actions that would result in a development outcome constrained by zoning parameters (i.e., proposed new zoning districts), Conceptual Sites are provided to produce a reasonable analysis of the likely effects. The two Conceptual Sites considered are as follows:

- Conceptual Site 1: New Zoning District – R12 (Based on Third Avenue, Manhattan).
- Conceptual Site 2: New Zoning District – R6D (Based on New Utrecht, Brooklyn)

E. PRINCIPAL CONCLUSIONS OF ENVIRONMENTAL ANALYSES

Land use, Zoning, and Public Policy

The Proposed Action would not result in significant adverse impacts on land use, zoning, or public policy. The Proposed Action would not facilitate a change in land uses that would otherwise be permitted in the future without the Proposed Action or would be incompatible with existing land uses or public policy. As the Proposed Action would not change the underlying zoning, it would not create land uses or development that would be inconsistent with uses that are permitted as of right in the underlying zoning district or conflict with public policies applicable to the affected districts or surrounding neighborhoods. Furthermore, the Proposed Action would further the goals of public policy specific to the creation of more housing by facilitating the creation of much needed housing citywide, including affordable housing opportunities. Based on review of the NYC Waterfront Consistency Revitalization (WRP) Consistency Assessment Form for the Proposed Action, it was determined that, overall, the Proposed Action would support the applicable policies and is therefore consistent with the NYC Waterfront Revitalization Program (WRP #24-051).

Socioeconomic Conditions

The Proposed Action would not result in significant adverse impacts related to socioeconomic conditions, including direct or indirect residential displacement, direct or indirect business displacement or adverse effects to specific industries. The Proposed Action could introduce substantial new populations, with the potential to introduce populations with higher incomes. However, the Proposed Action would introduce a range of housing types, including introduction of ADUs, would require the provision of affordable units through the UAP

proposals, and would ease housing construction costs by eliminating parking requirements and other zoning changes. By increasing the supply of all types of housing, the Proposed Action will relieve the housing shortages that drive displacement pressures at the regional, citywide, and neighborhood levels.

As illustrated by the Prototypical Site Assessments and the Representative Neighborhood Assessments, the Proposed Action would not have the potential to result in significant adverse impacts with respect to socioeconomic conditions in terms of direct and indirect residential displacement and direct business displacement. Further assessment of indirect business displacement and adverse effects to specific industries is not warranted.

Prototypical Site Assessment

For the Prototypical Site Assessment, preliminary assessments were warranted for Prototypical Sites 6-1, 6-2, 7-1, and 8. Under a preliminary assessment for Prototypical Sites 6-2 7-1, and 8, it was determined that the incremental new population would not significantly alter socioeconomic conditions. However, for Prototypical Site 6-1, a detailed assessment was warranted but found that the potential for significant adverse impacts due to indirect residential displacement would be alleviated by the addition of new and affordable housing. For Prototypical Site 7-1, a preliminary assessment of direct business displacement was conducted but significant adverse impacts due to direct business displacement would not occur as a result of the Proposed Action.

Representative Neighborhood Assessment

For the Representative Neighborhood Assessment, preliminary assessments were warranted for New York City as a whole and one out of 18 Representative Neighborhoods (Representative Neighborhood 3) for direct residential displacement. The assessment concluded that the potentially displaced populations would not be large enough (5 percent or more of the current population) to significantly change socioeconomic conditions in the study area and further assessment was not warranted. Further, New York City as a whole and 14 out of 18 Representative Neighborhoods (1-11, 13, and 17-18) warranted a preliminary assessment of indirect residential displacement. While higher average incomes would be introduced to Representative Neighborhoods 1, 3, 4, 12, and 17, the incremental new population would not be large enough to significantly affect real estate market conditions in the study area. Detailed analysis was not warranted for any of these 14 Representative Neighborhoods. It was concluded that the other nine Representative Neighborhoods included in the preliminary assessment would introduce similar or lower average incomes to their respective neighborhood.

Community Facilities and Services

The Proposed Action could result in significant adverse community facilities impacts, specifically related to public schools and early childhood programs. An assessment of the Proposed Action's potential to result in direct and indirect effects on community facilities (early childhood programs, public schools, libraries, fire/police services, and health care facilities) was undertaken as the proposal would introduce new residential units, including affordable units that would increase

demand for community facility services across the city. In some cases, early childhood programs and public elementary schools may result in impacts to program delivery based on the increase in population. Typically, these areas are at or over capacity under Existing Conditions, and these capacity constraints are further compounded by new populations introduced in the No-Action and With-Action conditions.

To illustrate the effect of the Proposed Action at the site level as well as the neighborhood level, community facilities analysis was undertaken by considering both the Prototypical Sites and the Representative Neighborhoods. In terms of direct effects, no significant adverse impacts are expected for either the Prototypical Sites or Representative Neighborhoods. In terms of indirect effects, as demonstrated by the Prototypical Site Assessment, the Proposed Action is not anticipated to result in significant impacts on community facilities. However, potential indirect impacts to public elementary schools and early childhood programs cannot be ruled out based on the results of the Representative Neighborhood Assessment. Therefore, the Proposed Action would require consideration of mitigation, as discussed below in **Mitigation**.

Direct Effects

Prototypical Site Assessment

The potential development as represented by the Prototypical Sites is not anticipated to result in direct effects on community facilities. Most of the Prototypical Sites would result in residential development on a vacant lot, modify existing low-density residential buildings, consist of infill development on existing residential campuses, or convert office buildings to residential building. Thus, physical changes, either by an alteration to an existing community facility or displacement of the facility, would not occur. Furthermore, these Prototypical Sites would not constitute a temporary direct effect. However, it is important to note that the Proposed Action would expand the geography for Article I Chapter 5 which would allow community facilities such as schools and churches to be converted to residential uses. Prototypical Site 7-2 illustrates this aspect of the Proposed Action. Although the Proposed Action, as represented by Prototypical Site 7-2, would facilitate the physical alteration and potential displacement of a community facility, religious institutions and associated schools, these direct modifications are beyond the scope of community facilities typically assessed in CEQR. Furthermore, the Proposed Action, as represented by Prototypical Site 7-2, would retrofit the portion of an existing building and would expand the existing floor area for additional residential development. Therefore, the conversion facilitated by the Proposed Action, as represented by Prototypical Site 7-2, does not constitute a direct effect. Additionally, the Proposed Action, as represented by Prototypical Site 7-2, would not have the potential to result in temporary direct effects through the temporary closing of a facility during a phase of construction. Construction activities assumed for Prototypical Site 7-2 would involve interior retrofits to an existing building, and the building would not be demolished. Moreover, the construction period would not result in a nuisance to surrounding community facility uses. Therefore, temporary direct effects are not anticipated as a result of the Proposed Action.

Representative Neighborhood Assessment

The Proposed Action would expand the geography for Article I Chapter 5 which would allow community facilities such as schools and churches to be converted to residential uses. While it is unlikely that these changes to conversion regulations would result in a direct displacement on any city-owned community facilities such as public schools, libraries, or police and fire protection services, it is possible that privately-owned community facility buildings, such as former schools, health care facilities, churches, convents or monasteries, and the like, could be converted to residential uses. As described above, faith-based institutions and associated schools and other private schools (such as charter schools) are beyond the scope of a community facilities analysis typically assessed in CEQR. While it is possible that some existing health care facilities could be displaced as a result of conversions, it is understood that any such conversions would likely occur on inactive or underutilized health care facilities, and that the closure of active health care facilities due to conversions is not likely to occur. Conversions would likely not result in temporary direct effects through the temporary closing of a facility during a phase of construction. Therefore, significant adverse impacts related to direct displacement on health care facilities would not occur, and further analysis of the Proposed Action's direct effects on health care facilities is not warranted.

Indirect Effects

Prototypical Site Assessment

The 28 Prototypical Sites were screened to evaluate which sites may warrant further analysis for both a direct and indirect effects analysis on community facilities (i.e., early childhood programs, public schools,

libraries, and fire/police services and health care facilities). For those sites where thresholds were exceeded, additional analysis was undertaken.

Of the 28 Prototypical Sites, one site (Prototypical Site 1-5) exceeds the thresholds for an early childhood programs analysis and two sites (Prototypical Sites 6-1 and 8) exceed the thresholds for the elementary and intermediate schools analysis.

For Prototypical Site 1-5, the collective utilization rate for early childhood program facilities would not be above 100 percent, and the change in utilization between the No-Action and With-Action conditions would not be above five percent. Therefore, significant adverse impacts on early childhood program facilities due to the Proposed Action as represented by Prototypical Site 1-5 is not anticipated and further analysis is not warranted.

For Prototypical Sites 6-1 and 8, the utilization rates for both public elementary and intermediate schools in the With-Action condition would not be greater than 100 percent. Therefore, the Proposed Action, as represented by Prototypical Sites 6-1 and 8, would not result in a significant adverse impact to elementary or intermediate schools.

Representative Neighborhood Assessment

For the Representative Neighborhood assessment, indirect effects on libraries, fire/police services, and health care facilities are not anticipated as result of the Proposed Action.

For early childhood programs, the collective utilization rate for early childhood program facilities would be above 100 percent, and the change in utilization between the No-Action and With-Action conditions would be above five percent for one of the 18 Representative Neighborhoods or Representative Neighborhood 6, which is a high market, mid-capacity, and high-density neighborhood. Therefore, potential impacts on early childhood programs due to the Proposed Action cannot be ruled out.

For schools, a Community School District (CSD)-level analysis was undertaken, and the potential for public elementary school impacts was identified for one CSD (CSD 1), in which Representative Neighborhood 1 and Representative Neighborhood 11 are located. The collective utilization rate for public elementary schools in the impacted CSD in the With-Action condition would be greater than 100 percent and the Proposed Action would introduce 1,123 incremental students over No-Action conditions. Therefore, the Proposed Action could result in a significant adverse impact to public elementary schools in this CSD.

Impacts on public intermediate and high schools are not anticipated. While public high schools in Staten Island would have a collective utilization rate greater than 100 percent, the change in utilization would not be greater than 5 percent points. Additionally, though the *CEQR Technical Manual* analyzes high schools at a borough-wide level, students are able to attend school outside of their neighborhoods or home boroughs. Therefore, the Proposed Action is not expected to result in significant adverse impacts to public high schools.

Open Space

Based on a detailed direct and indirect open space assessment, the Proposed Action could result in potential for direct and indirect significant adverse impacts to open space resources. Because the proposal would apply Citywide, and specific development locations are not known, it is not possible to know the exact location of future development, relative to nearby open space resources that may be affected by shadows and noise. While the proposal aims to create a modest amount of new housing in neighborhoods throughout the City, particularly in neighborhoods that already have low open space ratios or are in a Walk to Park gap area, the addition of new residents and demand on existing open space resources could exacerbate conditions, and for some neighborhood typologies, has the potential to result in adverse impacts due to indirect effects to open space.

Direct Effects

The Proposed Action, as illustrated by the Prototypical Sites and Representative Neighborhoods, would not result in the physical loss or direct displacement of publicly accessible open space or increased access to open space. As discussed below in **Shadows**, open space resources that have sunlight sensitive features could have shadows impacts. Incremental shading from the Proposed Action could be long duration in which open space resources could receive greater than 4 hours of incremental shading during the growth season. Given the non-site-specific nature of this assessment and in the absence of a detailed vegetation survey that assesses the shade tolerance and sunlight requirements of the species found in the open spaces resources that were analyzed and given the fact that the overall incremental shadow duration is greater than 4 hours, a significant adverse impact on the viability of the vegetation in these resources cannot be ruled out. Therefore, it is anticipated that incremental shading could potentially have adverse effects.

As discussed below in **Air Quality**, there is no potential for any adverse air quality impacts from stationary sources, parking facilities or mobile sources generated by the project. Trips generated by the proposed sites on a neighborhood level are also not expected to create any air quality impacts. As such, no adverse air quality impacts are anticipated on a site-specific level.

A noise assessment was conducted to determine whether the Proposed Action would significantly increase sound levels from mobile and stationary sources at existing noise receptors. Mobile sources that would be generated by individual developments under the Proposed Action were assessed to evaluate the potential for mobile source noise impacts on existing noise receptors. As illustrated by the Prototypical Sites, the assessment concluded that none of the 28 Prototypical Sites would have the potential to result in significant adverse noise impacts. Additionally, as the Proposed Action would primarily result in additional residential development, significant adverse impacts on noise-sensitive open space receptors due to stationary sources are not anticipated. All rooftop mechanical equipment, including air conditioner compressors, for any potential development would have to be enclosed and would have to comply with New York City Noise Code requirements, which would limit noise levels generated by such equipment to 65 dBA during daytime (7 AM to 10 PM) and 55 dBA during nighttime (10 PM to 7 AM). Therefore, project-generated changes in ambient noise levels are not expected to result in significant adverse impacts to existing open space resources. Based on the foregoing, potential direct impacts to open spaces cannot be ruled out.

Indirect Effects

Prototypical Site Assessment

Overall, almost all of the Prototypical Sites that warranted a detailed open space assessment, except for Prototypical Sites 6-1, 6-2, and 8, demonstrated open space ratio changes between the No-Action condition and With-Action condition that would fall below the percent change thresholds indicating potential for significant adverse impact. For Prototypical Site 6-1, the percent change between the No-Action and With-Action conditions would exceed the CEQR impact threshold of 5 percent for the active, passive, and total open space ratios. For Prototypical Sites 6-2 and 8, the percent change between the No-Action and With-Action conditions would exceed the threshold of 1 percent for the active, passive, and total open space ratios indicating potential for significant adverse impact. The quantitative open space analysis did not consider qualitative factors such as additional open space resources that could be located within a half mile of each site but are outside of the residential study area's selected census tracts. Thus, residents in the area could use those resources for their active and passive recreational needs. All of the Prototypical Sites, except for Prototypical Sites 6-1, 6-2 and 8, would have minimal effects on residential open space ratios. However, the potential for significant adverse impacts to open space as a result of the Proposed Action cannot be ruled out because this assessment conservatively assumed that each site could be located within a walk-gap area and because definitive information cannot be disclosed on qualitative factors given the non-site-specific nature of this assessment. Therefore, the Proposed Action could result in significant adverse indirect open space impacts and would require consideration of mitigation.

Representative Neighborhood Assessment

The quantitative analysis showed that the 18 Representative Neighborhoods have a range of open space ratios in the With-Condition from as little as 0.094 acres per 1,000 residents (Representative Neighborhood 3) to as high as 37.570 acres per 1,000 residents (Representative Neighborhood 1).

Due to population increases in each Representative Neighborhood, the absolute change in total open space ratios show a decrease in the range of 0.004 acres per 1,000 residents (Representative Neighborhoods 3 and 8) to a decrease of 1.165 acres per 1,000 residents (Representative Neighborhood 1).

Percentage changes between the No-Action condition and With-Action condition range from a decrease of 12 percent to a decrease of 1 percent. Despite these percentage changes in ratios, 13 of the Representative Neighborhoods would not result in an open space impact based on their thresholds indicating potential for significant adverse impact; therefore, significant adverse impacts are not anticipated as a result of the Proposed Action.

Representative Neighborhood 2 has a percentage change decrease of 12 percent, which exceeds the 5 percent threshold for the area. However, a possible adverse open space impact to the Representative Neighborhood is not anticipated because the open space ratios exceed the City guideline of 2.5 acres per 1,000 residents.

The remaining four Representative Neighborhoods—3, 10, 11, 16—exceed the percentage change thresholds for ratios that fall below the City guideline of 2.5 acres per 1,000 residents. Thus, these changes signify a possible adverse open space impact. As such, the Proposed

Action could result in significant adverse indirect open space impacts and would require consideration of mitigation.

Shadows

The Proposed Action could result in significant adverse shadow impacts. As illustrated by the Prototypical Sites and Representative Neighborhoods, while in most cases the Proposed Action is not expected to result in significant adverse shadow impacts, due to the generic nature of the Proposed Action it is possible that at some locations in the city, new development could be located in a configuration adjacent to open spaces, historic, and/or natural resources with sunlight sensitive features such that incremental shading could affect the resource's condition or the public's enjoyment of the resource. As such, the Proposed Action could result in significant adverse shadows impacts and would require consideration of mitigation.

Prototypical Site Assessment

A typical shadows assessment consistent with *CEQR Technical Manual* guidelines is site-specific. However, due to the scale of the Proposed Action and given its non-site-specific nature, it is difficult to predict specific shadows impacts from the kind of development that would occur on each potentially affected site across the city.

The potential for the Proposed Action to result in significant adverse shadows impacts was undertaken by assessing the 28 different Prototypical Sites to evaluate their potential for shadow increments on potential resources of concern, including open spaces, historic resources with sunlight sensitive features, and natural resources. The 28 Prototypical Sites were screened, and a detailed analysis was conducted for the two sites that exceeded the threshold per CEQR analyses guidance (Prototypical Sites 1-3B and 1-5) along with several additional sites that would produce mid- to high-density buildings with incremental height increases of between 10 and 50 feet (Prototypical Sites 1-2A, 1-3B, 1-5, 3-2B, 4-1, 6-2, 7-2, and 8).

Open Space Resources

Based on the detailed assessment of the seven Prototypical Sites, the analysis concluded that in most cases, there would not be the potential for significant adverse shadows impacts. However, as represented by Prototypical Sites 3-2B, 6-2 and 8, it is possible that new development could result in incremental shading of a long duration (i.e., longer than four hours) or that would cause a resource to no longer receive adequate sunlight within the growing season (at least the four to six hours specified in the *CEQR Technical Manual*). Given the non-site specific nature of this assessment and in the absence of a detailed vegetation survey that assesses the shade tolerance and sunlight requirements of the species found in the open spaces resources that were analyzed, a significant adverse impact on the viability of the vegetation in the resources found at these two Prototypical Sites cannot be ruled out. Similarly, because the shadow duration is greater than 4 hours, a significant adverse impact on the public's enjoyment and utilization of these spaces cannot be ruled out. Therefore, it is anticipated that incremental shading could potentially have significant adverse impacts. As such, the Proposed Action would require consideration of mitigation.

Historic Resources

The analysis considered the effects on historic resources by making conservative assumptions about the presence of sunlight sensitive features (e.g., stained-glass windows) within the vicinity of certain Prototypical Sites. Based on the Prototypical Site Assessment, it was concluded that significant adverse impacts on historic resources were not anticipated. However, because of the non-site specific nature of the Proposed Action, it is possible that at some locations in the city, new development could be located in a configuration adjacent to a historic resource with sunlight sensitive features such that incremental shading could affect the public's enjoyment of the resources. Therefore, the potential for impact cannot be ruled out. As such, the Proposed Action could result in significant adverse shadows impacts and would require consideration of mitigation.

Natural Resources

The analysis of potential shadows impacts on natural resources consisted of an assessment of the potential for one of the Prototypical Sites (Site 1-5) to result in impacts on an adjacent surface water body. As shown in that assessment, the prototypical site would not result in significant adverse impacts on the natural resources.

Where applicable, any potential impacts to federal and/or New York State listed species due to project-generated shading across the 18 Representative Neighborhoods, and citywide, would be subject to review and regulation by the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration (NOAA) Marine Fisheries, and/or the New York State Department of Environmental Conservation (NYSDEC) under regulatory programs designed to protect listed species and their habitats. Therefore, significant adverse impacts are not anticipated as a result of the Proposed Action.

However, given the non-site specific nature of the Proposed Action, it is possible that at some locations in the city, new development could be located in a configuration adjacent to a natural resource such that incremental shading could affect the resource's condition. Therefore, the potential for shadow impacts on natural resources cannot be ruled out. As such, the Proposed Action could result in significant adverse shadows impacts and would require consideration of mitigation.

Representative Neighborhood Assessment

The Representative Neighborhood Assessment aims to estimate the range of conditions that could occur across different neighborhoods in the city and estimate development that might reasonably be expected to occur. As described above, a typical shadows assessment consistent with *CEQR Technical Manual* guidelines is site-specific. However, due to the scale of the Proposed Action and given its non-site specific nature, it is difficult to predict specific shadows impacts from the kind of development that would occur on each potentially affected site across the city. Therefore, the Representative Neighborhood Assessment to determine shadows impacts from the Proposed Action relies on the conclusions of the Prototypical Site Assessment.

As described above, the Proposed Action would facilitate the construction of some buildings that are greater than 50 feet in height or new buildings that could be located adjacent to sunlight sensitive resources. As illustrated by the Prototypical Sites, the variety of building typologies that would be introduced by the Proposed Action could potentially affect various sunlight sensitive resources ranging from open spaces, historic resources, to natural resources to assess. Further, it is possible that future development in each of the Representative Neighborhoods or elsewhere in the city could occur in clusters, of which could be located near sunlight-sensitive resources, potentially resulting in cumulative incremental shading introduced by multiple new buildings. Therefore, the potential for significant adverse shadow impacts cannot be ruled out. As such, the Proposed Action would require consideration of mitigation.

Open Space Resources

As illustrated by the Prototypical Sites, the analysis concluded that in most cases (with the exception of Prototypical Sites 3-2B and 8), there would not be the potential for significant adverse shadows impacts. However, it is possible that future development in each of the Representative Neighborhoods or elsewhere in the city could occur in clusters, of which could be located near sunlight-sensitive open space resources. As such, future development introduced by the Proposed Action has the potential to result in cumulative incremental shading introduced by multiple new buildings, which could result in significant adverse impacts to nearby open space resources. Further, given the non-site specific nature of this assessment and in the absence of a detailed vegetation survey that assesses the shade tolerance and sunlight requirements of the species found in the potentially effected open spaces resources, a significant adverse impact on the viability of the vegetation on such resources cannot be ruled out. Additionally, neighborhood parks could contain other sunlight-sensitive recreational facilities (spray showers, pools), the utilization of which is the highest in the warmer months of the year. Incremental shading could affect the public's enjoyment of these facilities because the shading could occur in the afternoon hours of the analysis day, when park utilization is typically high. Therefore, incremental shading on open space resources due to future development within the Representative Neighborhoods and elsewhere throughout the city could potentially have significant adverse shadow impacts. As such, the Proposed Action would require consideration of mitigation.

Historic Resources

As illustrated by the Prototypical Sites, the analysis considers the effects on historic resources by making conservative assumptions about the presence of sunlight sensitive features (e.g., stained-glass windows) within the vicinity of certain sites. Due to the non-site specific nature of the Proposed Action, it is possible that at some locations in the city, new development could be located in a configuration adjacent to a historic resource with sunlight sensitive features such that incremental shading could affect the public's enjoyment of the resources, and therefore, it was determined that the potential for impact cannot be ruled out. Further, it is possible that future development in each of the Representative Neighborhoods or elsewhere in the city could occur in clusters, of which could be located near sunlight-sensitive historic resources. As such, future development introduced by the Proposed Action has the potential to result in cumulative incremental shading introduced by multiple new buildings, which could result in significant adverse impacts to nearby sunlight-sensitive historic resources. Therefore, incremental shading on sunlight-sensitive historic resources due to future development within the Representative Neighborhoods and elsewhere in the city could potentially result in significant adverse shadow impacts. As such, the Proposed Action would require consideration of mitigation.

Natural Resources

As illustrated by the Prototypical Sites, the analysis of potential shadows impacts on natural resources consisted of an assessment of the potential for one of the Prototypical Sites (Site 1-5) to result in impacts on an adjacent surface water body. As shown in that assessment, the prototypical site would not result in significant adverse impacts on the natural resources. Where applicable, any potential impacts to federal and/or New York State listed species due to project-generated shading across the 18 Representative Neighborhoods, and citywide, would be subject to review and regulation by the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration (NOAA) Marine Fisheries, and/or the New York State Department of Environmental Conservation (NYSDEC) under regulatory programs designed to protect listed species and their habitats.

However, given the non-site specific nature of the Proposed Action, it is possible that at some locations in the city, new development could be located in a configuration adjacent to a natural resource such that incremental shading could affect the resource's condition. Furthermore, it is possible that future development in each of the Representative Neighborhoods or elsewhere in the city could occur in clusters, of which could be located near sunlight-sensitive natural resources. As such, future development introduced by the Proposed Action has the potential to result in cumulative incremental shading introduced by multiple new buildings, which could result in significant adverse impacts to nearby natural resources. Given the non-site specific nature of this assessment and in the absence of a detailed vegetation survey that assesses the shade tolerance and sunlight requirements of the species found in the potentially effected natural resources, a significant adverse impact on such resources cannot be ruled out. Therefore, incremental shading on open space resources due to future development within the Representative Neighborhoods and elsewhere throughout the city could potentially have significant adverse shadow impacts. As such, the Proposed Action would require consideration of mitigation.

Historic and Cultural Resources

The Proposed Action could potentially result in significant adverse impacts to archaeological resources if in-ground disturbance occurs on sites where archaeological remains exist. The Proposed Action could potentially result in direct impacts to architectural resources as well as indirect impacts, including changes in visual context. As such, the Proposed Action could result in significant adverse impacts on architectural resources and would require consideration of mitigation.

Archaeological Resources

The Proposed Action consists of changes in zoning that could result in new in-ground disturbance. Since it is not possible to conclude where and to what extent additional development might occur, the possibility of additional in-ground disturbance cannot be eliminated. If in-ground disturbance occurs on sites where archaeological remains exist, significant adverse impacts could occur.

Architectural Resources

Because this is a non-site specific analysis and a specific study area for architectural resources cannot be defined, an inventory of known and potential historic resources was not conducted. Due to the prevalence of historic resources throughout the city, resources may be located on, near, or adjacent to the Prototypical Sites or within the Representative Neighborhoods.

It is expected that the Proposed Action would not result in any significant adverse direct impacts to known architectural resources. Privately owned properties that are NYCLs or in New York City historic districts would continue to be protected by existing laws and regulations. However, previously unidentified architectural resources could be impacted by new development (such as conversions) that potentially alter character defining features. As a result, the potential for direct impacts to previously unidentified architectural resources cannot be eliminated.

Although the Proposed Action would generally result in taller buildings and/or buildings occupying a larger footprint, the Prototypical Sites and Representative Neighborhoods are within areas that contain densely developed streets, and it is anticipated that any allowable increase in the height of new buildings would be compatible with other buildings of similar height and size that exist in the surrounding neighborhood. Minimal potential for contextual impacts are anticipated, however new developments resulting from the Proposed Action could alter the setting or visual context of architectural resources, and it is possible that these alterations would result in significant adverse contextual or visual impacts. While it is not expected that the Proposed Action would alter the relationship of architectural resources to the streetscape, development under the Proposed Action could change or obstruct public views of architectural resources in some instances, depending on the orientation of the

development site to the architectural resource. Significant elements of architectural resources are anticipated to remain visible in view corridors on public streets, but the possibility that this may not be the case cannot be eliminated. As such, the potential for the Proposed Action to result in any significant adverse indirect impacts on architectural resources cannot be ruled out.

While the Proposed Action would potentially result in incremental shadows being cast on historic resources, it was determined that incremental shadows are not anticipated to significantly affect any historic architectural resources. However, given the non-site specific nature of the Proposed Action, and that it is not possible to know where future development sites would be located, the potential for shadow impacts on architectural resources cannot be eliminated.

Urban Design and Visual Resources

The Proposed Action could potentially result in significant adverse impacts to visual resources. There is potential for development under the Proposed Action to change or obstruct public views of visual resources in some instances, depending on the orientation of the development site to the visual resource. While it is anticipated that significant elements of visual resources would remain visible in view corridors on public streets, the possibility that this may not be the case cannot be ruled out. As such, the Proposed Action could result in significant adverse impacts to visual resources and would require consideration of mitigation.

Prototypical Site Assessment and Representative Neighborhoods Analysis

An analysis of Prototypical Sites and Representative Neighborhood was conducted to determine potential impacts on urban design and visual resources that would result from the Proposed Action. Ten of the 28 Prototypical Sites were selected to advance the urban design and visual resources analysis: Prototypical Sites 1-2A, 1-3B, 1-4A, 1-4B, 1-5, 3-2B, 4-1, 6-1, 7-2 and 8. The ten Prototypical Sites were selected based on location and whether the With-Action condition would result in an incremental height increase greater than 10 feet or produce mid- to high-density buildings.

A typical urban design and visual resources assessment consistent with *CEQR Technical Manual* guidelines is site-specific. However, due to the scale of the Proposed Action and given its non-site specific nature, it is difficult to predict specific urban design and visual resources impacts from the kind of development that would occur on each potentially affected site across the city. Therefore, the Representative Neighborhood Assessment to determine urban design and visual resources impacts from the Proposed Action relies on the conclusions of the Prototypical Site Assessment.

Urban Design

The Proposed Action would result in the modification of yard, height, and setback requirements and an increase in built floor area beyond what would be allowed as-of-right or in the future absent the Proposed Action. It is anticipated that any allowable increase in the height or bulk of new buildings would be compatible with other buildings of similar height and size that exist in the surrounding neighborhoods. It is not expected that the Proposed Action would result in buildings that would be substantially different in character or arrangement than those that currently exist in the surrounding neighborhoods. It is also not expected that the Proposed Action would result in any major changes to block shapes, street patterns or hierarchies. Furthermore, new residential development that would be facilitated by the Proposed Action is expected to occur on lots where residential development would have occurred within the No-Action condition (with the exception of newly available conversion sites due to the Proposed Action) and would therefore be consistent with expected uses of the surrounding neighborhood. As a result, the Proposed Action would not result in significant adverse impacts to urban design.

Visual Resources

As the Proposed Action has citywide applicability, it is possible that new development would be located near visual resources. However, it is not expected that the Proposed Action, as illustrated by the Prototypical Site Assessment, would alter the relationship of visual resources to the streetscape. As exemplified by Prototypical Site 1-5 under With-Action Condition B, waterfront development that would occur as a result of the Proposed Action (10 of the 18 Representative Neighborhoods contain waterfront properties) would be consistent with zoning requirements to provide public waterfront access and maintain visual corridors. Additionally, significant adverse impacts related to shadows on waterfront natural resources are not expected to occur.

There is however potential for development under the Proposed Action to change or obstruct public views of visual resources in some instances, depending on the orientation of the development site to the visual resource. While it is anticipated that significant elements of visual resources would remain visible in view corridors on public

streets, the possibility that this may not be the case cannot be ruled out. As such, the potential for the Proposed Action to result in any significant adverse indirect impacts on visual resources cannot be ruled out.

Natural Resources

The Proposed Action could result in significant adverse natural resources impacts. Overall, future development sites within the Representative Neighborhoods would be composed largely of landcover and habitats that have been created or significantly altered by humans, including buildings, pavement, and other unvegetated/impervious surfaces interspersed with limited areas of landscaping that do not support significant areas of naturally vegetated habitats. Naturally vegetated habitats, including various wooded, tidal wetland, and freshwater wetland community types occur largely within parkland and other public or municipally owned lands, and therefore would not be subject to clearing or development under the Proposed Action. With respect to wildlife, given that the expected landcover and habitat types at future development sites would replicate existing conditions, a similar fauna of urban-adapted, generalist species that can tolerate disturbed/developed conditions and high levels of human presence and activity would continue under the Proposed Action.

However, while the likelihood of impacts to natural resources is low, the exact extent of effects to natural resources is unknown, due to the generic nature of the Proposed Action and because it not possible to determine exactly where and to what extent natural resources would be affected by future development. Without an assessment of specific development sites, the extent, character, and quality of natural resources cannot be definitively demonstrated. As such, the possibility of adverse effects to natural resources cannot be eliminated. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to reduce or eliminate such impacts to resources that are not already protected under City, state, and federal regulations.

Therefore, as illustrated by the Prototypical Sites and Representative Neighborhoods, while it is unlikely the Proposed Action would result in adverse impacts to natural resources, due to the non-site specific nature of the Proposed Action the potential for adverse impacts to natural resources cannot be ruled out and would require consideration of mitigation.

Prototypical Site Assessment

A screening assessment was conducted for each of the 28 prototypical sites. Each site was analyzed to evaluate whether the site would warrant an analysis of natural resources. Based on the screening assessment of the 28 Prototypical Sites, while significant adverse impacts to natural resources would be unlikely, the potential for the Proposed Action to result in adverse effects to natural resources could not be ruled out.

While the Proposed Action would induce development throughout the City's residential districts, any potential development is not likely to significantly affect the many natural areas and parkland located throughout the City. In terms of the Prototypical Site Assessment, development projected under the Proposed Action is expected to occur exclusively on the Prototypical Sites, resulting in disturbance of sites previously disturbed and/or developed with buildings and pavement, some of which also include limited landscaped areas. The existing land coverages of the Prototypical Sites and their adjacent properties are comprised primarily of unvegetated, impervious surfaces and possess minimal habitat value for most vegetation and wildlife species, apart from a limited number of urban-adapted species that are common to the City's built settings and environments. Accordingly, the Proposed Action's potential changes in lot coverage at some of the Prototypical Sites would not result in significant adverse effects to vegetation or wildlife species in the New York City metropolitan area. The urban habitat conditions that characterize the Prototypical Sites do not provide habitat for the majority of federal and New York State listed species known to occur in New York City. However, protected raptors such as Peregrine Falcon and Red-tail Hawk are known to use building exteriors for nesting and several species of bats that occur in New York City are known to use abandoned buildings as roost sites. Any potential direct or indirect impacts to federal and/or New York State listed species due to development (e.g., noise, shadows, light, etc.) would be subject to review and regulation by federal and/or New York State regulatory programs designed to protect listed species and their habitats.

However, while the likelihood of impacts to natural resources is low, the exact extent of effects to natural resources is unknown, due to the non-site specific nature of the Proposed Action and because it not possible to determine exactly where and to what extent natural resources would be affected by future development. Although the Prototypical Site Assessment analyzes potential effects on existing sites within the city, the extent, character, and quality of natural resources at future development sites cannot be definitively

demonstrated. As such, the possibility of adverse effects to natural resources cannot be eliminated. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to reduce or eliminate such impacts to resources that are not already protected under City, state, and federal regulations.

Therefore, based on the foregoing assessment, while significant direct or indirect effects to natural resources as a result of the Proposed Action are unlikely, due to the non-site specific nature of the Proposed Action, the potential for adverse effects to natural resources cannot be ruled out.

Representative Neighborhood Assessment

An assessment was undertaken to understand the potential cumulative effects of future development within the 18 Representative Neighborhoods on natural resources and concluded that while impacts would be unlikely, the potential for the Proposed Action to result in adverse effects to natural resources could not be ruled out.

Any future development sites within the Representative Neighborhoods would be composed largely of landcover and habitats that have been created or significantly altered by humans, including buildings, pavement, and other unvegetated/impervious surfaces interspersed with limited areas of landscaping that do not support significant areas of naturally vegetated habitats. The expected landcover and habitat types at the future development sites would replicate existing conditions, with the potential for a minimal decrease in available landscaped habitat.

Naturally vegetated habitats, including various wooded, tidal wetland, and freshwater wetland community types, occur within more than half of the Representative Neighborhoods. However, as these communities occur largely within parkland and other public or municipally owned lands, they would not be subject to clearing or development under the Proposed Action. Any potential development at sites located within areas located proximate to regulated tidal or freshwater wetlands would be subject to New York State and/or federal agency review and permitting under regulatory programs designed to protect, preserve, and enhance these resources.

With respect to wildlife, given that that the expected landcover and habitat types within the Representative Neighborhoods would replicate existing conditions, a similar fauna of urban-adapted, generalist species that can tolerate disturbed/developed conditions and high levels of human presence and activity would continue under the Proposed Action. The majority of development sites within the Representative Neighborhoods have already been developed with buildings and impervious surfaces and therefore support the limited fauna described above. Although potential impacts to resident wildlife species from development at currently vacant sites are greater as compared to the species impacts at sites that have already been developed, the overall effects to citywide species population levels and species diversity are not expected to be substantial. Moreover, any potential minimal effects would be partially mitigated at portions of some of the development sites through habitat replacement with vegetated landscaped areas. Significantly, as the various wooded, tidal, and freshwater wetland habitats that occur at more than half of the Representative Neighborhoods are located primarily within parkland and other public or municipally owned lands that would not be subject to development, the substantially larger and more diverse wildlife species assemblages that utilize these sites would not be subject to habitat loss or other direct impacts under With-Action conditions.

The urban habitat conditions that characterize the development sites within the Representative Neighborhoods do not provide habitat for the majority of federal and New York State listed species known to occur in New York City. However, protected raptors such as Peregrine Falcon and Red-tail Hawk are known to use building exteriors for nesting and several species of bats that occur in New York City are known to use abandoned buildings as roost sites. Wooded areas and wetlands that may support rare/protected species occurrences within some of the Representative Neighborhoods occur within public or municipally owned lands that would not be subject to clearing, development, or other direct effects under the Proposed Action. Any potential direct or indirect impacts to federal and/or New York State listed species due to development (e.g., noise, shadows, light, etc.) would be subject to review and regulation under federal and/or New York State regulatory programs designed to protect listed species and their habitats.

Construction related displacement of the resident urban-adapted wildlife species that inhabit the Representative Neighborhoods is expected to be minimal and temporary. Following construction, a similar fauna of urban-adapted species are expected to continue to occupy the Representative Neighborhoods. Any potential discharge of stormwater and/or pollutants from development to surface waters during or after construction would be subject to New York State regulatory review and permitting under regulatory programs designed to protect surface water resources and water quality.

However, the non-site specific nature of the Proposed Action makes it difficult to determine whether future development resulting from the Proposed Action would take place on a parcel containing natural resources. Without an assessment of specific development sites, the presence of natural resources cannot be definitely demonstrated. As such, the possibility of impacts related to natural resources cannot be eliminated. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to reduce or eliminate such impacts to resources that are not already protected under City, New York State, and federal regulations.

Therefore, based on the Representative Neighborhood Assessment, while significant adverse impacts to natural resources would be unlikely, the potential for the Proposed Action to result in adverse effects to natural resources cannot be ruled out.

Hazardous Materials

The Proposed Action could result in significant adverse impacts to hazardous materials. Impacts are likely to be limited considering the slight incremental increase of exposure to potentially contaminated subsurface hazardous materials in the With-Action when compared to the No-Action condition. As development under the With-Action condition would occur as-of-right, significant adverse impacts to hazardous materials could occur, and would require consideration of mitigation.

Prototypical Site Assessment

As illustrated by the Prototypical Sites, the Proposed Action could potentially result in adverse hazardous materials impacts. In accordance with the methodology outlined in the *CEQR Technical Manual*, a hazardous materials assessment of 28 prototypical sites was conducted. The assessment analyzed the potential impacts of hazardous materials as they pertain to the Proposed Action and compared the differences between the No-Action and With-Action scenarios on the prototypical sites.

The extent of the effects of hazardous materials are unknown because of the non-site specific nature of the Proposed Action and because it is not possible to determine exactly where and to what extent additional in-ground disturbance or conversion may occur in the future with the Proposed Action. Without an assessment of specific development sites, the absence of hazardous materials cannot be definitively demonstrated. As such, the possibility of impacts related to hazardous materials cannot be eliminated. To mitigate potential residential exposure to soil vapor intrusion, newly developed residential buildings would need soil vapor barriers installed on the ground and sub-ground levels. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to conduct or require a program to test for hazardous materials contamination, or to mandate the remediation of such materials.

Representative Neighborhood Assessment

A Representative Neighborhood Assessment was conducted to understand the potential for hazardous materials impacts. The assessment, which was similar to that conducted for prototypical sites, included a screening of 18 Representative Neighborhoods to evaluate neighborhood-wide hazardous material impacts under the With-Action condition.

The non-site specific nature of the Proposed Action makes it difficult to determine whether future development resulting from the Proposed Action would take place on a parcel subject to a remedial program. Without an assessment of specific development sites, the absence of hazardous materials cannot be definitively demonstrated. As such, the possibility of impacts related to hazardous materials cannot be eliminated. To mitigate potential residential exposure to soil vapor intrusion, newly developed residential buildings would need soil vapor barriers installed on the ground and sub-ground levels. Since development resulting from the Proposed Action would be as-of-right, there would only be a mechanism for the City to require a hazardous materials assessment, or to mandate the remediation of such materials, on select parcels that have already been (E) designated because of prior zoning actions.

Water and Sewer Infrastructure

The Proposed Action would not result in significant adverse impacts related to water demand or sanitary and stormwater infrastructure. While the Proposed Action includes proposals that would increase both sanitary and stormwater flows throughout the City, and while Representative Neighborhoods that are expected to increase maximum residential FARs or increase allowable impervious coverage could potentially require sewer upgrades to accommodate for the increase in stormwater and sanitary flows, none of the City's Wastewater Resource Recovery Facilities (WRRFs) are expected to exceed their operational capacities under the With-Action condition.

Potential Impacts on Sanitary and Storm Systems

There are a number of proposals that would not introduce density beyond what is currently allowed by zoning. Proposals for low-density areas, campuses, parking, and dwelling unit factors do not introduce new allowable housing capacities but relieve zoning constraints to allow for existing zoning capacities to be met. Accessory Dwelling Units would likely provide extra space for multigenerational families without increasing densities. Since the City's sewers are sized and designed based on the maximum FAR of zoning districts, the incremental increases from these proposals would not be considered to be significant or adverse.

Proposals that would increase sanitary flows include the "Low-Density Plus" and UAP. "Low Density Plus" proposals would increase population densities by providing additional residential FAR and building height in low density commercial districts. The UAP proposal would allow for an increase in FAR for affordable housing in all medium- and high-density districts. Because the "Low Density Plus" and UAP proposals increase the maximum FAR in their respective zoning districts, it is possible that the City's sewers would need to be upgraded to accommodate for the increase in sanitary flows.

The Proposed Action seeks to provide more housing throughout the City, and as a result, many of the proposals would increase the allowable impervious coverage over the No-Action condition. Proposed developments of a certain size would be required to comply with the Unified Stormwater Rule (USWR). The USWR aims to regulate stormwater release rates into the City's sewers. Although the Proposed Action would result in an increase in impervious coverage, the USWR would preclude the potential impacts from much of the development under future conditions and improve neighborhood stormwater conditions. Furthermore, the qualitative assessment of projects not subject to the USWR, including an assessment of backyard ADUs would not result in an increase in impervious coverage that is significant or adverse.

Prototypical Site Assessment

A screening assessment was conducted for each of the Prototypical Sites. Each site was analyzed to evaluate whether the site would warrant an analysis of the City's water and sewer infrastructure.

Based on the screening assessment, Prototypical Site 6-1 would result in the largest total daily water demand of approximately 0.40 million gallons per day (mgd) but would be under the threshold of 1 mgd provided in the *CEQR Technical Manual*; therefore, no analysis of the water supply system would be warranted for the Prototypical Sites. Prototypical Site 6-1 would result in a net increase of 642 residential units in a combined sewer area. Therefore, a preliminary analysis of the City's wastewater conveyance and treatment system was undertaken for this site. No other Prototypical Site exceeds the incremental development threshold provided in the *CEQR Technical Manual* for analysis of sanitary sewage. Prototypical Sites 6-2 and 8 would result in the increase of impervious surface within a drainage area identified by the New York City Department of Environmental Protection (NYC DEP) as an area of concern, and a preliminary analysis of the City's stormwater conveyance system was prepared for this site. Although Prototypical Sites 6-1, 6-2, and 8 would create new demand for water and treatment of sewage and stormwater in comparison to the No-Action condition, based on the methodology set forth in the *CEQR Technical Manual*, the incremental increases would be well within the City's sewer system capacity, and would not be considered significant or adverse.

Representative Neighborhood Assessment

A screening assessment was conducted for 18 Representative Neighborhoods to evaluate the potential increase in water demand and sewage generation throughout the City. Based on the screening assessment, Representative Neighborhood 3 would result in the largest total daily water demand of approximately 10.23 mgd, which is an increment of 0.33 mgd compared to the No-Action condition. Because the incremental increase of the Proposed Action does not exceed 1 mgd, the With-Action water demand would not be considered significant or adverse. Sanitary flows from Representative Neighborhoods 6, 7, 9, 10, 17, and 18 would result in an increase of 2 percent within a drainage area, identified by NYC DEP as an area of concern. Additionally, Representative Neighborhood 2 would result in an increase of sanitary flows greater than 5 percent over the No-Action condition. Therefore, additional assessment was conducted for the City's 14 WRRFs. The assessment compares the combined No-Action and With-Action wastewater flows for contributing areas to each WRRF. Tallman Island, Jamaica, Port Richmond, and Oakwood Beach WRRFs exceed an incremental increase of 5 percent over the No-Action condition. However, none of the City's WRRFs are expected to exceed their operational capacities due to the Proposed Action.

The Proposed Action is expected to induce a small amount of housing in every neighborhood Citywide, and the non-site specific nature of the

action makes it impossible to know where future development would be located. Therefore, it is not possible to use a hydraulic analysis to understand with accuracy if the Proposed Action would affect individual conveyance elements, pumping stations, or regulators. However, connecting to the City's sewer system requires certification of sewer availability from NYC DEP. New development sewer certification review ensures that sufficient capacity exists in both the sewer fronting the lot of the proposed new development or alteration as well as in downstream sewers to accommodate additional discharges from new development. If adequate capacity is not available, infrastructure improvements, sewer extensions, or onsite detention/retention systems that offset increased sanitary or stormwater flows may be required before sewer connections can be approved. Therefore, since the Proposed Action would not result in exceedances of planned WRRF capacity, and NYC DEP capital planning processes would not be affected, the Proposed Action would not have a significant adverse impact to citywide sanitary flow infrastructure.

With regards to stormwater flows, all new developments of a certain size must comply with the Unified Stormwater Rule. While components of the Proposed Action could result in an overall reduction of pervious surfaces throughout the city and an increase in stormwater flows over large areas, the increase of stormwater flows are not considered to be significant or adverse. The Proposed Action would result in dispersed development, where no one site would cause an impact to stormwater flows (as demonstrated in the Prototypical Site Assessment). Furthermore, the collective change from the proposals is too small and varied to be considered to have a significant effect to citywide stormwater flows; it is impossible to know the future locations of new development; and new development under the Proposed Action in many cases may result in more stormwater management that could make conditions better for surrounding properties. Additional assessment also demonstrates that backyard ADUs would not produce significant changes in incremental stormwater flows, even under conservative surface coverage assumptions. Therefore, the Proposed Action would not have a significant adverse effect to citywide stormwater flows.

Solid Waste and Sanitation Services

The Proposed Action would not result in significant adverse impacts to solid waste and sanitation services. Overall, while the Proposed Action would result in increases in solid waste generation across the City, the overall production of solid waste would be expected to be able to be accommodated by existing solid waste management capacity.

Prototypical Site Assessment

Based on the solid waste generation rates provided in the *CEQR Technical Manual*, none of the Prototypical Sites exceed the 50-ton per week or more threshold. Therefore, a detailed solid waste and sanitation services assessment is not warranted and significant adverse impacts to solid waste and sanitation services is not anticipated as a result of the Proposed Action as illustrated by the Prototypical Sites.

Representative Neighborhood Assessment

Based on the solid waste generation rates provided in the *CEQR Technical Manual*, none of the Representative Neighborhoods exceed the 50-ton-per-week or more threshold. Therefore, a detailed solid waste and sanitation services assessment is not warranted and significant adverse impacts to solid waste and sanitation services is not anticipated as a result of the Proposed Action as illustrated by the Representative Neighborhoods.

Energy

The Proposed Action would not result in significant adverse impacts to energy. Overall, while the Proposed Action would increase demand for energy across the city, overall demand would be expected to be able to be accommodated by existing energy generation.

Prototypical Site Assessment

Based on energy use rates provided in the *CEQR Technical Manual*, the Prototypical Sites would result in incremental energy demand ranging between a net reduction of 44,249,856 million British thermal units (MBtu) at Prototypical Site 7-1 and a net increase of 78,710,475 MBtu at Prototypical Site 6-1. Compared to the overall demand within Con Edison's service area which encompasses all of New York City, except a part of Queens, and most of Westchester County, these increases would be negligible. Therefore, significant adverse impacts on energy are not anticipated as a result of the Proposed Action as illustrated by the Prototypical Sites.

Representative Neighborhood Analysis

Based on energy demand rates provided in the *CEQR Technical Manual*, the Representative Neighborhoods would result in incremental increases in energy demand ranging between 12,708,010 MBtu at Representative Neighborhood 15 and 227,725,800 MBtu at

Representative Neighborhood 2. Compared to the overall demand within Con Edison's service area which encompasses all of New York City, except a part of Queens, and most of Westchester County, these increases would be negligible. Therefore, significant adverse impacts on energy are not anticipated as a result of the Proposed Action as illustrated by the Representative Neighborhoods.

Transportation

The Proposed Action could result in significant adverse transportation impacts, including traffic, transit, and pedestrian impacts. Overall, the Proposed Action would increase demand on traffic, bus, subway, and pedestrian elements across the City, and while the incremental demand caused by the Proposed Action would likely be able to be accommodated by existing transportation services and infrastructure, as illustrated by the Prototypical Sites and Representative Neighborhoods, the potential for significant adverse traffic impacts cannot be ruled out. Significant adverse transportation impacts to traffic, transit and pedestrian elements could occur, and would require consideration of mitigation.

Prototypical Site Assessment

The 28 Prototypical Sites were assessed to evaluate whether the development increment would exceed the *CEQR Technical Manual* Table 16-1 thresholds, indicating the potential for significant impacts. Three of the 28 sites—Prototypical Sites 6-1, 6-2 and 8—exceeded the threshold and warranted further assessment.

In terms of vehicular traffic, Prototypical Site 6-1 would exceed the Level 1 (trip generation) screening threshold during all peak hours. A Level 2 traffic assignment screening assessment cannot be performed because the Proposed Action is a city-wide action and the specific location where any Prototypical Site may be developed is not known. Therefore, the potential for significant adverse traffic impacts associated with Prototypical Site 6-1 cannot be ruled out and this Prototypical Site would have the potential to result in significant adverse traffic impacts. Prototypical Sites 6-2 and 8 would not exceed the Level 1 (trip generation) threshold during any peak hour and therefore no potential for significant adverse impacts related to vehicular traffic are anticipated at Prototypical Site 6-2 or Prototypical Site 8.

In terms of bus, subway, and pedestrian trips, Prototypical Sites 6-1, 6-2, and 8 would be below the *CEQR Technical Manual* Level 1 screening thresholds for these travel modes. Therefore, further analyses would not be warranted for bus, subway, and pedestrian modes, and significant adverse impacts are not expected for these travel modes. Additional ferry trips are not expected for Prototypical Site 6-1, Prototypical Site 6-2, or Prototypical Site 8.

Representative Neighborhood Assessment

Similar to the Prototypical Sites described above, the 18 Representative Neighborhoods were screened to determine whether the peak hour trips generated by future new developments within the Representative Neighborhood would remain below the minimum Level 1 screening thresholds. If future development within a Representative Neighborhood exceeds these thresholds for a specific travel mode, then the potential for significant adverse transportation impacts cannot be ruled out. The screening assessment conducted for traffic, bus, subway, and pedestrians determined that:

- **Traffic:** Representative Neighborhoods 1-7, 10, 11, 13, and 18 would exceed the screening thresholds for vehicle trips for the high-end estimate. For the low-end estimate, Representative Neighborhoods 1-3, 6, 7, 10, 11, 13, and 18 would exceed the screening thresholds for vehicle trips. Therefore, the potential for significant traffic impacts cannot be ruled out.
- **Bus:** Representative Neighborhood 10 would exceed the screening thresholds for the high-end estimate for bus trips, therefore the potential for significant bus impacts cannot be ruled out. None of the 18 Representative Neighborhoods would exceed the screening thresholds for the low-end estimate.
- **Subway:** Representative Neighborhoods 2, 6, 8, 10, 13, and 18 would exceed the screening thresholds for subway trips for the high-end estimate. Representative Neighborhood 13 would exceed the screening thresholds for subway trips for the low-end estimate. Therefore, the potential for significant subway impacts cannot be ruled out.
- **Pedestrians:** Representative Neighborhoods 2-4, 6-11, 13, and 18 would exceed the screening thresholds for pedestrian trips for the high-end. Representative Neighborhoods 2, 6, 8, 10, and 13 would exceed the screening thresholds for pedestrian trips for the low-end estimate. Therefore, the potential for significant pedestrian impacts cannot be ruled out.

Air Quality

The Proposed Action would not result in significant adverse air quality impacts. The air quality analysis addressed mobile sources, parking facilities, and emissions from the HVAC and hot-water systems. As illustrated by both the Prototypical Sites and Representative Neighborhoods, the Proposed Action is not anticipated to result in significant adverse air quality impacts related to project generated vehicle trips, parking facilities, and emissions from HVAC and hot-water systems.

Mobile Sources

Vehicle trips generated by the Proposed Action at most of the 28 Prototypical Sites are expected to be lower than the *CEQR Technical Manual* mobile source screening thresholds for detailed air quality impact analysis, for CO and PM_{2.5}, and no detailed mobile source impact analysis is required for these Prototypical Sites. Trip assignments developed for Prototypical Site 6-1 indicated that peak hour increments at intersections of local roads are no more than 29 trips; peak hour increments at intersections of minor arterial roads are no more than 84 trips. These trip increments do not exceed the CO or PM_{2.5} screening thresholds provided in the *CEQR Technical Manual*. Therefore, a detailed air quality analysis of CO or PM_{2.5} emissions for Prototypical Site 6-1 is also not required. As such, no significant adverse mobile source air quality impacts at intersections are anticipated at any of the Prototypical Sites as a result of the Proposed Action.

Similarly, significant adverse mobile source air quality impacts are also not anticipated at any of the Representative Neighborhoods as a result of the Proposed Action. While total volumes of vehicular trips generated in certain Representative Neighborhoods may rise above the *CEQR* thresholds for further assessment, these trips are distributed to many roadways and are not expected to exceed either of the *CEQR* mobile source thresholds, for CO or PM_{2.5}, at any single intersection. As such, and as illustrated by the Prototypical Sites, no mobile source emission impacts are anticipated at any of the 18 Representative Neighborhoods, and citywide, and the Proposed Action is not expected to adversely impact air quality levels due to vehicle trip increments.

Parking Facilities

Twenty-six of the 28 Prototypical Sites would result in a reduction in parking capacities. While Prototypical Site 6-1 in the Oakland Gardens neighborhood of Queens would increase parking capacity by 74 spaces, this increment falls below the threshold that would warrant further analysis of parking facilities as is accepted by City agencies. Therefore, no significant adverse air quality impacts due to parking facilities is anticipated.

The Proposed Action is expected to relax and reduce parking requirements, citywide, which include the exemption of parking spaces for certain one- and two-family homes and the creation of consistent floor area exemptions for parking in low-density districts, as well as building upon existing geographies established in the Zoning Resolution to extend a comprehensive set of geographies that would serve as the basis for discretionary actions to remove parking requirements for existing housing. Therefore, as is illustrated by the Prototypical Sites, it is likely that at the neighborhood and citywide level, parking capacities would decrease as a result of the Proposed Action. As such, the Proposed Action is not anticipated to adversely impact air quality levels due to parking facilities.

Stationary Sources

The air quality impacts from HVAC and hot-water systems from the 28 Prototypical Sites were first screened using nomographs provided in the *CEQR Technical Manual*. Of the 28 Prototypical Sites, 12 were below the 10,000 gross square feet threshold considered for the nomograph screening. Of the remaining 16 Prototypical Sites, 11 passed the screening and 5 required further assessment using AERMOD modeling techniques. The results of the detailed modeling demonstrated compliance with the National Ambient Air Quality Standards (NAAQS) and *CEQR de minimis* thresholds. As such, no significant adverse air quality impacts are expected from the HVAC or hot-water systems at the Prototypical Sites.

Greenhouse Gas Emissions and Climate Change

The Proposed Action would not result in significant adverse impacts to greenhouse gas emissions (GHG) and climate change. The Proposed Action would be consistent with the applicable City GHG emissions reduction goals and would not change or be in conflict with any of the existing city, state, and federal protections related to flood resiliency and climate change, and therefore no significant adverse impacts related to GHG emissions or climate change are anticipated as a result of the Proposed Action.

Prototypical Site Assessment

Greenhouse Gas Emissions

Only one of the prototypical sites (Site 6-1) consists of development 350,000 square feet or greater. Therefore, pursuant to CEQR guidance, only Prototypical Site 6-1 would warrant a greenhouse gas emissions analysis. However, as greenhouse gas emissions analyses require information on building design, fuel use, and sustainability measures which are not available due to the non-site specific nature of the prototypical analysis sites, it is not feasible to conduct a quantitative analysis for Prototypical Site 6-1. However, based on a general assessment of the GHG reduction measures applicable to all sites, it was determined that overall, the Proposed Action is consistent with the goal of reducing Citywide GHG emissions by 40 percent by 2030 and 80 percent by 2050 compared to 2005 levels, and therefore, no significant impacts related to GHG emissions are anticipated.

Resilience to Climate Change

The Proposed Action would not result in significant adverse impacts to climate change resiliency. While the Proposed Action would result in changes to the height, bulk, and parking regulations of residential zoning districts and their commercial equivalents, these changes would not hinder the ability of developments, like those illustrated by the Prototypical Sites, to incorporate future adaptive strategies to mitigate future flood risks, as appropriate to their location. Strategies are discussed below in the Representative Neighborhood section. As the purpose of the strategies is to protect public health, safety and welfare, and to reduce losses from flood conditions in flood hazard areas, significant adverse impacts due to climate change are not anticipated at the Prototypical Sites.

Representative Neighborhood Assessment

Greenhouse Gas Emissions

Given the mix of housing unit types anticipated under the Proposed Action, it is possible that a Representative Neighborhood would experience development of greater than 350,000 square feet across a variety of developments or even on a single development site (such as a development like Prototypical Site 6-1); however, these sites are not known. Therefore, a quantitative greenhouse gas emissions analysis cannot be provided, and instead, the Proposed Action is assessed qualitatively.

With the Proposed Action, it is anticipated that new construction would comply with Local Laws 97 (the "Climate Mobilization Act") and 154. Overall, GHG emissions from the Proposed Action would depend on how far New York State energy generation would advance towards reducing fossil fuel use and GHG.

In addition, the Proposed Action would be consistent with the goal of pursuing transit-oriented development. In medium- and high-density areas, the Proposed Action would allow buildings to add additional floor area (if the additional units are affordable); this would result in more housing units closer to transit. In low-density districts, the Proposed Action would increase housing opportunities by reintroducing modest 3- to 5-story apartment buildings in low-density commercial districts and on large sites near transit. For new units located near transit, it is expected that auto trips would be reduced and therefore, the Proposed Action would be consistent with the City's GHG reduction goals.

In addition, by removing off-street parking mandates, it is possible that the Proposed Action may indirectly discourage car ownership and lead to fewer auto trips.

Overall, the Proposed Action is consistent with the goal of reducing Citywide GHG emissions by 40 percent by 2030 and 80 percent by 2050 compared to 2005 levels.

Resilience to Climate Change

The Proposed Action is not anticipated to result in significant adverse impacts to climate change resiliency. While the Proposed Action would result in changes to the height, bulk, and parking regulations of residential zoning districts and their commercial equivalents, these changes would not hinder the ability of these developments to incorporate future adaptive strategies to mitigate future flood risks. Such strategies include Zoning for Flood Resiliency and flood resilient building codes that require new developments to comply with Appendix G of New York City's building code, which sets flood-resistant construction standards. Additionally, the Proposed Action would not allow ADUs in Special Coastal Risk Districts (SCRD). The purpose of these standards is to protect public health, safety and welfare, and to reduce losses from flood conditions in flood hazard areas. Therefore, significant adverse impacts due to climate change are not anticipated from the Proposed Action.

Noise

The Proposed Action could result in significant adverse noise impacts. A noise assessment was conducted to determine whether the Proposed Action would significantly increase sound levels from mobile and stationary sources at existing and future noise receptors in accordance with the *CEQR Technical Manual*. The Proposed Action is not expected to result in significant adverse noise impacts on existing sensitive receptors. However, at new noise-sensitive receptors facilitated by the Proposed Action, higher interior noise levels than the interior noise limit provided by the *CEQR Technical Manual* cannot be ruled out. Significant adverse noise impacts could occur, and would require consideration of mitigation.

Prototypical Site Assessment

Mobile sources that would be generated by individual developments under the Proposed Action were assessed to evaluate the potential for mobile source noise impact on existing noise receptors. The assessment concluded that none of the 28 Prototypical Sites has the potential to result in ambient noise increase of 3 to 5 dBA compared with the No-Action condition. Therefore, there would be no significant adverse noise impacts on existing noise sensitive receptors due to vehicle trips increase resulted from the Proposed Action.

All buildings' rooftop mechanical equipment, including air conditioner compressors, would have to be enclosed and would have to comply with New York City Noise Code requirements, which would limit noise levels generated by such equipment to 65 dBA during the daytime (7 AM to 10 PM) and 55 dBA during the nighttime (10 PM to 7 AM). Therefore, the Proposed Action would not result in significant adverse stationary source noise impact.

Noise levels in any given location are influenced by a range of factors, including whether a location is near lightly or highly trafficked roadways, near rail lines or other rail infrastructure, within the path of aircraft, or near other outdoor stationary sources of noise, such as busy playgrounds or power generation systems. These conditions vary widely and result in diverse ambient noise levels throughout the city. Since it cannot be determined whether any of the future development sites under the Proposed Action would be located near highly trafficked roadways, rail lines, within aircraft paths, or near other stationary sources of noise, the potential for some developments to have elevated interior noise levels that could potentially exceed interior noise level guidelines provided by the *CEQR Technical Manual* (in the absence of building attenuation measures) cannot be ruled out.

Representative Neighborhood Assessment

Significant mobile source noise impacts by increased vehicle trips as result of the Proposed Action are not anticipated at any of the Representative Neighborhoods. According to criteria provided by the *CEQR Technical Manual*, noise increase of 3 to 5 dBA at existing noise sensitive receptors is considered significant. When traffic is the dominant noise source, a 3 dBA noise increment is considered equal to the doubling of the traffic noise passenger car equivalents (noise PCEs), indicating an increase in traffic by approximately 100 percent; a 5 dBA noise increment is considered equal to the tripling of traffic noise PCEs, indicating an increase in traffic by approximately 200 percent. The transportation analysis for the Representative Neighborhood Assessment showed that the highest hourly vehicular trip increase generated in certain Representative Neighborhoods may rise to about 800 vehicle trips per hour. However, these trips would be distributed to many roadways in areas that extend to hundreds of city blocks. Therefore, it is not expected that traffic volumes along any streets within the Representative Neighborhoods under With-Action conditions would exceed CEQR impact criteria indicating a significant adverse mobile source noise impact (i.e., a doubling or tripling of noise PCEs). As such, no mobile source noise impacts on existing noise sensitive receptors are anticipated at any of the 18 Representative Neighborhoods or citywide.

Public Health

The Proposed Action would not result in significant adverse public health impacts. As described in the accompanying chapters of the EIS, the Proposed Action would not result in unmitigated significant adverse impacts related to air quality or water quality. However, based on the **Hazardous Materials** and **Noise** assessments, the potential for the Proposed Action to result in significant adverse impacts related to hazardous materials (due to increases in-ground disturbances) and noise (due to the potential for development sites to be located near highly trafficked roadways, rail lines, within aircraft paths, or near other stationary sources of noise), respectively, could not be ruled out. Therefore, a preliminary assessment of public health was conducted. The Proposed Action could result in significant adverse unmitigated impacts related to hazardous materials and noise. However, the potential for these impacts to occur is expected to be limited and would not significantly affect public health. The Proposed Action is expected to result in a little more housing everywhere, resulting in new housing

development that is up to current Building Code and could result in higher quality housing alleviating public health concerns. Therefore, no significant adverse public health impacts are expected as a result of the Proposed Action.

Additionally, DCP is exploring additional zoning regulations and non-zoning strategies to address public health concerns related to specific aspects of the proposal.

Neighborhood Character

The Proposed Action would not result in significant adverse impacts to neighborhood character. Land use, zoning, public policy, socioeconomic, community facilities, open space, shadows, historic and cultural resources, urban design, visual resources, transportation, and noise conditions in the future with the Proposed Action would not negatively affect the neighborhood character of low-, medium-, and high-density neighborhoods within the city.

Although significant adverse impacts cannot be ruled out with respect to community facilities, historic and cultural resources, urban design and visual resources, shadows, open space, transportation, and noise, these impacts would largely be confined to a small portion of development that would be facilitated by the Proposed Action. As such, they would not result in a significant change to any determining elements of neighborhood character. Additionally, potential adverse impacts on visual resources would also not result in a significant change to any determining elements of neighborhood character. Furthermore, by facilitating flexible building envelopes, the Proposed Action would likely improve the pedestrian experience and therefore the neighborhood character of the city's residential zoning districts. Based on the foregoing, no significant adverse neighborhood character impacts would occur as a result of the Proposed Action.

Construction

The Proposed Action could result in significant adverse construction impacts related to transportation, noise, historic and cultural resources, hazardous materials, and natural resources. While the Proposed Action is not expected to result in significant adverse air quality, open space, socioeconomic conditions, community facilities and services, land use, zoning, and public policy, neighborhood character, or water and sewer infrastructure impacts related to construction activities, the potential for significant adverse construction transportation and construction noise impacts, as well as construction-related impacts to historic and cultural resources, hazardous materials, and natural resources, could not be ruled out. Although it is expected that the existing laws, regulations, and building codes that focus on reducing construction effects would reduce the potential for adverse effects, as illustrated by the Prototypical Sites and Representative Neighborhoods, the potential for significant adverse transportation, noise, historic and cultural resources, hazardous materials, and natural resources impacts due to the construction of individual Prototypical Sites where construction would be longer than 24 months, or within neighborhoods where construction of multiple sites could occur in clusters or along timeframes such that different sites would contribute to construction activities greater than two years, cannot be ruled out. Therefore, significant adverse construction impacts to transportation noise, historic and cultural resources, hazardous materials, and natural resources could occur, and would require consideration of mitigation.

Prototypical Site Assessment

As illustrated by the Prototypical Site Assessment, many of the potential typologies resulting from the Proposed Action—with the exception of Prototypical Sites 1-5, 6-1, 6-2 and 8—would be realized in construction periods of less than two years, which, per the *CEQR Technical Manual*, is considered “short term” and less likely to result in adverse impacts.

In general, the potential for construction-period impacts depends on many factors, including the overall duration of construction, the type and intensity of construction, and the relationship between construction activities and nearby sensitive receptors (e.g., residences, schools, hospitals, and historic or cultural resources). In addition, whether there is a need to close, narrow, or impede transportation infrastructure within areas of high pedestrian activity or near sensitive land uses can factor into whether a development may have impacts during construction, as does the type of construction equipment and the nature and extent of any commitment to use Best Available Technology (BAT) and noise control measures for construction equipment. Because these considerations are not known, the potential for significant adverse impacts from the Prototypical Sites where construction would be longer than 24 months cannot be ruled out.

Transportation

Because the construction period for Prototypical Sites 1-5, 6-1, 6-2, and 8 would likely be longer than two years, construction worker and truck deliveries to these sites were considered based on construction worker

and delivery projections for comparable residential developments and other factors. For Prototypical Sites 1-5, 6-1, 6-2, and 8, With-Action condition construction activities would be expected generate above the 50-PCE (passenger car equivalent)⁵ trip thresholds; therefore, the potential for these sites to result in significant adverse traffic impacts during construction cannot not be ruled out. Further, Prototypical Sites 6-1, 6-2, and 8 are residential campuses and multiple buildings could potentially be developed; if all buildings at each site were to be constructed at once it would increase the intensity of construction activities and increase the likelihood of traffic impacts but may also decrease the duration of construction. At all three Prototypical Sites, construction-related subway, bus, and walk trips would be below the *CEQR Technical Manual's* 200-trip analysis thresholds for these travel modes. Therefore, significant adverse impacts for these travel modes would not be expected.

Air Quality

Based on the location of nearby sensitive receptors relative to the sources of construction air pollutant emissions, the duration and intensity of construction activities, a comparison of emissions profiles of similar projects in New York City, and the use of emission control measures, construction at Prototypical Site 1-5 would not result in significant adverse construction air quality impacts. Further, as Prototypical Site 1-5 represents the worst-case condition in terms of construction activities, duration, and intensity among the 28 Prototypical Sites, significant adverse air quality impacts are not anticipated at any other Prototypical Site due to construction. Additionally, the maximum number of construction-related vehicle trips is not expected to exceed the *CEQR Technical Manual* thresholds for conducting a mobile source analysis. Therefore, no significant adverse air quality impacts due to construction activities are anticipated, and no further analysis is required.

Noise

Based on the potential location of nearby sensitive receptors relative to mobile and stationary construction noise sources, the duration and intensity of construction activities, a comparison of noise emissions profiles of similar projects in New York City, the potential for the construction of Prototypical Analysis Site 1-5 to result in significant adverse construction noise impacts could not be ruled out. However, as noted above, city agencies have established regulations and requirements that can reduce such potential impacts. Construction under the Proposed Action would be required to follow the requirements of the New York City Noise Control Code (also known as Chapter 24 of the Administrative Code of the City of New York, or Local Law 113) for construction noise control measures. Additionally, while future development at this Prototypical Site – and similar Prototypical Sites containing large buildings and long construction durations – could employ a variety of source and/or path controls to reduce or eliminate any such impacts, as described above, the development resulting from the Proposed Action would be as-of-right, and thus there would be no mechanism for the City to require noise mitigation measures that go beyond those required under the Noise Code.

Representative Neighborhood Assessment

In terms of the Representative Neighborhoods, it is possible that construction in each of the Representative Neighborhoods or elsewhere in the city, would occur in clusters or along timeframes such that different sites would contribute to construction activities greater than two years; these clusters of activity could be located near sensitive receptors or could temporarily change the character of a neighborhood from one with minimal construction activity to one with multiple construction efforts underway simultaneously. Therefore, the potential for significant adverse construction impacts to transportation, noise, historic and cultural resources, hazardous materials, and natural resources cannot be ruled out even though it is expected that the existing laws, regulations, and building codes that focus on reducing construction effects would reduce the potential for adverse effects.

Alternatives

Two potential alternatives to the Proposed Action were considered: the No-Action Alternative and the No Unmitigated Significant Adverse Impacts Alternative. Neither alternative would meet the primary objectives of the Proposed Action to address the city's housing shortage and its human consequences by facilitating new housing and a wider range of housing types in every neighborhood in New York City. Under both alternatives, housing production would be limited and would continue to not keep pace with the rapid rate of population growth, job

5 Since larger vehicles such as trucks typically make up a significant portion of construction traffic, a passenger car equivalent factor is applied to these vehicles to account for their size difference. Per the *CEQR Technical Manual*, it is assumed that one truck is equivalent to two passenger cars.

growth, and new household formation within the city; which will continue to raise prices and increase displacement, gentrification, segregation, and other ills. The lack of housing production and affordable housing production to meet the demand of the city under both alternatives would continue to put New Yorkers at greater risk of housing instability, making it more difficult for residents experiencing homelessness to regain stable housing, and for intergenerational families and other household types to find adequate and affordable housing that meet their unique needs. Additionally, under both alternatives, long-standing inequities in New York City's housing stock would continue to be exacerbated by the housing crisis, and New Yorkers of color (particularly Black and Hispanic residents) would continue to be disproportionately impacted by the housing and homelessness crisis. Therefore, the analysis concludes that no feasible alternatives are available that would result in no unmitigated impacts that meet the Proposed Action's goals.

Mitigation

The Proposed Action has the potential to result in significant adverse impacts related to community facilities (early childhood programs and public elementary schools), open space, shadows, historic resources (architectural and archaeological), urban design and visual resources, natural resources, hazardous materials, transportation (traffic, transit, and pedestrians), noise, and construction (traffic, architectural resources, hazardous materials, and noise). Due to the non-site-specific nature of the Proposed Action, there are no known or identified development sites, and therefore there is no mechanism for the City to require mitigation at individual development sites as future development under the Proposed Action would occur as-of-right. Therefore, there are no mitigation measures that can be implemented at individual development sites that would reduce or eliminate the potential for significant adverse impacts identified in the technical analysis areas described above. Thus, any such impact would remain unmitigated.

Unavoidable Significant Adverse Impacts

As described above in **Community Facilities and Services, Open Space, Shadows, Historic and Cultural Resources, Urban Design and Visual Resources, Natural Resources, Hazardous Materials, Transportation, Noise, and Construction**, the Proposed Action has the potential to result in significant adverse impacts with respect to public elementary schools, early childhood programs, open space, shadows, archaeological resources, architectural resources, visual resources, natural resources, hazardous materials, transportation (traffic, bus, subway, and pedestrians), noise, and construction (transportation and noise). However, as previously noted, no practicable mitigation measures were identified that would reduce or eliminate these impacts. Due to the non-site specific nature of the Proposed Action, it is not possible to identify specific mitigation measures for each of the impacts. Further, as development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to conduct or require mitigation measures for each of the identified impacts. As such, the Proposed Action would result in the potential for unavoidable adverse impacts with respect to public elementary schools, early childhood programs, open space, shadows, archaeological resources, architectural resources, visual resources, natural resources, hazardous materials, transportation (traffic, bus, subway, and pedestrians), noise, and construction (transportation and noise).

Growth-Inducing Aspects of the Proposed Project

It is expected that the Proposed Action would result in new housing being built throughout the city in a range of housing typologies that will meet the needs of current and future New Yorkers. The Proposed Action would increase housing options throughout all neighborhoods of New York City, from the lowest-density areas to the highest, providing opportunities to address ongoing housing constraints. Citywide, it is expected that compared to the No-Action condition, the Proposed Action would introduce up to approximately 58,000 to 109,000 new units by the 2039 analysis year, averaging an additional 3,900 to 7,300 new units per year. Of the new units, approximately 9,200 to 22,000 units are expected to be designated as affordable, and approximately 27,000 to 40,000 units would consist of ADUs.

Compared with average production since 2010, the annual rate of housing production is expected to increase, averaging approximately 24,200 to 30,600 new units per year under the Proposed Action, which represents an increase of approximately 2,950 to 9,350 new units compared to the average annual rate of production since 2010.

The environmental consequences of this growth are the subject of the technical analyses of this EIS. The projected increase in residential population could increase the demand for neighborhood services, ranging from community facilities to local goods and services. This could enhance the growth of local existing commercial corridors. The Proposed Action could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects due to construction and operation of buildings. However, this secondary growth would be expected to occur incrementally Citywide and is not expected to result in any significant impacts in any particular area or at any particular site. It is not anticipated that the Proposed Action would generate significant secondary impacts resulting in substantial new development in nearby areas. The Proposed Action would not introduce a new economic activity that would alter existing economic patterns. Therefore, the Proposed Action would not induce significant new growth in the surrounding area.

Irreversible and Irrecoverable Commitments of Resources

Development of these the new units anticipated as a result of the Proposed Action would constitute a long-term commitment of land resources, thereby rendering land for other purposes highly unlikely in the foreseeable future. However, the land use changes that would occur as a result of the Proposed Action would, in most cases, as illustrated by the Prototypical Sites, consist of development on sites where as-of-right development would have occurred in the No Action condition.

Further, the commitments of resources and materials are weighed against the benefits of the Proposed Action. The Proposed Action is intended to address the continued housing shortage by increasing the supply of housing of various typologies in all neighborhoods across the City. The Proposed Action seeks to address high housing costs, relieve displacement and gentrification pressure, address historic segregation, and contribute to reducing homelessness, tenant harassment, and low housing quality. Overall, the Proposed Action is intended to update zoning to eliminate outdated or overly restrictive zoning regulations that have stifled housing production in recent decades even as the housing crisis and its consequences have worsened.

Conceptual Analysis

The Proposed Action would introduce new discretionary actions, modify existing discretionary actions and introduce new zoning districts that would not be applicable until mapped through zoning map amendments. The Proposed Action's potential for significant adverse impacts to any CEQR technical area related to the proposed authorizations, special permits, and/or new zoning districts would be evaluated at the time an application for a specific site-specific proposal are sought. Development generated by the Proposed Action's new authorizations, special permits, and zoning districts would be considered discretionary actions and subject to CPC approval. Because the potential for significant adverse impacts is dependent on site-specific conditions, it is difficult, in the absence of specific applications, to predict the full scope of potential impacts. It is not possible to predict whether discretionary actions would be pursued on any one site in the future, and each action would require its own discretionary approvals and public review process. When a discretionary action is applied for, it would be subject to its own environmental review, with a project-specific analysis, beyond what is analyzed in this chapter on a conceptual and generic basis.

As such, detailed and site-specific analyses of the potential effects of the anticipated With-Action projects pursuant to City and State environmental regulations would be made at the time an application is submitted in order to determine whether significant adverse impacts would result from a specific proposed action on a future project. Although it is impossible to predict the precise impacts that would be realized by the utilization of the proposed discretionary actions, a conceptual analysis was conducted for the purpose of understanding the probable range of impacts that may result if and when these actions are sought in the future. If the environmental reviews were to find the potential for significant adverse impacts, the CPC would have the authority to prescribe the necessary mitigation to offset and/or minimize those adverse effects.

Summary of Potential Impacts

Table 5 summarizes the Prototypical Sites and Representative Neighborhoods where potential impacts were identified, or impacts could not be precluded due to their likelihood depending on site specific characteristics.

Table 5 Summary of Potential Impacts

Technical Area	Prototypes with Potential Impacts	Representative Neighborhoods with Potential Impacts (ID)																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Land Use, Zoning, and Public Policy																			
Socioeconomic Conditions																			
Business Displacement																			
Residential Displacement																			
Community Facilities																			
Elementary Schools		X										X							
Intermediate Schools																			
High Schools																			
Early Childhood Programs						X													
Libraries																			
Fire, Police, Healthcare																			
Open Space																			
Direct																			
Indirect	6-1		X							X	X						X		
Shadows	3-2B, 6-2, 8 ⁶																		
Historic Resources																			
Urban Design and Visual Resources																			
Urban Design																			
Visual Resources																			
Natural Resources																			
Hazardous Materials																			
Water and Sewer Infrastructure																			
Solid Waste and Sanitation Services																			
Energy																			
Transportation																			
Traffic	6-1	X	X	X	X	X	X	X			X	X		X					X
Bus											X								
Subway			X			X		X		X			X						X
Pedestrians			X	X	X		X	X	X	X	X		X						X
Air Quality																			
Greenhouse Gas Emissions and Climate Change																			
Noise																			
Public Health																			
Neighborhood Character																			
Construction																			
Transportation																			

6 Since this shadows analysis for Prototypical Site 6-2 was replaced with a more conservative assessment of Prototypical Site 8 in the FEIS, there is the potential for both of these illustrative prototypical sites to result in a shadows impact.

Technical Area	Prototypes with Potential Impacts	Representative Neighborhoods with Potential Impacts (ID)																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Air Quality																			
Noise																			
Historic																			
Hazmat																			

Notes:

Dark green shading in the above table indicates where potential impacts are identified for Prototypes or Representative Neighborhoods. Light green shading indicates where impacts could not be precluded because their likelihood depends on site specific characteristics.

NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT STATEMENT

962-972 Franklin Avenue Rezoning

Project Identification

CEQR No. 23DCP165K
 ULURP Nos. C230356ZMK, N230357ZRK,
 N230357(A)ZRK, C230358ZSK
 SEQRA Classification: Type I

Lead Agency

City Planning Commission
 120 Broadway, 31st Floor
 New York, NY 10271

Contact Person

Stephanie Shellooe, AICP, Director (212) 720-3328
 Environmental Assessment and Review Division
 New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned as well as online via the 962-972 Franklin Avenue Rezoning project page on ZAP: <https://zap.planning.nyc.gov/projects/2022K0423>. To view the 962-972 Franklin Avenue Rezoning FEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then "FEIS_23DCP165K". The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing on the DEIS was held on August 7, 2024, in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. The public hearing also considered modifications to the proposed actions (the Modified Text Amendment, ULURP No. N230357 (A) ZRK). Written comments on the DEIS were requested and considered by the Lead Agency through 5:00 PM, August 19, 2024. The FEIS incorporates responses to the public comments received on the DEIS through the channels established to receive comments on the DEIS and included in the Notice of Public Hearing on the DEIS, consistent with the standard practice of the department and additional analysis conducted subsequent to the completion of the DEIS.

The Applicant, Franklin Ave. Acquisition LLC, seeks a series of discretionary actions that would facilitate the development of a mixed-use residential building at 970 Franklin Avenue (Block 1192, Lots 63 and 66) (the "Proposed Development Site"). The Proposed Development Site is located on the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue, on the eastern side of the Franklin Avenue subway shuttle right-of-way, in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The Proposed Development Site is located within the larger Project Area which consists of Block 1192, parts of Lots 1, 46, 63, 66, 77 and 85.

The Proposed Actions consist of a zoning map amendment, zoning text amendment, and special permit. The Proposed Actions, including the Modified Text Amendment, are outlined below.

1. The proposed zoning map amendment, which would extend the existing R8A zoning district and rezone the Project Area from R6A to R8A with a C2-4 commercial overlay (within 100 feet of Franklin Avenue), would increase the permitted FAR in the Project Area, allowing for additional development of residential uses and for the development of commercial uses that would not be permitted under existing conditions.

2. The proposed zoning text amendment to Appendix F of the Zoning Resolution (ZR) would designate the Project Area as a Mandatory Inclusionary Housing Area (MIH) and would require a portion (25-30%) of the residential floor area be designated as permanently affordable housing units.
3. A special permit would be required pursuant to ZR section 74-533 to waive the parking requirements per ZR section 25-23. The requested parking reduction would facilitate the development of additional affordable housing in a development site located within a transit zone. The proposed R8A zoning district would require parking for 40 percent of the non-income restricted units, for a total of approximately 143 required parking spaces. The Proposed Project would provide parking for approximately 20 percent of the proposed market-rate dwelling units (approximately 71 spaces). As such, 71 parking spaces would be waived by the requested special permit. It should be noted that no parking would be required for the income-restricted units.

Approval of the Proposed Actions would facilitate the development of a 14-story (145-foot-tall excluding mechanical equipment, which could reach up to an additional 55-foot-tall on a portion of the rooftop), 471,495 gross square foot (gsf) mixed-used residential and commercial building containing 475 dwelling units (DUs) (419,346 gsf), 119 of which would be permanently affordable pursuant to MIH, 8,128 gsf of local retail space, 27,349 gsf of parking area, 2,752 gsf of loading area, and approximately 13,920 gsf of mechanical/storage space (the "Proposed Project"). The proposed affordable housing would help to address affordable housing goals set forth by the City in Housing New York: A Five Borough, Ten-Year Plan. The Proposed Project would be constructed on underbuilt and vacant land near public transportation and other public amenities. Parking for approximately 20 percent of all market-rate units would be provided at the Proposed Project (approximately 71 parking spaces). The accessory parking garage would be accessed via a curb cut on Franklin Avenue. It is expected that the Proposed Project would be constructed over an approximately 31-month period following project approval, with completion and occupancy expected to occur in 2027.

On July 12, 2024, the Applicant filed an amended zoning text application (the "Modified Zoning Text Amendment," ULURP No. N230357(A)ZRK) intended to reduce the significant adverse impacts related to shadows, open space and natural resources raised in the DEIS. The proposed Modified Text Amendment would amend ZR 23-443 to establish maximum heights on certain MIH Areas within Brooklyn Community District 9 and amend ZR 24-56 to establish a companion provision to ZR 23-443 applicable to community facilities. The proposed Modified Zoning Text Amendment would modify the underlying height and setback regulations by establishing an absolute height limit for structures within an MIH Area on the block bound by Sullivan Place, Washington Avenue, Montgomery Street, and Franklin Avenue (the "Zoning Text Amendment Boundary"), based on the structure's location relative to the Brooklyn Botanic Garden (BBG) Resources. The height and setback regulations of the underlying zoning district would apply, except that the maximum height of any structure would be limited along an imaginary sloping plane, the location and angle of which are intended to closely align with the angle at which sunlight reaches the BBG Resources. Above the imaginary sloping plane, the general provisions for permitted obstructions would not apply, except that parapets and safety rails could penetrate the reduced height limit if they are at least fifty percent open or ninety percent transparent materials. A technical memorandum assessing whether this amended application would alter the conclusions presented in the DEIS was published on July 23, 2024 on the New York City Department of City Planning's (DCP) website, and is further described and analyzed as the "R8A with 26.38-Degree Sloping Plane Alternative" in the FEIS.

The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), is the lead agency for the environmental review. Based on the Environmental Assessment Statement (EAS) that has been prepared, the lead agency has determined that the Proposed Actions have the potential to result in significant adverse environmental impacts, requiring that an Environmental Impact Statement (EIS) be prepared. The 2021 City Environmental Quality Review (CEQR) Technical Manual served as a general guide on the methodologies and impact criteria for evaluating the Proposed Project's effects on the various areas of environmental analysis.

Restrictive Declaration and (E) Designation

The Proposed Actions would also include recordation of an (E) designation (E-728) for hazardous materials and air quality. The (E) Designation at the Proposed Development Site will ensure that testing and remediation will be provided as necessary before any future development and/or soil disturbance to avoid any significant adverse impacts related to hazardous materials. E-728 would also restrict the minimum stack height to avoid any potential for significant adverse air quality impacts. In addition, a Restrictive Declaration (RD) would be recorded against the property to codify commitments made in the environmental review related to construction air quality and any necessary mitigation measures related to shadows and construction noise. To ensure that no construction-related significant adverse air quality impacts would occur, the Applicant would commit, through the Restrictive Declaration, to the following as a project component related to the environment:

Under the Proposed Action, all diesel-powered non-road construction equipment with a hp rating of 50 hp or greater would meet at least the Tier 4 emission standard.

Under the Proposed Action, a water mist system (a DustBoss system or similar system) would be utilized to remove dust generated by traveling vehicles at the cellar level during its excavation and foundation sequence. On-site truck traveling routes will be treated with chemical dust suppressants during the excavation and foundation sequences.

Development of the Proposed Project would occur in a single phase and would commence as soon as all necessary public approvals are granted. Construction is expected to take approximately 31 months and be completed in 2027.

Open Space, Shadows, and Natural Resources Impacts

As described in Chapter 3, "Open Space," Chapter 4, "Shadows," and Chapter 5, "Natural Resources," of the EIS, the Proposed Project would result in significant adverse impacts due to direct shadows effects on open space and natural resources in the Brooklyn Botanic Garden and the Jackie Robinson Playground.

Incremental shadows from the Proposed Project would be cast over several of the affected greenhouses in the Brooklyn Botanic Garden, used to propagate plants for desert, tropical, and warm temperate climates that require full, year-round sun including sunlight during the important winter months. Therefore, due to the incremental shadows created by the Proposed Project, significant adverse impacts are likely to occur on the open space and natural resources found within the Brooklyn Botanic Garden.

Since the issuance of the DEIS, DCP as Lead Agency, in consultation with NYC Parks and the Applicant have further explored mitigation measures and alternatives to the Proposed Actions that would reduce or eliminate the significant adverse shadows impacts to the Brooklyn Botanic Garden. As detailed in the Alternatives section below, no Proposed Action Alternative has been identified which completely eliminates significant adverse shadows impacts on the Brooklyn Botanic Garden. However, the reduced magnitude, duration and effected resources of the potential impact based on the Proposed Action Alternatives make partial mitigation strategies feasible. In conjunction with adoption of a Proposed Action Alternative (R7X with 17-Degree Sloping Plane Alternative, R7D with 15-Degree Sloping Plane Alternative, or R7A with 10-Degree Sloping Plane Alternative) which reduces the potential for shadows impacts to the Brooklyn Botanic Garden, the significant adverse shadow impact on the Brooklyn Botanic Garden could be partially mitigated by the Applicant contributing to improve structures in the Nursery Yard that remain impacted by shadows. Because the significant adverse shadow impact would not be fully mitigated, the Proposed Actions would result in an unavoidable significant adverse shadow impact on Brooklyn Botanic Garden.

Partial mitigation for the Proposed Action's shadows impact on the Jackie Robinson Playground were identified in consultation with NYC Parks. These partial mitigation measures would be provided by improvements to the facility, including the reconstruction of the handball court and providing basketball court lighting. These

mitigation measures would be codified in a Restrictive Declaration to include commitments made by the Applicant. This measure would provide partial mitigation but would not fully mitigate the significant adverse impacts on the Jackie Robinson Playground. Because the significant adverse shadow impact would not be fully mitigated, the Proposed Actions would result in an unavoidable significant adverse shadow impact on Jackie Robinson Playground.

Additionally, because the shadows diagrams, impact determinations and mitigations are based on a specific base plane as demonstrated in the shadows and alternatives chapters, this specific base plane from which the analysis was conducted will be codified in the RD as a component of the shadows mitigations. The base plane shall be defined as 87.38 ft above sea level NAVD88.

Construction

Noise

The Proposed Project's construction activities would result in temporary significant adverse impacts related to noise. The construction noise analysis predicted noise levels due to construction could exceed the construction noise impact criteria at receptors surrounding the proposed construction work area on portions of four buildings. At these receptors, construction would produce noise level increases that would be noticeable and potentially intrusive during the most noise intensive nearby construction activities; however, the predicted maximum levels would not persist throughout construction, and the noise levels would fluctuate over the course of the construction period. While the greatest levels of construction noise would not persist throughout construction, these locations would experience construction noise levels whose magnitude and duration could constitute significant adverse impacts.

While some of the impacted buildings feature modern façade construction, including insulated glass windows and an alternative means of ventilation that would allow for the maintenance of a closed window condition, it is not possible to definitively determine the presence of these features at all receptors that would have the potential to experience temporary construction noise impacts. As described in Chapter 10, "Construction," of the EIS, portions of four buildings, including the south-facing courtyard and southern façades of the future 960 Franklin Avenue residential building, the northeastern façade directly adjacent to the construction work area and the eastern half of the southern façade of 1015 Washington Avenue, the northern façade of 1035 Washington Avenue, and the western façade of the P.S. 375 Jackie Robinson school are predicted to experience a temporary construction noise impact.

Construction activities would follow the requirements of the New York City Noise Control Code (also known as Chapter 24 of the Administrative Code of the City of New York, or Local Law 113) for construction noise control measures. Specific noise control measures would be incorporated in noise mitigation plan(s) required under the New York City Noise Code, including a variety of source and path controls. At the receptors predicted to experience impacts, mitigation measures to control noise would also be offered, including an offer to provide storm windows for impacted façades that do not already have insulated glass windows and/or one window air conditioner per living room or bedroom or other noise sensitive space that do not already have alternative means of ventilation. The temporary significant adverse noise impacts predicted to occur at the abovementioned receptors would be only partially mitigated in any event. These partial mitigation measures would be codified in commitments made by the Applicant in a Restrictive Declaration.

Alternatives

The Alternatives chapter of the FEIS explores a No-Action Alternative, a No Unmitigated Significant Adverse Impact Alternative, two alternatives that were included in the DEIS and determined to result in unmitigated significant adverse impacts, and four alternatives to the Proposed Actions that have the potential to reduce, eliminate or avoid significant adverse impacts: the R8A with 26.38-Degree Sloping Plane Alternative, R7X with 17-Degree Sloping Plane Alternative, R7D with 15-Degree Sloping Plane Alternative, and R7A with 10-Degree Sloping Plane Alternative. All four of the Proposed Action Alternatives explored in the FEIS would result in a reduction of shadow impacts on open space and natural resources in the BBG and open space resources in Jackie Robinson Playground, but would still result in significant adverse impacts for both sunlight-sensitive resources.

No-Action Alternative

The No-Action Alternative examines future conditions on the Proposed Development Site but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Project would be adopted). Under the No-Action Alternative by 2027, it is anticipated that an as-of-right residential development would be constructed on the Proposed Development Site (Lots 63 and 66) pursuant to the existing R6A zoning. The R6A zoning district

permits 3.0 FAR with a maximum base height of 60 feet and a maximum building height of 70 feet. The No-Action development would include a seven-story residential building containing approximately 168 DUs (177,716 gsf) and 84 accessory off-street parking spaces. The 84 accessory off-street parking spaces would be in compliance with the R6A district's requirement for parking for 50 percent of the building's market-rate units. The technical chapters of the EIS have described the No-Action Alternative as "the Future Without the Proposed Actions."

The significant adverse impacts related to shadows, open space, and natural resources anticipated for the Proposed Project would not occur under the No-Action Alternative. As compared to the Proposed Project, the No-Action Alternative would result in a shorter overall construction schedule and would have less construction noise and less on-site construction equipment and construction-related traffic generating emissions. The No-Action Alternative would not result in any significant adverse construction impacts. However, the No-Action Alternative would not meet the goals of the Proposed Project. The benefits expected to result from the Proposed Project as intended by the Applicant – including promoting affordable and market-rate housing development through the introduction of increased residential density on-site, encouraging the extension of the retail corridor south along Franklin Avenue through the provision of a commercial overlay – would not be realized under this alternative, and the No-Action Alternative would fall short of the objectives of the Proposed Project.

R7D Alternative

The R7D Alternative examines conditions at the Proposed Development Site but assumes that the Project Area would be rezoned to R7D/C2-4 with Mandatory Inclusionary Housing. The R7D Alternative would consist of 402 DUs (101 of which would be permanently affordable through the MIH Program) and 8,470 gsf of local retail space. The R7D Alternative would include 377,012 gsf and would be built to an FAR of 5.6. The R7D Alternative would comply with all R7D zoning bulk and parking regulations and would stand at a maximum height of 11 stories or 115 feet (not including mechanical bulkhead). The R7D Alternative would meet some of the goals of this project, including promoting affordable and market-rate housing development through the introduction of increased residential density on-site (albeit less than the Proposed Project), encouraging the extension of the retail corridor south along Franklin Avenue through the provision of a commercial overlay. The R7D Alternative would reduce but not entirely eliminate some of the significant adverse impacts to open space, shadows, natural resources, and construction (noise).

R7A Alternative

The R7A Alternative examines conditions at the Proposed Development Site but assumes that the Project Area would be rezoned to R7A/C2-4 with Mandatory Inclusionary Housing. The R7A Alternative would consist of 328 DUs (82 of which would be permanently affordable through the MIH Program) and 8,470 gsf of local retail space. The R7A Alternative would include 318,796 gsf and would be built to an FAR of 4.6. The R7A Alternative would comply with all R7A zoning bulk and parking regulations and would stand at a maximum height of nine stories or 95 feet (not including mechanical bulkhead). The R7A Alternative would meet some of the goals of this project, including promoting affordable and market-rate housing development through the introduction of increased residential density on-site (albeit less than the Proposed Project), encouraging the extension of the retail corridor south along Franklin Avenue through the provision of a commercial overlay. The R7A Alternative would reduce but not entirely eliminate some of the significant adverse impacts to open space, shadows, natural resources, and construction (noise).

R8A with 26.38-Degree Sloping Plane Alternative

The R8A with 26.38 Sloping Plane Alternative (the subject of the Modified Zoning Text Amendment, ULURP No. N230357(A)/ZRK) examines conditions at the Proposed Development Site but assumes that the Project Area would be rezoned to R8A/C2-4 with Mandatory Inclusionary Housing. The R8A with 26.38 Sloping Plane Alternative would consist of 475 DUs (119 of which would be permanently affordable through the MIH Program) and 8,128 gsf of local retail space. The R8A with 26.38 Sloping Plane Alternative would include 419,346 gsf of residential space and would be built to an FAR of 7.20 as permitted under the City of Yes for Housing Opportunity. The R8A with 26.38 Sloping Plane Alternative would comply with all R8A zoning bulk regulations and would stand at a maximum height of 14 stories or 145 feet (not including 25 feet mechanical bulkhead). Parking would be provided pursuant to the same special permit requested for the Proposed Project. The R8A with 26.38 Sloping Plane Alternative would result in the same residential DU count and retail space as the Proposed Project, thereby meeting the goals of this project, including promoting affordable and market-rate housing development through

the introduction of increased residential density on-site, encouraging the extension of the retail corridor south along Franklin Avenue through the provision of a commercial overlay.

The R8A with 26.38-Degree Sloping Plane Alternative would result in significant adverse impacts to open space, shadows, natural resources, and construction (noise). DCP, acting as Lead Agency, in consultation with NYC Parks finds that the R8A with 26.38 Sloping Plane Alternative would result in significant adverse impacts to the Brooklyn Botanic Garden as well as the Jackie Robinson Playground.

R7X with 17-Degree Sloping Plane Alternative

The R7X with 17-Degree Sloping Plane Alternative examines conditions at the Proposed Development Site but assumes that the Project Area would be rezoned to R7X/C2-4 with Mandatory Inclusionary Housing. The R7X with 17-Degree Sloping Plane Alternative would consist of 385 DUs (96 of which would be permanently affordable through the MIH Program) and 8,128 gsf of local retail space. The R7X with 17-Degree Sloping Plane Alternative would include 394,297 gsf of residential space and would be built to an FAR of 5.81 as permitted under the City of Yes for Housing Opportunity. The R7X with 17-Degree Sloping Plane Alternative would comply with all R7X zoning bulk regulations and would stand at a maximum height of 11 stories or 110 feet (not including 35 feet mechanical bulkhead). Parking would be provided pursuant to the same special permit requested for the Proposed Project. The R7X with 17-Degree Sloping Plane Alternative would meet some of the goals of this project, including promoting affordable and market-rate housing development through the introduction of increased residential density on-site, encouraging the extension of the retail corridor south along Franklin Avenue through the provision of a commercial overlay, although to a lesser degree than both the Proposed Project and the R8A with 26.38-Degree Sloping Plane Alternative Project.

The R7X with 17-Degree Sloping Plane Alternative would result in significant adverse impacts to open space, shadows, natural resources, and construction (noise). DCP, acting as Lead Agency, in consultation with NYC Parks finds that the R7X with 17-Degree Sloping Plane Alternative would result in significant adverse impacts to the Brooklyn Botanic Garden as well as the Jackie Robinson Playground. However, this alternative substantially reduces the magnitude, duration and extent of the significant adverse shadows impacts to Brooklyn Botanic Garden as compared to the Proposed Actions and the R8A with 26.38-Degree Sloping Plane Alternative (the Modified Text Amendment, ULURP No. N230357(A)/ZRK). This alternative substantially reduces shadows to a point that mitigation strategies become feasible, as the shadows impacts on specific resources within BBG are reduced or eliminated, further described in the Mitigation Chapter.

R7D with 15-Degree Sloping Plane Alternative

The R7D with 15-Degree Sloping Plane Alternative examines conditions at the Proposed Development Site but assumes that the Project Area would be rezoned to R7D/C2-4 with Mandatory Inclusionary Housing. The R7D with 15-Degree Sloping Plane Alternative would consist of 355 DUs (89 of which would be permanently affordable through the MIH Program) and 8,128 gsf of local retail space. The R7D with 15-Degree Sloping Plane Alternative would include 368,620 gsf and would be built to an FAR of 5.35 as permitted under the City of Yes for Housing Opportunity. The R7D with 15-Degree Sloping Plane Alternative would comply with all R7D zoning bulk regulations and would stand at a maximum height of 10 stories or 100 feet (not including 35 feet mechanical bulkhead). Parking would be provided pursuant to the same special permit requested for the Proposed Project. The R7D with 15-Degree Sloping Plane Alternative would meet some of the goals of this project, including promoting affordable and market-rate housing development through the introduction of increased residential density on-site, encouraging the extension of the retail corridor south along Franklin Avenue through the provision of a commercial overlay, although to a lesser degree than the Proposed Project, the R8A with 26.38-Degree Sloping Plane Alternative Project, and the R7X with 17-Degree Sloping Plane Alternative Project.

The R7D with 15-Degree Sloping Plane Alternative would result in significant adverse impacts to open space, shadows, natural resources, and construction (noise). DCP, acting as Lead Agency, in consultation with NYC Parks finds that the R7D with 15-Degree Sloping Plane Alternative would result in significant adverse impacts to the Brooklyn Botanic Garden as well as the Jackie Robinson Playground. However, this alternative substantially reduces the magnitude, duration and extent of the significant adverse shadows impacts to Brooklyn Botanic Garden as compared to the Proposed Actions and the R8A with 26.38-Degree Sloping Plane Alternative (the Modified Text Amendment, ULURP No. N230357(A)/ZRK). This alternative substantially reduces shadows to a point that mitigation strategies become feasible, as the shadows impacts on specific resources within

BBG are reduced or eliminated, further described in the Mitigation Chapter.

R7A with 10-Degree Sloping Plane Alternative

The R7A with 10-Degree Sloping Plane Alternative examines conditions at the Proposed Development Site but assumes that the Project Area would be rezoned to R7A/C2-4 with Mandatory Inclusionary Housing. The R7A with 10-Degree Sloping Plane Alternative would consist of 319 DUs (80 of which would be permanently affordable through the MIH Program) and 8,128 gsf of local retail space. The R7A with 10-Degree Sloping Plane Alternative would include 337,198 gsf and would be built to an FAR of 4.81 as permitted under the City of Yes for Housing Opportunity. The R7A with 10-Degree Sloping Plane Alternative would comply with all R7A zoning bulk regulations and would stand at a maximum height of 9 stories or 90 feet (not including 23 feet mechanical bulkhead). Parking would be provided pursuant to the same special permit requested for the Proposed Project. The R7A with 10-Degree Sloping Plane Alternative would meet some of the goals of this project, including promoting affordable and market-rate housing development through the introduction of increased residential density on-site, encouraging the extension of the retail corridor south along Franklin Avenue through the provision of a commercial overlay, although to a lesser degree than the Proposed Project, the R8A with 26.38-Degree Sloping Plane Alternative Project, the R7X with 17-Degree Sloping Plane Alternative Project, and the R7D with 15-Degree Sloping Plane Alternative Project.

The R7A with 10-Degree Sloping Plane Alternative would result in significant adverse impacts to open space, shadows, natural resources, air quality, and construction (noise). DCP, acting as Lead Agency, in consultation with NYC Parks finds that the R7A with 10-Degree Sloping Plane Alternative would result in significant adverse impacts to the Brooklyn Botanic Garden as well as the Jackie Robinson Playground. However, this alternative substantially reduces the magnitude, duration and extent of the significant adverse shadows impacts to Brooklyn Botanic Garden as compared to the Proposed Actions and the R8A with 26.38-Degree Sloping Plane Alternative (the Modified Text Amendment, ULURP No. N230357(A)ZRK). This alternative substantially reduces shadows to the greatest extent among the alternatives studied and to a point that mitigation strategies become feasible, as the shadows impacts on specific resources within BBG are reduced or eliminated further described in the Mitigation Chapter.

No Unmitigated Significant Adverse Impacts Alternative

The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the density and other components of the Proposed Project are changed specifically to avoid unmitigated significant adverse impacts. As presented in Chapter 11, "Mitigation," and Chapter 13, "Unavoidable Adverse Impacts," there is the potential for the Proposed Project to result in unmitigated significant adverse impacts related to shadows, open space, natural resources, and construction (noise). Overall, in order to eliminate all unmitigated significant adverse impacts, the Proposed Project would have to be modified to a point where the principal goals and objectives would not be realized.

Copies of the FEIS may be obtained from the Environmental and Assessment Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Stephanie Shelloe, Director, AICP (212) 720-3328, or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, NY 10007, Hilary Semel, Director (212) 676-3290; and on the New York City Department of City Planning's website located at <https://zap.planning.nyc.gov/projects/2022K0423>.

◀ s23

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

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

Notice Date: September 16, 2024

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
1226 42 nd Street, Brooklyn		71/2024	August 7, 2019 to Present

Authority: Pilot Program Administrative Code §27-2093.1, §28-505.3

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

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 45 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call (212) 863-5277 or (212) 863-8211.

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

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

Fecha de notificación: September 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
1226 42 nd Street, Brooklyn		71/2024	August 7, 2019 to Present

Autoridad: PILOT, Código Administrativo §27-2093.1, §28-505.3

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

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que 45 días después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al (212) 863-5277 o (212) 863-8211.

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

s16-24

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

Notice Date: September 16, 2024

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
452 West 44 th Street, Manhattan		64/2024	August 6, 2009 to Present

Authority: Special Clinton District, Zoning Resolution §96-110

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in

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

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

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

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

Fecha de notificación: September 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
452 West 44 th Street, Manhattan		64/2024	August 6, 2009 to Present

Autoridad: Special Clinton District District, Zoning Resolution Código Administrativo §96-110

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

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

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

s16-24

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

Notice Date: September 16, 2024

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
62 East 131st Street, Manhattan		58/2024	August 26, 2021 to Present
253 West 24th Street, Manhattan		59/2024	August 26, 2021 to Present
7 East 124th Street, Manhattan		63/2024	August 6, 2021 to Present
245 East 31st Street, Manhattan		65/2024	August 13, 2021 to Present
231 West 131st Street, Manhattan		66/2024	August 22, 2021 to Present
880 5th Avenue, Manhattan		72/2024	August 12, 2021 to Present

Authority: SRO, Administrative Code §27-2093

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

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

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

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

Fecha de notificación: September 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
62 East 131 st Street, Manhattan		58/2024	August 26, 2021 to Present
253 West 24 th Street, Manhattan		59/2024	August 26, 2021 to Present
7 East 124 th Street, Manhattan		63/2024	August 6, 2021 to Present
245 East 31 st Street, Manhattan		65/2024	August 13, 2021 to Present
231 West 131 st Street, Manhattan		66/2024	August 22, 2021 to Present
880 5 th Avenue, Manhattan		72/2024	August 12, 2021 to Present

Autoridad: SRO, Código Administrativo §27-2093

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

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

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

s16-24

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

Notice Date: September 16, 2024

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
85 Quay Street, Brooklyn		56/2024	October 4, 2004 to Present

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

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

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

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

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

Fecha de notificación: September 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
85 Quay Street, Brooklyn		56/2024	October 4, 2004 to Present

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

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

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

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

MANAGEMENT AND BUDGET

■ NOTICE

**COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY PROGRAM
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

NYC Mayor's Office of Management and Budget (NYC OMB)
255 Greenwich Street, 8th Floor
New York, NY 10007
(212) 788-6130

On or about September 27, 2024, the City of New York ("the City") will submit a request to the U.S. Department of Housing and Urban Development for the release of Community Development Block Grant-Disaster Recovery (CDBG-DR) funds authorized under the Community Development Act of 1974, as amended, and the Continuing Appropriations Act, 2023 (Public Law 117-180), to undertake a project known as NYCHA Green Infrastructure for the purpose of managing stormwater runoff across seventeen (17) New York City Housing Authority ("NYCHA")-owned developments. The funds will be requested for two (2) of these sites (GI Sites):

1. Marcy Houses
2. Ravenswood Houses

The City proposes to award funds to the NYCHA, which will procure a contractor to install green infrastructure at the GI Sites as part of the NYCHA Green Infrastructure project. The GI Sites will include a total of eleven (11) assets. These include sub-surface slow-release detention chambers, which will temporarily store rainwater below ground and then release it slowly into the combined sewer after the storm has passed and capacity has returned, and retention chambers, which are designed to collect rain and channel it to below-ground natural aquifers. The green infrastructure practices in this project are all located in parking lots or other open spaces on NYCHA properties. Excavation is required to install subsurface chambers and reconstruct catch basins and outlet control structures that are reconnected to existing sewer pipes. Once installation and reconstruction are complete, the area will be backfilled, resurfaced, and restored to its pre-existing condition; features at or above ground level will be replaced in kind. For each green infrastructure practice, the sewer's capacity is fixed.

The primary addresses of the of the GI Sites include:
Marcy Houses – 648 Park Avenue, Brooklyn, NY 11206
Ravenswood Houses – 21-10 35th Avenue, Queens, NY 11106

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to Julie Freeman, Senior Assistant Director, New York City Office of Management and Budget, at 255 Greenwich Street, 8th Floor, New York, NY 10007, or by email to CDBGComments@omb.nyc.gov.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the New York City Office of Management and Budget (NYC OMB) at the above address or via email to CDBGComments@omb.nyc.gov. All comments received by September 26, 2024 will be considered by NYC OMB prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

NYC OMB certifies to HUD that the City and Julie Freeman, in her capacity as Certifying Officer of the City's CDBG-DR Program, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City to use CDBG-DR Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and NYC OMB's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of NYC OMB; (b) NYC OMB has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds,

incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to CPDRROFNyc@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

City of New York: Eric Adams, Mayor
Jacques Jiha, Ph.D., Director, NYC OMB
Julie Freeman, Certifying Officer, NYC OMB

Date: September 19, 2024

s19-25

MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

■ NOTICE

NOTICE OF PUBLIC REVIEW

The Office of the Deputy Mayor for Housing, Economic Development and Workforce

Draft Environmental Impact Statement (DEIS)
Queens Future Project

Project Identification

CEQR No. 23DME006Q
SEQRA Classification: Type I
Queens, Adjacent Community
Districts 3, 4, 6, 7, 8 & 9

Lead Agency

Office of the Deputy Mayor for
Housing, Economic Development
and Workforce
100 Gold Street, 2nd Floor
New York, New York 10038

NOTICE IS HEREBY GIVEN THAT a Draft Environmental Impact Statement (EIS) for the Queens Future Project, Notice of Completion and Final Scope of Work were prepared and issued by the Office of the Deputy Mayor's for Housing, Economic Development and Workforce on September 20, 2024, and are available through CEQR ACCESS <https://a002-ceqraccess.nyc.gov/ceqr/>. Written comments on the Draft Environmental Impact Statement will be accepted by the lead agency beginning on Monday, September 23, 2024 to the contact addresses below. A public hearing on the DEIS will be held in conjunction with the public hearing on the associated Uniform Land Use Review Procedure (ULURP) applications at a date to be announced later.

The Proposed Actions for the Queens Future Development include multiple City approvals subject to the City's Uniform Land Use Review Procedure (ULURP), including discretionary actions subject to New York State Environmental Quality Review Act (SEQRA) and CEQR. The proposed Queens Future Development includes approximately 3.7 million square feet (sf) of new mixed use development comprised of destination entertainment, music hall, hotel, gaming facility, restaurant, retail space, 20 acres of open space, community facility and structured parking for approximately 13,750 spaces. The Proposed actions consist of:

- City Map Amendments for demapping and mapping of City property
- City Zoning Map Amendment.
- City approval of amendments to the stadium lease, project agreements and other business terms relating to the CitiField parking areas and new agreements in connection with the Proposed Project,
- Approvals by the NYC Department of Transportation (NYCDOT), NYC Department of Environmental Protection (NYCDEP), NYC Department of Parks and Recreation (NYCDPR) and other city agencies for public improvements, as applicable; and
- Authorization of potential financing by the NYC Industrial Development Agency or other agency)

The Proposed Project would require the following State Approvals:

- Approval of State legislation authorizing the alienation of portions of parkland to allow for the Proposed Project.
- NYSDOT approval for highway access improvements along the Grand Central Parkway Exit 9A and the Whitestone Expressway. Additional NYSDOT and NYCDOT approvals as may also be required in connection with the roadway and other improvements.

- Approval by the Metropolitan Transportation Authority (MTA) for improved connections to the Mets-Willets Point Subway Station.
- Approval by the Gaming Facility Location Board and a license from the New York State Gaming Commission.

The proposed project would also include various ministerial and other actions, including design approval by the New York City Public Design Commission, Federal Aviation Administration (FAA) approval of building heights, approval by the National Park Service of a potential conversion pursuant to Section 6(f) of the Land and Water Conservation Fund Act, and State DEC SWPPP/SPDES permits and approvals as may be necessary.

The Notice of Completion and the Draft Environmental Impact Statement (DEIS) for the Queens Future Project were issued by the New York City Office of the Deputy Mayor for Housing, Economic Development and Workforce (ODMHEDW) on September 20, 2024, which marked the beginning of the public comment period on this document. A public hearing on the DEIS will be held in conjunction with the public hearing on the associated Uniform Land Use Review Procedure (ULURP) applications at a date to be announced later in a Public Notice.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency during the public comment period which runs from September 23, 2024 through ten days after the DEIS public hearing (date to be announced later). Please send comments to:

Project Contact: Mayor's Office of Environmental Coordination
Ingrid Young, Senior Project Manager
100 Gold Street, 2nd Floor
New York, NY 10038
Phone: (212) 788-6848
Email: Iyoung@moeec.nyc.gov

The Notice of Completion and the DEIS may be obtained by any member of the public from CEQR Access: <https://a002-ceqraccess.nyc.gov/ceqr/>.

This notice is issued pursuant to Part 617, Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

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CHANGES IN PERSONNEL

POLICE DEPARTMENT FOR PERIOD ENDING 08/02/24								
NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CADET LOMBARDO	MARIE	J	70205	\$18,5400	RETIRED	YES	07/16/24	056
CAPIERO	MARISA	A	60817	\$53264.0000	RESIGNED	NO	06/30/24	056
CAGRICI	SEZGIN	S	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CALCANO ALMANZA	REYNALDO		70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CAMACHO	MILTON	D	70210	\$105146.0000	RETIRED	NO	02/17/24	056
CAMPOS-OLGUIN	WENDY		70210	\$53790.0000	RESIGNED	NO	07/09/24	056
CANALES II	DAVID		70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CANDELARIA	XAVIER		70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CANNISI	CHRISTIN		70210	\$105146.0000	RETIRED	NO	07/16/24	056
CANO	GUSTAVO	A	70210	\$105146.0000	RETIRED	NO	02/27/24	056
CAPERS	EDWARD	A	70210	\$53790.0000	PROMOTED	NO	07/03/24	056
CAPPONI	DEREK	C	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CARAVELLO	JAMES	J	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CARDENAS	JULIAN	D	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CARDONA	DAVID		70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CAREY	MATTHEW	M	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CARINO SANTOS	SANDRA	S	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CARLES	DAVID	C	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CARMONA	MATTHEW	H	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CARTER	MICHAEL	A	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CASTRO	DAVID	O	70210	\$105146.0000	RETIRED	NO	02/29/24	056
CATALANO	RICKY		71652	\$52911.0000	RETIRED	NO	08/01/23	056
CEDENO	MARLENY	M	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CEJA	MARIO	A	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CHABOUNI	INESS	L	70210	\$53790.0000	INCREASE	NO	07/19/24	056
CHAMBERS	SHEENESE		60817	\$36955.0000	RESIGNED	NO	07/25/24	056
CHANGOLUISA BUS	FERNANDO	X	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CHARLES	GUILENE		70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CHARLES	JESSICA	S	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CHARLES	KASHAWN	B	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CHAUDHRY	HAMMAD		70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CHAVIS	DOUGLAS		7021C	\$144462.0000	RETIRED	NO	02/29/24	056

CHEN	ERIKA	21849	\$106745.0000	INCREASE	YES	06/23/24	056
CHEN	JASON V	70210	\$105146.0000	RESIGNED	NO	07/21/24	056
CHEREGOTIS	VICTORIA M	70210	\$53790.0000	APPOINTED	NO	07/03/24	056

POLICE DEPARTMENT
FOR PERIOD ENDING 08/02/24

NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CHEUNG	MANKO	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CHOWDHURY	ASADUL	40502	\$72499.0000	RESIGNED	NO	07/07/24	056
CHOWDHURY	MD	R 70210	\$53790.0000	PROMOTED	NO	07/03/24	056
CHOWDHURY	MUAZ A	71012	\$59935.0000	DISMISSED	NO	07/14/24	056
CHOWDHURY	SAMIR R	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CHOWDHURY	SHABAB A	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CHRISTIAN	ZAKYIA	71012	\$45735.0000	RESIGNED	NO	06/07/24	056
CHROSTOWSKI	HUBERT G	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CIAFFONE	DEVYN	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CIAMPI	ANABELLE M	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CIAPPA II	PETER P	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CIMMINO	ANDREW V	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CLARKE	KENDALL J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CLOONEY	GERALDIN G	70205	\$18.5500	RETIRED	YES	07/18/24	056
CLOUSE	CHARLES E	31170	\$93526.0000	RESIGNED	YES	07/21/24	056
CLYNE	JAMES J	70210	\$53790.0000	RESIGNED	NO	07/09/24	056
COBBLER	TRAVIS A	71651	\$47835.0000	RESIGNED	NO	05/26/24	056
COBBS	JAMELA J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COLLADO	JONATHAN	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COLLAZO	BRYAN J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COLLINS	KEVIN	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COLON	MIGUEL A	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COLVIN	STEPHANI	81805	\$45467.0000	RESIGNED	NO	07/04/24	056
COMPITELLO	KAYLA	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CONCEPCION	ALFREDO	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CONIGLIARO	GIUSEPPE	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CONNER	PAULISA L	71012	\$44265.0000	INCREASE	NO	06/07/24	056
CONTRERAS	HAZEL A	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COOK	REGINA S	10144	\$47149.0000	RETIRED	YES	07/02/24	056
COOPER	SEAMUS K	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CORDERO	JACKELIN	70205	\$18.5400	RESIGNED	YES	06/02/24	056
CORREA	JAYDEN I	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COSA	FRANCES R	71651	\$48379.0000	DISMISSED	NO	07/07/24	056
COSTA	ANTONINO T	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
COSTABILE	PETER	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COULANGE	ASHLEY	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
COWEN	MARCUS Q	60817	\$38177.0000	RESIGNED	NO	07/23/24	056
COZIER	MICHAEL J	70235	\$118056.0000	RETIRED	NO	03/01/24	056
CRISMALI	DAVID E	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CROWLEY	KEVIN J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CRUZ	ANDERSON	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CRUZ	ANDY A	7021A	\$114488.0000	RETIRED	NO	02/27/24	056
CRUZ	ASHLEY M	70210	\$53790.0000	RESIGNED	NO	07/10/24	056
CRUZ	MARIBEL A	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
CRUZ CALDERON	LUIS E	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CUECA	CHRISTIN N	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CUI	RYAN C	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CUNNINGHAM	NICOLAS	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CUSH	KWESI K	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
CYRAN	TYLER S	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
D'EMPAIRE	CHRISTIN	70210	\$53790.0000	APPOINTED	NO	07/03/24	056

POLICE DEPARTMENT
FOR PERIOD ENDING 08/02/24

NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
DAIFALLAH	AKRAM O	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DALIA	NICHOLAS W	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
DALY	BRENDAN E	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DANIELE	DOMINIC R	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DANSOKO	UMAR	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DARWISH	MRWAN M	70210	\$53790.0000	RESIGNED	NO	07/17/24	056
DAVIS	SHAKEIA	71651	\$46726.0000	RESIGNED	NO	07/15/24	056
DAVY	JASON M	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DE LA CRUZ	DANIEL A	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
DE LA ROSA CID	MARICRUZ	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DE SOUZA	ANTHONY	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DEAS	MICHELLE A	10147	\$56859.0000	PROMOTED	NO	06/23/24	056
DEDOMENICO	ERIC H	70210	\$53790.0000	RESIGNED	NO	07/23/24	056
DELANEY	CONNOR J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DELAROSA	ROSIE J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DELQUADRO	ARIEL D	70205	\$18.0000	RESIGNED	YES	05/23/24	056
DELGADO	CARLOS A	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DELGADO DE LA C	MARYOKY	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DELOS SANTOS	KYLA B	60817	\$51713.0000	DISMISSED	NO	07/07/24	056
DEMODNA	JOSEPH N	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DEMOSTHENES	BETTINA E	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DEMPSY	JACK R	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DEPALMA	MICHAEL A	70260	\$144462.0000	RETIRED	NO	02/29/24	056

DEROSSI	RYAN J	70210	\$56793.0000	RESIGNED	NO	07/20/24	056
DESCHAMPS	SELIE	60817	\$53264.0000	RETIRED	NO	06/01/24	056
DESROSIERS	HERMIOLA J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DEVORA VALLEJO	SONIA	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DEY	BITHI	71651	\$46726.0000	RESIGNED	NO	07/07/24	056
DIAZ	JOHNATHA E	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DIAZ	JOSEPH W	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
DIAZ MARTINEZ	VALENTIN	70205	\$18.0000	RESIGNED	YES	05/24/24	056
DIENG	NGAGNE D	70210	\$55746.0000	RESIGNED	NO	07/19/24	056
DIFRANCESCA	ANTHONY S	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DINKO	DYLAN M	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DIOUF	IBRAHIMA	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DIPRESSO	RICHARD M	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
DISSANAYAKE	ROSHEN A	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DOBBS	MICHAEL R	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DOHERTY	THOMAS M	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
DOLLAR	CAMILIA N	10147	\$56859.0000	RESIGNED	NO	07/03/24	056
DONG	FBI	70235	\$96017.0000	PROMOTED	NO	06/28/24	056
DONOHUE	THOMAS J	70260	\$144462.0000	RETIRED	NO	02/28/24	056
DORIS	NATASHA M	70210	\$55746.0000	RESIGNED	NO	07/23/24	056
DREW	LESLEY L	60817	\$53264.0000	DISMISSED	NO	07/18/24	056
DUARTE	RAQUEL A	70260	\$135595.0000	PROMOTED	NO	07/16/24	056
DUARTE ROSARIO	ANGELO	70210	\$105146.0000	RETIRED	NO	07/13/24	056
DUBINSKY	NICHOLAS J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DURAN	ANTONIO P	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DURAN	NICHOLAS H	70210	\$53790.0000	RESIGNED	NO	07/25/24	056
DURAN RAPALO	JOSEPH	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
DYAL	JASWANT K	70260	\$135595.0000	PROMOTED	NO	06/28/24	056

POLICE DEPARTMENT
FOR PERIOD ENDING 08/02/24

NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
EDOUARD	CLEEFORD M	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
EL YAHAOUI	ISSAM	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
ELDERBAUM	MICHAEL J	7023B	\$135511.0000	RETIRED	NO	02/29/24	056
ELLIS	ELIJAH W	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
ELLISON	ARMINEY	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
ELMENIANY	KHALIL	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
ENRIQUEZ	ISAIAH R	70210	\$53790.0000	INCREASE	NO	07/03/24	056
ENSALDO CLARA	JOSE E	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
ERBETTA	ROBERT J	70210	\$105146.0000	RESIGNED	NO	07/21/24	056
ERNST	MICHAEL W	70210	\$105146.0000	RETIRED	NO	07/24/24	056
ERRICO	JOHN L	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
ESCALONA	KATISHA K	60817	\$53264.0000	RESIGNED	NO	07/10/24	056
ESPINOZA	PABLO J	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
ETIENNE	JHOOSLOV	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
EVANS-YOUNG	KATRINA L	60817	\$53264.0000	DISMISSED	NO	07/04/24	056
EVELYN	AVANTE N	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FADER	MICHAEL D	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FAHAD	ABBAD	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FALASCA	KATHRYN A	95005	\$160317.0000	RESIGNED	YES	07/18/24	056
FARRELL	SANDRA I	10144	\$52801.0000	DECEASED	NO	06/30/24	056
FAUR	TRYSTAN	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FELDER	DANA	70210	\$53790.0000	DECREASE	NO	07/03/24	056
FELDMAN	GABRIEL	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FERATOVIC	ADNAN	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FERMIN	DAMONIQUE D	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FERNANDEZ	AGUSTIN D	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FERNANDEZ	ELIAS E	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FERNANDEZ	MARIA D	10144	\$47174.0000	RESIGNED	NO	07/14/24	056
FERNANDEZ LOPEZ	YEHURI R	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FERREIRA	ANDY	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
FISHER	JOHN C	70235	\$118056.0000	PROMOTED	NO	06/28/24	056
FITZGERALD	DENIS J	70260	\$135595.0000	PROMOTED	NO	06/28/24	056
FITZGERALD	MICHAEL W	70210	\$53790.0000	APPOINTED	NO	07/03/24	056
FLEMING	DANIELLE O	70210	\$53790.0000	DECREASE	NO	07/03/24	056
FLOOD	JEREMIAH T	70210	\$53790.0000	APPOINTED	NO		

POLICE DEPARTMENT
FOR PERIOD ENDING 08/02/24

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists police personnel including FREIRE, FUCILE, FUNARO, GADALLA, GALARZA, GALLAGHER, GANDHI, GANT, GARCIA, GARCIA TORIBIO, GAROFALO, GAROFALO, GARY, GAUTREAU, GENCHI, GEORGE, GEREZ, GHAFOOR, GIANNELLA, GIANOUKAKIS, GIL MERINO, GILLEN, GILLETT, GIRGIS, GOLDMAN, GONZALEZ, GONZALEZ, GONZALEZ, GONZALEZ, GOTAY, GRAFFAGNINO, GRANT, GRAY, GRAY, GREEN, GRICE, GRIEVE, GROSVENOR, GUERRA ANDRADE, GUERRIER, GUIRGUIS, GULIZIO, GUSEINZADE, GUTIERREZ, GUTIERREZ, GUTIERREZ.

POLICE DEPARTMENT
FOR PERIOD ENDING 08/02/24

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists police personnel including GUZMAN, HAFIZ, HAFIZI, HAGA, HALIBURTON, HAMBY, HAMILTON, HAMMER, HANIFF, HAQUE, HARDING, HARGE, HARPER, HARRIGAN, HARRIS, HARRIS, HARRIS JR, HARVEY, HASAN, HASAN, HASSAN, HAYE, HEADLEY, HEAPHY, HEMON, HENDERSON.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists police personnel including HEREDIA, HEREDIA, HEREDIA GIL, HERNANDEZ, HERNANDEZ, HERNANDEZ, HERNANDEZ, HILANO, HILARIO, HILLERY, HINDS, HINES, HO, HODA, HOLLIDAY, HOPKINS, HOPKINS, HOSSAIN, HOWARD, HUANG, HUANG, HUMAYUN, HUSSEY, IANNUCCI.

POLICE DEPARTMENT
FOR PERIOD ENDING 08/02/24

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists police personnel including IMBRIANO, INIGUEZ, INMAN, IRISH, ISLAM, ITIN, JACK, JACKSON, JACKSON, JACOME ARCENTAL, JARAMILLO, JASHUA, JEAN BAPTISTE, JENKINS, JIMENEZ, JIMENEZ, JIMENEZ ALVAREZ, JOHNSON, JONES, JORGE SEGURA, JOSEPH, JOY, JURGENS IV, JUSTE, KAPFL, KANDASAMI, KARSHIEV, KAVAK, KEATON, KELLY, KELLY, KENTON II, KEYES, KHALIL, KHAN, KHAN, KIELCZEWSKI, KIM, KING, KING, KOSCIALKOWSKI, KOVALENKO, KPAN, KRAFT, KRAVETS, KUCEVIC, KURBANOV, KURGIC, KUZMINA, LAFURNO.

POLICE DEPARTMENT
FOR PERIOD ENDING 08/02/24

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists police personnel including LALL, LAMARDO.